

RESOLUTION NO. 2024-1
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PRESERVE AT BANNON LAKES PHASE 2E.

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, 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 2E.

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 \$3,086,886.47 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$903,934.10 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.

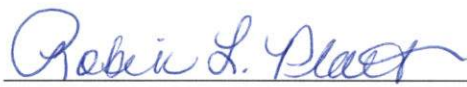
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of January, 2024.

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

Rendition Date: JAN 18 2024

BY: 
Sarah Arnold, Chair

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


Deputy Clerk



Attachment 2

Plat Map

Preserve at Bannon Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CAPTION

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWESTERLY CORNER OF LOT 79 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 SOUTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, AND WESTERLY, ALONG THE WESTERLY & SOUTHERLY LINE OF SAID PRESERVE AT BANNON LAKES PHASE 2B, RUN THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES: **COURSE NO. 1:** SOUTH 131°18'18" WEST, 130.45 FEET; **COURSE NO. 2:** SOUTH 120°03' WEST, 80.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; **COURSE NO. 3:** EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 19.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°37'38" EAST, 19.52 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; **COURSE NO. 4:** SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°57'30" EAST, 33.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 5:** SOUTH 03°24'18" WEST, 200.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; **COURSE NO. 6:** SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°05'24" WEST, 36.36 FEET; **COURSE NO. 7:** SOUTH 08°48'30" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; **COURSE NO. 8:** EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 17.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°25'08" WEST, 389.32 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; **COURSE NO. 9:** WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 785.00 FEET, AN ARC DISTANCE OF 122.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°14'10" WEST, 122.57 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; **COURSE NO. 10:** SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 104.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°15'15" WEST, 86.89 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; **COURSE NO. 11:** SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 187.00 FEET, AN ARC DISTANCE OF 340.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°22'51" WEST, 295.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; **COURSE NO. 12:** SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 58.00 FEET, AN ARC DISTANCE OF 177.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°10'54" WEST, 115.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 13:** SOUTH 06°14'55" EAST, 184.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; **COURSE NO. 14:** EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 172.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°11'18" EAST, 171.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; **COURSE NO. 15:** EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 48.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°08'40" EAST, 48.78 FEET; **COURSE NO. 16:** SOUTH 27°55'01" EAST, 25.33 FEET; **COURSE NO. 17:** SOUTH 85°17'12" EAST, 120.78 FEET; **COURSE NO. 18:** NORTH 81°19'30" EAST, 87.84 FEET, TO THE SOUTHERLY LINE OF TRACT 2A-3, AS SHOWN ON THE PLAT OF PRESERVE AT BANNON LAKES PHASE 2A, AS RECORDED IN MAP BOOK 110, PAGES 45 THROUGH 50, INCLUSIVE OF SAID PUBLIC RECORDS, THENCE EASTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG THE WESTERLY PLAT LINE OF SAID PLAT, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: **COURSE NO. 1:** SOUTH 71°10'53" EAST, 125.00 FEET; **COURSE NO. 2:** SOUTH 19°28'30" WEST, 56.82 FEET; **COURSE NO. 3:** SOUTH 29°57'46" WEST, 76.92 FEET; **COURSE NO. 4:** SOUTH 42°38'18" WEST, 55.52 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; **COURSE NO. 5:** EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 109.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°28'17" EAST, 88.77 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; **COURSE NO. 6:** SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 105.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°15'53" EAST, 105.26 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; **COURSE NO. 7:** SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 82.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°20'52" WEST, 58.76 FEET, TO THE NORTHERLY LINE OF BANNON LAKES PHASE 1A-2, AS RECORDED IN MAP BOOK 90, PAGES 49 THROUGH 52, INCLUSIVE OF SAID PUBLIC RECORDS, THENCE SOUTHERLY, WESTERLY, NORTHWESTERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: **COURSE NO. 1:** SOUTH 53°14'57" WEST, 20.34 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; **COURSE NO. 2:** WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 421.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°25'08" WEST, 389.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 3:** NORTH 82°34'50" WEST, 32.72 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; **COURSE NO. 4:** WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 561.15 FEET, AN ARC DISTANCE OF 247.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°38'13" WEST, 245.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 5:** NORTH 86°14'55" WEST, 107.74 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; **COURSE NO. 6:** WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 615.00 FEET, AN ARC DISTANCE OF 288.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°43'59" WEST, 288.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 7:** NORTH 81°13'04" WEST, 28.08 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; **COURSE NO. 8:** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 499.89 FEET, AN ARC DISTANCE OF 109.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°03'51" WEST, 109.71 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; **COURSE NO. 9:** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 54.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°50'59" WEST, 53.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 10:** NORTH 17°21'07" WEST, 90.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; **COURSE NO. 11:** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 63.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°13'37" WEST, 62.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 12:** NORTH 37°08'08" WEST, 124.92 FEET; **COURSE NO. 13:** NORTH 72°11'28" WEST, 47.02 FEET; THENCE NORTH 02°37'12" WEST, 73.99 FEET; THENCE NORTH 02°43'30" WEST, 228.10 FEET; THENCE NORTH 87°01'25" WEST, 41.24 FEET; THENCE SOUTH 88°50'53" WEST, 178.79 FEET; THENCE NORTH 12°21'33" WEST, 199.11 FEET; THENCE NORTH 08°34'40" WEST, 92.81 FEET; THENCE NORTH 80°01'18" EAST, 70.28 FEET; THENCE NORTH 58°46'50" EAST, 126.59 FEET; THENCE NORTH 40°04'32" EAST, 101.24 FEET; THENCE NORTH 00°38'48" EAST, 73.75 FEET, TO THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11; THENCE NORTH 88°34'18" EAST, ALONG LAST SAID LINE, 200.89 FEET, TO THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11; THENCE NORTH 00°42'21" WEST, ALONG LAST SAID LINE, 608.16 FEET; THENCE SOUTH 88°23'08" EAST, 208.86 FEET; THENCE SOUTH 87°23'41" EAST, 89.17 FEET; THENCE SOUTH 60°48'48" EAST, 71.06 FEET; THENCE SOUTH 86°20'14" EAST, 56.80 FEET; THENCE SOUTH 75°34'51" EAST, 74.47 FEET; THENCE SOUTH 53°16'45" EAST, 250.10 FEET; THENCE SOUTH 50°30'19" EAST, 287.89 FEET; THENCE SOUTH 83°37'19" EAST, 40.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 42.26 ACRES, MORE OR LESS.

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/SHE 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 COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.09 (1) (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2023.

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

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, 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 _____, 2023.

By: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF PRESERVE AT BANNON LAKES PHASE 2E HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2023.

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 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.

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 _____, 2023.

By: DONALD A. BRADSHAW, PLS.
COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 5513



Preserve at Bannon Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 11 SHEETS

SEE SHEET 3 FOR NOTES AND LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS "PULTE", AND BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS THE "CDD", ARE COLLECTIVELY THE LAWFUL OWNERS IN FEE SIMPLE (COLLECTIVELY, THE "OWNERS") OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS PRESERVE AT BANNON LAKES PHASE 2E, AND THAT OWNERS 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 SHOWN IN THIS PLAT AND ALL IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY, AND DESIGNATED HEREON AS BLIND OAK CIRCLE, GREENHEAD COURT, AND FLINTLOCK LANE, ARE HEREBY IRREVOCABLY DEDICATED TO ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS (THE "COUNTY"), IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TITLE TO TRACTS 2E-3, 2E-4, AND 2E-5 (PARK/OPEN SPACE), AND TRACT 2E-6 (OPEN SPACE), SHALL REMAIN PRIVATELY OWNED BY PULTE AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, PULTE 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 WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

TITLE TO TRACT 2E-1 (STORMWATER MANAGEMENT FACILITY), IS HEREBY DEDICATED TO THE CDD. THE CDD WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

THE EASEMENTS SHOWN ON THIS PLAT AS "DRAINAGE EASEMENT" (D.E.) AND TRACT 2E-1 (STORMWATER 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 2E-2 (CONSERVATION) SHALL REMAIN PRIVATELY OWNED BY PULTE HOME COMPANY, LLC AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE HOME COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, PULTE HOME COMPANY, 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 WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

TRACT 2E-7 (ACCESS) IS HEREBY DEDICATED (FEE SIMPLE) TO NINE MILE HUNT CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS ("NINE MILE"), FOR ACCESS, INGRESS AND EGRESS PURPOSES. NINE MILE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF TRACT 2E-7 IN GOOD CONDITION CONSISTENT WITH THE MAINTENANCE OF THE OPEN SPACE AREAS DEDICATED ON THIS PLAT.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "UTILITY & ACCESS EASEMENT" (SUCAU-U.E.) ARE HEREBY IRREVOCABLY DEDICATED TO ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, AS UTILITY AND ACCESS EASEMENTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT).

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 PULTE, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. PULTE RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS CREATED BY THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED, HOWEVER, PULTE 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 WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

PULTE, 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 177.091(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), 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 PULTE, 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 "FPL EASEMENT" AND "F.P.L.E." 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, 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.

PULTE 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 POLITIC 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, PULTE HAS CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OR APPOINTED OFFICERS OR AGENTS ACTING BY AND WITH APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY, AND THE CDD HAS CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY THE CHAIRMAN OF THE BOARD OF SUPERVISORS ACTING BY AND WITH APPROPRIATE AUTHORITY OF THE BOARD OF SUPERVISORS UNDER THEIR RESPECTIVE GOVERNING DOCUMENTS.

THIS _____ DAY OF _____, A.D., 2023.

PULTE HOME COMPANY, LLC

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

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

NOTARY FOR PULTE HOME COMPANY, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, A.D., BY _____ AS _____ OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION [] TYPE OF IDENTIFICATION PRODUCED _____

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

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

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

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

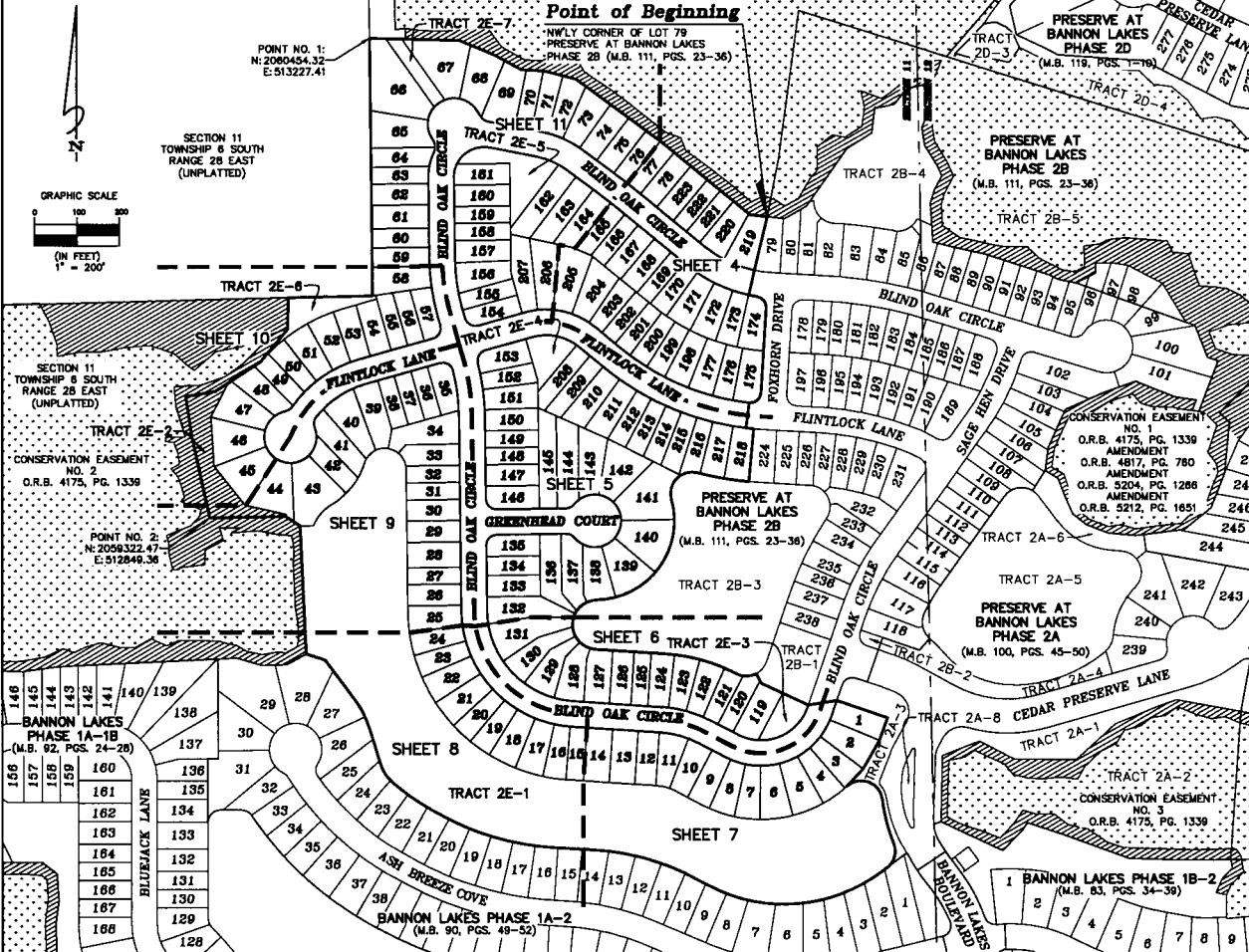
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, A.D., BY _____ AS _____ OF BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR THE COMPANY, WHO PERSONALLY KNOWN [] 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 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



LEGEND

- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- NO. = NUMBER
- S. = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON-TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- R. = RADIUS
- R.P. = RADIUS POINT
- R/W = RIGHT OF WAY
- (R) = LINE RADIAL TO R/W
- CI = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- D.E. = DRAINAGE EASEMENT
- SJGUD-U.E. = ST. JOHNS COUNTY UTILITIES DEPARTMENT UTILITY & ACCESS EASEMENT
- F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
- S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE

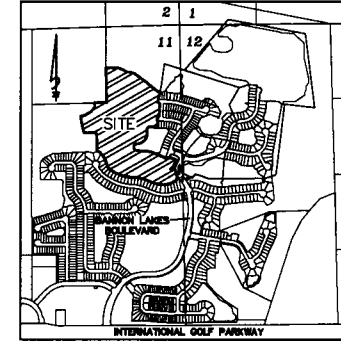
- DENOTES UPLAND BUFFER 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)
- DENOTES JURISDICTIONAL WETLANDS

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

- | | | |
|-----------------------|---------------------------------|------------------------|
| O.R.B. 4156, PG. 827 | AMENDED MASTER DECLARATION | BLANKETS SITE |
| O.R.B. 4284, PG. 709 | AMENDMENT TO MASTER DECLARATION | BLANKETS SITE |
| O.R.B. 4593, PG. 1583 | SECOND AMENDMENT | BLANKETS SITE |
| O.R.B. 4640, PG. 185 | THIRD AMENDMENT | BLANKETS SITE |
| O.R.B. 4766, PG. 1974 | FOURTH AMENDMENT | BLANKETS SITE |
| O.R.B. 4933, PG. 1105 | FIFTH AMENDMENT | BLANKETS SITE |
| O.R.B. 4935, PG. 1566 | AMENDED FIFTH AMENDMENT | BLANKETS SITE |
| O.R.B. 4944, PG. 700 | SECOND AMENDED FIFTH AMENDMENT | BLANKETS SITE |
| O.R.B. 5631, PG. 148 | EASEMENT FOR UTILITIES | EASEMENTS SHOWN HEREON |

- = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 1704"
- = FOUND 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = SET 5/8" REBAR WITH CAP "P.R.M. LB 3731"

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE INTENDED FOR PLATTING PURPOSES.



VICINITY MAP
NOT TO SCALE

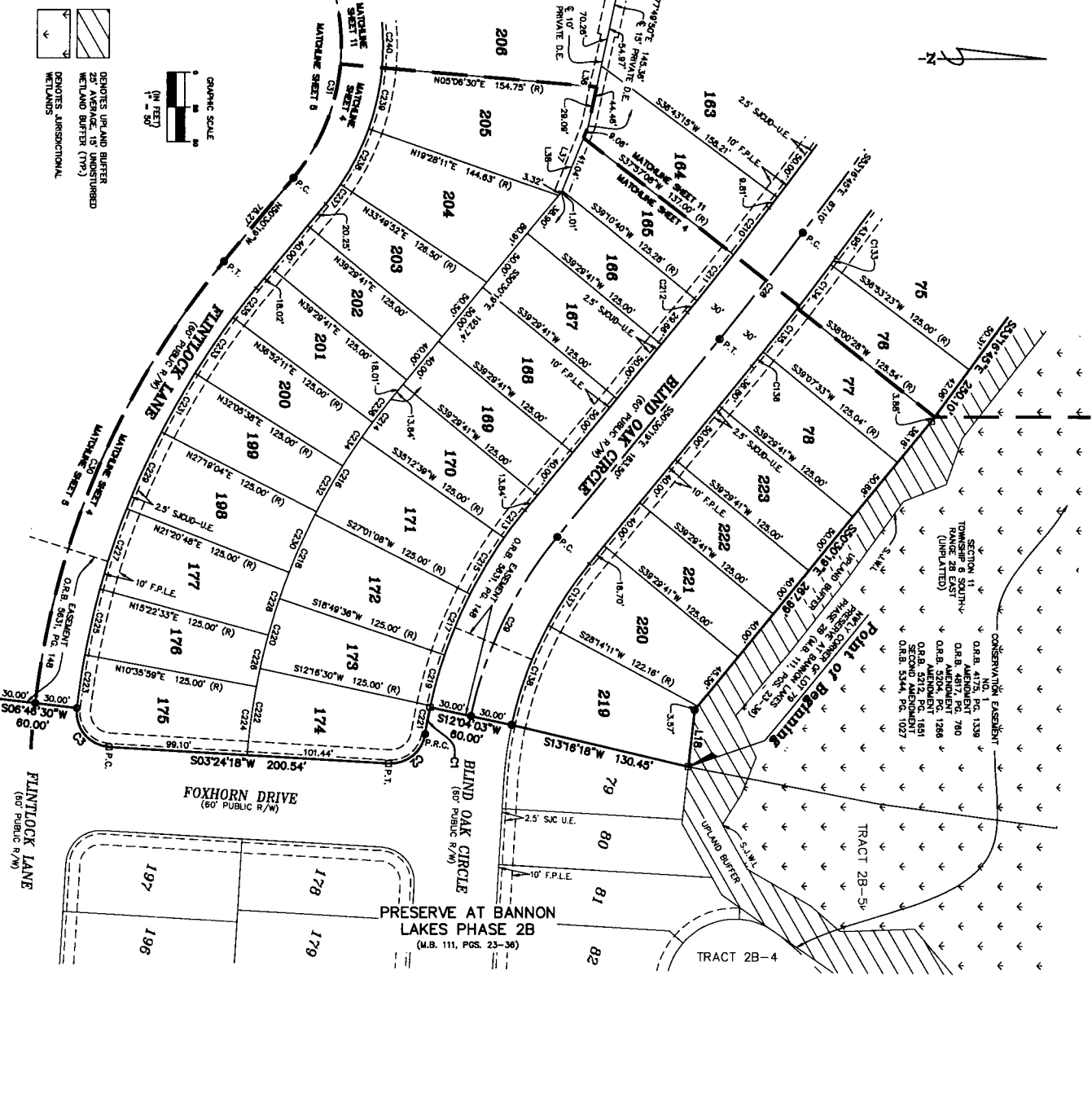
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 79, AS S13°16'18"W PER PLAT OF PRESERVE AT BANNON LAKES PHASE 2B (M.B. 111, PGS. 23-36), AND ARE REFERRED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 (2011).
 - THE INTENDED USE OF THESE COORDINATES IS FOR PLATTING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051
G050 N 2055870.5021 E 511532.7838
G051 N 2088974.3148 E 504321.1345
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983 (2011) - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT | NORTHING | EASTING | DESCRIPTION |
|-------|------------|-----------|------------------------------------|
| 1 | 2060454.32 | 513227.41 | PRM-MOST NWLY CORNER OF LOT 66 |
| 2 | 2059322.47 | 512849.36 | PRM-MOST SWLY CORNER OF TRACT 2E-2 |
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED 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 177.061, FLORIDA STATUTES)
 - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
 - CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 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.
 - EACH EASEMENT SHOWN ON THIS PLAT AND DESIGNATED AS AN UNOBSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY INCLUDE THE USE OF SAID UNOBSTRUCTED 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.
 - THE NUMBERING OF LOTS ON THIS PLAT INCLUDE LOTS 1 THROUGH 78, INCLUSIVE, LOTS 119 THROUGH 177, INCLUSIVE, LOTS 198 THROUGH 218, INCLUSIVE, AND LOTS 219 THROUGH 223, INCLUSIVE.

Preserve at Bannan Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

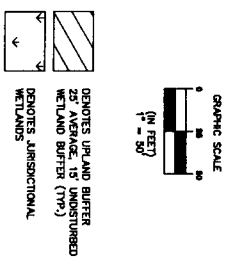


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	330.00'	18.52'	32°32'22"	S79°37'30"E	18.52'
C2	25.00'	36.87'	84°43'37"	S38°37'30"E	33.86'
C3	25.00'	40.74'	93°22'12"	S50°55'24"W	38.36'
C28	200.00'	98.83'	2°46'28"	S51°53'27"E	98.82'
C29	300.00'	143.61'	2°22'33"	S54°13'08"E	142.24'
C30	610.00'	348.35'	32°43'11"	N68°51'55"W	343.64'
C31	190.00'	144.77'	55°17'52"	N78°09'15"W	138.22'
C13	203.00'	5.88'	0°10'08"	N53°11'44"W	5.88'
C14	203.00'	38.61'	1°07'05"	N52°33'04"W	38.61'
C15	203.00'	38.61'	1°07'05"	N51°28'00"W	38.61'
C18	203.00'	13.07'	0°22'08"	N50°41'23"W	13.07'
C19	270.00'	51.05'	1°15'30"	N50°08'04"W	52.87'
C18	270.00'	78.18'	1°15'33"	N50°08'04"W	75.94'
C20	1970.00'	42.34'	1°15'33"	S52°39'48"E	42.34'
C21	1970.00'	10.86'	0°18'01"	S50°28'50"E	10.86'
C22	330.00'	24.67'	4°17'02"	S52°28'50"E	24.67'
C24	455.00'	34.02'	4°17'02"	N52°28'50"W	34.01'
C25	330.00'	47.18'	8°11'32"	S58°53'07"E	47.14'
C26	455.00'	81.32'	8°11'32"	N58°53'07"W	81.32'
C27	455.00'	47.18'	8°11'32"	S57°04'38"E	47.14'
C28	455.00'	81.32'	8°11'32"	N57°04'38"W	81.32'
C29	330.00'	37.73'	0°33'08"	S74°28'57"E	37.71'
C20	455.00'	52.05'	8°33'08"	N74°28'57"W	52.05'
C21	330.00'	20.72'	3°38'48"	N78°31'24"W	20.71'
C22	455.00'	82.81'	7°54'35"	N81°40'47"W	82.78'
C24	455.00'	38.72'	3°46'28"	N81°18'45"W	38.71'
C28	455.00'	48.35'	8°14'04"	S52°31'03"E	48.33'
C29	390.00'	48.35'	4°46'34"	N77°00'44"W	48.33'
C28	455.00'	37.83'	4°46'34"	S77°00'44"E	37.82'
C27	390.00'	60.44'	5°05'16"	N71°58'19"W	60.42'
C28	455.00'	47.42'	5°05'16"	S71°38'18"E	47.40'
C29	390.00'	80.44'	5°05'16"	N69°40'04"W	80.42'
C20	455.00'	47.42'	5°05'16"	S55°40'04"E	47.40'
C21	390.00'	48.35'	4°46'34"	N50°17'38"W	48.33'
C22	455.00'	37.83'	4°46'34"	S50°17'38"E	37.82'
C23	390.00'	48.35'	4°46'34"	N53°31'05"W	48.33'
C28	390.00'	28.57'	2°37'28"	N51°48'04"W	28.57'
C29	455.00'	20.84'	2°37'28"	S51°48'04"E	20.84'
C27	180.00'	17.78'	5°39'48"	N53°01'53"W	17.78'
C28	180.00'	43.12'	1°21'41"	N63°50'58"W	43.00'
C29	180.00'	43.12'	1°21'41"	N77°42'40"W	43.00'
C24	180.00'	38.00'	1°28'42"	S59°22'09"W	38.00'

LINE TABLE

LINE	BEARING	DISTANCE
L18	S83°37'19"E	40.84'
L36	S77°49'50"E	66.82'
L37	S88°02'05"E	50.88'
L38	N88°02'05"W	51.11'



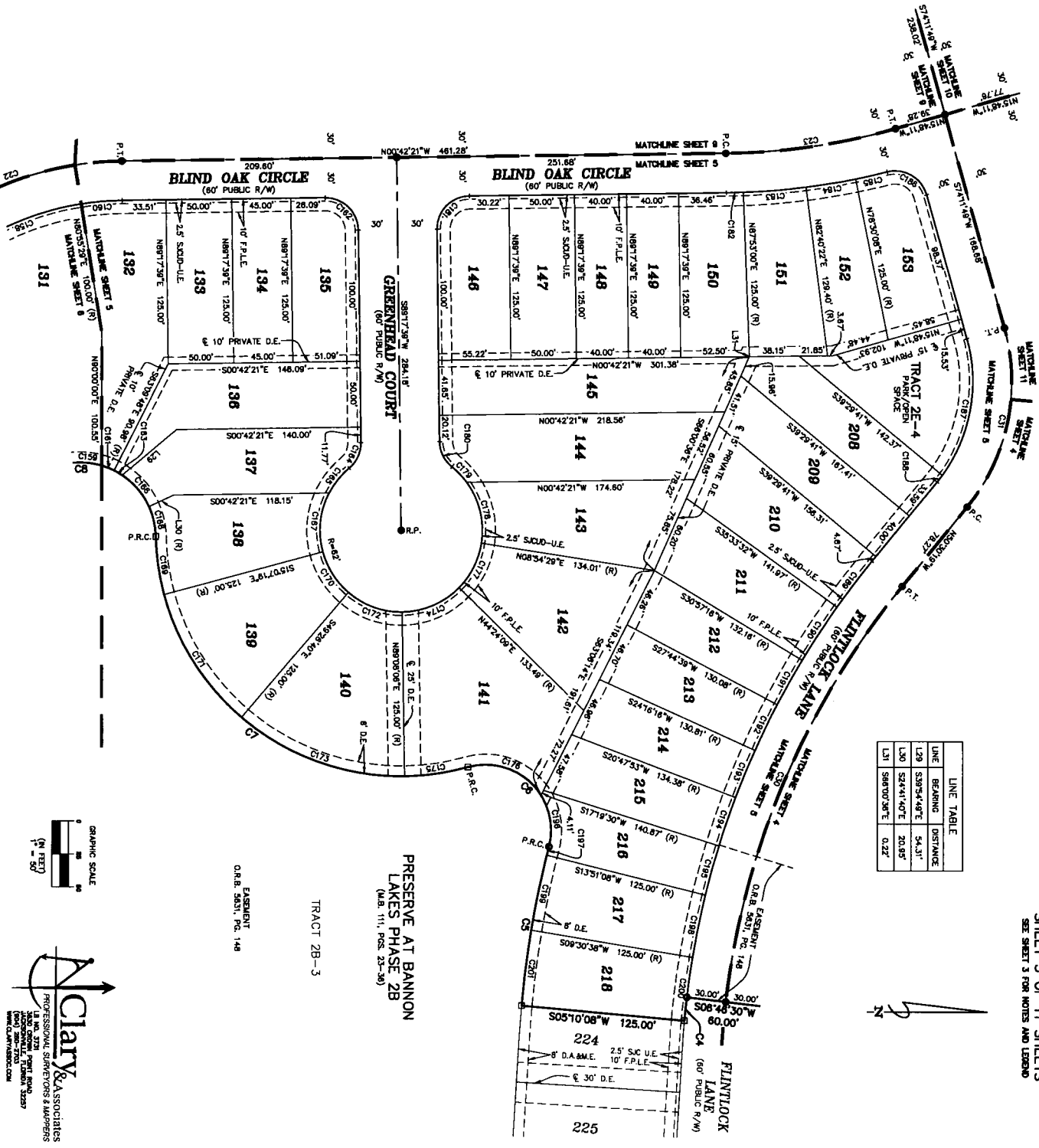
Preserve at Bannan Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	640.00'	17.94'	1.9622°	S43°01'41"E	17.94'
C2	780.00'	122.70'	8°11'22"	N00°41'07"W	122.57'
C3	500.00'	104.80'	12°07'45"	S44°51'57"W	86.69'
C4	187.00'	340.84'	104°27'45"	S89°22'51"W	285.64'
C5	580.00'	172.01'	17°51'38"	S01°03'47"W	115.88'
C6	243.00'	385.77'	85°32'34"	N43°28'38"W	332.75'
C7	500.00'	131.75'	13°09'50"	N08°51'6"W	131.37'
C8	810.00'	348.35'	32°33'11"	N08°51'55"W	343.84'
C9	158.00'	144.77'	55°17'32"	N78°09'15"W	139.22'
C10	215.00'	83.79'	24°39'08"	N21°34'05"W	83.02'
C11	580.00'	22.48'	2°12'46"	S05°38'48"W	22.35'
C12	215.00'	31.41'	8°22'10"	N04°53'26"W	31.38'
C13	580.00'	10.21'	1°02'00"	S21°47'43"W	10.18'
C14	23.00'	38.27'	90°00'00"	N44°17'38"E	35.38'
C15	580.00'	7.10'	7°00'54"	S30°25'39"W	7.10'
C16	28.00'	22.18'	5°07'18"	S81°08'41"E	21.44'
C17	82.00'	24.58'	22°42'39"	S31°18'21"E	24.41'
C18	580.00'	31.84'	3°27'15"	S48°24'43"W	31.44'
C19	82.00'	43.88'	42°29'38"	S83°32'30"E	44.84'
C20	580.00'	23.58'	2°18'25"	S78°57'32"W	23.43'
C21	187.00'	44.83'	13°44'02"	S01°44'42"W	44.72'
C22	82.00'	37.14'	3°41'27"	N07°43'01"E	36.58'
C23	82.00'	44.82'	4°23'14"	N18°39'43"E	43.85'
C24	187.00'	135.18'	4°25'14"	S18°30'43"W	132.28'
C25	82.00'	48.41'	44°43'57"	N23°35'02"W	47.18'
C26	187.00'	48.81'	14°39'07"	S08°21'27"E	48.77'
C27	500.00'	64.14'	7°29'55"	S20°53'58"W	58.83'
C28	82.00'	38.41'	35°29'40"	N43°20'41"W	37.80'
C29	82.00'	48.04'	48°18'58"	S78°15'00"W	47.77'
C30	82.00'	18.32'	19°09'10"	S48°02'38"W	18.28'
C31	28.00'	22.16'	5°04'19"	S83°34'00"W	21.44'
C32	28.00'	38.27'	90°00'00"	N43°42'21"W	35.38'
C33	530.00'	13.05'	1°24'40"	N01°24'41"W	13.05'
C34	530.00'	48.20'	5°12'38"	N04°43'18"W	48.18'
C35	530.00'	38.68'	4°10'14"	N09°24'45"W	38.57'
C36	530.00'	24.81'	2°40'56"	N17°20'20"W	24.81'
C37	28.00'	38.86'	88°22'38"	N37°00'31"E	34.88'
C38	120.00'	108.41'	52°14'14"	S79°41'04"E	105.81'
C39	840.00'	43.88'	3°58'08"	S82°28'24"E	43.88'
C40	840.00'	48.41'	4°20'02"	S86°36'30"E	48.40'
C41	840.00'	38.86'	3°28'50"	S80°04'56"E	38.87'
C42	840.00'	38.79'	3°28'23"	S83°59'32"E	38.79'
C43	840.00'	38.79'	3°28'23"	S87°27'55"E	38.79'
C44	840.00'	38.79'	3°28'23"	S70°24'18"E	38.79'
C45	840.00'	38.79'	3°28'23"	S70°24'18"E	38.79'
C46	840.00'	46.78'	48°42'38"	S81°01'57"W	38.84'
C47	780.00'	8.78'	0°30'24"	N73°53'40"W	8.78'
C48	840.00'	48.50'	4°20'30"	S78°19'07"E	48.48'
C49	780.00'	57.87'	4°20'30"	N78°19'07"W	57.85'
C50	840.00'	48.50'	4°20'30"	S82°39'37"E	48.48'
C51	780.00'	57.87'	4°20'30"	N82°39'37"W	57.85'



LINE	BEARING	DISTANCE
L28	S89°44'48"E	54.31'
L30	S24°14'07"E	20.83'
L31	S89°00'38"E	0.22'



Acary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 18 N.W. 27TH AVENUE, SUITE 200
 MIAMI, FLORIDA 33135
 (305) 551-1100
 WWW.ACARYANDASSOCIATES.COM

PRESERVE AT BANNAN
 LAKES PHASE 2B
 (M.B. 111, POS. 23-36)

TRACT 2B-3

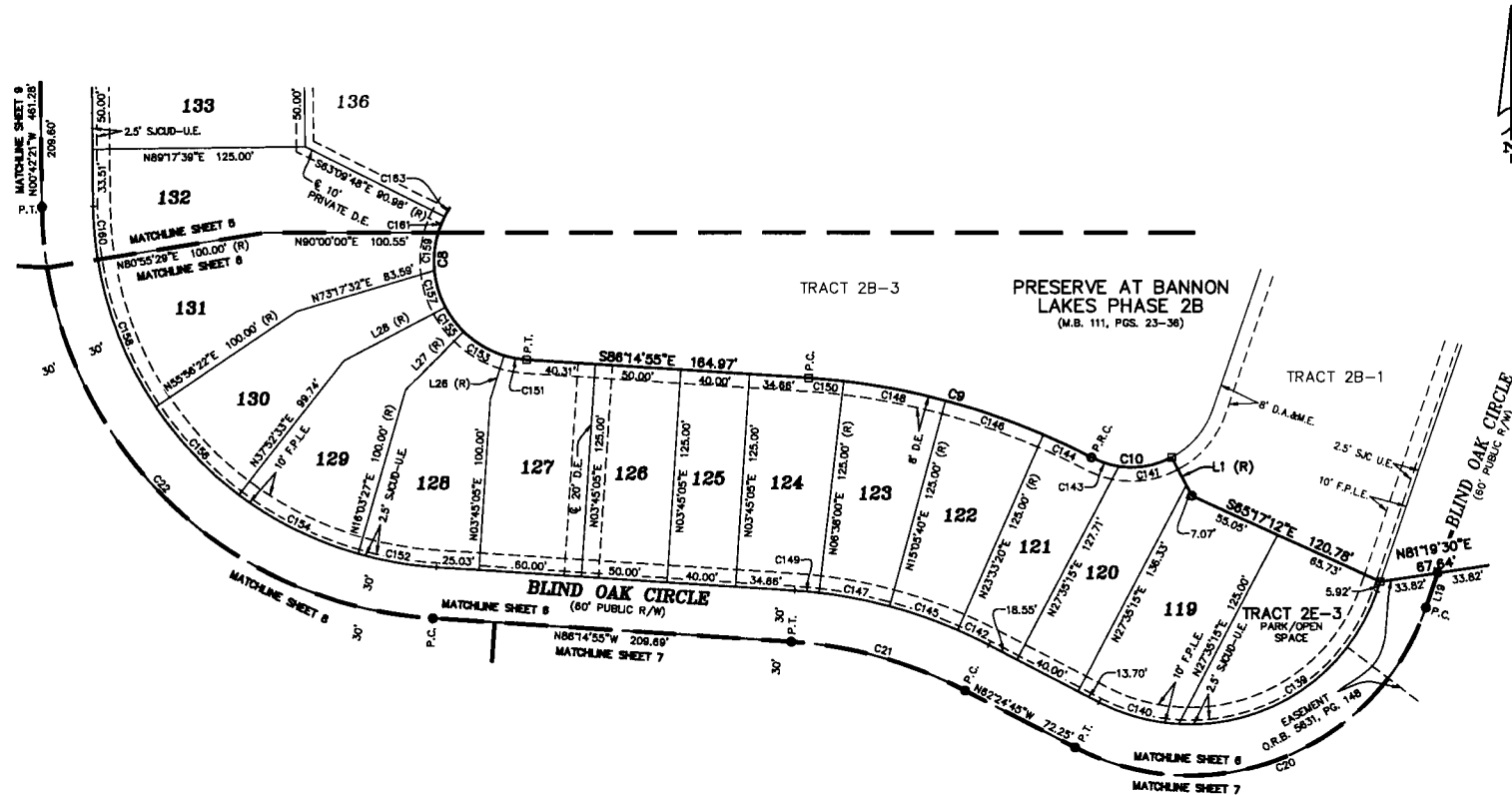
EASIMENT
 O.R.B. 5851, PG. 148

Preserve at Bannon Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 6 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	58.00'	177.01'	174°51'39"	S01°10'54"W	115.88'
C9	410.00'	172.61'	24°07'15"	S74°11'18"E	171.33'
C10	50.00'	48.69'	55°47'20"	N89°58'40"E	46.76'
C20	145.00'	249.96'	98°48'08"	S68°12'11"W	220.14'
C21	255.00'	106.08'	23°50'10"	N74°19'50"W	105.32'
C22	245.00'	365.79'	85°32'34"	N43°28'38"W	332.75'
C139	115.00'	149.71'	74°35'21"	S56°08'47"W	139.36'
C140	115.00'	48.53'	24°10'47"	N74°30'09"W	48.17'
C141	50.00'	31.87'	36°31'28"	N80°20'43"E	31.34'
C142	285.00'	20.06'	4°01'55"	N64°25'43"W	20.05'
C144	410.00'	30.89'	4°19'00"	S84°17'10"E	30.88'
C145	285.00'	42.06'	8°27'40"	N70°40'30"W	42.05'
C146	410.00'	60.55'	8°27'40"	S70°40'30"E	60.49'
C147	285.00'	42.06'	8°27'40"	N79°08'10"W	42.05'
C148	410.00'	60.55'	8°27'40"	S78°08'10"E	60.49'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C149	285.00'	14.34'	2°32'35"	N84°48'28"W	14.33'
C150	410.00'	20.82'	2°52'55"	S84°48'28"E	20.82'
C151	58.00'	13.51'	13°20'42"	S79°34'34"E	13.48'
C152	215.00'	46.18'	12°18'22"	N80°05'44"W	46.09'
C153	58.00'	27.74'	27°24'03"	S59°12'11"E	27.47'
C154	215.00'	78.03'	20°47'36"	N63°32'45"W	77.60'
C155	58.00'	17.78'	17°33'59"	S36°43'10"E	17.71'
C156	215.00'	71.63'	19°05'18"	N43°38'18"W	71.30'
C157	58.00'	22.75'	22°28'36"	S16°41'54"E	22.81'
C158	215.00'	93.76'	24°59'08"	N21°34'05"W	93.02'
C159	58.00'	22.49'	22°12'46"	S05°38'48"W	22.35'
C160	215.00'	31.41'	8°22'10"	N04°53'26"W	31.36'
C161	58.00'	10.21'	10°05'01"	S21°47'43"W	10.19'
C163	58.00'	7.10'	7°00'54"	S30°20'36"W	7.10'

LINE	BEARING	DISTANCE
L1	S27°55'01"E	25.33'
L19	S18°49'07"W	21.54'
L26	N17°05'47"E	27.30'
L27	N44°29'50"E	48.07'
L28	N62°03'49"E	66.78'



Preserve at Bannon Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 7 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	50.00'	109.22'	129.99°42"	S89°28'17"E	88.77'
C12	410.00'	109.59'	1°44'59"	S1°43'59"E	109.28'
C13	50.00'	82.81'	71°56'33"	S1°43'02"W	58.79'
C14	375.00'	421.10'	64°20'21"	S89°23'08"W	399.32'
C15	561.15'	247.70'	25°17'27"	N73°36'37"W	245.89'
C20	145.00'	249.86'	89°46'08"	S89°21'17"W	220.14'
C21	255.00'	106.08'	23°50'10"	N74°19'50"W	105.32'
C22	245.00'	365.78'	85°32'34"	N43°28'38"W	332.75'
C24	175.00'	11.53'	3°46'28"	N00°42'20"E	11.52'
C25	175.00'	45.00'	1°43'54"	N28°17'30"E	44.87'
C26	175.00'	35.86'	1°14'6"25"	N43°12'40"E	35.80'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	300.00'	6.02'	1°08'00"	S48°31'23"W	6.02'
C28	175.00'	35.86'	1°08'00"	S48°31'23"W	35.80'
C29	300.00'	61.85'	1°46'25"	N24°59'05"W	61.54'
C30	300.00'	45.00'	1°43'54"	N88°14'15"E	44.87'
C31	300.00'	77.14'	1°43'54"	S89°14'15"E	76.82'
C32	300.00'	45.00'	1°43'54"	S89°58'09"W	44.87'
C33	300.00'	77.14'	1°43'54"	S89°58'09"W	76.82'
C34	175.00'	35.86'	1°14'6"25"	S83°46'41"E	35.80'
C35	300.00'	61.85'	1°14'6"25"	N83°46'41"W	61.54'
C36	175.00'	35.86'	1°14'6"25"	S77°00'16"E	35.80'
C37	300.00'	61.85'	1°14'6"25"	N77°00'16"W	61.54'

CURVE TABLE

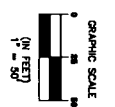
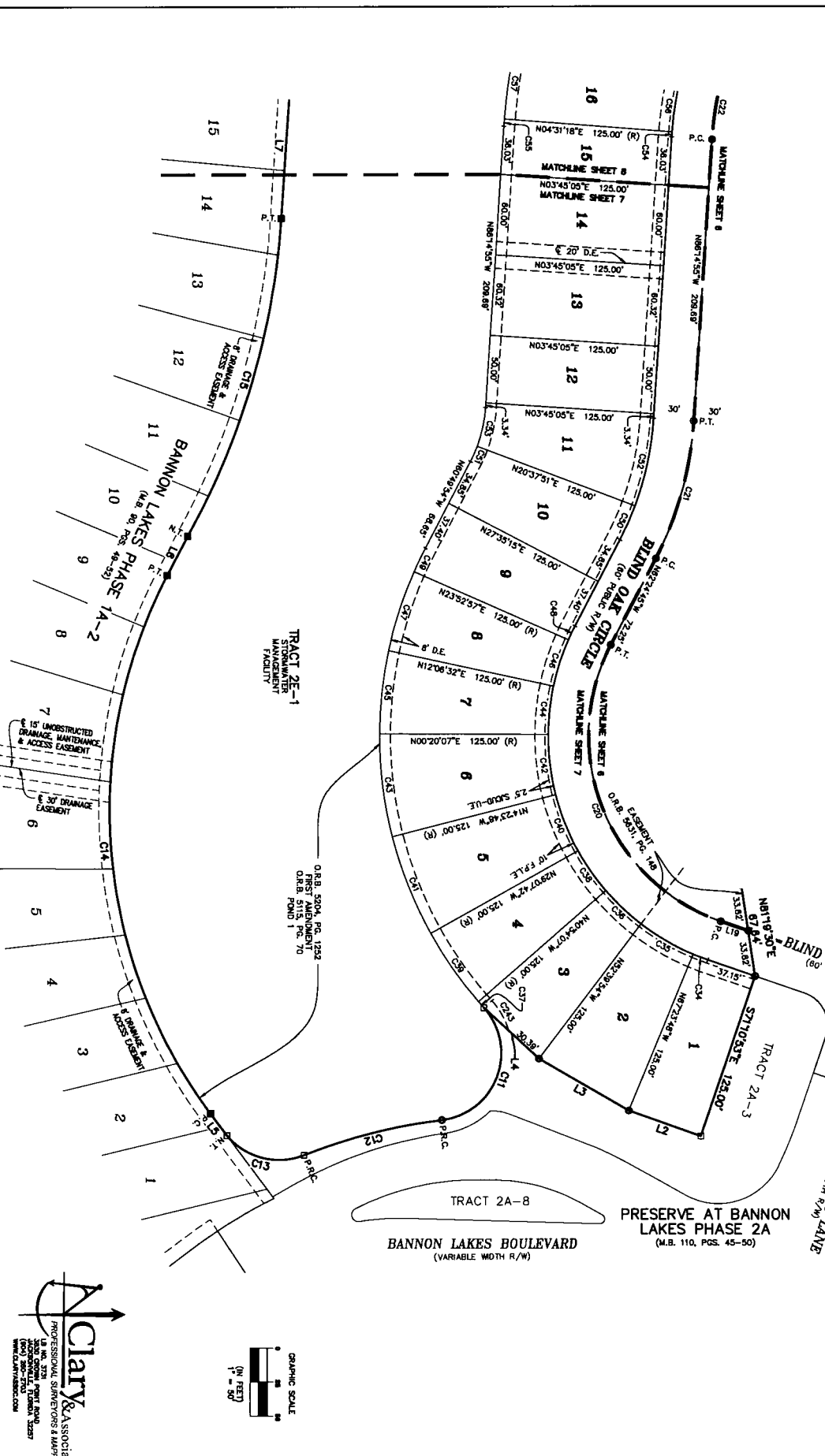
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C38	175.00'	11.32'	3°42'17"	S41°53'4"E	11.31'
C39	300.00'	18.40'	3°42'17"	N64°15'4"W	17.42'
C40	225.00'	27.32'	5°47'23"	S85°37'2"E	27.30'
C41	100.00'	12.14'	8°37'23"	N85°32'7"W	12.12'
C42	225.00'	68.29'	18°52'47"	S77°46'32"E	68.05'
C43	100.00'	28.46'	18°52'47"	N77°46'32"W	28.42'
C44	275.00'	37.0'	0°48'14"	S85°51'40"E	37.0'
C45	400.00'	5.38'	0°48'14"	N85°51'40"W	5.37'
C46	275.00'	37.32'	7°46'28"	S81°35'28"E	37.29'
C47	400.00'	54.28'	7°46'28"	S81°35'28"W	54.23'
C48	50.00'	22.87'	22°33'23"	S80°43'34"W	22.86'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C49	175.00'	11.32'	3°42'17"	S41°53'4"E	11.31'
C50	225.00'	27.32'	5°47'23"	S85°37'2"E	27.30'
C51	100.00'	12.14'	8°37'23"	N85°32'7"W	12.12'
C52	225.00'	68.29'	18°52'47"	S77°46'32"E	68.05'
C53	100.00'	28.46'	18°52'47"	N77°46'32"W	28.42'
C54	275.00'	37.0'	0°48'14"	S85°51'40"E	37.0'
C55	400.00'	5.38'	0°48'14"	N85°51'40"W	5.37'
C56	275.00'	37.32'	7°46'28"	S81°35'28"E	37.29'
C57	400.00'	54.28'	7°46'28"	S81°35'28"W	54.23'
C58	50.00'	22.87'	22°33'23"	S80°43'34"W	22.86'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°28'30"W	56.82'
L2	S28°57'48"W	78.82'
L3	S42°38'18"W	54.52'
L4	S53°14'57"W	20.34'
L5	N82°24'50"W	32.72'
L6	N88°14'55"W	107.74'
L7	S18°48'07"W	21.54'



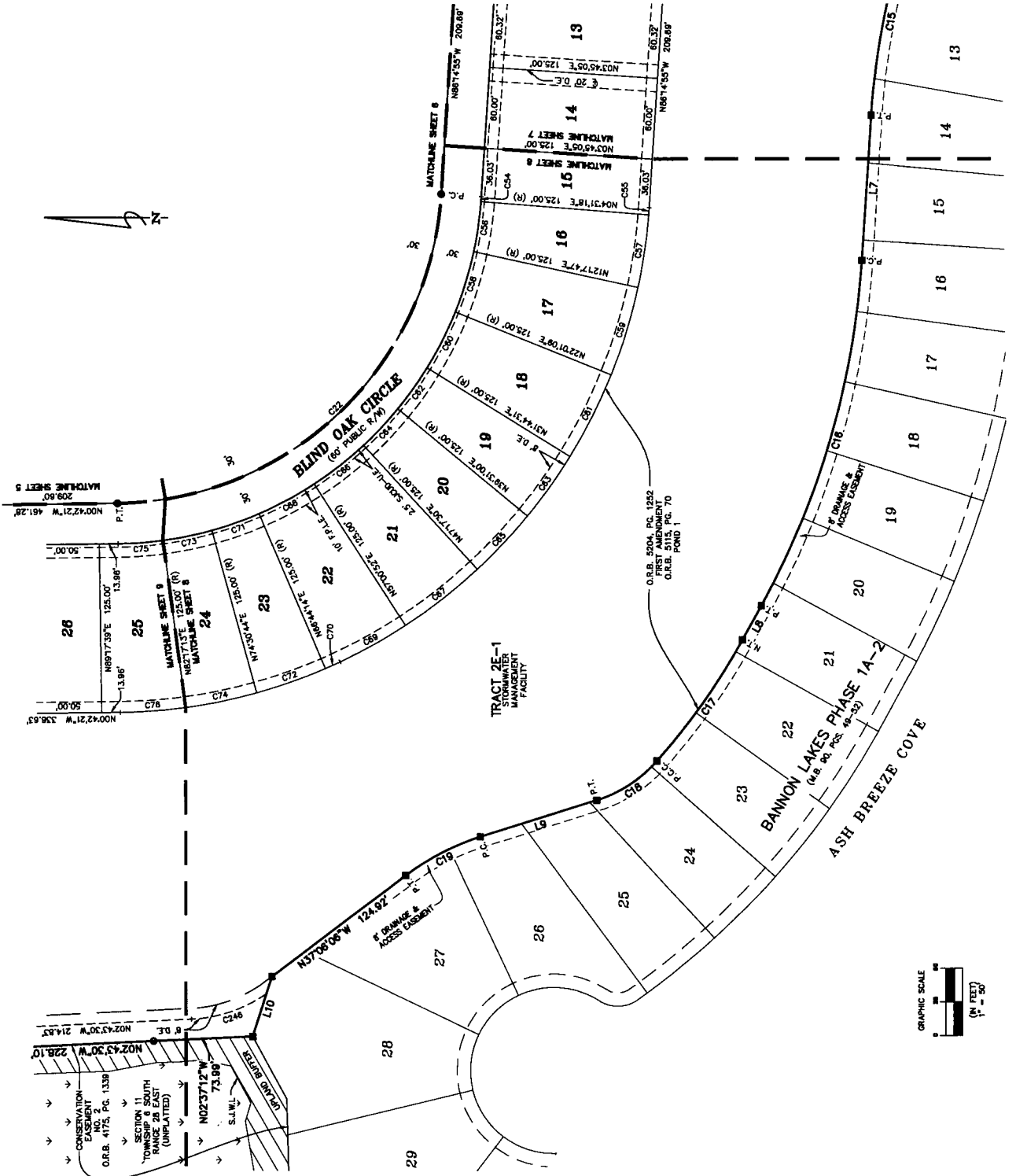
Preserve at Bannan Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 8 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	561.15'	247.70'	287°27'	N73°38'13"W	245.89'
C16	615.00'	266.66'	250°53'	N73°43'59"W	266.55'
C17	498.89'	109.83'	122°36'00"	N54°38'51"W	106.71'
C18	100.00'	54.10'	305°57'43"	N32°50'59"W	53.44'
C19	183.00'	63.06'	194°45'59"	N27°13'37"W	62.77'
C20	245.00'	365.70'	80°32'34"	N43°28'38"W	332.75'
C21	275.00'	3.70'	0°46'14"	S85°31'48"E	3.70'
C22	400.00'	5.36'	0°48'14"	N85°31'48"W	32.45'
C23	275.00'	37.32'	7°46'28"	S81°35'28"E	37.29'
C24	400.00'	54.26'	7°46'28"	N81°35'28"W	54.23'
C25	275.00'	46.87'	9°43'22"	S77°50'32"E	46.81'
C26	400.00'	67.86'	9°43'22"	N72°50'32"W	67.80'
C27	275.00'	46.87'	9°43'22"	S83°07'10"E	46.81'
C28	400.00'	37.32'	7°46'30"	S54°22'14"E	37.26'
C29	275.00'	54.26'	7°46'30"	N54°22'14"W	54.24'
C30	400.00'	46.87'	9°43'22"	S37°50'49"E	46.81'
C31	400.00'	67.86'	9°43'22"	N37°50'49"W	67.80'
C32	275.00'	46.87'	9°43'22"	S28°07'27"E	46.81'
C33	400.00'	53.96'	8°00'58"	N28°58'40"W	54.42'
C34	400.00'	11.82'	142°26"	N24°08'58"W	14.15'
C35	275.00'	37.32'	7°46'30"	S19°22'31"E	37.26'
C36	400.00'	54.26'	7°46'30"	N19°22'31"W	54.24'
C37	275.00'	37.32'	7°46'30"	S11°36'01"E	37.26'
C38	400.00'	54.26'	7°46'30"	N11°36'01"W	54.24'
C39	400.00'	46.82'	7°00'28"	S04°12'34"E	33.81'
C40	106.00'	56.91'	31°46'51"	N18°38'58"W	56.43'
C41	106.00'	56.91'	31°46'51"	N18°38'58"W	56.14'

LINE	BEARING	DISTANCE
L7	N86°14'55"W	107.74'
L8	N61°13'04"W	29.08'
L9	N17°21'07"W	90.59'
L10	N72°11'28"W	47.02'



Preserve at Bannan Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 9 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	248.00'	363.34'	85.32°	N43.28°E	332.75'
C23	500.00'	131.75'	150.51°	N08.15°E	131.37'
C22	258.85'	52.45°	52.45°	S47.47°E	228.24'
C24	275.00'	37.32'	37.32°	S74.60°E	37.28'
C25	400.00'	7.00'	7.00°	N04.12°E	58.43'
C26	700.00'	14.00'	14.00°	N04.12°E	58.43'
C27	50.00'	7.38'	87.21°	N04.58°E	32.84'
C28	50.00'	39.31'	407.24°	N29.23°E	36.28'
C29	470.00'	12.40'	130.40°	S01.27°E	12.40'
C30	50.00'	28.56'	302.54°	N64.50°E	28.45'
C31	25.00'	40.15'	82.01°	S58.47°E	35.07'
C32	470.00'	94.84'	113.34°	S07.58°E	94.88'
C33	228.85'	30.32'	73.94°	N70.21°E	30.30'
C34	50.00'	30.85'	350.71°	S82.23°E	30.17'
C35	228.85'	88.44'	215.04°	S53.28°E	85.81'
C36	50.00'	30.88'	352.33°	S47.07°E	30.40'
C37	228.85'	24.71'	81.46°	N41.32°E	24.70'
C38	25.00'	28.10'	58.48°	N08.31°E	24.83'
C39	82.00'	18.24'	165.18°	N12.57°E	18.17'
C40	50.00'	9.18'	105.07°	S24.02°E	33.29'
C41	187.00'	38.45'	1205.18°	S24.57°E	50.74'
C42	82.00'	53.80'	48.42°	N20.18°E	52.12'
C43	187.00'	48.27'	141.04°	S38.03°E	46.16'
C44	82.00'	45.87'	423.20°	N68.22°E	44.83'
C45	181.00'	45.01'	134.72°	S52.04°E	55.15'
C46	100.00'	63.87'	37.44°	S40.08°E	72.17'
C47	82.00'	38.42'	353.08°	S74.40°E	37.80'
C48	82.00'	38.42'	353.08°	S38.00°E	37.80'
C49	108.00'	42.07'	229.90°	N08.28°E	41.80'
C22	117.28°	4.41'			

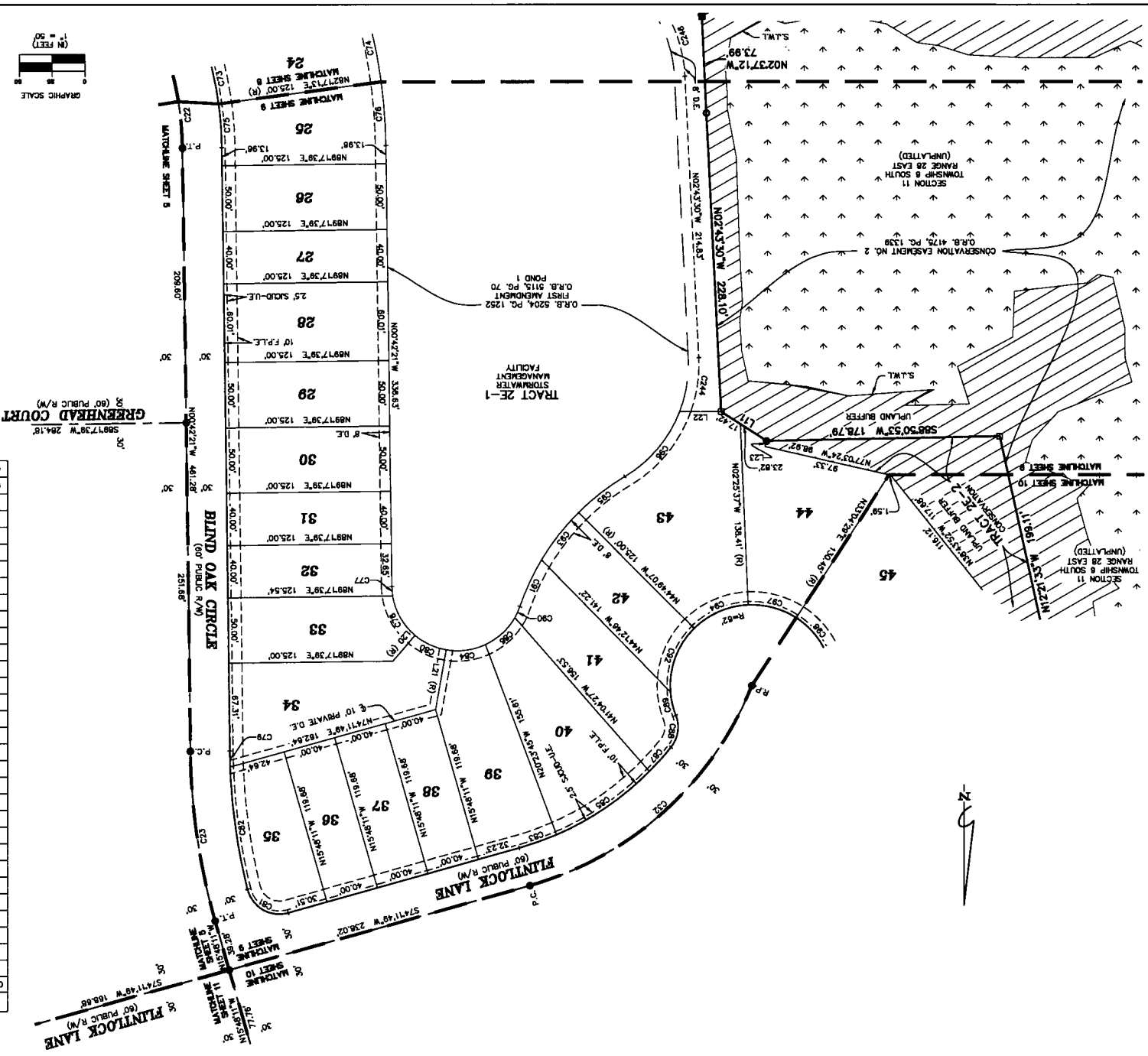
LINE TABLE

LINE	BEARING	DISTANCE
L11	N57.01°E	41.24'
L20	N40.22°E	28.08'
L21	N08.58°E	48.35'
L22	N90.00°E	31.83'
L23	N17.28°E	4.41'

DENOTES WETLAND BUFFER (15' UNDISTURBED)
 DENOTES JURISDICTIONAL WETLANDS



McLary
 PROFESSIONAL SURVEYORS & MAPPERS
 5208 GEMINI POINT ROAD
 SUITE 300 - TAMPA, FLORIDA 33627
 (813) 938-2700
 WWW.MCLARYASSOCIATES.COM

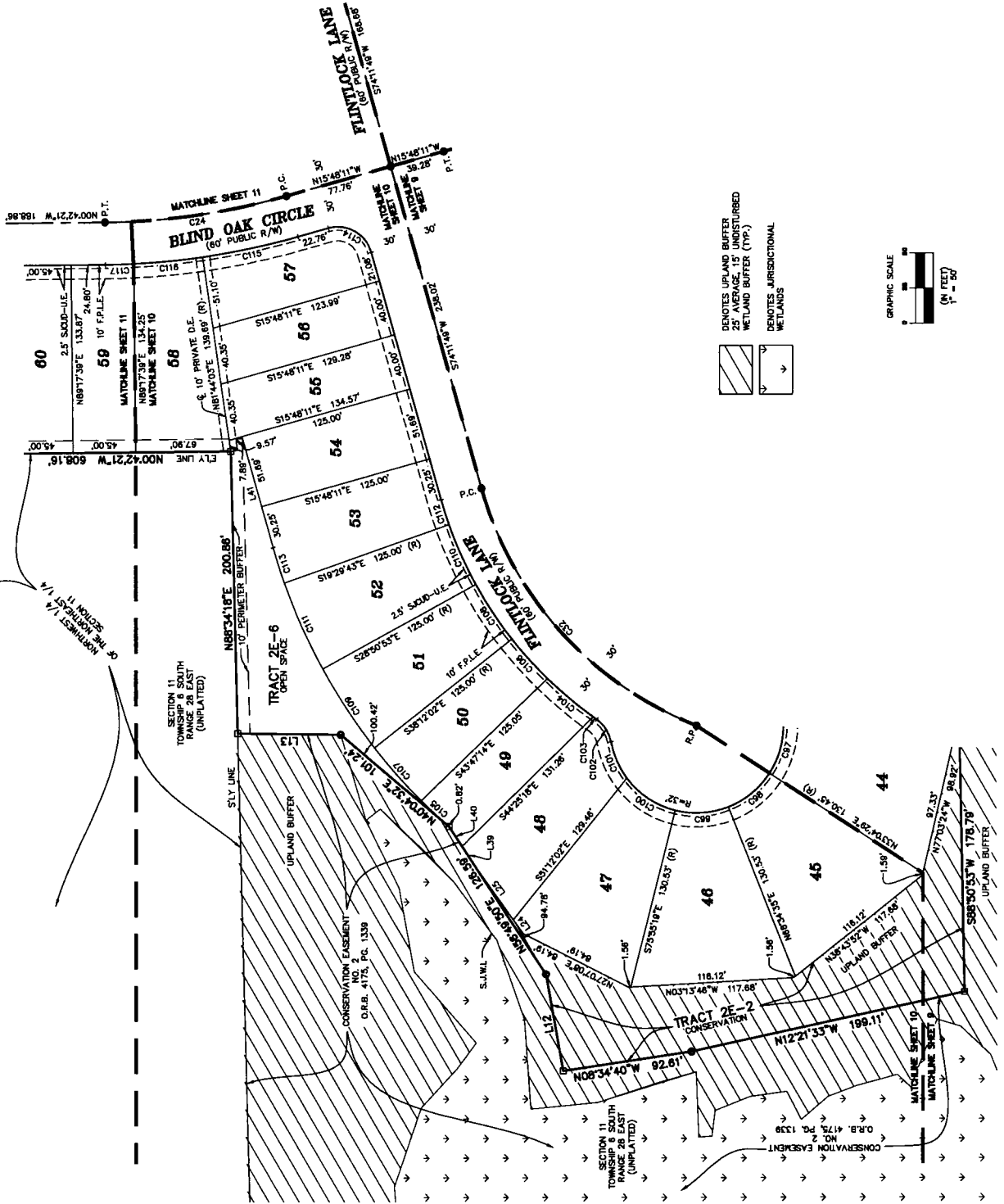
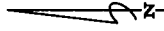


Preserve at Bannan Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 10 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	500.00	131.75	15705.51'	N08°15'16"W	131.37
C32	256.65	238.32	52°48'08"	S74°47'44"W	228.24
C37	82.00	38.42	35°30'08"	S74°49'34"E	37.80
C38	82.00	38.42	35°30'08"	S38°10'28"E	37.80
C39	82.00	38.42	35°30'08"	S03°49'22"E	37.80
C100	82.00	42.25	39°02'38"	S33°36'00"W	41.44
C101	82.00	26.39	28°14'18"	S68°12'27"W	28.14
C102	25.00	19.32	44°16'35"	S57°31'17"W	18.84
C103	286.65	3.05	0°38'36"	S53°23'18"W	3.05
C104	286.65	42.52	8°29'56"	S39°56'34"W	42.48
C105	411.65	26.28	3°39'19"	N42°39'42"E	26.28
C106	286.65	38.08	7°38'25"	S47°58'45"W	38.03
C107	411.65	50.24	8°59'36"	N48°18'10"E	50.21
C108	286.65	46.78	9°21'10"	S59°28'33"W	46.74
C109	411.65	67.20	9°21'10"	N56°28'33"E	67.12
C111	411.65	67.20	9°21'10"	N65°48'42"E	67.12
C112	286.65	16.47	3°41'32"	S72°21'03"W	16.47
C113	411.65	26.53	3°41'32"	N72°21'03"E	26.52
C114	25.00	38.27	80°00'00"	S01°14'48"W	35.36
C115	530.00	66.72	7°32'15"	S12°02'04"E	66.67
C116	530.00	46.72	5°22'31"	S05°34'41"E	46.70
C117	530.00	20.21	2°11'05"	S01°47'53"E	20.21

LINE	BEARING	DISTANCE
L12	N60°11'16"E	70.28'
L13	N00°38'48"E	73.75'
L24	N54°28'52"E	12.72'
L25	N54°28'52"E	48.10'
L39	N58°49'50"E	14.86'
L40	N58°49'50"E	18.85'
L41	N74°11'49"E	81.94'

DENOTES UPLAND BUFFER
 DENOTES UPLAND BUFFER DISTURBED
 DENOTES UPLAND BUFFER (TYPE 1)
 DENOTES JURISDICTIONAL WETLANDS

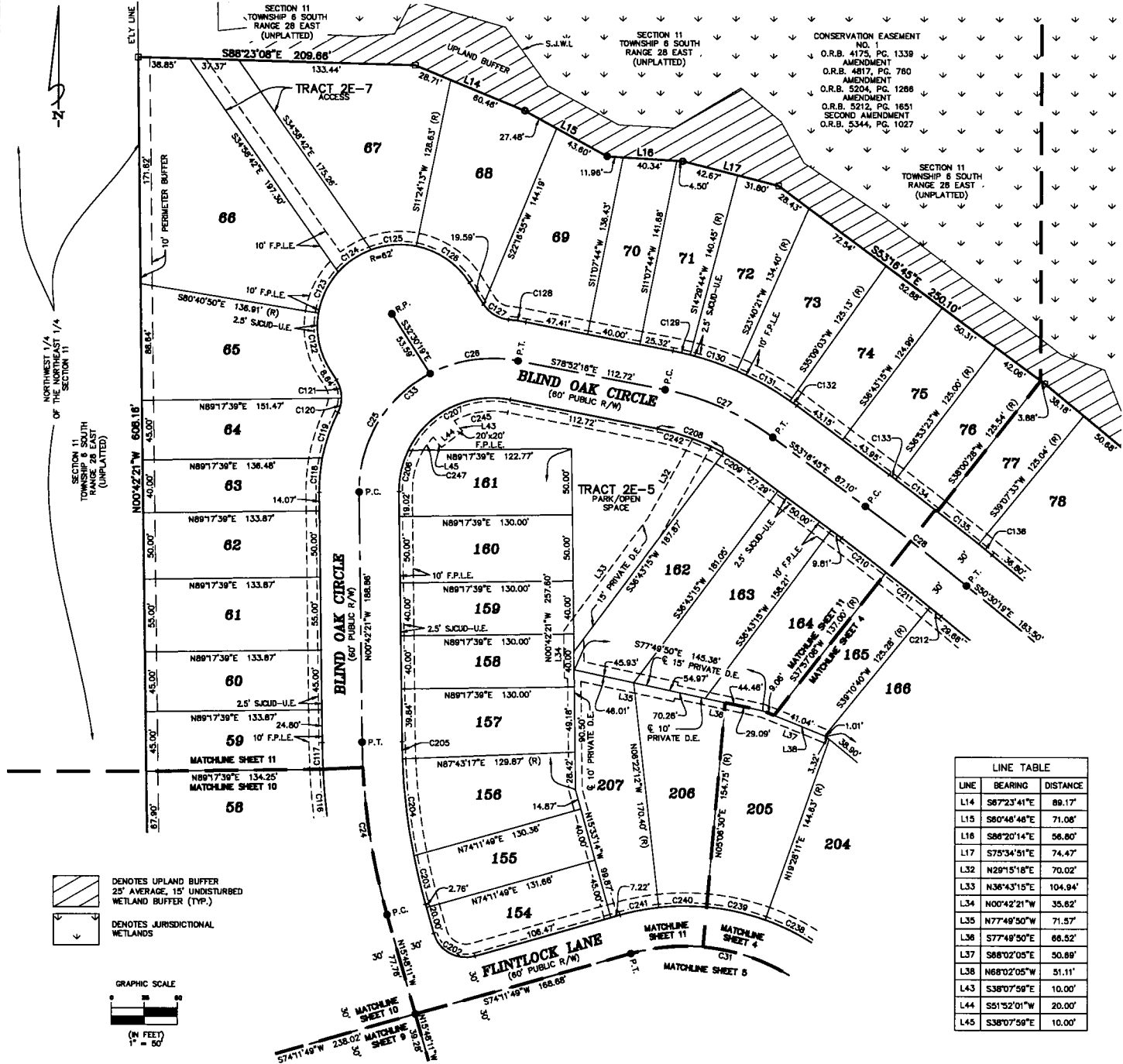


Preserve at Bannon Lakes Phase 2E

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 11 OF 11 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CONSERVATION EASEMENT NO. 1
O.R.B. 4175, PG. 1339
AMENDMENT O.R.B. 4817, PG. 760
O.R.B. 5204, PG. 1288
AMENDMENT O.R.B. 5212, PG. 1651
SECOND AMENDMENT O.R.B. 5344, PG. 1027

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	500.00'	131.75'	15°05'51"	N08°15'16"W	131.37'
C25	100.00'	109.63'	62°48'51"	N30°42'04"E	104.22'
C26	100.00'	68.10'	39°01'14"	N81°37'07"E	66.80'
C27	200.00'	89.33'	25°35'31"	S68°04'31"E	88.59'
C28	2000.00'	96.83'	2°46'28"	S51°53'32"E	96.82'
C31	150.00'	144.77'	55°17'52"	N78°08'15"W	139.22'
C33	100.00'	177.73'	101°50'04"	S50°12'41"W	155.25'
C116	530.00'	49.72'	5°22'31"	S05°34'41"E	49.70'
C117	530.00'	20.21'	2°11'05"	S01°47'53"E	20.21'
C118	130.00'	26.11'	11°30'27"	S05°02'53"W	26.07'
C119	130.00'	36.47'	16°04'20"	S18°50'16"W	36.35'
C120	25.00'	11.21'	25°40'57"	S14°01'58"W	11.11'
C121	25.00'	14.70'	33°41'48"	S15°59'25"E	14.48'
C122	82.00'	45.28'	41°48'29"	S11°35'35"E	44.28'
C123	82.00'	34.80'	32°09'23"	S25°23'52"W	34.34'
C124	82.00'	30.30'	28°00'09"	S55°28'36"W	30.00'
C125	82.00'	34.55'	31°50'31"	S85°28'28"W	34.10'
C126	82.00'	49.88'	48°05'28"	N55°33'03"W	48.54'
C127	25.00'	22.77'	52°10'36"	N58°35'37"W	21.99'
C128	130.00'	13.18'	5°48'39"	N81°48'36"W	13.18'
C129	230.00'	13.51'	3°22'00"	N77°11'16"W	13.51'
C130	230.00'	36.84'	9°01'36"	N70°54'58"W	36.80'
C131	230.00'	46.08'	11°28'42"	N60°35'18"W	46.00'
C132	230.00'	6.30'	1°34'11"	N54°03'51"W	6.30'
C133	2030.00'	5.99'	0°01'09"	N53°11'41"W	5.99'
C134	2030.00'	39.81'	1°07'05"	N52°33'04"W	39.81'
C135	2030.00'	39.81'	1°07'05"	N51°28'00"W	39.81'
C136	2030.00'	13.07'	0°22'08"	N50°41'23"W	13.07'
C202	25.00'	39.27'	9°00'00"	N60°48'11"W	35.36'
C203	470.00'	37.28'	4°32'38"	N13°31'52"W	37.27'
C204	470.00'	73.67'	8°58'50"	N06°48'08"W	73.59'
C205	470.00'	12.90'	1°34'22"	N01°29'32"W	12.90'
C206	70.00'	32.10'	26°16'19"	N12°25'49"E	31.82'
C207	70.00'	92.32'	75°53'45"	N63°20'51"E	85.77'
C208	170.00'	53.16'	17°54'59"	S69°54'47"E	52.84'
C209	170.00'	22.77'	7°40'32"	S57°07'02"E	22.76'
C210	1970.00'	42.34'	1°13'53"	S52°39'49"E	42.34'
C211	1970.00'	42.14'	1°13'32"	S51°28'08"E	42.14'
C212	1970.00'	10.89'	0°19'01"	S50°39'50"E	10.89'
C238	180.00'	45.12'	14°21'41"	N63°20'58"W	45.00'
C239	180.00'	45.12'	14°21'41"	N77°42'40"W	45.00'
C240	180.00'	36.06'	11°28'42"	S89°22'09"W	36.00'
C241	180.00'	29.83'	9°25'58"	S76°54'48"W	29.80'
C242	170.00'	27.73'	9°20'51"	N74°11'51"W	27.70'
C44	60.00'	41.54'	39°40'04"	S81°17'42"W	40.72'
C247	80.00'	12.45'	11°53'14"	S36°19'48"W	12.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S67°23'41"E	89.17'
L15	S80°48'48"E	71.08'
L16	S86°20'14"E	56.80'
L17	S75°34'51"E	74.47'
L32	N29°15'18"E	70.02'
L33	N36°43'15"E	104.94'
L34	N00°42'21"W	35.62'
L35	N77°49'50"W	71.57'
L36	S77°49'50"E	66.52'
L37	S86°02'05"E	50.89'
L38	N68°02'05"W	51.11'
L43	S38°07'59"E	10.00'
L44	S51°52'01"W	20.00'
L45	S38°07'59"E	10.00'

DENOTES UPLAND BUFFER
 25' AVERAGE 15' UNDISTURBED WETLAND BUFFER (TYP.)
 DENOTES JURISDICTIONAL WETLANDS

