

RESOLUTION NO. 2023- 87
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PRESERVE AT BANNON LAKES PHASE 2D.

WHEREAS, PULTE HOME COMPANY, LLC, RREF III-P-EP BANNON MITIGATION, LLC, AND RREF III-P-EP CYPRESS CREEK FARMS, LLC, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Preserve at Bannon Lakes Phase 2D.

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, 6 and 7.

Section 2. A Required Improvements Bond in the amount of \$1,333,155.33 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$447,682.41 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Abandonment and Release of Easement for the Preserve at Bannon Lakes Phase 2-C Easement for Utilities, recorded September 2, 2022 in Official Records Book 5631 Page 1220, has been approved and executed by the Board of County Commissioners.

Section 5. 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 6. 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 7. 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:

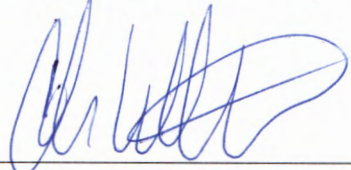
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and

e) Clerk of Courts.

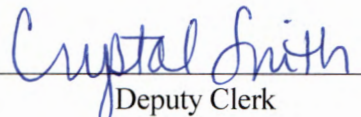
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

BY: 
Deputy Clerk

Rendition Date MAR 21 2023



Attachment 2

Plat Map

Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CAPTION

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF TRACT 2B-5 AS SHOWN ON THE PLAT OF PRESERVE AT BANNON LAKES PHASE 2B, AS RECORDED IN MAP BOOK 111, PAGES 23 THROUGH 36, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 72°32'31" WEST, 995.87 FEET; THENCE NORTH 40°19'37" EAST, 1164.26 FEET; THENCE SOUTH 70°18'27" EAST, 1350.01 FEET; THENCE SOUTH 07°13'49" EAST, 1789.20 FEET; TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PLAT OF PRESERVE AT BANNON LAKES PHASE 2B; THENCE NORTH 83°28'52" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF SAID PLAT OF PRESERVE AT BANNON LAKES PHASE 2B, A DISTANCE OF 586.26 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1, NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 65.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°43'13" WEST, 61.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2, NORTH 85°48'45" WEST, 152.66 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 44.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°26'46" WEST, 43.43 FEET, TO THE NORTHERLY LINE OF THE PLAT OF PRESERVE AT BANNON LAKES PHASE 2C, AS RECORDED IN MAP BOOK 112, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES; COURSE NO. 1, NORTH 47°17'42" WEST, 13.90 FEET; COURSE NO. 2, NORTH 85°48'45" WEST, 125.00 FEET; COURSE NO. 3, NORTH 04°11'15" EAST, 120.20 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 4, NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°11'15" EAST, 35.36 FEET; COURSE NO. 5, NORTH 04°11'15" EAST, 80.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 6, NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°48'45" WEST, 35.36 FEET; COURSE NO. 7, NORTH 85°48'45" WEST, 60.00 FEET; COURSE NO. 8, NORTH 04°11'15" EAST, 33.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 9, NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 0.78 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°19'07" EAST, 0.78 FEET; COURSE NO. 10, NORTH 85°48'45" WEST, 140.43 FEET; COURSE NO. 11, SOUTH 73°14'50" WEST, 170.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 49.19 ACRES, MORE OR LESS

CERTIFICATE OF APPROVAL AND ACCEPTANCE

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

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
CHAIR

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

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

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF PRESERVE AT BANNON LAKES PHASE 2D HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2022.

BY: _____
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLES 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

CERTIFICATE OF PLAT REVIEW

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

BY: _____
GAIL OLIVER, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/HOME HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2022.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, INC.
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
LICENSE NO. LB3731



Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PLUTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("PLUTE"), BREF B-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BREF B-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (COLLECTIVELY, THE "OWNERS"), ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS PRESERVE AT BANNON LAKES PHASE 2D, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAYS DESIGNATED IN THIS PLAT AS BEECHMUT CIRCLE, CEDAR PRESERVE LAKE, IRON BIGHT DRIVE AND TURKEY FOOT COURT, ARE HEREBY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT 20-1 (STORM WATER MANAGEMENT FACILITY) AND TRACT 20-2 (PARK), SHALL REMAIN PRIVATELY OWNED BY PLUTE AND THE SOLE AND EXCLUSIVE PROPERTY OF PLUTE, ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER, PLUTE RESERVES THE RIGHT TO CONVEY TITLE TO ANY OR ALL OF SAID TRACTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WELL, ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THE EASEMENTS SHOWN ON THIS PLAT AS DRAINAGE EASEMENT (D.E.), AND TRACT 20-1 (STORM WATER MANAGEMENT FACILITY) SHOWN ON THIS PLAT SHALL PERMIT ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FACILITY TRACTS. THE FOREGOING RIGHT OF THE COUNTY TO DISCHARGE STORMWATER SHALL NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE COUNTY FOR THE CONSTRUCTION OR MAINTENANCE OF THE DRAINAGE SYSTEM.

TRACT 20-3 (POND) AND TRACT 20-4 (CONSERVATION) SHALL REMAIN PRIVATELY OWNED BY BREF B-P-EP BANNON MITIGATION, LLC AND THE SOLE AND EXCLUSIVE PROPERTY OF BREF B-P-EP BANNON MITIGATION, LLC, ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER, BREF B-P-EP BANNON MITIGATION, LLC RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WELL, ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SAID TRACT 20-4 IS SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4179, PAGE 1338, AS AMENDED IN OFFICIAL RECORDS BOOK 4817, PAGE 790, OFFICIAL RECORDS BOOK 3264, PAGE 1386 AND OFFICIAL RECORDS BOOK 5272, PAGE 1851 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF PLUTE, ITS SUCCESSORS AND ASSIGNS. IF ANY OF SAID EASEMENTS, PLUTE RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS CREATED BY THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED, HOWEVER, PLUTE RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WELL, ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

PLUTE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL OF THE EASEMENTS CREATED BY THIS PLAT.

ANY UTILITY EASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.06(2)(B) OF THE CURRENT FLORIDA STATUTES; PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.06(2)(B), 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY PLUTE, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "P.L.E." ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

PLUTE HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS, TRACTS, OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, PLUTE HOME COMPANY, LLC, BREF B-P-EP BANNON MITIGATION, LLC, AND BREF B-P-EP CYPRESS CREEK FARMS, LLC HAVE CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OR APPOINTED OFFICERS OR AGENTS ACTING BY AND WITH THE AUTHORITY UNDER THEIR RESPECTIVE GOVERNING DOCUMENTS.

PLUTE HOME COMPANY, LLC
PLUTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ WITNESS: _____
PRINT NAME: _____

NOTARY FOR PLUTE HOME COMPANY, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, A.D., BY _____ AS _____ OF PLUTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWS _____ OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION PRODUCED _____

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

BREF B-P-EP CYPRESS CREEK FARMS, LLC
BREF B-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ WITNESS: _____
PRINT NAME: _____

NOTARY FOR BREF B-P-EP CYPRESS CREEK FARMS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, A.D., BY _____ AS _____ OF BREF B-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWS _____ OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION PRODUCED _____

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

BREF B-P-EP BANNON MITIGATION, LLC
BREF B-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ WITNESS: _____
PRINT NAME: _____

NOTARY FOR BREF B-P-EP BANNON MITIGATION, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, A.D., BY _____ AS _____ OF BREF B-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWS _____ OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION PRODUCED _____

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

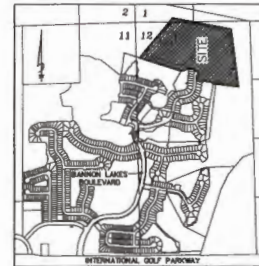


Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 10 SHEETS
132 LOTS AND 4 TRACTS THIS PHASE



VICINITY MAP
NOT TO SCALE

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY OF CEDAR PRESERVE LAKE AS M441151'E PER PLAT OF PERSEVERE AT BANNON LAKES PHASE 2C (M.B. 112, PGS. 58-62.) (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983/1980 NGS ADJUSTMENT).

2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODESIC CONTROL POINTS 0200, AND 0201

0200 N 2058793.5201 E 511532.7836
0201 N 2088874.3148 E 504331.1345

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2081299.63	515331.67	PRM-MOST N'LY CORNER OF TRACT "2D-4"
2	2058793.34	516826.66	PRM-MOST E'LY CORNER OF TRACT "2D-4"

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)

4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.

5. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.

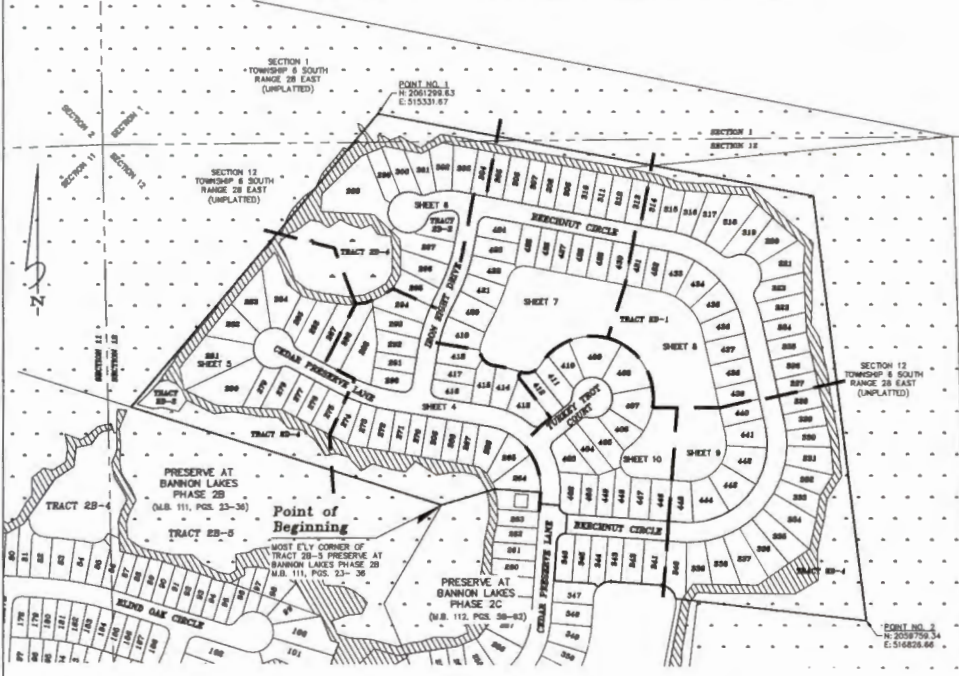
6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

7. CERTAIN EASEMENTS ARE RESERVED FOR FPM, FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

8. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

9. EACH EASEMENT SHOWN ON THIS PLAT AND DISCONTINUED AS AN UNOBTAINED EASEMENT SHALL REMAIN TOTALLY UNOBTAINED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID UNOBTAINED EASEMENT BY AUTHORIZED PERSONS OR ENTITIES. THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH AFFECTED LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

10. THE NUMBERING OF LOTS ON THIS PLAT INCLUDE LOTS 284 THROUGH 346, INCLUSIVE, AND LOTS 402 THROUGH 450, INCLUSIVE.



Point of Beginning
MOST E'LY CORNER OF TRACT 2B-5 PRESERVE AT BANNON LAKES PHASE 2B (M.B. 111, PGS. 23-36)

Point of Beginning
MOST E'LY CORNER OF TRACT 2B-3 PRESERVE AT BANNON LAKES PHASE 2B (M.B. 111, PGS. 23-36)

Point of Beginning
MOST E'LY CORNER OF TRACT 2B-2 PRESERVE AT BANNON LAKES PHASE 2B (M.B. 111, PGS. 23-36)

Point of Beginning
MOST E'LY CORNER OF TRACT 2B-1 PRESERVE AT BANNON LAKES PHASE 2B (M.B. 111, PGS. 23-36)

LEGEND

- M.B. = MAP BOOK
- G.R.B. = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- C/L = CENTERLINE
- R/W = RIGHT OF WAY
- R = RADIUS
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R.P. = RADIUS POINT
- (R) = LINE RADIAL TO R/W
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- D.L. = DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- S.W.L. = STATE JURISDICTIONAL WETLAND LINE
- U.E. = UTILITY EASEMENT
- S.U.D. = ST. JOHNS COUNTY UTILITIES DEPARTMENT UTILITY EASEMENT
- S.U.D. U.E. = ST. JOHNS COUNTY UTILITIES DEPARTMENT UTILITY EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT EASEMENT
- D.A.M.L.E. = DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- U.D.A.M.L.E. = UNOBTAINED DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT
- A.T.B. = APPROXIMATE TOP OF BANK
- T.L.O. = TIE LINE ONLY
- = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- = 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = SET 3/8" IRON BAR WITH CAP "P.R.M. LB 3731"



THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

- G.R.B. 4156, PG. 827 AMENDED MASTER DECLARATION BLANKETS SITE EXCLUDING TRACT 2C-4
- G.R.B. 4284, PG. 709 AMENDMENT TO MASTER DECLARATION BLANKETS SITE EXCLUDING TRACT 2C-4
- G.R.B. 4585, PG. 1563 SECOND AMENDMENT BLANKETS SITE EXCLUDING TRACT 2C-4
- G.R.B. 4840, PG. 165 THIRD AMENDMENT BLANKETS SITE EXCLUDING TRACT 2C-4
- G.R.B. 4786, PG. 1974 FOURTH AMENDMENT BLANKETS SITE EXCLUDING TRACT 2C-4
- G.R.B. 4833, PG. 1105 FIFTH AMENDMENT BLANKETS SITE EXCLUDING TRACT 2C-4
- G.R.B. 4835, PG. 1566 AMENDED FIFTH AMENDMENT BLANKETS SITE EXCLUDING TRACT 2C-4
- G.R.B. 4844, PG. 700 SECOND AMENDED FIFTH AMENDMENT BLANKETS SITE EXCLUDING TRACT 2C-4
- G.R.B. 4175, PG. 1339 CONSERVATION EASEMENT SHOWN HEREON
- G.R.B. 4817, PG. 760 AMENDMENT SHOWN HEREON

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

SHEET 4 OF 10 SHEETS

SEE SHEET 3 FOR NOTES AND LEGEND

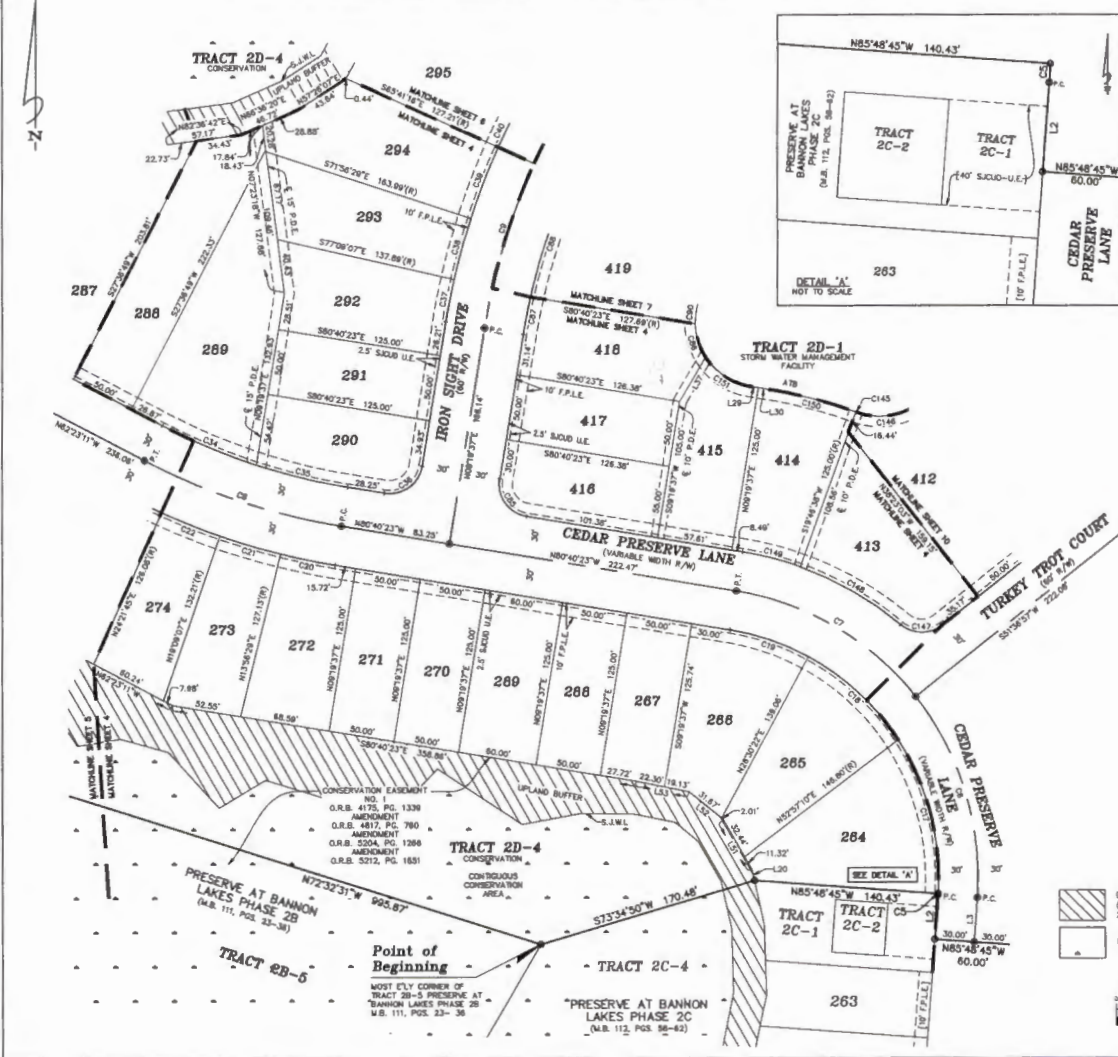
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°11'15"E	33.86'
L3	N04°11'15"E	33.86'
L20	S12°44'49"E	8.57'
L26	S80°40'23"E	6.42'
L30	S80°40'23"E	8.49'
L37	S30°09'04"W	38.21'
L51	N28°45'08"W	43.76'
L52	N51°20'47"W	33.68'
L53	N78°45'56"W	41.43'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	193.00'	0.78'	0°14'13"	N04°04'09"E	0.78'
C7	230.00'	183.44'	42°34'18"	N17°05'54"W	159.23'
C8	230.00'	183.38'	42°17'30"	N08°21'47"W	159.22'
C9	500.00'	158.58'	18°17'12"	S71°31'47"E	158.81'
C9	500.00'	152.76'	17°30'20"	N80°44'48"E	152.17'
C17	190.00'	122.80'	37°03'41"	N14°34'48"W	120.77'
C18	190.00'	94.12'	28°22'59"	N47°16'08"W	83.16'
C19	190.00'	83.66'	19°10'45"	N71°05'01"W	83.30'
C20	830.00'	42.64'	4°36'53"	S79°21'57"E	42.67'
C21	830.00'	48.20'	5°12'38"	S73°27'12"E	48.18'
C22	530.00'	48.20'	5°12'38"	S68°14'34"E	48.18'
C34	470.00'	77.98'	8°30'21"	N67°08'22"W	77.85'
C35	470.00'	72.03'	8°46'51"	N76°18'58"W	71.95'
C36	25.00'	38.27'	80°00'00"	S84°18'37"W	35.36'
C37	530.00'	32.57'	3°31'17"	S11°05'10"W	32.57'
C38	530.00'	48.20'	5°12'38"	S15°11'07"W	48.18'
C39	530.00'	57.85'	6°15'13"	S21°11'07"W	57.82'
C40	530.00'	33.31'	2°31'13"	S25°34'30"W	33.31'
C85	25.00'	38.27'	80°00'00"	N38°40'33"W	35.36'
C86	470.00'	28.44'	30°18'04"	S17°21'38"E	28.14'
C87	470.00'	28.88'	3°31'14"	N11°05'10"E	28.87'
C88	470.00'	16.65'	10°54'04"	N16°07'52"E	16.57'
C90	50.00'	16.67'	18°08'23"	S07°20'35"W	16.60'
C148	375.00'	1.25'	0°11'36"	S70°07'37"E	1.25'
C148	50.00'	43.71'	50°05'16"	N64°55'30"E	42.33'
C147	25.00'	34.24'	78°27'47"	N88°09'10"W	31.82'
C148	350.00'	88.54'	20°18'06"	N80°04'19"W	88.12'
C149	350.00'	45.66'	10°27'01"	N75°28'53"E	45.54'
C150	375.00'	68.40'	10°27'01"	S75°28'53"E	68.30'
C151	50.00'	43.03'	48°09'43"	S56°35'32"E	40.80'

 DENOTES UPLAND BUFFER
 (NATURAL VEGETATIVE UPLAND BUFFER)
 25' AVERAGE WIDTH
 DENOTES WETLANDS




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 3RD FLOOR, SUITE 300
 JACKSONVILLE, FLORIDA 32207
 (904) 385-2500
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Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

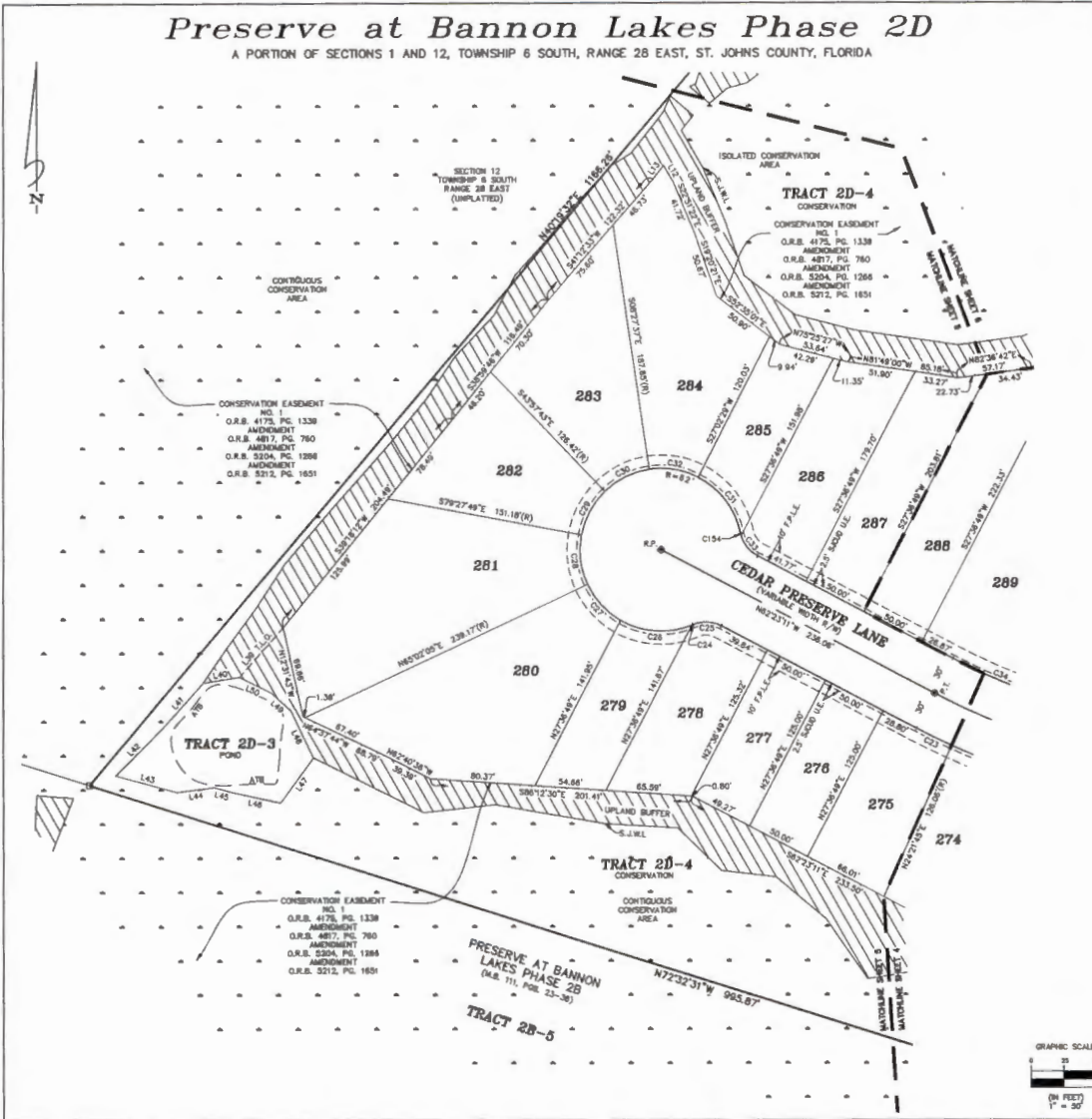
SHEET 5 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE	BEARING	DISTANCE
L12	S29°48'33"E	14.98'
L13	N38°07'55"E	12.75'
L36	N41°56'32"E	50.75'
L40	S81°08'22"W	28.21'
L41	S42°09'41"W	48.92'
L42	S43°18'58"W	48.39'
L43	S74°52'17"E	48.75'
L44	N82°30'43"E	28.78'

LINE	BEARING	DISTANCE
L45	S74°25'24"E	14.57'
L47	S77°38'07"E	37.71'
L48	N36°18'10"E	48.55'
L48	N35°28'51"W	38.44'
L49	N47°43'35"W	35.85'
L50	N84°05'37"W	27.02'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C23	530.00'	30.07'	3°15'04"	S84°00'43"E	30.07'
C24	82.00'	1.23'	1°08'04"	N67°23'32"E	1.23'
C25	25.00'	22.14'	52°47'10"	S87°46'51"E	21.44'
C26	82.00'	56.48'	57°11'36"	S55°26'39"E	54.55'
C27	82.00'	37.75'	34°52'58"	S42°24'23"E	37.17'
C28	82.00'	38.42'	35°30'08"	S27°12'52"E	37.80'
C29	82.00'	38.42'	35°30'08"	S26°11'14"W	37.80'
C30	82.00'	38.42'	35°30'08"	S63°47'20"W	37.80'
C31	82.00'	55.96'	51°21'38"	N37°16'42"W	53.74'
C32	82.00'	38.42'	35°30'08"	N60°42'34"W	37.80'
C33	25.00'	20.43'	48°48'47"	N38°55'48"W	18.88'
C34	470.00'	77.88'	9°30'21"	N67°08'22"W	77.88'
C34	25.00'	1.73'	3°58'32"	S13°35'09"E	1.73'

 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS



Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

SHEET 6 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N43°D'45"E	15.00'
LB	S61°35'07"E	20.00'
LB	S19°17'03"E	6.67'
L32	S79°18'23"E	36.37'
L33	N08°24'33"W	28.51'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	500.00'	140.84'	16°08'20"	N19°45'44"E	140.37'
C11	180.00'	102.18'	32°31'36"	N84°25'48"E	100.82'
C39	530.00'	57.85'	6°15'13"	S21°10'07"W	57.82'
C40	530.00'	23.31'	2°31'13"	S23°34'20"W	23.31'
C41	470.00'	73.37'	6°56'41"	S22°21'36"W	73.30'
C42	82.00'	67.48'	82°21'47"	S78°08'09"E	64.20'
C43	470.00'	59.01'	7°11'38"	S14°17'26"W	56.97'
C44	62.00'	57.53'	53°08'53"	N44°29'34"E	55.49'
C45	25.00'	23.51'	53°33'00"	N44°29'34"E	22.65'
C46	150.00'	56.59'	21°38'53"	N82°43'30"E	56.25'
C47	25.00'	42.61'	87°38'40"	S38°07'43"E	37.83'
C48	82.00'	81.52'	79°20'08"	S08°51'17"E	75.77'
C49	82.00'	49.58'	37°30'00"	S47°09'53"W	36.86'
C50	28.00'	11.88'	27°27'33"	N74°40'33"W	11.87'
C51	82.00'	57.50'	53°08'53"	N44°29'34"E	55.48'
C52	210.00'	36.81'	10°07'20"	S74°50'22"W	36.76'
C53	25.00'	8.44'	21°37'37"	S80°46'53"E	8.38'
C54	210.00'	45.74'	12°28'48"	S88°15'03"E	45.65'
C55	210.00'	30.06'	6°12'08"	N63°24'28"W	30.04'



 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS

 Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 18 NO. 2728
 3426 GUNN POINT ROAD
 JACKSONVILLE, FLORIDA 32217
 (904) 380-2700
 WWW.CLARYSSOC.COM

Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP SHEET PAGE

SHEET 7 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S27°36'34"E	12.45'
L22	S79°18'23"E	38.37'
L28	S80°40'23"E	6.42'
L30	S80°40'23"E	8.49'
L37	S30°09'04"W	39.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C0	500.00'	152.76'	17°30'20"	N18°04'46"E	152.17'
C10	500.00'	140.84'	18°08'20"	N18°45'46"E	140.37'
C06	50.00'	28.44'	30°18'04"	S17°21'38"E	28.14'
C07	470.00'	28.80'	3°31'14"	N11°05'17"E	28.87'
C08	470.00'	86.49'	10°34'04"	N18°07'52"E	86.57'
C09	345.00'	38.33'	8°15'08"	S20°09'31"W	38.23'
C09	30.00'	14.67'	18°04'33"	S07°20'35"W	14.60'
C01	470.00'	28.03'	3°25'02"	N25°07'25"E	28.03'
C02	530.00'	17.84'	1°55'41"	N25°35'08"E	17.84'
C03	655.00'	17.84'	1°33'37"	S26°03'08"W	17.84'
C04	345.00'	30.38'	3°28'02"	S25°07'25"W	30.57'
C05	530.00'	57.20'	6°11'00"	N21°48'45"E	57.17'
C06	655.00'	74.80'	6°33'05"	S21°59'47"W	74.85'
C07	530.00'	57.85'	6°15'13"	N15°35'38"E	57.82'
C08	50.00'	40.17'	48°02'12"	S38°22'20"W	39.10'
C09	655.00'	27.06'	2°22'01"	S17°32'14"W	27.06'
C100	530.00'	18.41'	1°48'23"	N11°34'48"E	18.41'
C101	25.00'	38.27'	90°00'00"	N55°41'37"E	38.36'
C102	50.00'	33.43'	38°18'11"	S81°32'31"W	32.81'
C137	187.00'	187.18'	51°13'00"	S86°49'34"E	181.63'
C138	187.00'	79.62'	24°23'43"	N55°22'05"E	79.07'
C141	50.00'	24.49'	28°03'50"	N45°50'57"E	24.25'
C142	187.00'	37.98'	11°21'13"	N37°29'38"E	36.99'
C145	375.00'	1.23'	0°11'30"	S70°07'37"E	1.25'
C146	50.00'	43.71'	50°05'18"	N64°35'30"E	42.33'
C150	375.00'	65.40'	10°27'01"	S75°28'53"E	68.30'
C151	50.00'	42.03'	48°09'43"	S56°35'32"E	40.80'



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS



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 18 W. 27th
 3RD FLOOR
 JACKSONVILLE, FLORIDA 32207
 (904) 385-2500
 WWW.CLARYASSOC.COM

Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 8 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L4	S52°32'25"W	30.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	330.00'	234.37'	41°5'33"	S58°19'25"E	229.17'
C13	320.00'	137.67'	24°4'06"	S24°59'58"E	136.60'
C56	350.00'	47.33'	7°44'55"	N73°14'18"W	47.30'
C57	350.00'	47.33'	7°44'55"	N65°29'23"W	47.30'
C58	350.00'	56.87'	9°18'05"	N56°57'53"W	56.76'
C59	350.00'	10.78'	1°45'50"	N51°25'56"W	10.77'
C60	25.00'	38.15'	86°48'37"	N63°57'19"W	27.53'
C81	62.00'	36.59'	33°39'43"	S80°28'14"W	37.97'
C82	62.00'	34.68'	50°31'40"	N56°28'05"W	52.92'
C83	62.00'	36.05'	51°44'31"	N05°16'22"W	54.16'
C84	350.00'	17.77'	2°54'31"	N22°40'47"W	17.77'
C85	25.00'	26.15'	86°48'37"	N09°16'16"W	27.53'
C86	62.00'	33.86'	22°07'03"	N31°36'03"E	33.71'
C87	350.00'	52.34'	8°34'04"	N18°56'29"W	52.29'
C103	165.00'	47.29'	16°25'14"	N70°25'37"W	47.15'
C104	280.00'	34.57'	16°23'33"	S70°24'16"E	84.27'
C105	280.00'	30.82'	19°43'30"	S52°20'45"E	86.43'
C106	165.00'	36.85'	19°43'30"	N52°20'45"W	36.57'
C107	280.00'	36.82'	19°43'30"	S32°36'14"E	86.43'
C108	165.00'	36.85'	19°43'30"	N32°36'14"W	36.57'
C109	165.00'	29.02'	10°04'33"	N17°41'43"W	28.98'
C110	280.00'	31.00'	10°04'33"	S17°41'43"E	50.93'
C133	187.00'	140.08'	42°55'13"	S11°27'33"W	136.63'
C134	62.00'	46.44'	42°55'13"	N11°27'33"E	46.37'
C135	187.00'	167.16'	51°13'00"	S35°38'34"W	161.65'
C136	62.00'	55.47'	51°13'00"	N35°38'34"E	53.56'
C137	187.00'	167.16'	51°13'00"	S86°48'34"W	161.65'
C138	62.00'	55.47'	51°13'00"	N86°48'34"E	53.56'
C139	350.00'	13.40'	2°11'38"	N78°12'35"W	13.40'
C157	280.00'	1.83'	0°22'31"	N79°06'58"W	1.83'
C158	165.00'	1.83'	0°40'08"	N76°58'19"W	1.83'

DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS



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 PROFESSIONAL SURVEYORS & MAPPERS
 18 N.W. 37th
 3520 CORAL POINT ROAD
 JACKSONVILLE, FLORIDA 32217
 (904) 986-2700
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Preserve at Bannon Lakes Phase 2D

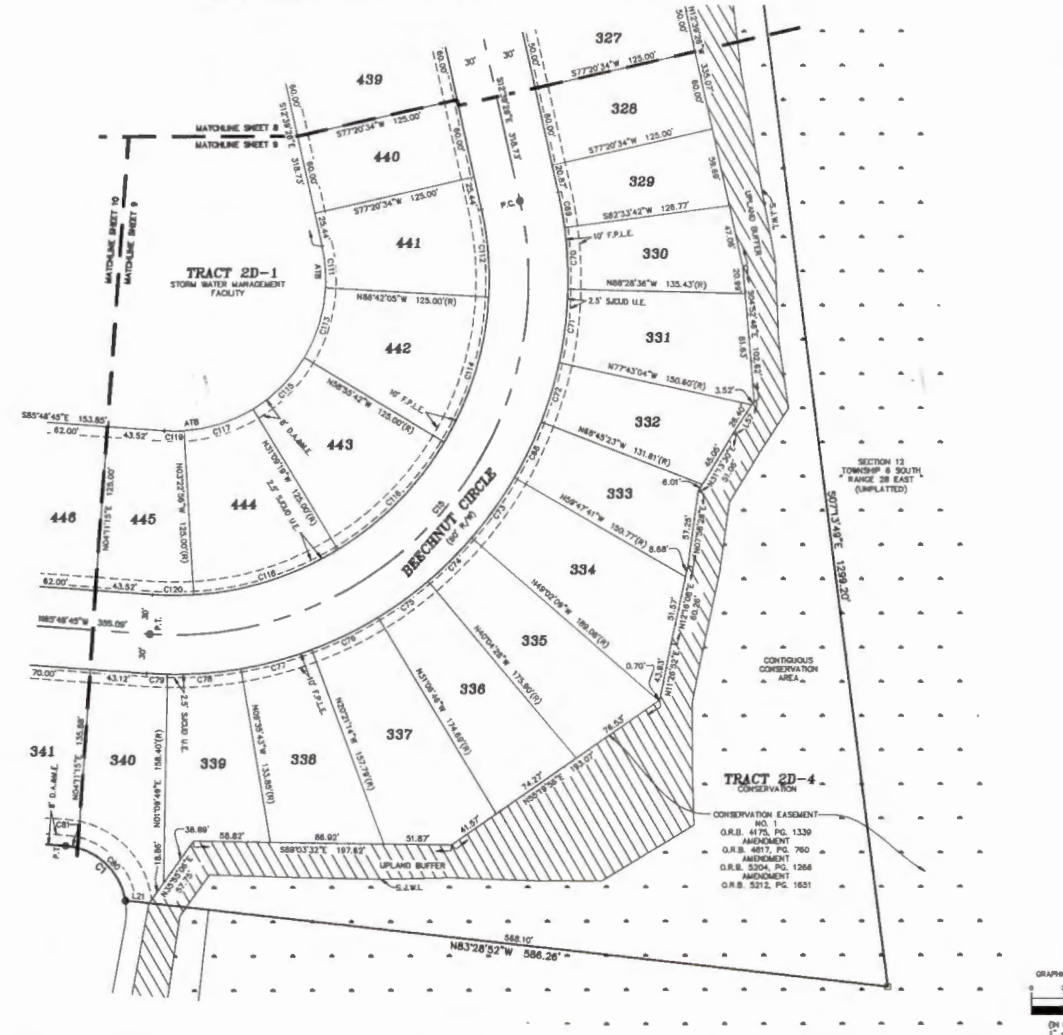
A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 9 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N83°28'53"W	18.16'
L37	N83°13'41"E	28.92'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	66.48'	78°11'08"	S47°43'13"W	61.60'
C15	270.00'	303.49'	106°50'41"	S40°45'24"W	433.63'
C88	300.00'	46.82'	87°57'42"	N23°43'28"E	46.87'
C89	300.00'	27.33'	57°37'08"	N10°02'52"W	27.32'
C70	300.00'	46.82'	87°57'42"	N02°57'27"E	46.88'
C71	300.00'	56.33'	10°45'32"	N06°54'10"E	56.25'
C72	300.00'	46.82'	87°57'42"	N16°45'48"E	46.87'
C73	300.00'	56.33'	10°45'32"	N35°38'05"E	56.25'
C74	300.00'	46.82'	87°57'42"	N45°26'41"E	46.87'
C75	300.00'	46.82'	87°57'42"	N54°23'23"E	46.87'
C76	300.00'	56.33'	10°45'32"	N64°16'00"E	56.25'
C77	300.00'	56.33'	10°45'32"	N73°01'31"E	56.25'
C78	300.00'	56.33'	10°45'32"	N80°47'03"E	56.25'
C79	300.00'	15.83'	37°01'26"	S87°19'28"E	15.83'
C80	50.00'	57.11'	65°28'42"	N42°21'00"W	54.06'
C81	30.00'	6.37'	10°44'24"	N80°26'33"W	6.36'
C111	115.00'	32.63'	19°57'21"	N04°46'46"W	31.82'
C112	240.00'	66.84'	19°57'21"	S04°46'46"E	66.82'
C113	115.00'	55.74'	27°48'23"	N17°11'08"W	55.20'
C114	240.00'	116.34'	27°48'23"	S17°11'08"W	113.20'
C115	115.00'	55.74'	27°48'23"	N44°57'30"E	55.20'
C116	240.00'	116.34'	27°48'23"	S44°57'30"E	113.20'
C117	115.00'	55.74'	27°48'23"	N72°43'53"E	55.20'
C118	240.00'	116.34'	27°48'23"	S72°43'53"E	113.20'
C119	115.00'	13.16'	73°41'00"	S88°35'51"E	13.16'
C120	240.00'	31.71'	73°41'00"	N88°35'51"W	31.68'



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS



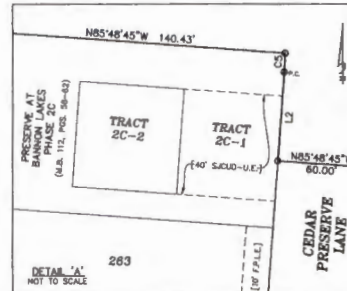
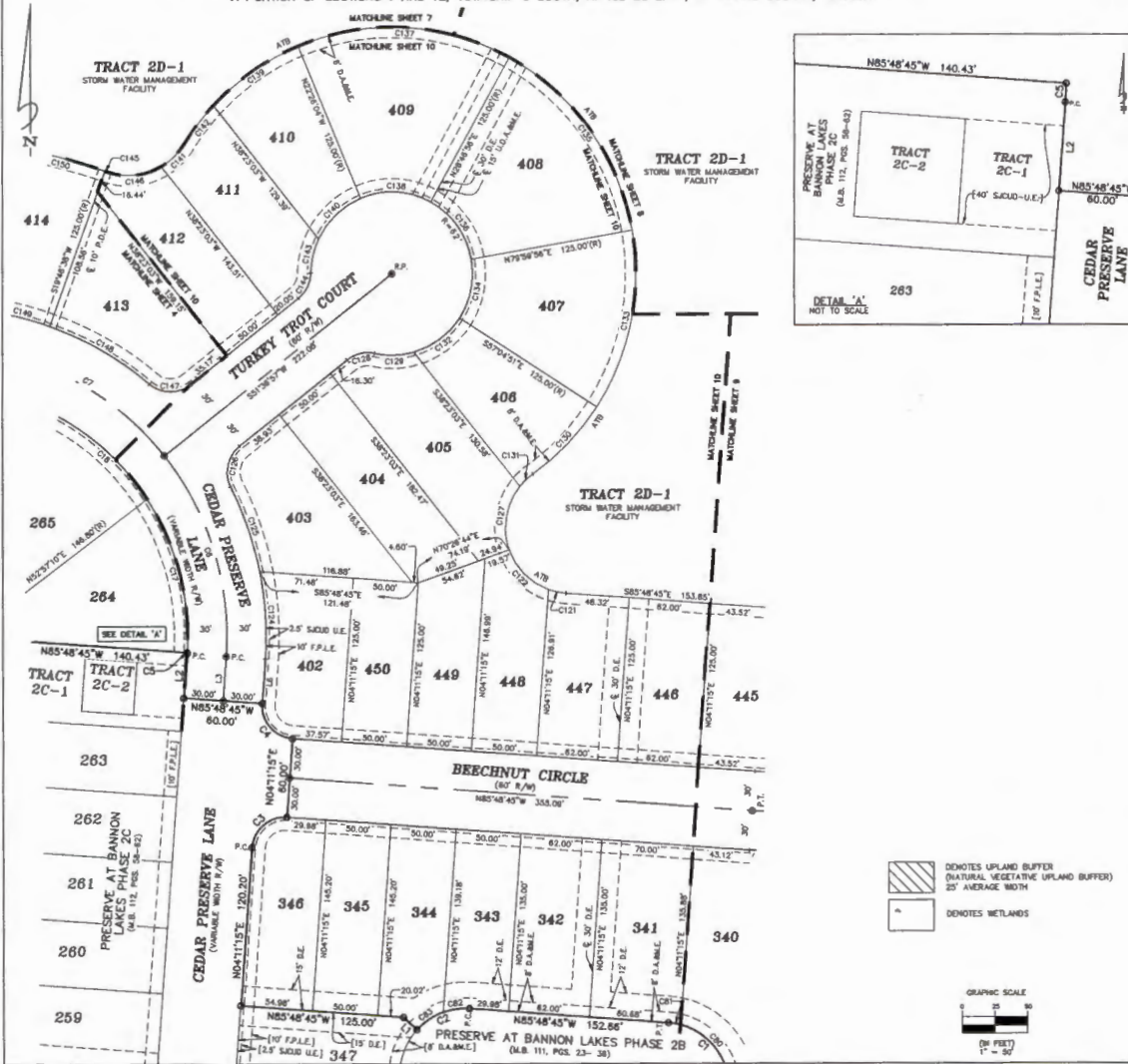
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 PROFESSIONAL SURVEYORS & MAPPERS
 18 W. 37th
 300 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32217
 (904) 385-7100
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Preserve at Bannon Lakes Phase 2D

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 10 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°17'42\"/>	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	88.48'	78°11'08\"/>	H47°43'13\"/>	61.89'
C2	50.00'	44.83'	51°28'57\"/>	S68°28'48\"/>	43.43'
C3	25.00'	38.27'	90°00'00\"/>	H48°11'15\"/>	35.36'
C4	25.00'	38.27'	90°00'00\"/>	H40°48'45\"/>	35.36'
C5	190.00'	0.78'	0°14'12\"/>	H04°04'09\"/>	0.78'
C6	220.00'	183.46'	42°34'18\"/>	H17°05'54\"/>	158.73'
C7	220.00'	182.36'	42°17'20\"/>	H59°31'43\"/>	156.72'
C17	180.00'	122.90'	37°03'41\"/>	H14°34'48\"/>	120.77'
C18	180.00'	84.12'	28°22'58\"/>	H47°18'08\"/>	83.16'
C60	50.00'	57.11'	65°28'42\"/>	H42°21'00\"/>	54.06'
C81	50.00'	9.37'	10°44'24\"/>	H80°28'33\"/>	9.36'
C82	50.00'	20.80'	23°38'28\"/>	S82°10'17\"/>	20.46'
C83	50.00'	24.32'	27°52'30\"/>	S34°36'33\"/>	24.00'
C71	50.00'	13.85'	15°52'28\"/>	S77°52'31\"/>	13.81'
C122	50.00'	43.97'	50°23'00\"/>	S44°44'48\"/>	42.56'
C124	250.00'	68.84'	15°50'31\"/>	H63°28'01\"/>	68.74'
C125	250.00'	68.47'	15°41'34\"/>	H10°00'03\"/>	68.26'
C126	25.00'	34.24'	78°27'47\"/>	H12°23'03\"/>	31.82'
C127	50.00'	51.08'	58°32'42\"/>	S08°40'04\"/>	48.80'
C128	25.00'	22.18'	50°47'19\"/>	H77°00'38\"/>	21.44'
C129	82.00'	130.63'	28°18'27\"/>	H88°11'02\"/>	100.32'
C130	187.00'	71.11'	21°47'15\"/>	S43°48'46\"/>	70.68'
C131	50.00'	13.71'	15°42'58\"/>	S48°50'55\"/>	13.67'
C132	82.00'	44.96'	41°10'40\"/>	H53°30'28\"/>	43.61'
C133	187.00'	140.08'	42°55'13\"/>	S11°27'33\"/>	136.83'
C134	82.00'	46.44'	42°58'13\"/>	H11°27'33\"/>	45.37'
C135	187.00'	167.16'	51°37'00\"/>	S38°36'34\"/>	161.65'
C136	82.00'	55.42'	51°37'00\"/>	H38°36'34\"/>	53.59'
C137	187.00'	167.16'	51°37'00\"/>	S8°48'34\"/>	161.65'
C138	82.00'	55.42'	51°37'00\"/>	H8°48'34\"/>	53.59'
C139	187.00'	78.62'	24°23'42\"/>	H52°22'05\"/>	79.02'
C140	82.00'	45.71'	42°14'33\"/>	S48°28'38\"/>	44.68'
C141	50.00'	24.48'	28°03'50\"/>	H48°50'57\"/>	24.25'
C142	187.00'	37.06'	11°21'13\"/>	H37°38'28\"/>	36.89'
C143	82.00'	28.51'	24°29'43\"/>	S10°34'30\"/>	28.31'
C144	25.00'	22.16'	50°47'19\"/>	S28°15'17\"/>	21.44'
C145	375.00'	1.25'	0°11'30\"/>	S70°07'37\"/>	1.25'
C146	50.00'	43.71'	50°05'16\"/>	H84°55'30\"/>	42.33'
C147	25.00'	34.24'	78°27'47\"/>	H88°09'10\"/>	31.82'
C148	250.00'	68.58'	20°18'08\"/>	H80°04'19\"/>	68.12'
C149	250.00'	45.80'	10°27'01\"/>	H75°28'53\"/>	45.54'
C150	375.00'	68.40'	10°27'01\"/>	S75°28'53\"/>	68.30'

DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
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