RESOLUTION NO. 2024-179 RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR SILVERLEAF PARCEL 8B PHASE 1

WHEREAS, INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION AND LAND PLANNERS DEVELOPMENT II, INC., A FLORIDA CORPORATION, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silverleaf Parcel 8B Phase 1.

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

<u>Section 1</u>. 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 \$841,501.42 has been filed with the Clerk's office.

<u>Section 3.</u> A Required Improvements Bond in the amount of \$722,726.25 is required for maintenance.

<u>Section 4</u>. 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 aforenamed subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

<u>Section 5.</u> 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.

<u>Section 6</u>. 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 7th day of May, 2024.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Rendition Date MAY 0 9 2024

Sarah Arnold, Chair

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

Deputy Clerk



Attachment 2 Plat Map

SILVERLEAF PARCEL 8B PHASE

A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

CAPTION:

SILVERLEAF - PARCEL BE PHASE 1

A PORTION OF SECTION 25, TOWNSHIP & SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY

A PORTION OF SECTION 23, TOWNSHIP IS SOUTH, RAINE 27 EAST, ST. JOHNS COURTY, FLORDA, BERIM MORE PARTICULARLY DESCREED AS FOLLOWS:
FOR A POINT OF BECOMMING, BEGIN AT THE MOST WESTERLY CORNER OF COURTNEY OAKS & COURTNEY CHASE "SLIVERLY FROM THE PARCES TO THE MAP OF THE MAP OF THE MOST WESTER AND THE MOST WESTER THROUGH 19, NICLISKE, OF THE PUBLIC RECORDS OF AFORESAID COUNTY, THENCE SOUTH 05/39/14" EAST, ALONG THE MOST WESTERY IN THE MESTER AND COUNTY, AND AND CARDINE COUNTY, THENCE SOUTH 05/39/14" EAST, ALONG THE MOST WESTERY, THENCE OF THE MOST OF THE MOST WESTERY, THENCE OF THE MOST OF THE MOST OF THE MOST WESTERY, THENCE OF SOUTH OF THE MOST OF THE MOST WESTERY, AND AND CARDINE COUNTY, AND AND CENTRAL SAID AND CENTRAL SAID THE MOST OF THE ARC DISTANCE OF 210.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28'09'28" EAST 201.22 FEET; THENCE SOUTH 0142/54 WEST, 254.08 FEET; THENCE SOUTH 0372/36" WEST, 33.98 FEET; THENCE NORTH 0372/36" WEST, 34.55 FEET; THENCE SOUTH 0372/36" WEST, 34.55 FEET; THENCE NORTH 0372/36" WEST, 34.55 8270/37 WEST, 64.59 FEET; THENCE SOUTH 8273/36 WEST, 36.29 FEET; THENCE NORTH 8070/37 WEST, 12.25 FEET;
THENCE NORTH 7072/46 WEST, 73.76 FEET; THENCE SOUTH 6474/36 WEST, 36.26 FEET; THENCE SOUTH 8714/37 WEST, 12.40 FEET; THENCE SOUTH 8714/37 WEST, 62.50 FEET; THENCE SOUTH 8716/35 WEST, 62.64 FEET; THENCE NORTH 10705/37 WEST, 63.31 FEET; THENCE NORTH 5725/37 WEST, 63.30 FEET; THENCE NORTH 5725/37 WEST, 63. SOTION OF MEST, 68-16 PEET; THENCE NORTH FOUNDS MEST, 72-42; THENCE NORTH TOUT 29 MEST, 50-30 FEET; THENCE SOUTH ASTOCYS MEST, 63-30 FEET TO THE POINT OF CURRYAINER OF CURRY LEADING SOUTH-ESTERY, THENCE SOUTH-ESTERY, ALONG AND ARGUND THE ARC OF SAID CURRY, CONCAVE MORTHLASTERY, HANNG A PROLIFE OF 15.00 FEET, THENCH A CORPITAL ANGLE OF 1194944, ANA CO ISSTANCE OF 31.37 FEET, SAID ARC BOINS SUBTINEED BY A CHARGE BEAWNE AND DISTANCE OF SOUTH 34-37-37 EAST, 25.50 FEET TO THE POINT OF TARGEDRY OF SAID CURRY; THENCE AND DISTANCE OF SOUTH 34-37-37 EAST, 25.50 FEET TO THE FETT, THENCE SOUTH 18/30/47" MEST, 44/28 FEET; THENCE SOUTH 3/30100" EAST, 46/31 FEET; THENCE SOUTH 18/44"41" EAST, 30.39 FEET; THENCE SOUTH 06/0130" EAST, 87/30 FEET; THENCE SOUTH 4/27/070" EAST, 37/30 FEET; THENCE SOUTH 4/27/070" EAST, 47/30 FEET; THENCE EAST, 47/30 FEET; THENCE EAST, 47/30 FEET; THENCE EAST, 47/30 FEET; 285716" WEST, 8.10 FEET; THENCE MORTH 6873513" WEST, 38.82 FEET; THENCE SOUTH 06706"43" WEST, 51.76 FEET; THENCE SOUTH 063756" WEST, 8.0.24 FEET; THENCE MORTH 68756" WEST, 70.10 FEET; THENCE SOUTH 327010" WEST, 20.10 FEET; THENCE SOUTH 227010" WEST, 20.10 FEET; THENCE SOUTH 327010" WEST, 20.70 FEET TO A POINT ON A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE ARCH 20.70 BOUNT, CONTROL OF A NON-TANGEN AND AROUND THE EASTERY, THANNER A RADIUS OF 250.00 FEET, TH THROUGH A CENTRAL MAKE, OF COTINET, AM ARC DISTANCE OF 22.97 FEET TO CONTROL CONTROL TO STANCE OF CONTROL THE POINT OF CURVATURE OF A CURVE LEADING ONDERSTEENT, THENCE NORTHEASTERY, ALONG AND AROUND THE ARC
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ARC DISTANCE OF BALD FEET, SAID ARC BEING SURTINGED BY A CHORD BEARMA AND DISTANCE OF NORTH 4409227 EAST,
AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERY, HANGE A RADIUS OF 120.00 FEET, THROUGH A CONTRAL
AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERY, HANGE A RADIUS OF 120.00 FEET, THROUGH A CONTRAL
ANGEL OF 344411, AN ARC DESTANCE OF 520 CURVE, LEADING MORTHEASTERY, HANGE A RADIUS OF 30.00 FEET,
HEROLIGH A CONTRAL ANGEL OF 607923; AN ARC DISTANCE OF 31.76 FEET, SAID ARC BEING SUBTRECTED BY A CHORD
ELARING AND DISTANCE OF NORTH 2311631" EAST, 30.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE, ELADING
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ONTAINING 19.09 ACRES, MORE OR LESS.	NTARING	19.09	ACRES,	MORE	OR	LESS.	
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NOTARY BLOCK

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION, THIS □ DAY OF □ , 2024, BY MORTEZA HOSSENII-KARGAR AS PRESIDENT OF INTERVEST CONSTRUCTION OF JAX. INC. A FLORIDA CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION...
TYPE OF IDENTIFICATION PRODUCED

ADOPTION AND DEDICATION:

SILVERIENE PARCEL AN PHASE I

THIS IS TO DETIFY THAT INTERVEST CONSTRUCTION OF MA, INC., A FLORIDA CORPORATION AND LIND PLANNESS DEVELOPMENT I INC., A FLORIDA CORPORATION, HERITANT THAT INTERVEST OWNERS OF THE LINES DESIGNED IN THE CAPTION HEREOU, HIGH SHALL HEREATTER DE NOMEN AS SLYBELEAT — PARCEL BIS PHASE 1, AND HAS CAUSED THE SAME TO BE SURVEYED AND SURVINOED, AND THAT THIS PLAT, MADE IN ACCORDANCE, WITH SIND SURVEYE, IS HEREIT ADDITED AS THE TRIKE AND CORRECT PLAT OF SHALL USE SURVEYED AND LINES.

THE ROAD RIGHT OF WAY OF JOHES SLAND PARKINKY, COURTINEY MANGE COURT, CRUSION LEAF DRIVE, AND CHESTRUT OAK ROAD DEPICTED AS PUBLIC RIGHT OF MAY ARE HORSELY REPROJECTABLY DIDLACTED TO THE COURT OF ST. JOHES, TIS SUCCESSIONS AND ASSIRIN, IN PROPERTURY FOR MANIFEMANCE OF THE RIGHTS OF CHIMAL ACCESS, AND ROAMANGE REPORTABLES WHEN ARE KNOT OR REPORTED CONTRIBUTED THEFOEM.

ALL PRIVATE IDENTS-OF-INVY DEPICTED HERDON POSTORIS OF CHESINAT ONE DOLD SHALL REMAIN PRIVATEZ OWNED AND THE SIGLE AND EXILISATE TO CHECK SHOULD OWNERS, THEIR SIGLESSORIS AND ASSIGNEY, PROMISED HOWEVER, THE UNDERSIDED OWNERS INSERNE THE IDENT TO CONFEY THE TO SAN DIAD INDIFFES OWNERS ASSOCIATION, A MAINTON. SERVICES TAXONG UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL DELICATIONS OF MAINTENANCE AND DIFFER TOOM THEREOF UNDER THIS PLAT.

TRACTS TO-11, TO-21, TO-31, "O-4" AND TO-51, (OPEN SPACE, ACCESS, UTILITY, DRAINAGE & MAINTENANCE), TRACTS "SMMF-11, AND "SMMF-2" (STORM WATER MANAGEMENT FACULTY), SHALL REMAIN PRIVATELY DIMED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DIMERS, THEIR SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, DIMERS RESERVE THE RIGHT TO CONNEY TITLE TO ANY OR ALL OF SAID TRACTS TO ANY ENTITY OR ENTITIES, INCLIDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MAINCIPAL SERVICES TAXING LIMIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH EXITTY OR ENTITIES AS WILL ASSUME, ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF LINDER THIS PLAT.

THE EXSENDITS SHOWN ON THIS PLAT AS OWNAMAE AND ACCESS EXSENSIT, AND TRACTS "SME"-1; "SWE"-2; (STORM WATER MAIMASHAIT FACLINY), SHOWN ON THIS PLAT SHALL POSMITST, AMEN COUNTY, ITS SUCCESSIONS AND ASSIGNE, TO ACCOUNTED A STORMMENTS WHICH MAY FALL OF COME LUTHON, I AND ARROHST—CHANT HEREOF MORTADO BITCH, DICE, MORDES OR THROUGH SOM DEPARMENT EXPENDITES AND STREAMANTER. MANAGEMENT FACULTY TRACTS. THE FOREIGNING RIGHT OF THE COUNTY TO DISCHARGE STURMMATER SHALL NOT MPLY ANY RESPONSIBILITY ON THE PART OF THE COUNTY FOR THE CONSTRUCTION OR MAINTEMANCE OF THE DRAMAGE SYSTEM.

THE UNDESIGNED OWNERS, AND THER SUCCESSIONS AND ASSOCIAC, PRIERT PRIARY TO THE PRESENT AND FUTURE, OWNERS OF THE LUTS SHOWN ON THIS PLAT AND THER SUCCESSIONS AND ASSIGN, GUESTS, WHITELS, DOMESTIC HEAP, DELINETY AND PROCHES STORM FOR PROTECTION AND LIFE SHOPS SHOWN AND ASSOCIAC ASSOCIATION OF THE AUTHORITY AND PRICE HEAVY AND ASSOCIATION OF THE AUTHORITY AND PRICE PROTECTION AND LIFE SHOPS SHOWN AND ASSOCIATION OF THE AUTHORITY AND PRICE PRICE SHOWN AND ASSOCIATION OF THE AUTHORITY AND ASSOCIATION OF THE AUTHORITY OF THE AUTHORITY

PRISING AS MAY BE CESSIANTE, THE NON-DUCKING MO PEPETUAL RIGHT OF MORRES AND ESPESS OVER AND ACROSS THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT. THE UNDERSIGNED OWNERS, FOR TREASELVES AND THEM SUCCESSIONS AND ASSIGNEES, F. ANT, RESERVE AND SHALL HAVE THE UNDESTRICTED AND ASSOLUTE RIGHT TO DON'T MORRES AND ESPESS OVER THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTRIBUNCE OR HISMANC ON HIT PAYL OF THE LANGE SHOWN HEIGHT.

ALL LASSIGNETS SHOWN ON THE PLAT, OTHER THAN THOSE, SPECIFICALLY DESCRIPTION OF THE LOWES SHOWN FIGURE. AND SHALL REMAIN PRIVATELY OWNED AND THE SILE.
AND DICLISING PROPERTY OF THE UNDERSORDED OWNERS, RICER SUCCESSIONS AND ASSIGNET, FAINT, OF SAID EXSIGNETS. THE UNDERSORDED OWNERS SERVED THE COLLEGE OF THE UNDERSORDED OWNERS SERVED THE SERVED FOR MANY OF THE UNDERSORDED OWNERS SERVED OWNERS.
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HOWENER, THAT INTERNEST CONSTRUCTION OF JAX, INC RESERVES THE RIGHT TO ASSIGN SUCH EASEMENT AND THE OBLIGATION FOR MAINTENANCE TO A PROPERTY OWNERS' ASSOCIATION, A MAINDEN, SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OF ENTITIES AS "MILL ASSIME ALL IS GUALATIONS OF MAINTENANCE THEORY OWDER THE STATE OF THE ST

THE UNDERSIGNED OWNERS HEREBY BREVOCABLY DEDICATES TO ST. JOHNS COUNTY UTILITY DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, EASIMENTS OWER, UPON AND UNDER ALL ROAD RIGHTS—OF—MAYS DESIGNATED ON THIS PLAT, FOR ITS DIXLISING UNDERTRUCTURED USE IN CONLINCTION WITH THE INSTALLATION, MANTENANCE, AND USE OF UNDERGROUND WATER, SENER AND/OR OTHER PUBLIC UTILITIES, TOOCHER WITH THE RIGHT OF ST. JOHNS COUNTY UTILITY DEPARTMENT, IT SUCCESSED AND ASSENSE, OF AGESS ONE SOUR HOW REALTH AND RESIDENATED ON THIS PLAT FOR SUCH PREVIOUS UTILITY COMPANY AND ALLOWED IN 64 POST ST. LOWIS COUNTY UTILITY DEPARTMENT AS SHOWN ON SHEET OF A TO

OMBIES HERBY RESERVE AND SHALL HAVE THE SIZE AND ASSILUTE RIGHT, AT ANY THE, WITH THE CONSIST OF THE COVERNING BODY OF ANY MANUFACTURE OF ORDER COVERNMENT BODY FULLOW THEM HAVING JURISDICTION ONES THE LAWES MANUFACT, TO DESCRIPE TO THE PUBLIC ALL OR ANY PART OF THE LAWES, ROAD BISTIST—OF—MAYS, THALTS, OUR LESSIONST ISSUING PROVIDED ONE OR THEM.

IN WITHESS WHEREOF, DIMMERS HAVE CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY ITS DILLY ELECTED OFFICER ACTING BY THE AUTHORITY OF ITS BOARD OF DIRECTORS

IHS	BAY OF	A.D., 2024.	
NOTARY E	II.OCK		

THE FORECOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF THYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2024, BY GARY F. HANNON AS MCE PRESIDENT OF LAND PLANNERS DEVELOPMENT II INC. A FLORIDA CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA

PERSONALLY KNOWN_____OR PRODUCED IDENTIFICATION___
TYPE OF IDENTIFICATION PRODUCED____

MAP BOOK PAGE SHFFT 1 OF 6 SHFFTS

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS DAY OF THE PORTGONG PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FORDA. 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:		

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 DIAY OF

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE COUNTY ATTORNOY FOR ST. JOHNS COUNTY, FLORIDA ON THIS ______ DAY

DEDCE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

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

BRANDON J. PATTY, CLERK CLERK OF THE CIRCUIT COURT & COMPTROLLER CERTIFICATE OF PLAT REVIEW

THIS IS TO CEPTIEV THAT THIS PLAT HAS BEEN REVENED FOR CONFORMITY TO FLORIDA THIS IS CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY FLORIDA ON THIS _______ DAY OF ______ 2024.

DONALD A. BRADSHAW, COUNTY SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 5513

INTERVEST	CONSTRUCTION	OF	JAX.	INC.	A FLORIDA	CORPORATION

PRODUCED IDENTIFICATION TYPE OF INDENTIFICATION PRODUCED	WITNESS	_
	PRINT NAME	
	WINESS	
Y: MORTEZA HOSSEINI-KARGAR RESIDENT	PRINT NAME	
AND PLANNERS DEVELOPMENT II INC., A	FLORIDA CORPORATION	
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION		

TYPE OF INDENTIFICATION PRODUCED WITNESS PRINT NAME

WITNESS PRINT NAME

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAMD SURVEYOR, DOES NOT THE PROPERTY OF THE LANDS SURVEYOR, THAT THE FLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPPRIVED AND THAT THE FLAT WAS PREPARED UNDER HIS OR HER SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PREMANENT REFERENCE MORNAUENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE MTH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF ______, 2024.

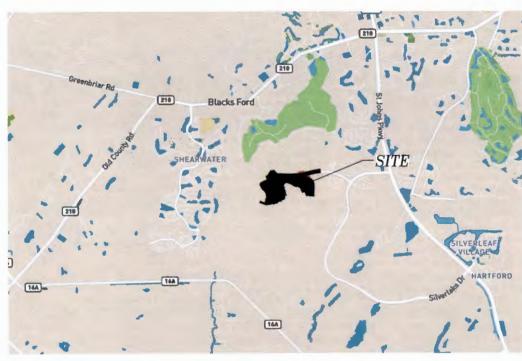
9Y: CHARLES R. BASSETT JR., STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 4591 P.O. BOX 10046 FLEMING ISLAND, 32006 LICENSED BUSINESS NUMBER 6628

CHARLES BASSETT & ASSOCIATES, INC. SURVEYORS - MAPPERS - LAND PLANNERS
P.O. BOX 10046
FLEMING ISLAND, 32008
LICENSED BUSINESS MAMBER 6828
(904)215-0707 OFFICE - (904)215-0711 FAX

SILVERLEAF PARCEL 8B PHASE 1

A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE ___ SHEET 2 OF 6 SHEETS



VICINITY MAP

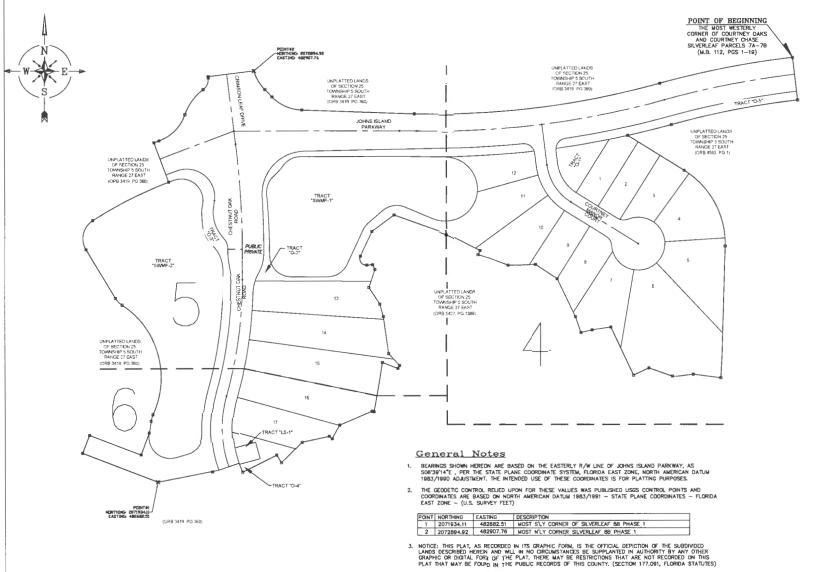
LEGEND:

DENOTES 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND, STAMPED "LB # 3624"
DENOTES 5/8" IRON ROD PERMANENT REFERENCE MONUMENT FOUND, STAMPED "PRM LB # 3624"
■DENOTES 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT SET, STAMPED "PRM LB # 6628"
DENOTES 1/2" IRON PIPE PERMANENT REFERENCE MONUMENT SET W/ CAP STAMPED, "PRM LB # 6628"
DENOTES PERMANENT CONTROL POINT, SET STAMPED, "P.C.P. LB # 6628"
AT&T AMERICAN TELEPHONE & TELEGRAPH COMPANY
C1TABULATED CURVE DATA
D.A.&M.E. DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT
EEASTING
F.P.L.EFLORIDA POWER AND LIGHT EASEMENT
L1TABULATED LINE DATA
M.BMAP BOOK
NNORTHING
N.TNON-TANGENT
ORBOFFICIAL RECORDS BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.R.CPOINT OF REVERSE CURVATURE
PRMPERMANENT REFERENCE MONUMENT
P.T. POINT OF TANGENCY
(R) RADIAL LINE
R.P. RADIUS POINT
R/WRIGHT OF WAY LINE
SJCUDST. JOHNS COUNTY UTILITY DEPARTMENT
SWMFSTORM WATER MANAGEMENT FACILITIES
T.L.O
U.EUTILITY EASEMENT
DENOTES STATE JURISDICTIONAL WETLANDS

DENOTES UPLAND BUFFER

SILVERLEAF PARCEL 8B PHASE 1 A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE ______



(IN FEET)

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

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

6. ALL PLATTED UTILITY 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.

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

8. CERTAIN EASEMENTS (FPLE) ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

PREPARED BY:

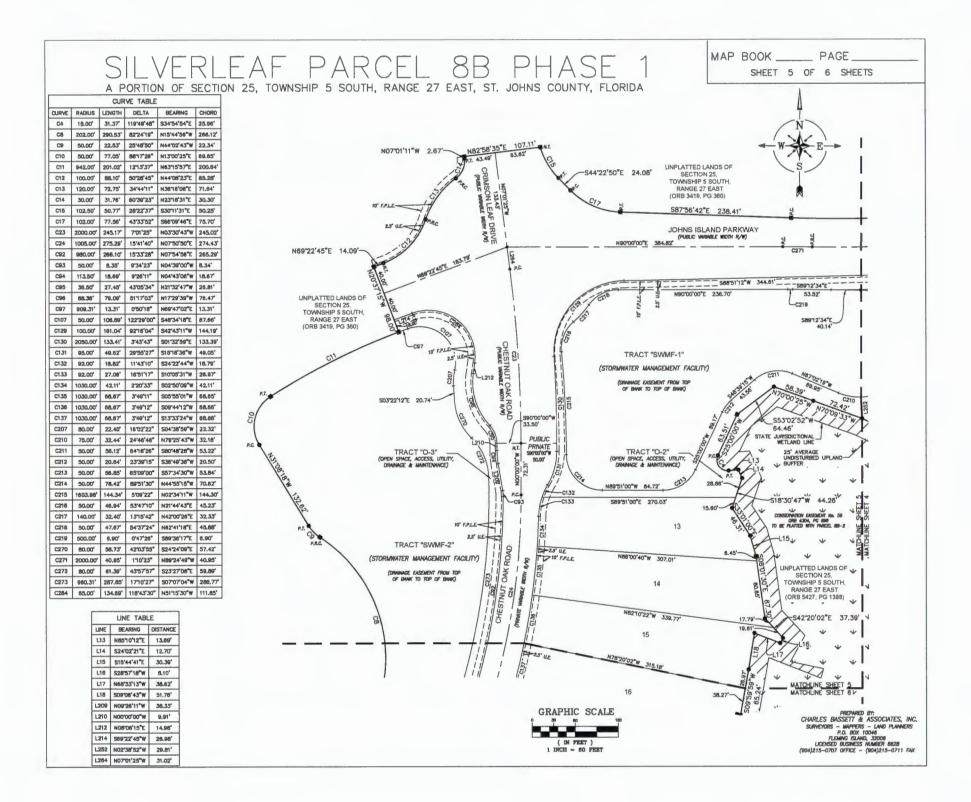
CHARLES BASSET & ASSOCKITES, INC.

SURVEYORS — MAPPERS — LAND PLANNEI PS
P.O. BOX 10046

FLEWING SLAND, 32006

(SOCI) 215-077 OFFICE (90/2)215-0711 FAX

MAP BOOK ____ _ PAGE SILVERLEAF PARCEL 8B PHASE 1 SHEET 4 OF 6 SHEETS A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA POINT OF BEGINNING THE MOST WESTERLY CORNER OF COURTNEY DAKS THE MOST WESTERLY LINE OF COURTNEY CARS AND COURTNEY CHASE SILVERLEAF PARCEL 7A-78 AND COURTNEY CHASE SILVERLEAF PARCELS 7A-7B CURVE TABLE (M.B. 112, PGS 1-19) COURTNEY DAKS & CURVE RADIUS LENGTH DELTA BEARING CHORD COURTNEY CHASE -SILVERLEAF PARCELS 7A-7B (M.B. 112, PGS 1 - 19) 1940.00' 299.25' 8'50'17" S78'55'38"W 298.96 UNPLATTED LANDS OF S75'57'30"W 104.27 2080.00' 104.28' 2'54'02" JOHNS ISLAND JOHNS ISLAND PARKWAY SECTION 25. PARKWAY (PUBLIC WARMBLE WIDTH R/W) (PER M.B. 112, PGS 1 - 19) 202.00' 210.64' 59'44'44" \$28'09'28"E 201.22' C3 TOWNSHIP 5 SOUTH RANGE 27 EAST C18 1980 00' 800 25' 17'32'48" N83"8'53"F 597.90' (ORB 3419, PG 360) C19 2040.00' 314.68' 8'50'17" N78'55'38"E 314.37" TRACT "0.5" C20 2000.00' 290.86' 819'57" N78'40'28"F 290.60' C21 2000.00' 308.51' 8'50'17" N78"55"38"E 308.20" 120.00' 106.54' 50'52'16" S32'35'42"E 103.06' C22 DEEN SPACE C91 2040.00' 247.27' 6'56'42" N77'56'50"E 247.12' C98 2000.00' 290.86' 819'57" N87°00'25"E 290.80' PAC C108 25.00" 34,09' 78'07'23" S42"23'30"W 31.51" TRACT "O-2" (OPEN SPACE, ACCESS, UTILITY, DRAINAGE & MAINTENANCE) 10"29"21" S01"54"52"E 4.57" C110 25.00 4.58 C111 93.34 82.87 50'52'17" \$32'07'08"E 80.17" C113 25.00 5.43 12"27"08" S84"15"24"E 5.42" -C110 C114 25.00 18.53 42"26"06" N88"17"00"E 18.11" UNPLATTED LANDS OF C115 82,00 63.54' 58'43'12" S83'35'27"E 60.80' TOWNSHIP 5 SOUTH, 12 C116 62.00 54.68' 50'31'59" S28'57'52"E 52.93' RANGE 27 EAST (OR8 4592, PG 1) 54.66' 50'31'59" S21'34'07"W 52.93' C117 62.00* C203-56.96' 52'39'22" S73'09'47"W 55.00' C11B 62.00 68.66' 63'39'12" N48'40'56"W 65.39' C119 62.00 EL COURTNEY MALON SERVICE COURT C120 62.00 14.87' 13'44'44" N09'56'58"W 14.84' C121 25,00" 23.96' 54'55'14" N30'34'13"W 23.06' C122 145.00 2.32 0"55'07" N57"34"16"W 2.32" -C114 C123 145.00 52.71' 20'49'40" N46'41'52"W 52.42' C124 145.00 52.86' 20'48'34" N25'52'45"W 52.37' C125 145.00 21.04' 818'54" N11"19"01"W 21.02" C126 25.00 4,58' 10"29"24" N12"24"15"W 4.57" 586"8"07"W 140.00" (R) C127 25.00" 34.09' 78'07'22" N56'42'36"W 31.51" C201-C128 2040.00' 164.69' 4'37'32" S86'32'27"W 164.64" C120-C201 19.06' 5'24'46" N00'59'29"W 19.06' C202 178.16" 50"31"59" N28'57'52"W 172.44" C203 13.40' 3'47'56" N56"07"51"W 13.39" 587'53'02'W 35.96' C204 43.64 N78'01'06"E 43.84" C205 2080.00' 128.04' 3'30'20" N80"22"51"E 126.02" 123.24 94'09'08" S42'08'02"E 109.84" UNPLATTED LANDS OF 108.96 8314'22" S46"33'42"W 99.63" SECTION 25. TOWNSHIP 5 SOUTH. N86"56"40"E 246.51" RANGE 27 EAST 578"55"38"W 302.04" (ORB 5427, PG 1388) STATE JURISDICTIONAL WETLAND LINE 0°57"11" S57"33"14"E 1.56" 25' AVERAGE LINDISTLIBBED LIPLAND-N19"05'53"W LINE TABLE LINE BEARING DISTANCE L1 S03'02'38"W 53.98 L2 S82"23"36"W 38.29 L3 N89*01*39*W 12 65" GRAPHIC SCALE L4 S84'41'45"W 30.40 L5 S81'40'39"W 44.43 L6 S7816'53"W 28.64 (IN FEET) L7 S87'53'02"W 14.53 L8 S87'53'02"W 21,43 L9 S8915'33"W 26.01 L10 N69'03'21"W 45.73 CHARLES BASSETT & ASSOCIATES, INC. SURVEYORS - MAPPERS - LAND PLANNERS P.O. BOX 10048 FLEMING ISLAND, 32005 UCENSED BUSINESS NUMBER 6628 (904)215-0707 OFFICE - (904)215-0711 FAX L11 N73'21'18"W 27.98 L12 N23'22'01"E 10.92 L252 N02'36'52"W 29.81



SILVERLEAF PARCEL 8B PHASE

MAP BOOK _____ PAGE_ SHEET 6 OF 6 SHEETS

		CUR	VE TABLE		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	250.00	22.67	511'47"	N21'54'29"W	22.67
C8	415.00	27.97	3'51'40"	N09"21"00"E	27.96
C7	50.00	15.74	18"02"00"	N16'26'10"E	15.87
CB	202.00'	290.53	82"24"19"	N15'44'59"W	266.12
C9	50.00'	22.53	25"48"50"	N44'02'43"W	22.34
C24	1005.00	275.29	15"41"40"	N07'50'50"E	274,43
C25	275.00	188.01	35'00'15"	301'48'28"E	165.41
C92	980.00'	288.10	15"33"28"	N07'54'56"E	265.29
C93	50.00	6.35	9'34'23"	N04'39'00"W	8.34
C99	300,00	40.15	7'40'06"	S15"28"32"E	40.12
C100	300.00	5.00'	0'57'18"	\$11'09'50"E	5.00
C132	92.00"	16.82	11"43"10"	S24"22"44"W	18.79
C133	92.00	27.06	16"51"17"	S10'05'31"W	28.97
C134	1030.00	42.11	2°20'33°	S02'50'09"W	42.11
C135	1030.00	66.67	3"40"11"	S05'55'01"W	88.65
C136	1030.00	68.67	3'49'12"	S09'44'12"W	68.66
C137	1030.00	68.67	3"49"12"	S13'33'24"W	68.66
C138	1030.00	3.96	0"13"12"	S15'34'34"W	3.96'
C140	250.00'	77.22	17'41'52"	S06'32'37"W	78.91
C141	250.00'	98.33	22'32'05"	S1314'21"E	97.69
C197	300.00'	138.13	26"22"51"	S02'30'14"W	138.91
C213	50,00	56.85	65'09'00"	\$57"34"30"W	53.84
C214	50,00	78.42	89"51"30"	N44'55'15"W	70.62
C273	960.31°	287.85	17"10"27"	S07'07'04"W	286.77
C274	320.00	99.97	17°53'56°	S06'48'35"W	99.56
C275	50.00*	66.95	76"43"06"	S3871'11"W	62.06
C276	300.00	143.13	27"20'09°	S02'01'35"W	141.78
C278	50.00*	101.87"	116'44'05"	N47'05'13"W	85.14"
C281	240,00	17.92	4"16"44"	\$2276'45"E	17.92

	LINE TABL	E
UNE	BEARING	DISTANCE
L18	\$15'44'41"E	30.39
L18	S26"57"16"W	8.10
L17	N68'33'13"W	38.62
L18	S09'06'43"W	51.78
L19	N74'50'13"W	5.00°
L20	\$28*04*27*W	7,44'
L21	N50'57'07"W	8.94*
L22	N31'33'07"W	20.75
L23	N20'58'42"E	55.13'
L215	\$26'36'50"E	10.06
L219	N83'37'07"E	10.00'
L220	S06"22"53"E	10.00*
L223	\$83'37'07"W	10.00
L224	\$15'21'35°E	10.57
L225	\$15'21'35"E	9.01
L226	N06'22'53"W	10.00*
L227	N74"29"43"W	151.09'
L253	\$15721'35°E	40.00'
L254	N74'38'25"E	40.001
L255	S74'38'25"W	40.00

C282 240,00' 40,05' 9'33'37" \$15'21'35"E 40,00'

