

RESOLUTION NO. 2023- 80
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CORDOVA PALMS PHASE TWO.

WHEREAS, VPDF CORDOVA, LLC, A DELAWARE 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 Cordova Palms 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 \$4,605,615.91 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$967,000.76 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:

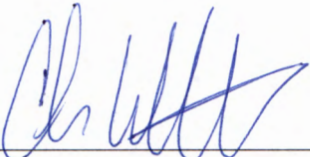
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

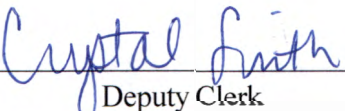
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21st day of March, 2023.

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

BY: 
Christian Whitehurst, Chair

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

Rendition Date MAR 21 2023

BY: 
Deputy Clerk



Attachment 2

Plat Map

CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 10 and 15, together with a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 10, thence North 89°27'10" East, along the Southern line of said Section 10, a distance of 653.33 feet to the Point of Beginning.

From said Point of Beginning, thence North 37°30'11" West, bearing said Southern line, 51.79 feet; thence North 02°30'30" West, 288.10 feet; thence North 77°30'00" East, 624.45 feet; thence North 43°22'30" East, 285.39 feet to a point on a non-tangent curve concave Southwesterly having a radius of 215.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 37°52'13", an arc length of 62.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 25°40'20" East, 81.85 feet; thence North 52°07'00" East, along a non-tangent line, 258.56 feet to a point lying on the Southeast right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established thence South 37°32'33" East, along said Southeast right of way line, 1332.38 feet; thence South 52°07'00" West, departing said Southeast right of way line, 234.68 feet; thence North 27°27'10" West, 714.08 feet; thence South 51°28'25" West, 408.21 feet; thence South 03°39'24" West, 188.35 feet; thence South 38°22'24" East, 5.72 feet to the point of curvature of a curve concave Northwesterly having a radius of 441.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 147°09'06", an arc length of 110.08 feet to a point on a non-tangent curve concave Northwesterly having a radius of 480.00 feet, said arc being subtended by a chord bearing and distance of South 40°32'30" East, 108.79 feet; thence Southwesterly along the arc of said curve, through a central angle of 09°06'30", an arc length of 73.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 49°28'30" East, 73.05 feet; thence South 54°01'30" East, 220.52 feet; thence South 39°30'00" West, 80.00 feet; thence North 54°01'30" West, 220.52 feet to the point of curvature of a curve concave Northwesterly having a radius of 441.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 09°06'30", an arc length of 65.84 feet to a point on a non-tangent curve concave Northwesterly having a radius of 441.00 feet; said arc being subtended by a chord bearing and distance of North 46°28'30" West, 83.75 feet; thence Northwesterly along the arc of said curve, through a central angle of 147°09'06", an arc length of 125.39 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 31°48'57" West, 125.07 feet; thence North 54°41'48" West, 5.88 feet; thence South 58°28'10" West, 47.79 feet; thence North 52°14'21" West, 155.82 feet; thence South 77°17'27" West, 238.38 feet; thence South 02°40'10" West, 238.38 feet; thence South 43°07'21" West, 73.53 feet; thence South 13°01'30" West, 54.53 feet; thence North 22°40'28" West, 1033.01 feet; thence North 31°06'42" East, 324.52 feet to a point on a non-tangent curve concave Southwesterly having a radius of 450.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°30'21", an arc length of 18.88 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 57°28'08" East, 18.88 feet; thence Easterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of 87°37'14", an arc length of 36.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°02'25" East, 33.33 feet; thence North 40°11'48" East, 22.12 feet to the point of curvature of a curve concave Southwesterly having a radius of 125.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 09°02'37", an arc length of 81.14 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 43°20'37" East, 81.11 feet; thence North 37°30'11" West, along a non-tangent line, 88.72 feet to the Point of Beginning.

Containing 82.88 acres, more or less.



VICINITY MAP
(NOT TO SCALE)

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

This is to certify that this plat of Cordova Palms Phase Two has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2023. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Cordova Palms Phase Two has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2023.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Cordova Palms Phase Two has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2023.

Office of the County Attorney

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 _____, 2023.

Sharon J. Peltz, Clerk
Clerk of the Circuit and Comptroller

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2023.

Donald A. Bradburn, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6013

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being correctly licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2023.

Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827

ADOPTION AND DEDICATION

This is to certify that WDF Cordova, LLC, a Delaware limited liability company ("Cordova"), is the lawful owner of the lands described in the caption shown herein which shall hereafter be known as CORDOVA PALMS PHASE TWO, and have caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted on the line and correct plat of said lands.

The need right of ways shown on this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements and unobstructed drainage, access and maintenance easements as shown on this plat, shall benefit the county of St. Johns, its successors and assigns, to discharge of storm water which may fall or come upon all rights of way hereby dedicated, lots, row, access, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as all means of obligation of maintenance and operation thereof under the plat.

Tract "B" (Landscape Buffer Tract), Tracts "C", "D", "E", "F", "G" and "H" (Open Space), Tracts "I" and "J" (Stormwater Management Facility), Tract "K" (Neighborhood Park) and Tracts "L", "M", "N", "O" and "P" (Conservation Area) are the sole and exclusive property of the Cordova Palms Community Development District (CDD), its successors and assigns; provided however, the CDD reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services trust, unit, community development district, or other such entity or person.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner reserves the obligation for maintenance of these privately owned easements; however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as all means of obligation of maintenance and operation thereof under the plat.

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated to the City of St. Augustine, its successors and assigns, in fee simple.

Owner hereby dedicates to the City of St. Augustine, its successors and assigns, a non-exclusive easement as, upon, over and under the Landscape Buffer Tract "B", for electric, water, sewer, gas and other public utilities and agrees in conjunction with the City of St. Augustine use of Tract "A" (Pump Station Tract).

Those easements designated as "79% Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Those easements designated as "2.5 Access Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. The "79% Access and Electrical Easements" are for accessing the "79% Easements" to maintain, repair and replace the electric utility improvements located within these easements, together with the right to cross over and under the "79% Access and Electrical Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "79% Access and Electrical Easements" purporting the easement property without the written consent of the Owner, its successors and assigns.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

OWNER

WDF Cordova LLC
a Delaware limited liability company

Witness _____

Printed Name _____ Title _____

Witness _____

Printed Name _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was submitted before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by _____ of WDF Cordova LLC, a Delaware limited liability company on behalf of the company, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of _____ at Large My Commission Expires _____

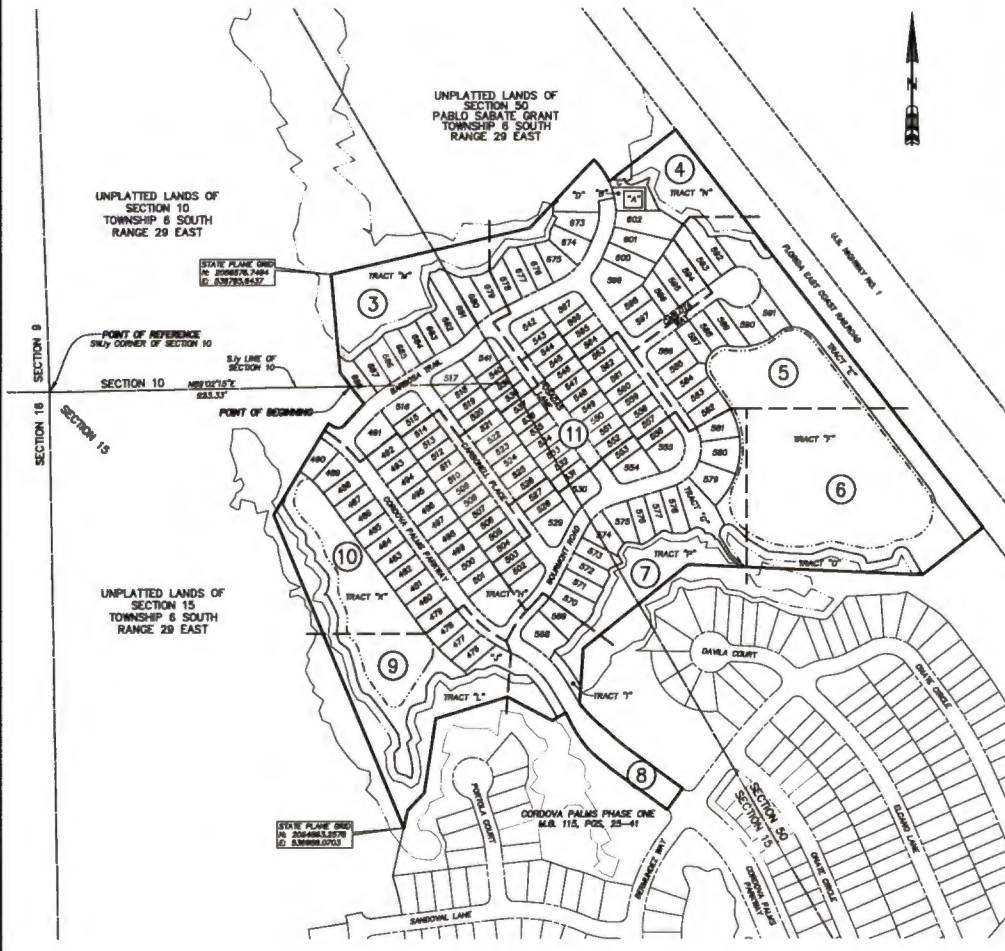
Printed Name _____ Commission Number _____

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 2634

CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE
SHEET 2 OF 11 SHEETS



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the boundary line of Section 10, as being North 89°02'15" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "T0507" (documented) coordinates: N 202082.370 E 443063.830 North American Datum 1983 (2011) and are in U.S. survey feet.
 - 3) **NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and all in no circumstances to be superseded 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 this county.
 - 4) Pursuant to the provisions of Section 177.001(2)(b), Florida Statutes, all plotted 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 Electric Safety Code as adopted by the Florida Public Service Commission.
 - 5) Tracts "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", and "12" are subject to a conservation easement pursuant to Section 704.02, Florida Statutes in favor of the St. Johns River Water Management District. Any easement in or use of the conservation easement area shall be subject to the purposes of the conservation easement as provided. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material on land or dumping or placing of rock, waste or unacceptably offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Encouraging, dragging or removing logs, post, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain substantially in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - 6) General utility easements to sections are to remain undisturbed, unencumbered and unobstructed and represent a 25-foot minimum width along easement boundaries, and 25-foot overlap, 15-foot minimum width along limited easements.
 - 7) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
 - 8) Lands depicted herein are subject to Temporary 78 Day Easement Agreement recorded in Official Records Book 2534, Page 1056 of the Public Records of St. Johns County, Florida, and as amended. (Status in nature)
 - 9) Lands depicted herein are subject to Access Easement Agreement recorded in Official Records Book 2723, Page 1942 of the Public Records of St. Johns County, Florida, and as amended. (Status in nature)

LEGEND

□	DEMOTES SET P.A.M. 4"X6" C.M.
■	STAMPED L.S./R.S.N.
■	UNLESS OTHERWISE NOTED
■	DEMOTES FOUND P.A.M. 4"X6" C.M.
■	STAMPED L.S./R.S.N.
■	UNLESS OTHERWISE NOTED
■	DEMOTES P.L.P., STAMPED L.S./R.S.N.
■	PERMANENT REFERENCE MONUMENT
■	CONCRETE MONUMENT
■	PERMANENT CONTROL POINT
■	L.S.
■	LICENSED BUSINESS
■	RADIUS
■	CENTRAL ANGLE
■	ARC LENGTH
■	CHORD BEARING
■	CHORD DISTANCE
■	P.C.
■	POINT OF CURVATURE
■	P.T.C.
■	POINT OF TANGENCY
■	P.L.C.
■	POINT OF REVERSE CURVATURE
■	P.O.C.
■	POINT ON CURVE
■	NON-RADIUS
■	TABLETED CURVE DATA
■	TABULATED LINE DATA
■	R/W
■	RIGHT OF WAY
■	C/A
■	COVERLINE
■	M.B.
■	MAP BOOK
■	PAGE
■	O.R.B.
■	OFFICIAL RECORDS BOOK
■	ESBT
■	EASEMENT
■	NAD
■	NORTH AMERICAN METRIC DATUM
■	MATCHLINE
■	SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32238 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.S. 3634

CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

- LEGEND**
- DENOTES SET P.L.M. 4"X4" C.K. STAMPED L.B.#3824. UNLESS OTHERWISE NOTED DENOTES FOUND P.L.M. 4"X4" C.K. STAMPED L.B.#3824.
 - P.L.M. C.K. UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3824.
 - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. CENTRAL ANGLE
 - Δ. ARC LENGTH
 - CHORD BEARING
 - CHORD BEARING
 - CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.L.C. POINT ON CURVE
 - (N/C) NON-RADIAL
 - CI TABLED CURVE DATA
 - LI TABLED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.L. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - E.M.T. EASEMENT
 - N.H.D. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	425.00'	230°21'	18.50'	S57°28'04"W	18.50'
C7	25.00'	83°37'4"	38.48'	N82°00'29"E	33.33'
C8	285.00'	8°40'23"	61.14'	N43°37'38"W	61.11'
C14	400.00'	22°38'18"	157.89'	N42°23'08"W	158.79'
C15	400.00'	13°43'12"	85.78'	N54°14'40"W	85.85'
C18	400.00'	8°37'08"	62.03'	N54°14'40"W	61.87'
C23	500.00'	17°49'27"	156.11'	N49°05'01"E	154.49'
C24	1000.00'	4°50'50"	64.60'	N60°23'40"E	64.57'
C25	200.00'	18°47'58"	86.38'	N52°35'06"E	85.88'
C26	300.00'	20°43'29"	108.31'	N53°22'31"E	107.82'
C27	300.00'	14°08'42"	73.89'	N60°04'28"E	73.70'
C28	300.00'	8°38'47"	34.83'	N60°28'12"E	34.81'
C48	425.00'	5°37'38"	41.74'	N40°38'33"W	41.72'
C49	25.00'	83°37'4"	38.49'	S01°38'49"E	33.33'
C82	285.00'	8°47'28"	53.00'	S48°48'00"W	53.00'
C83	285.00'	8°18'25"	48.83'	S58°18'02"W	48.81'
C84	1025.00'	2°08'50"	38.74'	S59°03'27"W	38.74'
C85	1025.00'	2°40'54"	42.28'	S61°28'27"W	42.87'
C86	285.00'	1°48'43"	7.12'	N61°54'43"E	7.12'
C87	285.00'	13°34'27"	83.31'	N64°13'08"E	83.16'
C88	285.00'	4°24'48"	17.33'	N45°13'31"E	17.33'
C89	285.00'	8°38'18"	37.08'	S48°17'18"W	37.07'
C90	285.00'	8°37'08"	53.34'	S54°14'39"W	53.18'
C91	285.00'	4°48'53"	27.23'	S61°28'34"W	27.22'
C92	475.00'	8°24'08"	78.33'	S44°58'31"W	78.23'
C97	475.00'	8°12'50"	88.03'	S53°28'04"W	87.87'
C98	25.00'	88°58'48"	37.80'	N79°03'23"E	34.08'
C99	25.00'	84°38'51"	41.83'	S11°08'25"W	38.71'
C100	275.00'	4°28'14"	75.83'	S60°38'27"E	75.81'
C101	275.00'	3°01'11"	18.48'	N60°53'29"E	18.48'
C102	275.00'	15°38'47"	78.84'	N60°28'30"E	78.28'
C103	275.00'	3°16'41"	15.70'	S44°38'14"W	15.70'
C104	25.00'	87°37'30"	43.60'	N64°38'50"W	37.43'
C115	25.00'	83°18'30"	38.38'	S69°53'08"E	33.83'
C170	25.00'	70°11'46"	33.85'	S63°33'48"E	28.83'
C171	25.00'	12°28'11"	5.00'	N54°46'39"E	5.46'
C172	15.00'	102°34'18"	28.25'	N24°33'21"E	23.41'
C173	25.00'	32°18'33"	14.08'	S62°30'08"E	13.80'



LINE TABLE		
LINE	BEARING	LENGTH
L57	S48°12'31"E	20.96'
L58	N79°50'28"E	18.00'
L59	N79°50'28"E	16.19'
L60	N58°51'03"E	17.42'



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
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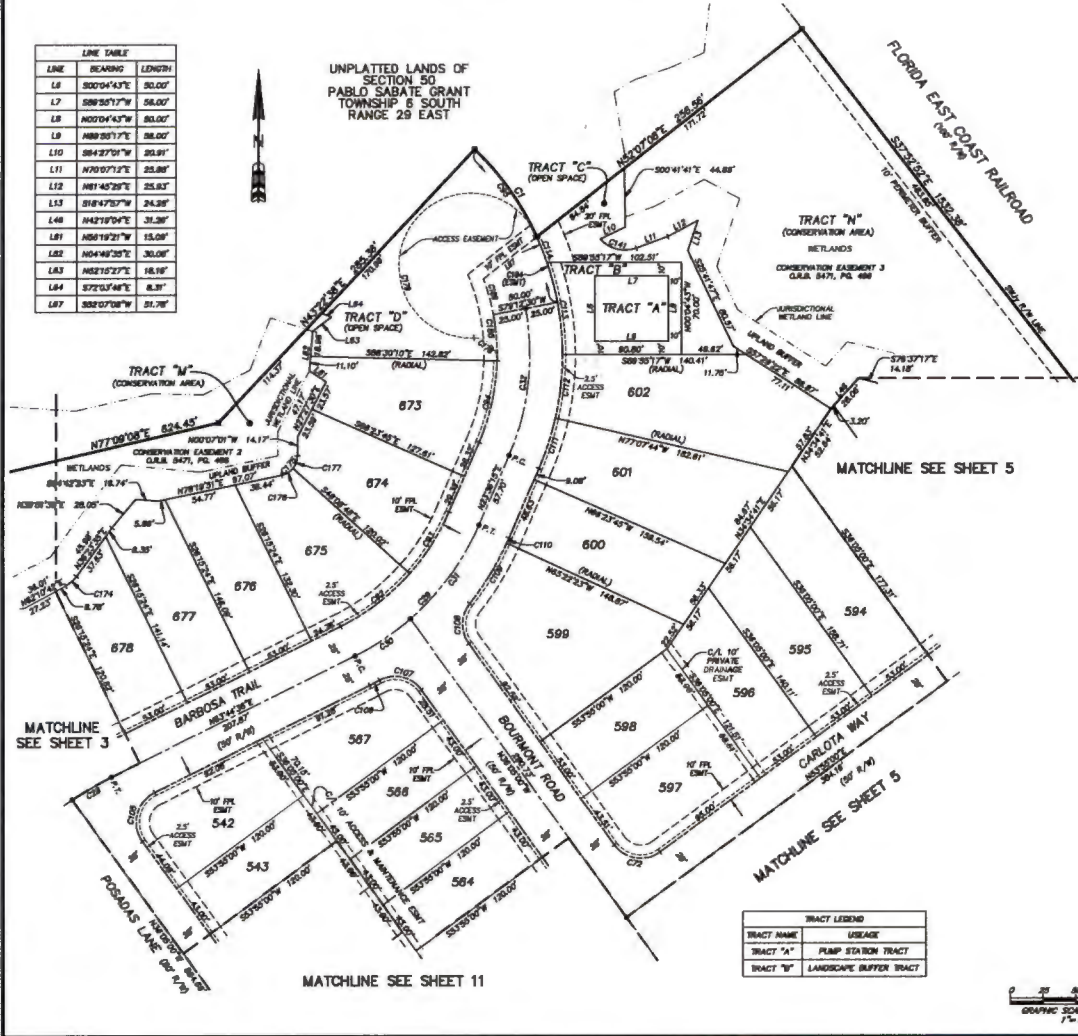
MAP BOOK PAGE

SHEET 4 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L6	S00°04'43"E	50.00'
L7	S89°55'17"W	58.00'
L8	N00°04'43"W	58.00'
L9	N89°55'17"E	58.00'
L10	S84°37'01"W	50.81'
L11	N70°07'12"E	25.88'
L12	N81°45'29"E	25.83'
L13	S14°47'57"W	24.28'
L14	N42°19'04"E	31.38'
L15	N58°19'21"W	15.08'
L16	N04°48'20"E	30.08'
L17	N52°15'22"E	18.18'
L18	S72°03'48"E	8.31'
L19	S32°07'08"W	51.78'

UNPLATTED LANDS OF SECTION 50 PABLO SABATE GRANT TOWNSHIP 6 SOUTH RANGE 29 EAST



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	215.00'	21°33'33"	82.15'	S39°40'35"E	81.85'
C2	300.00'	6°38'42"	34.63'	N67°28'12"E	34.81'
C3	300.00'	40°08'21"	140.11'	N43°40'25"E	137.38'
C4	300.00'	14°38'18"	50.88'	N68°28'28"E	50.84'
C5	300.00'	25°32'05"	88.13'	N38°23'17"E	88.40'
C6	180.00'	34°23'44"	114.08'	N08°24'22"E	112.38'
C7	25.00'	90°00'00"	38.27'	S81°00'00"E	38.28'
C8	175.00'	21°33'24"	68.88'	N52°47'54"E	68.45'
C9	175.00'	18°14'57"	55.74'	N32°43'43"E	55.50'
C10	185.00'	22°08'28"	63.88'	N12°33'52"E	63.27'
C11	215.00'	30°48'28"	134.45'	S28°44'57"W	133.27'
C12	25.00'	89°48'28"	43.88'	S13°48'48"W	38.25'
C13	225.00'	2°08'45"	8.48'	N82°38'43"E	8.48'
C14	25.00'	82°30'00"	35.83'	N77°18'00"W	33.81'
C15	25.00'	74°30'10"	32.50'	S01°17'04"W	30.28'
C16	225.00'	13°48'28"	84.28'	N31°38'28"E	84.18'
C17	225.00'	1°01'33"	4.02'	N34°08'58"E	4.02'
C18	215.00'	10°43'08"	40.38'	N81°47'15"E	40.22'
C19	215.00'	12°38'08"	48.38'	N68°23'47"E	48.48'
C20	180.00'	19°00'33"	71.30'	N09°34'44"W	70.87'
C21	215.00'	5°38'03"	21.20'	N21°54'17"W	21.20'
C22	25.00'	88°47'00"	28.82'	S78°38'42"E	28.18'
C23	25.00'	25°47'08"	11.25'	N49°17'08"E	11.18'
C24	15.00'	78°28'54"	20.84'	N38°08'28"E	18.87'
C25	15.00'	38°03'22"	10.22'	N58°48'10"E	10.03'
C26	15.00'	38°23'30"	10.31'	N19°34'44"E	10.11'
C27	17.00'	83°58'01"	28.02'	N45°28'10"W	24.88'
C28	65.00'	24°19'38"	37.35'	S31°08'10"W	31.08'
C29	215.00'	14°29'10"	84.11'	N18°00'55"W	83.87'
C30	185.00'	18°17'20"	35.38'	N04°38'50"W	35.32'
C31	185.00'	1°50'28"	38.35'	N18°44'48"W	38.31'

- LEGEND**
- DENOTES SET P.U.M. 4"x6" C.M. STAMPED L.S.#224.
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.U.M. 4"x4" C.M. STAMPED L.S.#224.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P. STAMPED L.S.#224.
 - P.U.M. PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LOCKED SURVEISS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - OB CHORD BEARING
 - OD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C.I. POINT ON CURVE
 - (NON-RADIAL)
 - (M) TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B.P. MAP BOOK
 - P.L. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - N.A.D. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ① SHEET REFERENCE NUMBER

TRACT NAME	USAGE
TRACT "A"	PUMP STATION TRACT
TRACT "B"	LANDSCAPE BUFFER TRACT



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3634

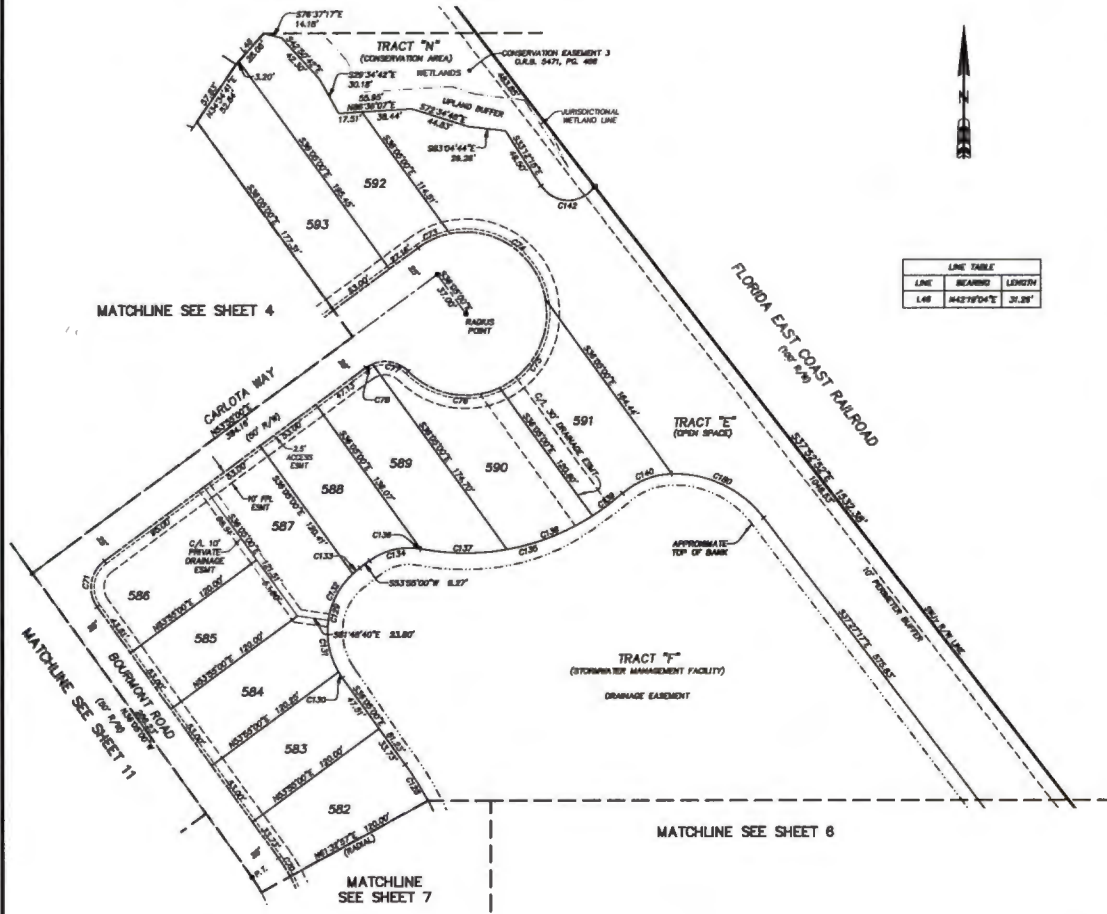
CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 5 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L48	S42°18'04"E	21.28'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C70	185.00'	73°27'51"	16.65'	N32°16'02"W	16.64'
C71	35.00'	80°00'00"	38.27'	S08°50'00"W	35.38'
C72	62.00'	24°38'10"	26.60'	S85°14'02"W	26.40'
C73	62.00'	81°08'30"	68.50'	N55°53'31"W	68.53'
C74	62.00'	75°32'34"	61.70'	N57°28'38"E	75.97'
C75	62.00'	70°06'04"	78.80'	S29°43'38"E	71.21'
C77	25.00'	67°46'52"	28.60'	N78°30'33"W	27.90'
C78	25.00'	13°34'21"	5.82'	S80°42'15"W	5.91'
C128	243.00'	73°27'51"	32.84'	N32°18'02"W	32.81'
C129	80.00'	80°00'00"	84.25'	S08°50'00"W	84.85'
C130	80.00'	61°57'17"	5.50'	S33°27'22"E	5.50'
C131	80.00'	38°01'04"	40.88'	S11°18'12"E	40.07'
C132	80.00'	38°01'04"	40.88'	S27°42'10"W	40.08'
C133	80.00'	6°41'38"	7.82'	S00°34'00"W	7.01'
C134	80.00'	47°04'28"	41.08'	S77°27'15"W	38.94'
C135	182.00'	82°18'27"	186.18'	N74°10'03"E	180.47'
C136	182.00'	0°03'11"	0.17'	S78°02'04"E	0.17'
C137	182.00'	80°53'28"	88.38'	S88°30'26"E	88.00'
C138	182.00'	22°18'03"	70.84'	N68°03'47"E	70.38'
C139	182.00'	8°04'12"	26.81'	N53°12'40"E	26.78'
C140	80.00'	38°27'34"	41.32'	S68°24'21"W	40.51'
C142	35.00'	110°20'18"	48.37'	S88°27'53"E	41.17'
C150	86.00'	57°49'28"	80.74'	N64°20'21"W	77.88'

- LEGEND**
- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.S.#3824
 - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.S.#3824
 - DENOTES OTHERWISE NOTED PERMANENT REFERENCE MONUMENT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.S. LEASED BUSINESS POINT
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - (M) NON-RADIAL
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.L. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - D.M.T. EASEMENT
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - (3) SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32228 (904) 842-8330
CERTIFICATE OF AUTHORIZATION NO. L.S. 3824

CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

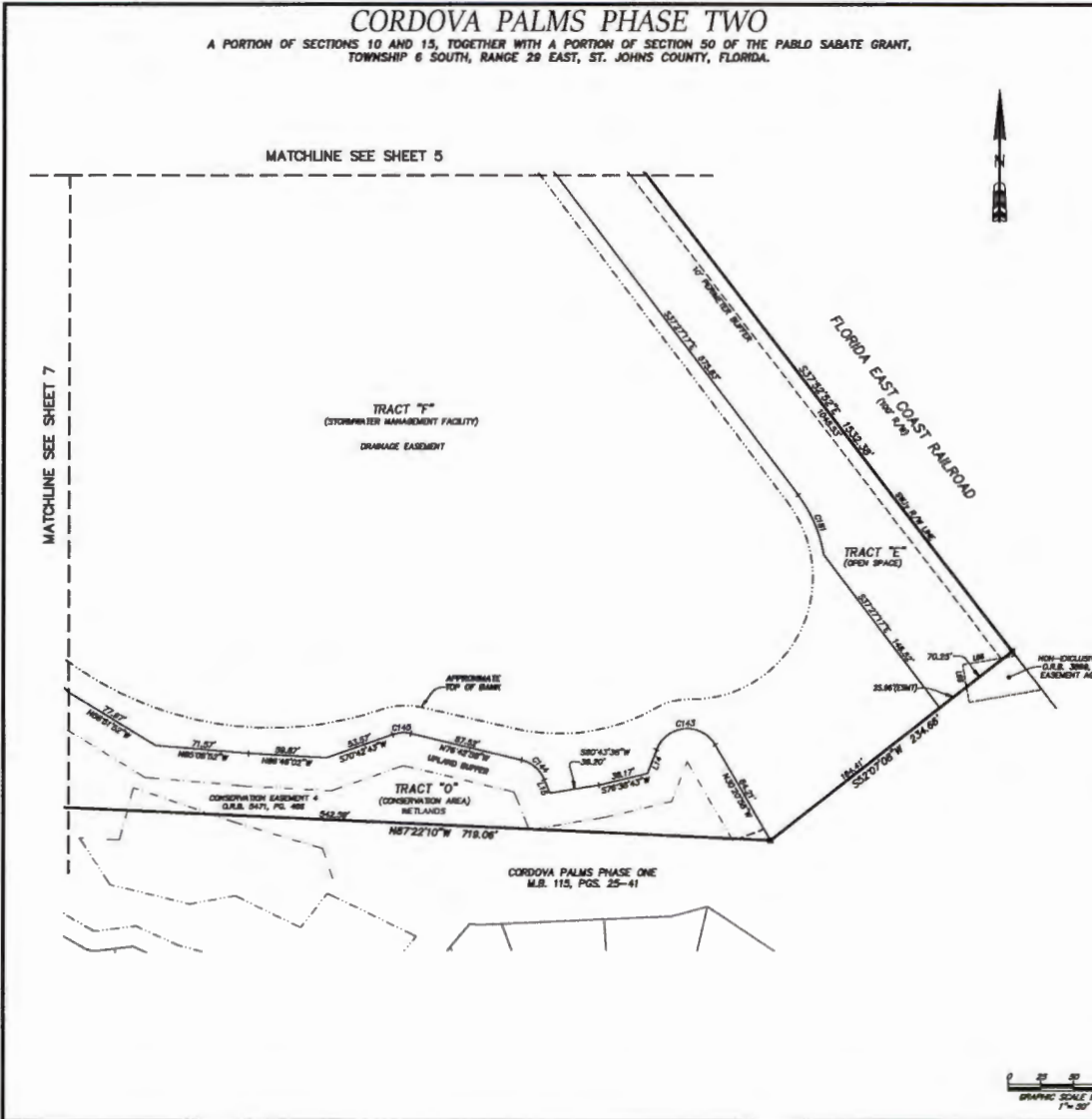
SHEET 8 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C143	25.00'	128°47'33"	68.87'	S89°18'21"W	45.08'
C144	25.00'	54°28'48"	33.78'	N49°28'03"W	22.88'
C145	25.00'	33°34'18"	14.81'	S88°28'53"W	14.02'
C181	103.00'	37°05'59"	60.22'	N33°28'17"W	48.72'

LINE TABLE		
LINE	BEARING	LENGTH
L14	S00°01'30"W	16.43'
L10	N02°13'00"W	11.08'
L85	N00°50'00"W	17.14'
L81	N80°04'54"E	32.28'

- LEGEND**
- IDENTIES SET P.A.M., 4"x4" C.M. STAMPED L.S.#2824, UNLESS OTHERWISE NOTED
 - IDENTIES FOUND P.A.M., 4"x4" C.M. STAMPED L.S.#2824, UNLESS OTHERWISE NOTED
 - * IDENTIES P.C.P., STAMPED L.S.#2824, UNLESS OTHERWISE NOTED
 - P.A.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - OB. CHORD BEARING
 - OD. CHORD DISTANCE
 - PC. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - (NR) NON-RADIAL
 - CI. TABULATED CURVE DATA
 - LI. TABULATED LINE DATA
 - R/W. RIGHT OF WAY
 - C/L. CENTERLINE
 - P.L. MAP BOOK
 - Q.L.S. OPTICAL RECORDS BOOK
 - EMT. EASEMENT
 - N.A.M.D. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - (11) SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14779 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 843-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 7 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L10	S112°01'19"W	15.58'
L17	N89°40'21"W	7.28'
L18	N23°30'28"W	4.18'
L19	S81°58'30"W	32.88'
L21	S32°38'28"E	71.38'
L22	S49°23'14"E	83.83'
L26	N00°38'22"W	42.97'
L37	N32°50'27"W	65.77'
L47	S00°48'32"E	10.38'
L48	S20°03'41"W	26.49'
L49	S20°49'33"W	12.10'
L50	S41°03'07"E	1.54'
L51	S20°57'45"E	23.24'
L52	S34°38'58"W	28.87'
L53	N81°30'17"W	18.20'
L54	N77°18'27"W	22.81'
L55	S83°23'20"W	23.20'
L56	N82°23'22"W	17.82'

- LEGEND**
- DENOTES SET P.P.M. 4"x4" C.M. STAMPED L.B. JONES, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.P.M. 4"x4" C.M. STAMPED L.B. JONES, UNLESS OTHERWISE NOTED
 - P.P.M. DENOTES FOUND P.P.M. 4"x4" C.M. STAMPED L.B. JONES, UNLESS OTHERWISE NOTED
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - (R/C) RADIUS
 - (L) TABULARIZED CURVE DATA
 - (L) TABULARIZED LINE DATA
 - (R/W) RIGHT OF WAY
 - C/A CENTROIDLINE
 - M.B. MAP BOOK PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - E.M.T. EASEMENT
 - N.M.D. NORTH AMERICAN VERTICAL DATUM
 - S.R. SHEET REFERENCE NUMBER



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	300.00'	18.3070°	102.12'	N37°11'19"E	101.82'
C19	178.00'	48.3878°	538.28'	N50°14'24"E	135.85'
C20	100.00'	108.0734°	190.48'	N18°28'48"E	182.85'
C21	300.00'	21.3815°	75.53'	N48°24'08"W	78.08'
C22	300.00'	17.3870°	81.98'	N27°18'44"W	81.24'
C23	278.00'	18.3070°	83.81'	N37°11'19"E	83.18'
C24	25.00'	74.3850°	32.50'	N08°48'18"W	30.88'
C25	25.00'	118.2845°	50.82'	N88°40'37"E	42.81'
C26	300.00'	5.2070°	18.82'	S30°08'18"W	18.81'
C27	300.00'	28.3828°	84.18'	S48°15'32"W	83.28'
C28	25.00'	83.4847°	41.81'	N11°48'53"E	37.11'
C29	25.00'	77.1458°	33.71'	S88°18'38"E	31.81'
C30	75.00'	108.0734°	142.80'	N18°28'48"E	132.21'
C31	325.00'	8.4238°	46.44'	N31°17'42"E	46.28'
C32	180.00'	27.2443°	72.07'	S41°12'08"W	71.38'
C33	180.00'	18.0437°	47.23'	S84°00'18"W	47.12'
C34	125.00'	14.4207°	13.81'	N88°28'23"E	12.80'
C35	125.00'	20.1146°	44.08'	N58°42'20"E	43.83'
C36	125.00'	28.5850°	66.80'	N33°08'29"E	66.28'
C37	125.00'	28.5850°	66.80'	N08°08'34"E	66.28'
C38	125.00'	21.0328°	48.88'	N17°05'14"W	48.88'
C39	225.00'	1.9878°	7.83'	S48°14'27"E	7.83'
C40	225.00'	8.0178°	35.42'	S48°30'25"E	35.28'
C41	225.00'	8.2278°	36.03'	N32°53'48"W	35.02'
C42	15.00'	108.2828°	28.40'	S13°11'22"W	28.24'
C43	15.00'	81.4433°	13.88'	S18°10'41"E	13.09'
C44	15.00'	88.4408°	14.05'	S38°07'48"W	14.25'
C45	15.00'	65.0423°	17.04'	S02°24'31"W	16.14'
C46	15.00'	63.3278°	16.84'	S88°43'18"W	16.80'
C47	15.00'	8.0078°	2.10'	S38°08'37"W	2.08'
C48	15.00'	65.0328°	14.64'	S78°43'28"W	13.88'
C49	245.00'	82.4172°	353.59'	N03°18'43"E	333.89'
C50	245.00'	28.3828°	116.48'	N33°08'29"E	114.28'
C51	245.00'	28.3828°	116.48'	N08°08'34"E	114.28'
C52	245.00'	21.0328°	80.08'	N17°05'14"W	80.08'
C53	25.00'	121.4430°	53.12'	S72°20'41"W	43.88'
C54	25.00'	82.0780°	40.15'	N08°12'23"W	38.17'
C55	25.00'	84.3817°	41.24'	N78°45'58"W	38.77'
C56	15.00'	80.4827°	15.81'	S84°13'18"W	15.10'
C57	25.00'	68.2822°	30.22'	N81°31'38"W	28.80'
C58	25.00'	62.0728°	22.80'	S37°38'10"W	22.02'

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CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

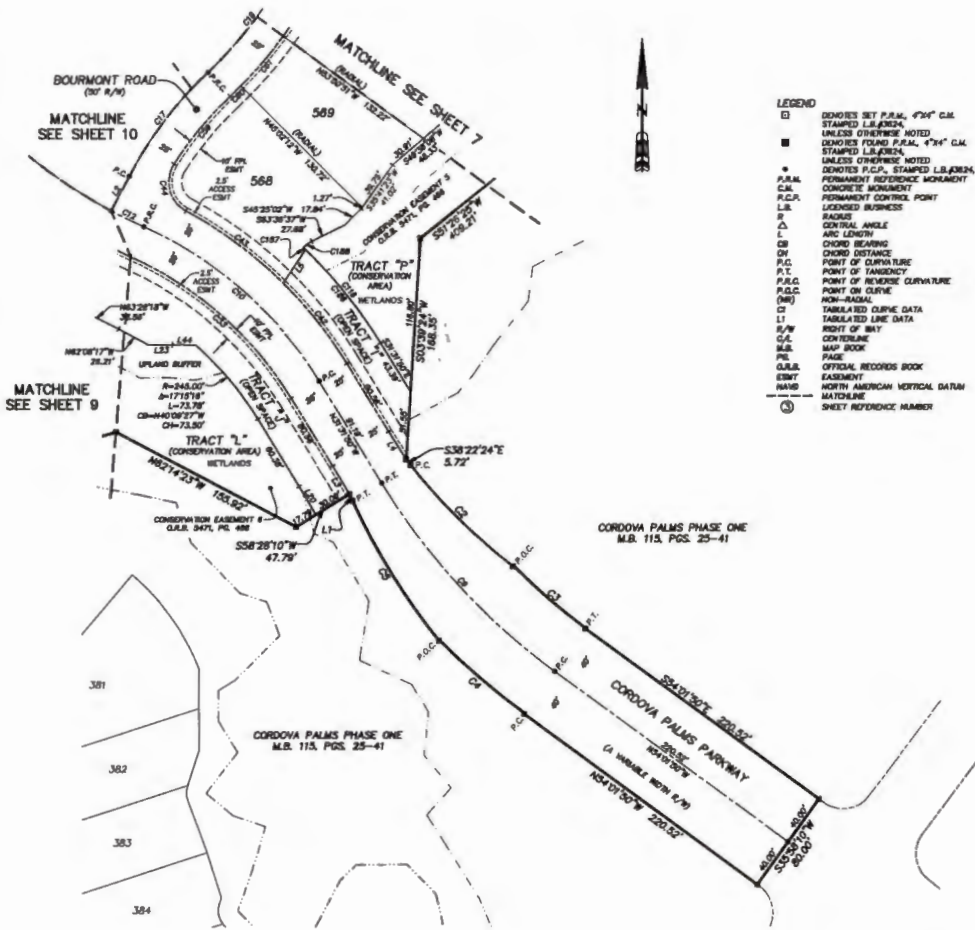
CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 8 OF 11 SHEETS

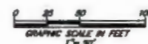
SEE SHEET 2 FOR NOTES



- LEGEND**
- BOUNDRIES SET P.R.M., 4"x4" C.M.
 - STAMPED L.L.B.E.N.A.
 - UNLESS OTHERWISE NOTED
 - BOUNDRIES FOUND P.R.M., 4"x4" C.M.
 - STAMPED L.L.B.E.N.A.
 - UNLESS OTHERWISE NOTED
 - CONVEYED P.C.P., STAMPED L.L.B.E.N.A.
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - P. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - CH. CHORD BEARING
 - CD. CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF CURVATURE
 - P.W. POINT ON CURVE
 - NON-RADIUS
 - CI. TABULAR CURVE DATA
 - L.I. RIGHT OF WAY
 - S.W. CENTERLINE
 - G.E. MAP BOOK
 - M.B. PAGE
 - P.E. OFFICIAL RECORDS BOOK
 - E.W. EASEMENT
 - N.A.M. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	441.80'	141°08'	170.06'	S45°20'52"W	108.79'
C3	480.00'	87°03'	73.17'	S49°28'32"E	75.05'
C4	540.00'	87°03'	85.84'	N49°28'32"W	85.73'
C5	808.79'	141°22'	255.30'	N01°40'57"W	128.07'
C9	500.00'	22°30'00"	198.35'	N42°49'50"W	185.08'
C10	300.00'	34°34'48"	181.08'	N48°49'14"W	178.53'
C12	400.00'	33°40'	27.89'	N44°08'49"W	27.89'
C17	300.00'	18°07'22"	88.78'	N37°24'43"E	88.32'
C18	300.00'	18°07'22"	102.12'	N37°11'18"E	102.82'
C23	275.00'	34°34'48"	185.87'	N48°49'14"W	183.47'
C42	325.00'	13°48'08"	78.39'	N38°29'24"W	78.20'
C43	325.00'	18°24'18"	83.08'	N53°35'07"W	82.74'
C44	35.00'	84°41'24"	41.32'	S14°24'34"E	38.77'
C29	275.00'	14°00'14"	67.22'	S38°19'16"W	67.05'
C80	325.00'	1°58'32"	11.21'	N40°55'06"E	11.21'
C81	325.00'	8°48'28"	48.89'	N40°55'06"E	48.83'
C19	355.00'	15°09'00"	83.88'	N39°09'32"W	83.80'
C46	355.00'	14°48'32"	81.45'	N38°24'38"W	81.19'
C47	355.00'	0°23'33"	2.43'	N48°29'08"W	2.43'
C48	35.00'	18°18'36"	7.87'	S54°28'33"W	7.84'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°41'18"W	5.89'
L2	N27°53'02"E	28.69'
L3	N30°30'38"W	25.00'
L4	S32°12'39"E	24.89'
L5	S33°38'32"W	30.01'
L20	N30°30'38"W	25.18'
L23	S88°32'14"W	18.39'
L44	S89°08'00"E	17.80'



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14778 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

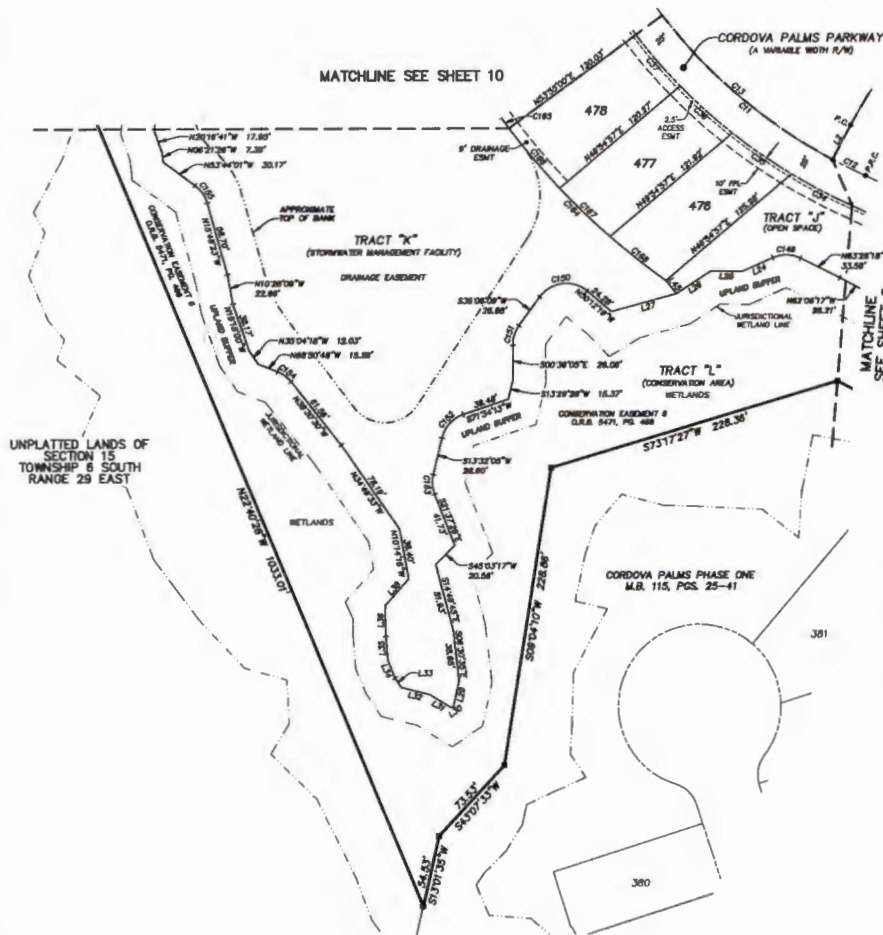
CORDOVA PALMS PHASE TWO

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TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 8 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	400.00'	30°11'38"	208.83'	N81°05'49"W	207.24'
C12	400.00'	3°58'40"	27.89'	N84°08'48"W	27.88'
C13	400.00'	28°01'37"	181.74'	N49°05'59"W	180.18'
C34	485.00'	7°03'34"	53.37'	S82°34'31"E	53.33'
C35	485.00'	7°24'44"	54.88'	S55°30'43"E	54.84'
C36	485.00'	7°33'08"	53.85'	S48°01'48"E	53.91'
C37	485.00'	6°32'00"	51.55'	S40°58'43"E	51.52'
C148	25.00'	55°51'33"	22.11'	N85°54'04"W	21.47'
C150	25.00'	83°41'28"	40.88'	S82°58'35"W	38.48'
C151	25.00'	38°42'17"	16.02'	S17°40'02"W	15.74'
C152	25.00'	58°02'06"	25.32'	S42°30'07"W	24.25'
C153	25.00'	35°08'34"	13.34'	S04°02'42"E	13.10'
C154	25.00'	30°20'18"	13.24'	N83°40'38"W	13.08'
C155	25.00'	37°55'38"	18.52'	N34°40'12"E	18.25'
C156	245.00'	14°40'38"	177.71'	S45°23'30"E	176.83'
C157	245.00'	1°04'34"	10.28'	S38°37'37"E	10.28'
C158	245.00'	6°17'28"	58.62'	S40°18'53"E	58.89'
C159	245.00'	5°38'24"	53.33'	S48°18'04"E	53.31'
C160	245.00'	5°41'43"	54.17'	S51°35'07"E	54.15'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N27°53'02"W	28.88'
L24	S68°40'09"W	23.38'
L25	N88°24'47"W	23.73'
L26	S57°08'48"W	31.68'
L27	S74°49'18"W	51.40'
L29	S12°30'35"W	18.40'
L30	S58°01'30"W	2.10'
L31	N08°32'08"W	18.18'
L32	N75°57'27"W	22.82'
L33	N33°38'30"W	8.55'
L34	N22°54'38"W	14.82'
L35	N04°13'17"W	18.53'
L36	N01°05'02"W	33.43'
L38	N41°34'11"E	37.00'
L40	S38°20'15"E	12.64'

- LEGEND**
- DENOTES SET P.A.M., 4"X4" C.M. STAMPED L.B.#3234, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.A.M., 4"X4" C.M. STAMPED L.B.#3234, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3234, PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LEASED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - OB CHORD BEARING
 - OD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - R.M. RADIAL
 - CI TABULATED CURVE DATA
 - LI TANGENTIAL LINE DATA
 - R/W RIGHT OF WAY
 - S.C. CENTERLINE
 - M.B. MAP BOOK
 - P.B. PAGE
 - G.R.B. OFFICIAL RECORDS BOOK
 - EASEMENT
 - N.A.S. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ⑧ SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 10 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L3	N07°52'12"E	28.85'
L39	N7°29'07"W	10.67'
L40	N38°54'31"E	11.43'
L41	N08°19'36"W	11.38'
L42	N18°53'17"E	5.30'
L43	N30°43'13"W	10.00'



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	400.00'	30.0136°	206.63'	N81°05'48"W	207.24'
C13	400.00'	28.0135°	181.74'	N48°03'38"W	180.16'
C14	400.00'	22.3878°	157.81'	N47°23'58"W	156.79'
C15	400.00'	13.4312°	85.70'	N48°38'36"W	85.85'
C18	400.00'	8.5708°	62.03'	N54°14'46"W	61.97'
C17	300.00'	19.0322°	98.78'	N37°24'43"E	98.32'
C26	425.00'	12.8131°	10.28'	S36°46'37"E	10.28'
C28	375.00'	021'22"	2.33'	N36°15'42"W	2.33'
C40	375.00'	111'21"	73.33'	N42°03'03"W	73.12'
C41	375.00'	118'03"	78.30'	N43°09'31"W	78.27'
C45	35.00'	84°19'53"	41.00'	N78°22'22"E	36.62'
C46	375.00'	173'21"	117.00'	N45°03'38"E	117.00'
C47	425.00'	142'44"	12.71'	N36°38'54"W	12.71'
C20	385.00'	15'09'38"	85.88'	S39°21'42"W	85.73'
C58	25.00'	29'04'21"	12.86'	N05°43'51"W	12.85'
C57	25.00'	44'27'28"	16.40'	N07°22'27"W	16.62'
C56	25.00'	69'20'07"	26.80'	N12°19'37"W	26.11'
C59	25.00'	84'00'17"	33.58'	N02°41'34"W	22.70'
C70	225.00'	22'36'18"	100.61'	N47°33'58"W	98.80'
C61	285.00'	11'03'35"	48.23'	N53°09'31"W	46.15'
C62	285.00'	11'01'18"	48.03'	N42°07'03"W	46.86'
C63	255.00'	03'31'28"	2.33'	N09°20'43"W	2.33'
C66	545.00'	1'04'54"	10.29'	S38°37'27"E	10.29'

- LEGEND**
- DENOTES SET P.F.M. 4"X4" C.M. STAMPED L.B.#2824, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.F.M. 4"X4" C.M. STAMPED L.B.#2824, UNLESS OTHERWISE NOTED
 - P.F.M. CONCRETE W/REINFORCEMENT
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CV POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - (NB) NON-RADIAL
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/S CENTERLINE
 - M.B. MAP BOOK
 - P.L. PAGE
 - G.M.B. OFFICIAL RECORDS BOOK
 - E.M.T. EASEMENT
 - N.A.M.S. NORTH AMERICAN VERTICAL DATUM
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3424

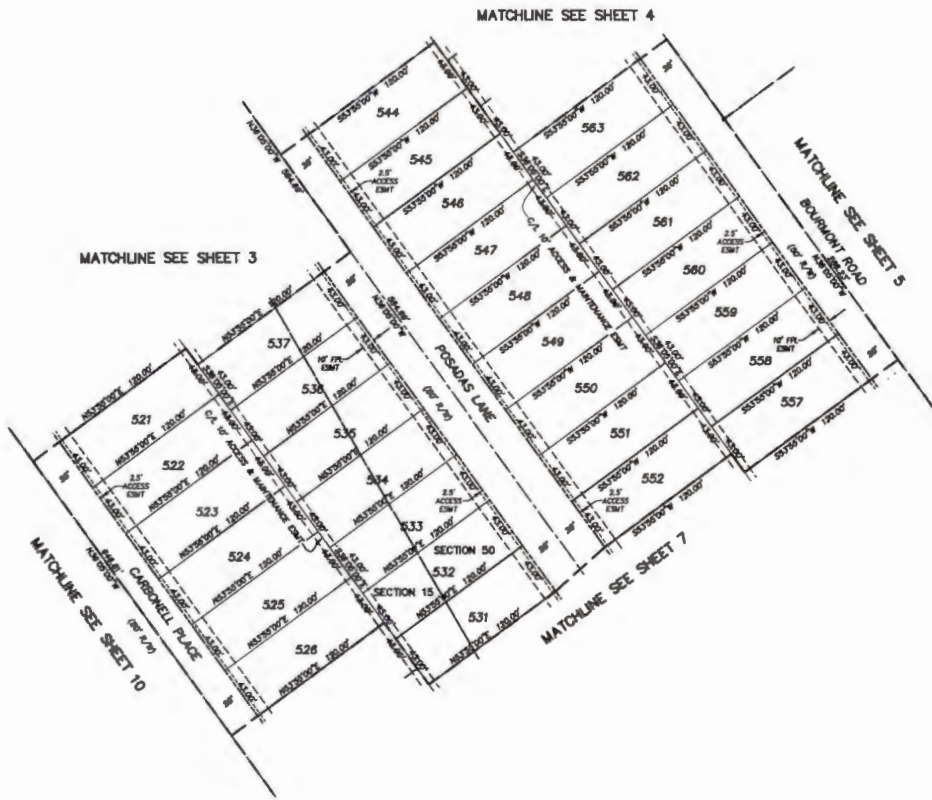
CORDOVA PALMS PHASE TWO

A PORTION OF SECTIONS 10 AND 15, TOGETHER WITH A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT,
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

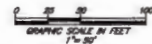
MAP BOOK PAGE

SHEET 11 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.A.M. 4"X4" C.M. STAMPED L.B. 3024.
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.A.M. 4"X4" C.M. STAMPED L.B. 3024.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B. 3024.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B. 3024.
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LOCKED BURNING
 - RADIUS
 - LOCKED BURNING
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF REVERSE CURVATURE
 - POINT ON CURVE
 - NON-RADIAL
 - TABULATED CURVE DATA
 - TABULATED LINE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - MAP BOOK
 - PAGE
 - OFFICIAL RECORDS BOOK
 - EASEMENT
 - NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ① SHEET REFERENCE NUMBER



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