

RESOLUTION NO. 2023- 82
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
MIDDLEBOURNE – PHASE TWO.

WHEREAS, ICI CROSSROADS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Middlebourne – Phase Two.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$266,323.56 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$118,309.45 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:


- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

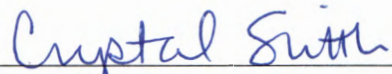
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21st day of March, 2023.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller


Deputy Clerk

Rendition Date MAR 21 2023



Attachment 2

Plat Map

MIDDLEBOURNE - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA
CAPTION
MIDDLEBOURNE - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEING AT THE MOST SOUTHEASTERLY CORNER OF LOT 133, "MIDDLEBOURNE-PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 112, PAGES 39 THROUGH 54 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE ALONG THE WESTERN, NORTHERLY, AND THEN EASTERN BOUNDARY OF THE "EXCEPTION PARCEL", AS DESCRIBED AND SHOWN ON THE AFORESAID PLAT OF "MIDDLEBOURNE-PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 112, PAGES 39 THROUGH 54 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, (AND ALSO BEING THE EASTERN BOUNDARY OF LOT 133, THE EASTERN, NORTHERLY AND WESTERN BOUNDARY OF TRACT "SWM-3" (STORM WATER MANAGEMENT FACILITY), AND THE WESTERN BOUNDARY OF LOT 134, AND THEN THE NORTHERLY BOUNDARY OF "NAMED ROADS", ALL AS SHOWN ON THE AFORESAID PLAT OF "MIDDLEBOURNE-PHASE ONE", RUN THENCE, THE FOLLOWING THIRTEEN (13) COURSES, AND DISTANCES:

- COURSE NO. 1: RUN THENCE, NORTH 02°15'11" EAST, ALONG THE EASTERN LINE OF SAID LOT 133, A DISTANCE OF 127.80 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;
- COURSE NO. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONTAINING ALONG THE EASTERN LINE OF LOT 133, AND THE EASTERN LINE OF TRACT "SWM-3" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "MIDDLEBOURNE-PHASE ONE", BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 343.00 FEET, THROUGH A CENTRAL ANGLE OF 39°21'11" TO THE LEFT, AN ARC DISTANCE OF 237.46 FEET, TO THE POINT OF A REVERSE CURVATURE, OF A CURVE CONTINUING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°21'21" WEST, 232.80 FEET;
- COURSE NO. 3: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 870.00 FEET, THROUGH A CENTRAL ANGLE OF 13°26'06" TO THE RIGHT, AN ARC DISTANCE OF 204.00 FEET, TO THE POINT OF A REVERSE CURVATURE, OF A CURVE CONTINUING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°31'24" WEST, 203.53 FEET;
- COURSE NO. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 09°53'50" TO THE LEFT, AN ARC DISTANCE OF 65.93 FEET, TO THE POINT OF A COMPOUND CURVATURE, OF A CURVE CONTINUING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°51'41" WEST, 65.88 FEET;
- COURSE NO. 5: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 43°22'28" TO THE RIGHT, AN ARC DISTANCE OF 150.00 FEET, TO THE POINT OF A REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°58'23" WEST, 147.27 FEET;
- COURSE NO. 6: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 15°20'59" TO THE RIGHT, AN ARC DISTANCE OF 512.30 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°09'07" WEST, 373.27 FEET;
- COURSE NO. 7: RUN THENCE, NORTH 76°16'22" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 120.64 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHEASTERLY;
- COURSE NO. 8: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 10°25'21" TO THE RIGHT, AN ARC DISTANCE OF 301.76 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°43'27" EAST, 310.58 FEET;
- COURSE NO. 9: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 38°32'48" TO THE LEFT, AN ARC DISTANCE OF 108.74 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°29'41" EAST, 128.32 FEET;
- COURSE NO. 10: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 705.00 FEET, THROUGH A CENTRAL ANGLE OF 08°30'44" TO THE RIGHT, AN ARC DISTANCE OF 108.84 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°13'41" EAST, 108.73 FEET;
- COURSE NO. 11: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 565.00 FEET, THROUGH A CENTRAL ANGLE OF 12°28'06" TO THE LEFT, AN ARC DISTANCE OF 131.31 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°31'24" EAST, 131.01 FEET;
- COURSE NO. 12: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND BEING THE WESTERN BOUNDARY OF SAID TRACT "SWM-3" (STORM WATER MANAGEMENT FACILITY), AND THEN ALONG THE WESTERN BOUNDARY OF LOT 134, "MIDDLEBOURNE-PHASE ONE", AND HAVING A RADIUS OF 655.00 FEET, THROUGH A CENTRAL ANGLE OF 39°26'11" TO THE RIGHT, AN ARC DISTANCE OF 450.83 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°21'21" EAST, 441.99 FEET;
- COURSE NO. 13: RUN THENCE, SOUTH 02°14'45" WEST, ALONG LAST SAID TANGENCY, AND ALONG THE WESTERN BOUNDARY OF SAID LOT 134, A DISTANCE OF 127.20 FEET, TO A POINT, ON THE ARC OF A CURVE LEADING WESTERLY, SAID ARC BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "NAMED ROADS", A 60 FOOT PRIVATE ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "MIDDLEBOURNE-PHASE ONE", RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING EIGHT (8) COURSES, AND DISTANCES:
- COURSE NO. 1: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 00°24'36" TO THE LEFT, AN ARC DISTANCE OF 2.50 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°02'27" WEST, 2.50 FEET;
- COURSE NO. 2: RUN THENCE, NORTH 87°46'08" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 102.80 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;
- COURSE NO. 3: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 89°29'51" TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°48'13" WEST, 35.35 FEET;
- COURSE NO. 4: RUN THENCE, NORTH 02°14'45" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 10.00 FEET, TO A POINT;
- COURSE NO. 5: RUN THENCE, NORTH 87°46'08" WEST, A DISTANCE OF 50.00 FEET, TO A POINT;
- COURSE NO. 6: RUN THENCE, SOUTH 07°14'45" WEST, A DISTANCE OF 10.00 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;
- COURSE NO. 7: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 80°00'59" TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°14'45" WEST, A DISTANCE OF 35.36 FEET;
- COURSE NO. 8: RUN THENCE, NORTH 87°46'08" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING OF THIS THE "EXCEPTION PARCEL".

THE LANDS THUS DESCRIBED, CONTAINS 405,648 SQUARE FEET, OR 9.31 ACRES, MORE OR LESS, IN AREA

MAP BOOK _____ PAGE _____

SHEET ONE (1) OF FIVE (5) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ICROSSROADS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HERINAFTER KNOWN AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HERINAFTER BE KNOWN AS "MIDDLEBOURNE - PHASE TWO" AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADORDED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "LANEWAY" IS HEREBY IRREVOCABLY DEDICATED TO THE "OWNER", ITS SUCCESSORS AND ASSIGNS IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREINAFTER CONSTRUCTED THEREON. HOWEVER, THE ROAD RIGHT-OF-WAY DESIGNATED ON THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE UTILITY EASEMENT DEDICATED TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, COMCAST, AND T-1 AT (FORMERLY BELL SOUTH) FOR THE INSTALLATION AND MAINTENANCE OF THEIR UTILITIES.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS DOES HEREBY GRANT TO THE PRESENT AND FUTURE LOT OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, GUESTS, VISITORS, DOMESTIC HELPS, POLICE, FIRE AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, LIMITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNERS, TO SERVE THE LANDS SHOWN HEREON, HOLDERS OF MORTGAGE LENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF ACCESS, EGRESS OVER AND ACROSS THE PRIVATE ROADWAYS SHOWN ON THIS PLAT, THE "OWNER", ITS SUCCESSORS AND ASSIGNS RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO GRANT ACCESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR HARMANCE ON ANY PART OF THE LANDS SHOWN HEREON.

TRACT "D" (OPEN SPACE), AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE "OWNER", ITS SUCCESSORS AND ASSIGNS, AND THE "OWNER" SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, STOKES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HERINAFTER PROVIDED.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DESIGNATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNER'S ASSOCIATION FOR OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED AS "E-A" ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "E-B" ARE IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (a) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (b) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENT OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF ACCESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

LANDS UNDERLYING EASEMENTS WHICH ARE NOT OTHERWISE DEDICATED TO THE EASEMENT GRANTEE SHALL REMAIN OWNED BY THE EASEMENT GRANTEE.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

ICI CROSSROADS HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
By: INTEREST CONSTRUCTION OF JAX, INC.
A FLORIDA CORPORATION, ITS SOLE MEMBER

WITNESS _____ WITNESS _____

TYPE OF PRINT NAME _____ TYPE OF PRINT NAME _____
BY: MORITZA HOSEMAN-KARAR, PRESIDENT OF INTEREST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, SOLE MEMBER OF ICI CROSSROADS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER.

NOTARY FOR ICI CROSSROADS HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF VOLUHA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ A.D. 2022 BY MORITZA HOSEMAN-KARAR, AS PRESIDENT OF INTEREST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, SOLE MEMBER OF ICI CROSSROADS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OF PRINT NAME _____
BY COMMISSION EXPIRES _____
MY COMMISSION NUMBER IS _____
PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____
Prepared by
A & J Land Surveyors, Inc.
5847 Lucella Street
Jacksonville, Florida 32207
T (904) 346-1733
F (904) 346-1736

MIDDLEBOURNE - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET TWO (2) of FIVE (5) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983 (NAD 83) FLORIDA EAST ZONE (ZONE 803) U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 8. AND FOR THE SOUTHERLY MONUMENTED BOUNDARY LINE OF THE 135 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 1152 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS HEREIN REFERRED TO.

2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETECTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN OF THE JURISDICTIONAL METEALAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH METEALANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE METEALAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

THIS METEALAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REPEALED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

5) UPLAND BUFFERS ADJACENT TO METEALAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

6) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 (NAD 83) FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTIES) UTILIZING THESE COORDINATES FOR THEIR OWN INTERESTS USE.

THE ST. JOHNS COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
 61 CONTROL POINT "011", WITH A PUBLISHED COORDINATE VALUE OF (N/E) 2,066,837.270125, AND (E/S) 433,788.872778
 62 CONTROL POINT "014", WITH A PUBLISHED COORDINATE VALUE OF (N/E) 2,066,070.342889, AND (E/S) 437,528.338248

THIS PLAT WAS PROVIDED WITH A PLAT PROPERTY INSPECTION REPORT, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 04, 2020 WHICH SHOWS:

- 1) RESTRICTIVE COVENANTS, STORM WATER, ROADWAY PARCELS MENTIONED IN O.R. BOOK 4971, PAGE 408 SURVYOR'S COMMENT: THE PLATTED LINES ARE A PART OF THESE RESTRICTIVE COVENANTS, STORM WATER, ROADWAY PARCELS CONTAINED WITHIN THIS INSTRUMENT, BUT THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT
- 2) TRUNKER HEATING TOWER RIGHTS IN O.R. BOOK 4971, PAGE 440 SURVYOR'S COMMENT: THE PLATTED LINES ARE A PART OF THE TRUNKER HEATING TOWER RIGHTS CONTAINED WITHIN THIS INSTRUMENT, BUT THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT
- 3) ENVIRONMENTAL RESOURCES PERMIT IN O.R. BOOK 1173, PAGE 1288 SURVYOR'S COMMENT: THE PLATTED LINES ARE A PART OF THE ENVIRONMENTAL RESOURCES PERMIT CONTAINED WITHIN THIS INSTRUMENT, BUT THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022.

BY: _____
BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

**BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF APPROVAL AND ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS PLAT OF "MIDDLEBOURNE-PHASE TWO" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: _____
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLETES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES.

JONATHAN B. BOWMAN, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4800

CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "MIDDLEBOURNE-PHASE TWO" HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022.

DALE OLIVER, P.L.S. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4564

CERTIFICATE OF REVIEW—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "MIDDLEBOURNE-PHASE TWO" HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

Prepared by
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
○	NET P.C. OF CONCRETE MONUMENT WITH DIAL, BEARING TRAIL, 1/8" DIA"
●	NET P.C. OF CONCRETE MONUMENT WITH DIAL, BEARING TRAIL, 1/8" DIA"
◆	NET P.C. HUB & SPIKE, BEARING "PLAT, 1/8" DIA"

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.P.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
C.M.	CONCRETE MONUMENT
L.B.	LEASERED BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
A.N.	AND
R.	RADIUS
D.	DELTA/CENTRAL ANGLE/
L.	ARC LENGTH
C.D.	CENTER OF GRAVITY
C.D.	CENTER DISTANCE
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPASS CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
T.M.P.	TOWNSHIP
R.25	RANGE

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
E.	EAST
W.	WEST
N.	NORTH
S.	SOUTH
C.S.	TANGENTIAL CURVE TABLE
L.P.	TANGENTIAL LINE TABLE
R.B.T.	RADIUS OF BAY
D.O.T.	DEPARTMENT OF TRANSPORTATION
S.	SECTIONLINE
N.D.	NET DUCK
P.D.	PLAT DUCK
P.S.	PLAT
M.C.L.	MATCH LINE
JE-E	JEA ELECTRIC EASEMENT
JE-E	JEA EQUIPMENT EASEMENT
FF & L	FLORIDA POWER & LIGHT EASEMENT
ESM	EASEMENT
SURAND ST	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT



MIDDLEBOURNE - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET THREE (3) of FIVE (5) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS AND PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

MAP IS NOT TO SCALE



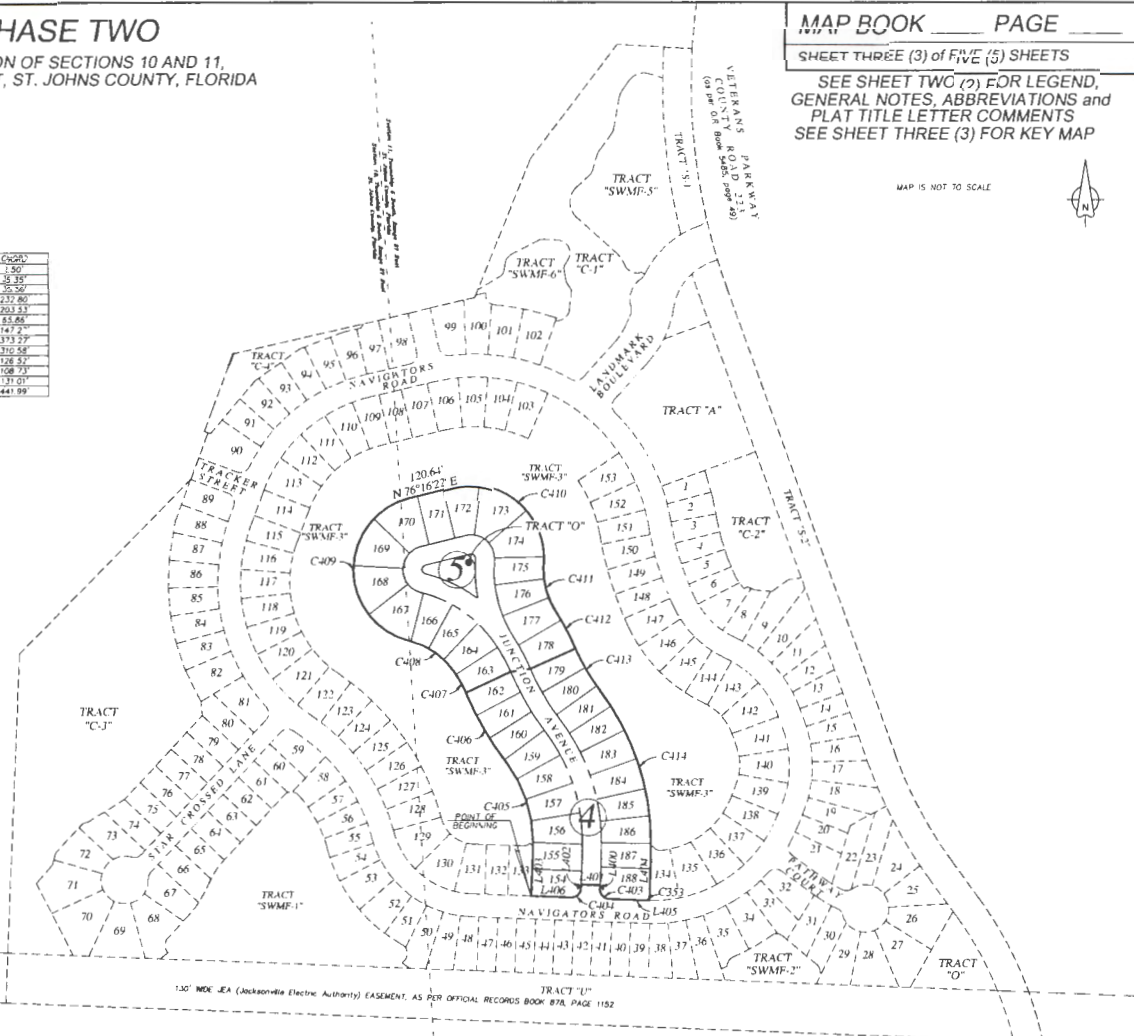
CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	BEARING	COORD
C-127	350.00	074°36"	2.50	N 88°00'2" W	1.50	
C-133	25.00	88°50'14"	39.77	N 47°48'11" W	35.35	
C-134	25.00	90°00'00"	39.77	S 47°11'47" W	35.36	
C-120	345.00	39°28'11"	137.46	N 72°30'21" W	237.80	
C-108	870.00	13°28'08"	261.50	N 30°57'24" W	263.53	
C-407	395.00	9°31'50"	85.83	N 28°35'15" W	83.88	
C-408	200.00	43°12'26"	150.82	N 54°50'23" W	147.20	
C-409	192.00	152°30'59"	515.20	N 00°00'00" W	313.20	
C-410	192.00	107°57'37"	361.76	S 49°44'57" E	310.58	
C-411	200.00	36°52'48"	128.74	S 34°15'41" E	126.53	
C-412	205.00	49°04'44"	108.84	S 28°14'43" E	106.73	
C-413	560.00	13°28'06"	131.31	S 30°31'24" E	131.01	
C-414	655.00	39°28'17"	450.83	S 17°31'21" E	441.99	

LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L-400	N 02°11'43" E	10.00
L-401	N 87°48'09" W	50.00
L-402	S 02°11'43" W	10.00
L-403	N 02°11'51" E	122.20
L-404	S 02°11'43" W	122.20
L-405	N 87°48'09" W	102.50
L-406	N 87°48'09" W	105.00

4 DENOTES SHEET OR PAGE NUMBER

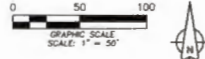


150' MOE IEA (Jacksonville Electric Authority) EASEMENT, AS PER ORIGINAL RECORDS BOOK 876, PAGE 1152

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MIDDLEBOURNE - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK _____ PAGE _____

SHEET FOUR (4) of FIVE (5) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

LINE TABLE FOR RIGHT-OF-WAY DATA

LINK	BEARING	DISTANCE
L3	N 02°11'43" E	92.20'
L5	S 02°11'43" W	92.21'

LINE TABLE FOR EASEMENT DATA

LINK	BEARING	DISTANCE
E10	N 02°11'53" E	42.01'
E11	N 41°37'24" W	3.68'
E12	S 02°11'43" W	58.79'
E13	N 32°35'37" E	3.69'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	39°28'11"	394.33'	N 17°01'51" W	337.30'
C2	715.00'	13°28'08"	167.66'	S 30°31'24" E	167.77'
C3	500.00'	6°33'50"	81.81'	N 28°35'16" W	81.70'
C4	550.00'	6°50'44"	84.91'	N 26°13'43" W	84.81'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	475.00'	10°22'47"	83.29'	N 64°22'17" W	83.18'
C10	740.00'	1°28'08"	173.52'	S 30°31'24" E	173.13'
C11	525.00'	6°33'50"	87.63'	N 28°35'16" W	87.53'
C17	690.00'	1°28'08"	161.29'	S 30°31'24" E	161.42'
C18	525.00'	39°28'11"	381.35'	N 17°01'51" W	354.26'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	475.00'	10°22'47"	83.29'	N 64°22'17" W	83.18'
C26	475.00'	2°41'05"	80.29'	N 147°41'3" W	80.18'
C27	475.00'	2°41'05"	80.29'	N 23°28'18" W	80.18'
C28	475.00'	6°28'35"	76.27'	N 33°00'09" W	76.21'
C29	740.00'	0°33'11"	12.57'	S 36°56'51" E	12.57'
C30	740.00'	4°31'28"	58.44'	S 29°23'03" E	58.42'
C31	740.00'	4°31'28"	58.44'	S 29°23'03" E	58.42'
C32	740.00'	2°41'05"	48.03'	S 23°42'00" W	48.08'
C33	525.00'	1°05'34"	10.01'	N 24°21'08" W	10.01'
C44	690.00'	2°42'58"	69.03'	S 32°41'58" E	69.00'
C55	690.00'	1°02'11"	20.18'	S 36°24'14" E	20.17'
C56	525.00'	4°42'59"	38.84'	N 33°08'57" W	38.83'
C57	525.00'	6°18'40"	37.83'	N 29°50'08" W	37.80'
C58	525.00'	7°08'13"	63.53'	N 23°10'13" W	63.50'
C59	525.00'	7°08'13"	63.53'	N 15°36'59" W	63.50'
C60	525.00'	6°18'40"	37.83'	N 09°13'03" W	37.80'
C61	525.00'	6°18'40"	37.83'	N 02°24'52" W	37.80'
C62	525.00'	1°06'47"	17.84'	N 07°13'19" E	17.83'
C63	345.00'	2°27'58"	12.81'	N 20°23'39" E	12.80'
C64	345.00'	2°27'58"	12.81'	N 04°35'48" W	12.80'
C65	345.00'	6°41'00"	58.32'	N 147°41'3" W	58.23'
C66	345.00'	6°41'00"	58.32'	N 23°28'18" W	58.23'
C67	345.00'	6°41'00"	58.32'	N 147°41'3" W	58.23'
C68	345.00'	6°41'00"	58.32'	N 23°28'18" W	58.23'
C69	345.00'	6°28'35"	51.04'	N 33°00'09" W	50.99'
C70	670.00'	0°33'11"	8.90'	S 36°56'51" E	8.90'
C71	670.00'	4°31'28"	68.70'	S 34°21'51" E	68.68'
C72	670.00'	4°31'28"	68.70'	S 29°23'03" E	68.68'
C73	670.00'	2°41'05"	57.69'	S 23°42'00" W	57.68'
C74	365.00'	1°04'29"	7.41'	N 24°02'45" W	7.41'
C86	345.00'	5°43'55"	58.02'	S 32°41'58" E	58.00'
C87	660.00'	1°02'11"	20.18'	S 36°24'14" E	20.17'
C88	450.00'	4°42'59"	48.50'	N 33°08'57" W	48.47'
C89	655.00'	6°18'40"	72.13'	N 29°50'08" W	72.11'
C90	655.00'	7°08'13"	61.78'	N 23°10'13" W	61.76'
C91	655.00'	7°08'13"	61.78'	N 15°36'59" W	61.76'
C102	655.00'	6°18'40"	72.13'	N 09°13'03" W	72.11'
C103	655.00'	6°18'40"	72.13'	N 02°24'52" W	72.11'
C104	655.00'	1°06'47"	22.26'	N 07°13'19" E	22.26'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
E14	33.00'	10°22'47"	6.12'	N 34°32'58" E	6.11'
E15	33.00'	10°22'47"	6.28'	S 69°45'13" E	6.27'
E16	33.00'	6°28'35"	11.86'	S 28°40'03" W	11.84'
E17	333.00'	6°37'11"	60.78'	N 06°05'05" W	60.78'
E18	847.00'	2°49'39"	65.03'	N 03°10'58" W	65.00'

LINE TABLE FOR PLAT BOUNDARY DATA

LINK	BEARING	DISTANCE
L400	N 02°11'43" E	10.00'
L401	N 87°48'09" W	50.00'
L402	S 02°11'43" W	10.00'

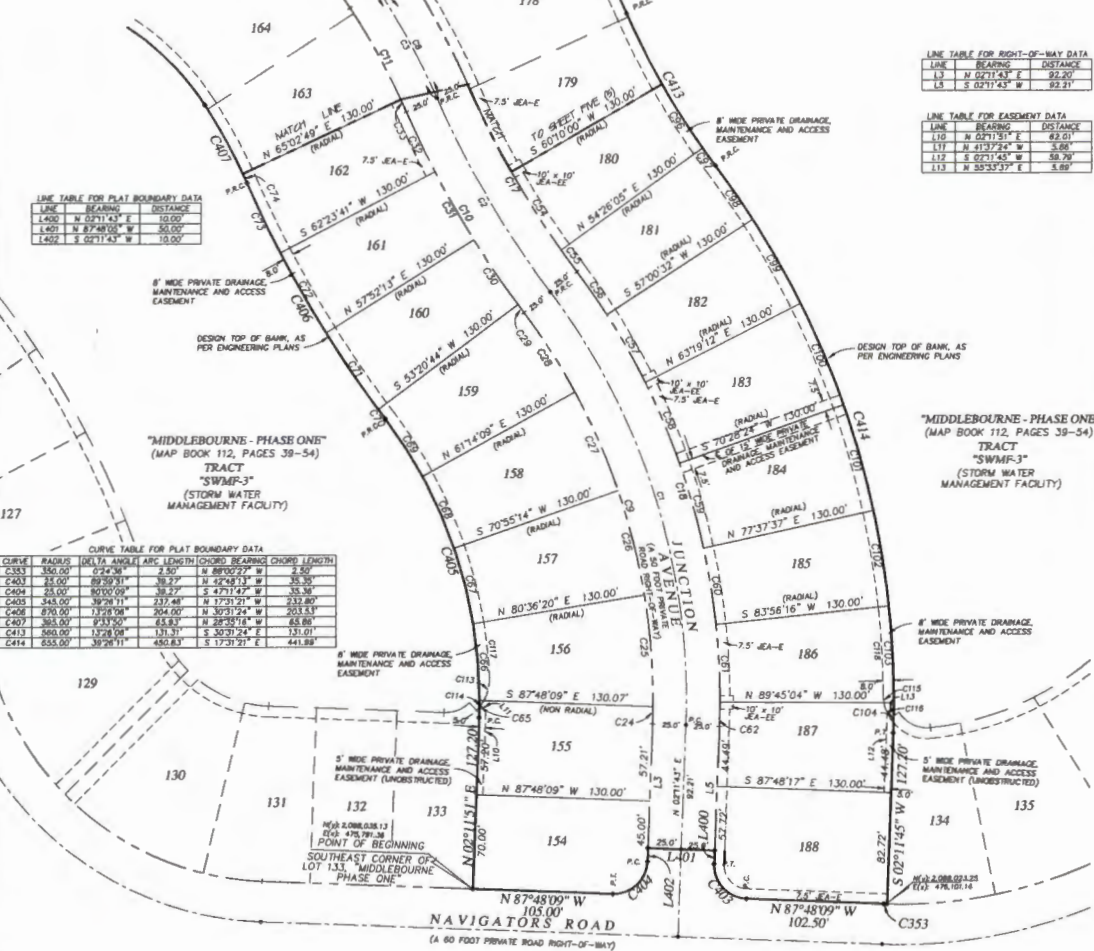
CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C353	350.00'	0°24'38"	1.50'	N 88°02'22" W	1.50'
C403	35.00'	89°59'31"	35.77'	N 52°48'13" W	35.30'
C404	35.00'	80°02'09"	38.27'	S 47°17'47" W	35.38'
C405	345.00'	39°28'11"	233.48'	N 17°01'51" W	232.80'
C406	870.00'	13°28'08"	204.00'	N 30°31'24" W	203.31'
C407	365.00'	6°41'00"	63.83'	N 36°28'16" W	63.86'
C413	590.00'	13°28'08"	131.31'	S 30°31'24" E	131.01'
C414	555.00'	39°28'11"	450.83'	S 17°31'21" E	441.89'

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C415	350.00'	0°24'38"	1.50'	N 88°02'22" W	1.50'
C403	35.00'	89°59'31"	35.77'	N 52°48'13" W	35.30'
C404	35.00'	80°02'09"	38.27'	S 47°17'47" W	35.38'
C405	345.00'	39°28'11"	233.48'	N 17°01'51" W	232.80'
C406	870.00'	13°28'08"	204.00'	N 30°31'24" W	203.31'
C407	365.00'	6°41'00"	63.83'	N 36°28'16" W	63.86'
C413	590.00'	13°28'08"	131.31'	S 30°31'24" E	131.01'
C414	555.00'	39°28'11"	450.83'	S 17°31'21" E	441.89'

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MIDDLEBOURNE - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

111



MAP BOOK _____ PAGE _____

SHEET FIVE (5) OF FIVE (5) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C407	353.00	8°23'20"	63.84	N 26°52'14" W	63.84
C408	250.00	4°32'28"	35.82	N 54°58'23" W	147.27
C409	192.00	15°26'59"	37.29	N 00°00'00" W	373.79
C410	192.00	10°29'21"	36.78	S 49°44'52" E	330.50
C411	200.00	38°52'48"	128.74	S 14°22'41" E	198.50
C412	200.00	8°50'44"	108.84	S 28°34'41" E	108.73
C413	560.00	1°32'06"	131.31	S 30°32'24" E	131.01

"MIDDLEBOURNE - PHASE ONE"
(MAP BOOK 112, PAGES 39-54)

TRACT
"SWMF-3"
(STORM WATER MANAGEMENT FACILITY)

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 28°18'22" W	120.84

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L4	S 28°18'22" W	120.84
L8	S 28°18'22" W	120.84

CURVE TABLE FOR CENTERLINE DATA

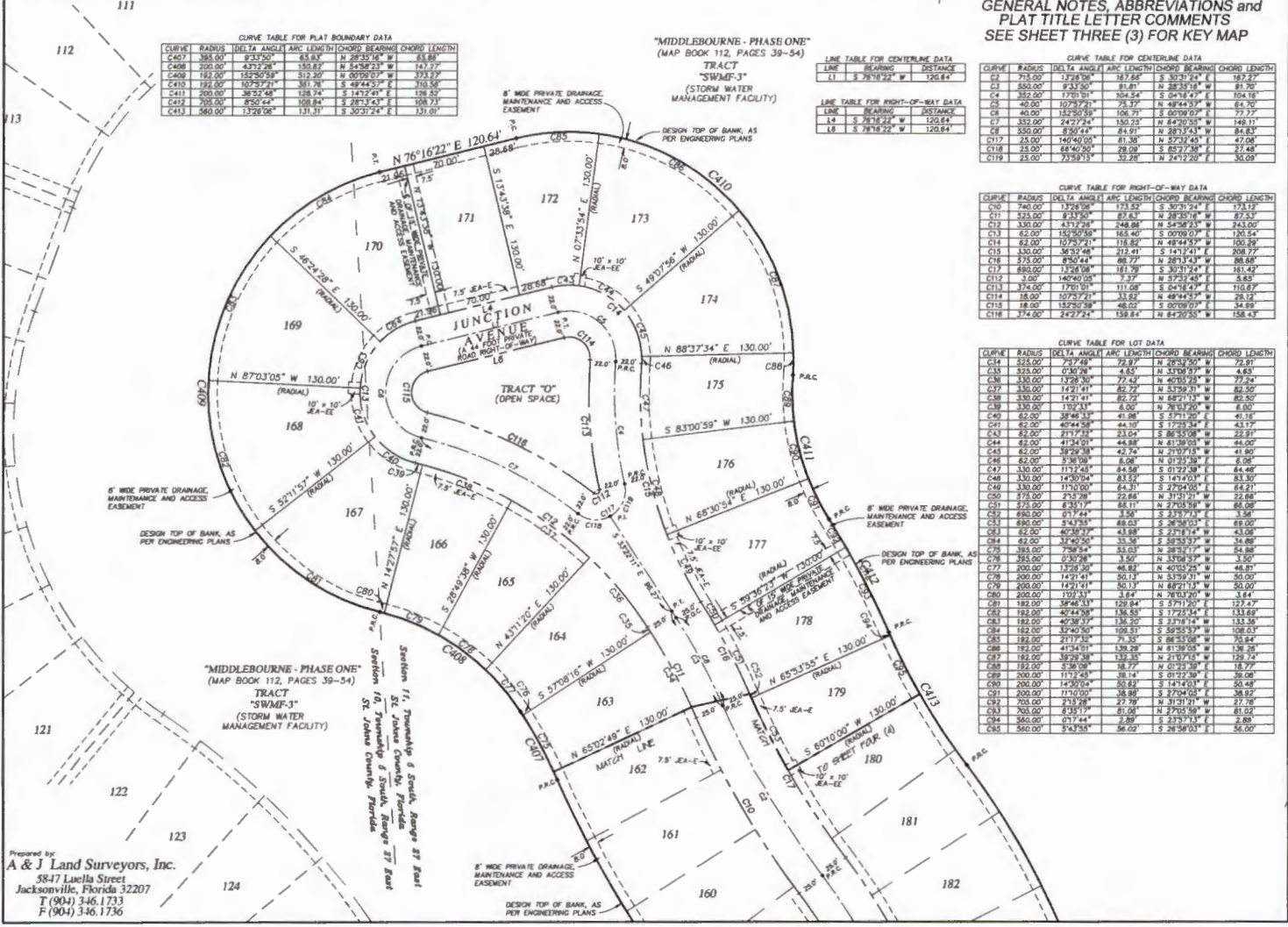
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	750.00	1°28'06"	167.65	S 30°31'24" E	167.27
C1	500.00	6°23'00"	81.89	N 28°25'14" E	81.90
C4	352.00	1°01'01"	104.54	S 04°18'47" E	104.16
C5	40.00	10°29'21"	73.27	N 48°44'52" E	65.50
C8	40.00	15°26'59"	106.71	S 00°00'00" E	77.77
C7	352.00	24°27'24"	130.25	N 84°20'53" W	148.11
C8	350.00	8°50'44"	81.93	N 28°34'41" E	84.83
C17	25.00	140°40'05"	7.37	N 57°32'45" E	47.08
C18	25.00	68°40'30"	29.09	S 85°22'38" E	27.48
C19	25.00	73°58'19"	33.28	N 24°12'20" E	33.09

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	740.00	1°28'06"	173.52	S 30°31'24" E	173.12
C11	515.00	6°23'00"	87.63	N 28°25'14" E	87.53
C12	330.00	4°32'28"	248.88	N 54°58'23" W	243.00
C13	62.00	15°26'59"	168.40	S 00°00'00" E	120.54
C14	62.00	10°29'21"	162.41	N 48°44'52" E	100.30
C15	330.00	38°52'48"	212.41	S 14°22'41" E	208.77
C16	375.00	8°50'44"	86.77	N 28°34'41" E	86.68
C17	690.00	1°32'06"	178.08	S 30°32'24" E	177.42
C112	3.00	140°40'05"	7.37	N 57°32'45" E	5.65
C113	374.00	1°01'01"	111.08	S 04°18'47" E	110.87
C114	18.00	10°29'21"	31.61	N 48°44'52" E	28.12
C115	18.00	15°26'59"	48.02	S 00°00'00" E	34.89
C116	374.00	24°27'24"	138.81	N 84°20'53" W	138.43

CURVE TABLE FOR LOT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	538.00	7°27'49"	72.97	N 28°29'50" W	72.91
C35	353.00	0°20'58"	5.63	N 33°08'59" W	4.83
C36	50.00	1°28'06"	7.43	N 40°55'15" W	7.94
C37	350.00	14°21'41"	82.72	N 53°39'31" W	82.50
C38	330.00	14°21'41"	82.72	N 68°21'13" W	82.50
C39	330.00	1°02'33"	61.00	N 26°53'20" W	61.00
C40	62.00	38°48'33"	41.96	S 57°11'20" E	41.16
C41	62.00	49°44'58"	64.92	S 17°23'14" E	43.77
C42	62.00	21°17'32"	23.04	S 86°55'08" W	22.91
C43	62.00	41°34'01"	44.88	N 81°39'05" W	44.00
C44	62.00	38°29'38"	42.74	N 25°01'14" W	41.90
C45	62.00	3°38'09"	6.06	N 01°23'39" E	6.06
C46	330.00	11°14'45"	64.88	S 01°22'58" E	64.46
C47	330.00	14°30'54"	83.53	S 14°24'03" E	83.30
C48	330.00	11°20'00"	64.31	S 27°04'05" E	64.21
C49	375.00	2°15'38"	22.84	N 31°23'57" W	22.68
C50	575.00	6°35'19"	66.11	N 27°05'59" W	66.00
C51	690.00	0°17'44"	3.50	S 23°27'13" E	3.50
C52	690.00	6°14'55"	68.03	S 26°20'03" E	68.00
C53	62.00	40°38'19"	43.88	S 23°18'14" W	43.08
C54	62.00	39°40'30"	33.20	S 39°53'27" W	34.48
C55	395.00	7°08'54"	53.03	N 28°52'17" E	54.68
C56	395.00	0°30'38"	3.50	N 33°08'59" W	3.50
C57	200.00	14°20'50"	46.89	N 40°05'25" W	46.81
C58	200.00	14°21'41"	80.14	N 53°39'31" W	80.00
C59	200.00	14°21'41"	80.13	N 68°21'13" W	80.00
C60	200.00	1°02'33"	61.00	N 26°53'20" W	61.00
C61	182.00	38°48'33"	129.84	S 57°11'20" E	127.47
C62	182.00	49°44'58"	136.88	S 17°23'14" E	133.69
C63	182.00	40°38'19"	136.20	S 23°18'14" W	133.36
C64	182.00	39°40'30"	109.51	S 39°53'27" W	108.03
C65	182.00	21°17'32"	70.33	S 86°55'08" W	70.84
C66	182.00	41°34'01"	138.20	N 81°39'05" W	136.16
C67	182.00	38°29'38"	139.33	N 25°01'14" W	139.74
C68	182.00	3°38'09"	16.77	N 01°23'39" E	16.77
C69	200.00	11°14'45"	34.14	S 01°22'58" E	34.00
C70	200.00	14°30'54"	50.82	S 14°24'03" E	50.48
C71	200.00	11°20'00"	36.88	S 27°04'05" E	36.52
C72	705.00	2°15'38"	27.78	N 31°23'57" W	27.70
C73	705.00	6°35'19"	81.00	N 27°05'59" W	81.02
C74	560.00	0°17'44"	2.89	S 23°27'13" E	2.89
C75	560.00	6°14'55"	56.02	S 26°20'03" E	56.00



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