

**RESOLUTION NO. 2024-180**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**GRAND OAKS PHASE 1C UNIT 2A.**

**WHEREAS, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Grand Oaks Phase 1C Unit 2A.

**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 is not required. The financial security was collected under PLAT 2022-11 Grand Oaks Phase 1C Unit 2.

**Section 3.** A Required Improvements Bond for maintenance is not required. The financial security was collected under PLAT 2022-11 Grand Oaks Phase 1C Unit 2.

**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.

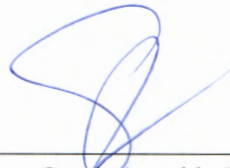
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 7th day of May, 2024.

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

Rendition Date MAY 09 2024

BY:   
\_\_\_\_\_  
Sarah Arnold, Chair

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

  
\_\_\_\_\_  
Deputy Clerk



# Attachment 2

## Plat Map

# GRAND OAKS PHASE 1C UNIT 2A

BEING A REPLAT OF LOTS 26, 72 AND 75, GRAND OAKS PHASE 1C UNIT 1, MAP BOOK 104, PAGES 74-77 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR NOTES

### CAPTION

**Parcel "A"**  
A portion of Section 35, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5417, page 1029, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeastern corner of Lot 101, Grand Oaks Phase 1C Unit 1, a plot recorded in Map Book 104, pages 74 through 77, of the Public Records of said county, said corner lying on the Western boundary line of said Grand Oaks Phase 1C Unit 1; thence South 01°22'18" East, along said Western boundary line, 94.81 feet; thence South 01°24'38" West, continuing along said Western boundary line, 1.21 feet to the Point of Beginning.

From said Point of Beginning, thence South 01°24'38" West, continuing along said Western boundary line, 84.89 feet to a point on a non-tangent curve concave Northerly having a radius of 1593.37 feet; thence Westerly departing said Western boundary line and along the arc of said curve, through a central angle of 04°20'03", on an arc length of 120.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 87°35'27" West, 120.51 feet; thence South 04°34'34" West, along a non-tangent line, 123.00 feet to a point lying on the Northernly line of CDD Parcel No. 2 as described and recorded in Official Records Book 4993, page 1194, of the Public Records of said county; thence Westerly along said Northernly line and along the arc of a non-tangent curve concave Northerly having a radius of 1716.37 feet, through a central angle of 01°12'25", on an arc length of 36.18 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 84°49'12" West, 36.18 feet; thence Westerly continuing along said Northernly line and along the arc of a curve concave Southerly having a radius of 647.00 feet, through a central angle of 02°13'05", on an arc length of 25.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 83°19'30" West, 25.04 feet; thence North 03°33'37" East, departing said Northernly line and along a non-tangent line, 123.00 feet to a point on a non-tangent curve concave Southerly having a radius of 770.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°22'35", on an arc length of 72.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 89°07'20" West, 72.23 feet; thence South 01°48'37" East, along a non-tangent line, 123.00 feet to a point lying on said Northernly line of CDD Parcel No. 2; thence Westerly along said Northernly line and along the arc of a non-tangent curve concave Southerly having a radius of 647.00 feet, through a central angle of 05°15'44", on an arc length of 59.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 85°33'31" West, 59.40 feet; thence North 07°04'21" West, departing said Northernly line, and along a non-tangent line, 123.00 feet to a point on a non-tangent curve concave Southerly having a radius of 770.00 feet; thence Westerly along the arc of said curve, through a central angle of 04°52'21", on an arc length of 66.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 79°40'40" West, 66.13 feet; thence South 77°13'00" West, 126.92 feet; thence North 12°47'00" West, 180.00 feet to a point lying on the Southernly line of CDD Parcel No. 5, as described in recorded in said Official Records Book 4993, page 1194, of said Public Records; thence Easterly along said Southernly line, the following 7 courses: Course 1, thence North 77°13'00" East, 60.00 feet; Course 2, thence South 12°47'00" East, 120.00 feet; Course 3, thence North 77°13'00" East, 65.92 feet to the point of curvature of a curve concave Southerly having a radius of 830.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of 04°55'21", on an arc length of 71.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°40'40" East, 71.29 feet; Course 5, thence North 82°08'21" East, 122.61 feet to the point of curvature of a curve concave Southerly having a radius of 830.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 13°38'41", on an arc length of 197.85 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 88°57'42" East, 197.20 feet; Course 7, thence Easterly along said Southernly line and the Easterly prolongation thereof and along the arc of a curve concave Northerly having a radius of 1533.37 feet, through a central angle of 04°39'29", on an arc length of 124.65 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 88°32'42" East, 124.63 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of 89°42'53", on an arc length of 39.15 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 46°16'06" East, 35.27 feet.

Containing 1.44 acres, more or less.

### Tract "A"

Lot 26, as depicted on Grand Oaks Phase 1C Unit 1, a plot recorded in Map Book 104, pages 74 through 77, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeastern corner of Lot 101, of said Grand Oaks Phase 1C Unit 1, said corner lying on the Western boundary line of said Grand Oaks Phase 1C Unit 1; thence South 01°22'18" East, along said Western boundary line, 94.81 feet; thence South 01°24'38" West, continuing along said Western boundary line, 85.90 feet to the Northwestern corner of said Lot 26, said corner lying on the Southernly right of way line of Naturaland Circle, a 60 foot right of way as presently established and the Point of Beginning.

From said Point of Beginning, thence Easterly along said Northernly right of way line and along the arc of a curve concave Northerly having a radius of 1593.37 feet, through a central angle of 02°08'00", on an arc length of 39.32 feet to the Northwestern corner of Lot 25 of said Grand Oaks Phase 1C Unit 1, said arc being subtended by a chord bearing and distance of North 89°01'31" East, 39.32 feet; thence South 01°33'29" East, along the Westernly line of said Lot 25, and along a non-tangent line, 123.00 feet to the Southeastern corner thereof, said corner lying on the Southernly line of said Grand Oaks Phase 1C Unit 1, also being the Northernly line of CDD Parcel No. 2, as described and recorded in Official Records Book 4993, page 1194, of said Public Records; thence Easterly along said Northernly line and along the arc of a non-tangent curve concave Northerly having a radius of 1716.37 feet, through a central angle of 02°08'00", on an arc length of 63.90 feet to the Southeastern corner of said Grand Oaks Phase 1C Unit 1, said arc being subtended by a chord bearing and distance of South 89°10'31" West, 63.90 feet; thence North 00°43'31" East, along the Westernly line of said Grand Oaks Phase 1C Unit 1 and along a non-tangent line, 123.00 feet to the Point of Beginning.

Containing 7579 square feet, more or less.

### SURVEYOR'S CERTIFICATE

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

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Bob L. Pittman  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4827  
ETM Surveying & Mapping, Inc.  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Certificate of Authorization LB 3624

### Tract "B"

Lot 72, as depicted on Grand Oaks Phase 1C Unit 1, a plot recorded in Map Book 104, pages 74 through 77, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeastern corner of Lot 71 of said Grand Oaks Phase 1C Unit 1, thence North 26°20'10" West, along the Easternly line of said Lot 71, a distance of 120.00 feet to the Northeastern corner thereof, said corner lying on the Northernly line of said Grand Oaks Phase 1C Unit 1, also being the Southernly line of Parcel 6, as described and recorded in Official Records Book 5417, page 1029 of said Public Records; thence Easterly along said line and along the arc of a non-tangent curve concave Southerly having a radius of 580.00 feet, through a central angle of 08°23'05", on an arc length of 84.88 feet to the Northwestern corner of Lot 73 of said Grand Oaks Phase 1C Unit 1, said arc being subtended by a chord bearing and distance of North 87°51'22" East, 84.80 feet; thence South 17°57'06" East, along a non-tangent line, 120.00 feet to the Southwestern corner thereof, said corner lying on the Northernly right of way line of Naturaland Circle, a 60 foot right of way as presently established; thence Westerly along said Northernly right of way line and the arc of a non-tangent curve concave Southerly having a radius of 460.00 feet, through a central angle of 08°23'05", on an arc length of 67.32 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 87°51'22" West, 67.26 feet.

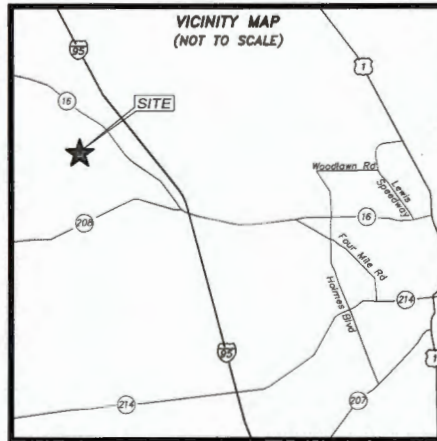
Containing 8132 square feet, more or less.

### Tract "C"

Lot 75, as depicted on Grand Oaks Phase 1C Unit 1, a plot recorded in Map Book 104, pages 74 through 77, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeastern corner of Lot 74, of said Grand Oaks Phase 1C Unit 1; thence North 02°16'42" West, along the Easternly line thereof, 120.00 feet to the Northeastern corner thereof, said corner lying on the Northernly line of said Grand Oaks Phase 1C Unit 1, also being the Southernly line of Parcel 6, as described and recorded in Official Records Book 5417, page 1029 of said Public Records; thence Easterly along said line and along the arc of a non-tangent curve concave Southerly having a radius of 580.00 feet, through a central angle of 08°48'22", on an arc length of 88.80 feet to the Northwestern corner of Tract "B" of said Grand Oaks Phase 1C Unit 1, said arc being subtended by a chord bearing and distance of South 88°32'31" East, 88.86 feet; thence South 02°41'38" West, along the Westernly line thereof, and along a non-tangent line, 119.37 feet to a point lying on the Northernly right of way line of Naturaland Circle, a 60 foot right of way as presently established; thence Westerly along said Northernly right of way line and along the arc of a non-tangent curve concave Northerly having a radius of 25.00 feet, through a central angle of 13°16'23", on an arc length of 5.79 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 87°39'08" West, 5.78 feet; thence Westerly continuing along said Northernly right of way line and along the arc of a curve concave Southerly having a radius of 460.00 feet, through a central angle of 06°34'02", on an arc length of 52.73 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 88°59'41" West, 52.70 feet.

Containing 7842 square feet, more or less.



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

This is to certify that this plat of GRAND OAKS PHASE 1C UNIT 2A has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2024. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

### CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of GRAND OAKS PHASE 1C UNIT 2A has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Director of the Growth Management Department

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of GRAND OAKS PHASE 1C UNIT 2A has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Office of the County Attorney

### CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book \_\_\_\_\_ Page(s) \_\_\_\_\_ of the public records of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Brandon J. Patten, Clerk Clerk of the Circuit Court & Comptroller

### ADOPTION & DEDICATION

This is to certify that Toll Southeast LP Company, Inc., a Delaware corporation ("Owner"), are the lawful owners of the lands described in the caption shown hereon which shall hereafter be known as GRAND OAKS PHASE 1C UNIT 2A, and that it has 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 right of way depicted hereon as Naturaland Circle, Tracts "A", "B" and "C" (Future Development) shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owners reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services lending unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

The Owners, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities and telecommunication companies authorized by said Owners in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private right of way shown on this plat. The Owners, its successors and assigns, reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

Those easements designated on this plat as a "FPL easement" 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.

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

Witness \_\_\_\_\_ OWNER: Toll Southeast LP Company, Inc.  
a Delaware corporation

Printed Name \_\_\_\_\_ By: Steve Marten  
Witness \_\_\_\_\_ its Division President

Printed Name \_\_\_\_\_

### STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [\_\_\_\_\_] physical presence or [\_\_\_\_\_] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Steve Marten as Division President for Toll Southeast LP Company, a Delaware corporation.

Notary Public, State of Florida

Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

My Commission Number is: \_\_\_\_\_

Personally Known [\_\_\_\_\_] or produced Identification [\_\_\_\_\_] JACKSONVILLE, FL 32258 (904) 842-8550  
Type of Identification produced \_\_\_\_\_

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

### CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Donald A. Bradshaw, County Surveyor  
Professional Surveyor and Mapper  
License Number 5513

# GRAND OAKS PHASE 1C UNIT 2A

BEING A REPLAT OF LOTS 26, 72 AND 75, GRAND OAKS PHASE 1C UNIT 1, MAP BOOK 104,  
PAGES 74-77 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING A PORTION  
OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

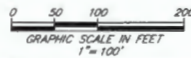
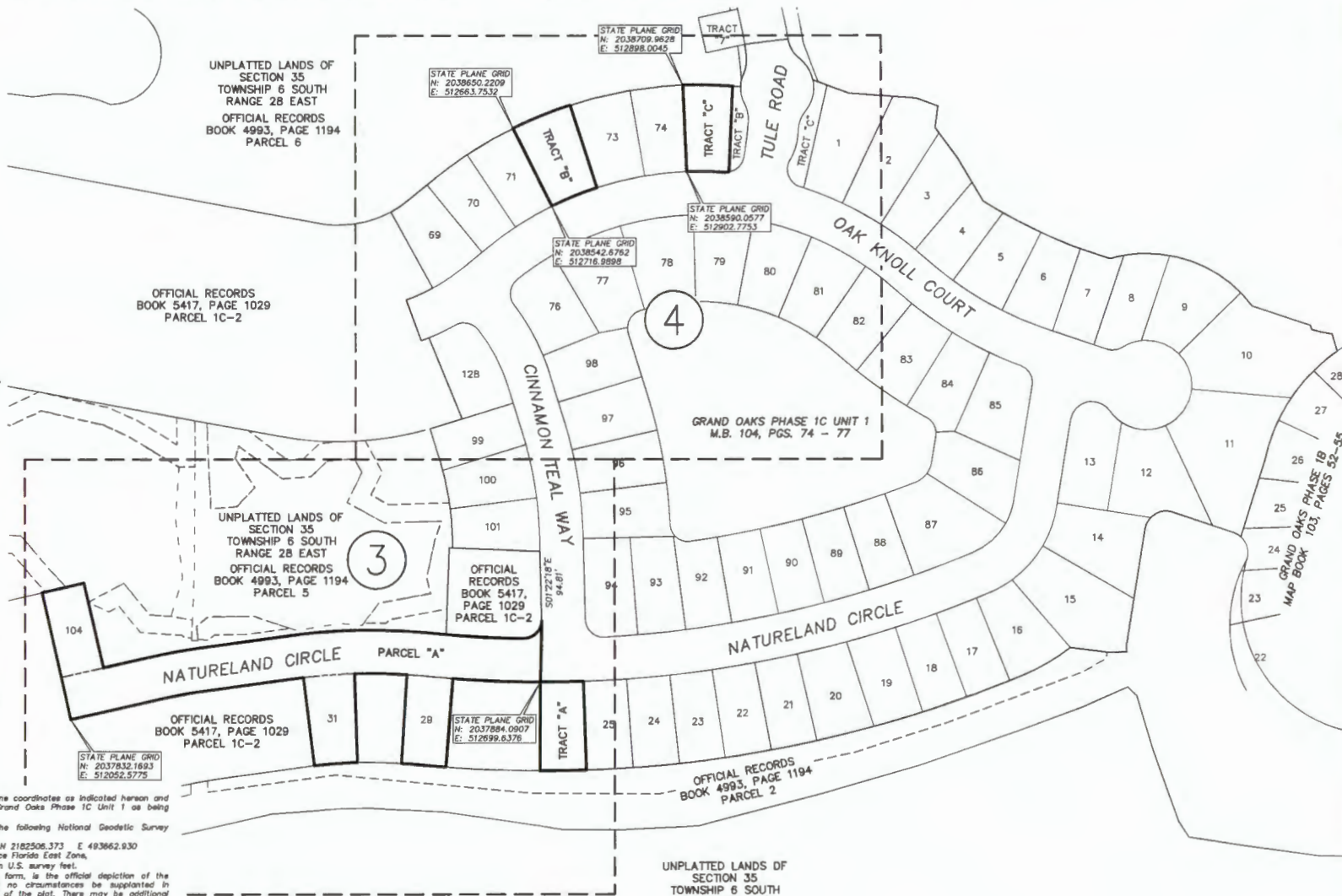
SHEET 2 OF 4 SHEETS

## LEGEND

- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES SET 5/8" R.B.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
- P.R.M. DENOTES P.C.P., STAMPED L.B.#3524, PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (R) RADIAL
- (NR) NON-RADIAL
- CI TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT EASEMENT
- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ③ SHEET REFERENCE NUMBER
- ▨ DENOTES UPLAND BUFFER
- ▧ DENOTES CONSERVATION EASEMENT
- ▩ DENOTES WETLANDS

## NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the arbitrary boundary line of Grand Oaks Phase 1C Unit 1 as being South 01°22'18" East.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control: Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493862.930 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- 4) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25-foot averaged width, but not less than 10 feet.
- 5) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
- 6) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- 7) Easement recorded in O.R.B. 562, Page 762 (Easement contained therein not legally described and cannot be platted).
- 8) Easement recorded in O.R.B. 4790, Page 15, and first amended in O.R.B. 5375, Page 1961 is blanket in nature.
- 9) Easement recorded in O.R.B. 4790, Page 45, and first amended in O.R.B. 5373, Page 1 is blanket in nature.



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

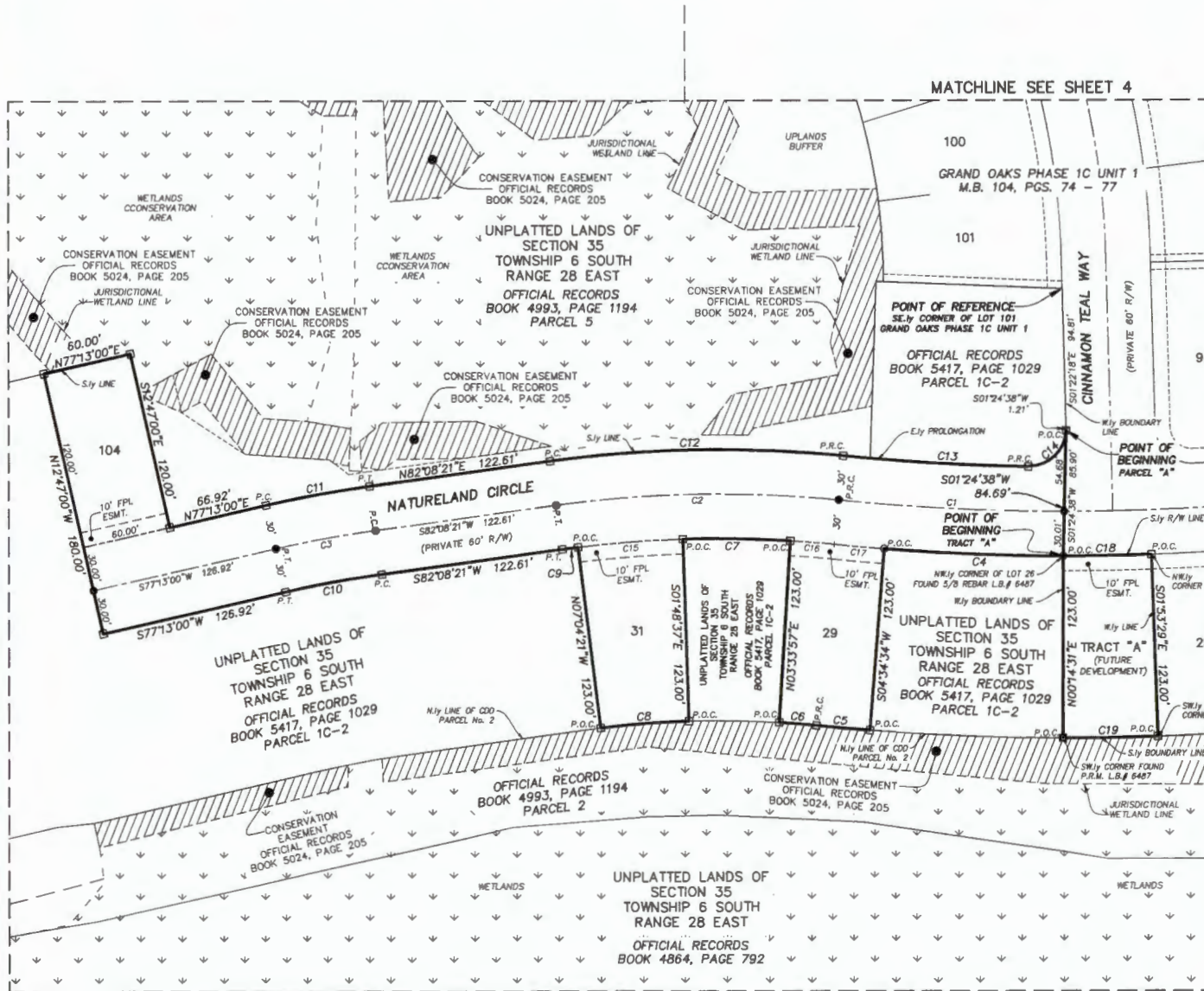
# GRAND OAKS PHASE 1C UNIT 2A

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MAP BOOK PAGE

SHEET 3 OF 4 SHEETS

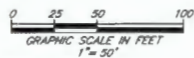
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1563.37'	5'33'52"	151.83'	S86°59'54"E	151.77'
C2	800.00'	13'38'41"	190.52'	S88°57'42"W	190.07'
C3	800.00'	4'55'21"	68.73'	S79°40'40"W	68.71'
C4	1593.37'	4'20'03"	120.53'	N87°35'27"W	120.51'
C5	1716.37'	17'2'28"	36.18'	N84°49'12"W	36.18'
C6	847.00'	27'3'05"	25.05'	N85°19'30"W	25.04'
C7	770.00'	5'22'38"	72.25'	N89°07'20"W	72.23'
C8	847.00'	57'5'44"	58.42'	S83°33'31"W	58.40'
C9	770.00'	0'47'18"	10.58'	S82°32'00"W	10.56'
C10	770.00'	4'55'21"	68.15'	S79°40'40"W	66.13'
C11	830.00'	4'55'21"	71.31'	N79°40'40"E	71.29'
C12	830.00'	13'38'41"	197.86'	N88°37'42"E	197.20'
C13	1533.37'	4'39'29"	124.68'	S86°32'42"E	124.63'
C14	25.00'	89°42'35"	38.15'	N48°16'06"E	35.27'
C15	770.00'	57'5'44"	70.72'	S85°19'31"W	70.69'
C16	770.00'	27'3'05"	29.81'	N85°19'30"W	29.81'
C17	1593.37'	17'2'28"	33.59'	S84°49'12"E	33.59'
C18	1593.37'	2'08'00"	59.32'	N89°10'31"E	59.32'
C19	1716.37'	2'08'00"	63.90'	S89°10'31"W	63.90'

### LEGEND

- ☐ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
- DENOTES SET 5/8" RB&C STAMPED P.R.M. L.B.#3824, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3524, PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- ∠ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (R) RADIAL
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.G. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- ③ SHEET REFERENCE NUMBER
- ▨ DENOTES UPLAND BUFFER
- ▨ DENOTES CONSERVATION EASEMENT
- ▨ DENOTES WETLANDS



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# GRAND OAKS PHASE 1C UNIT 2A

BEING A REPLAT OF LOTS 26, 72 AND 75, GRAND OAKS PHASE 1C UNIT 1, MAP BOOK 104, PAGES 74-77 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

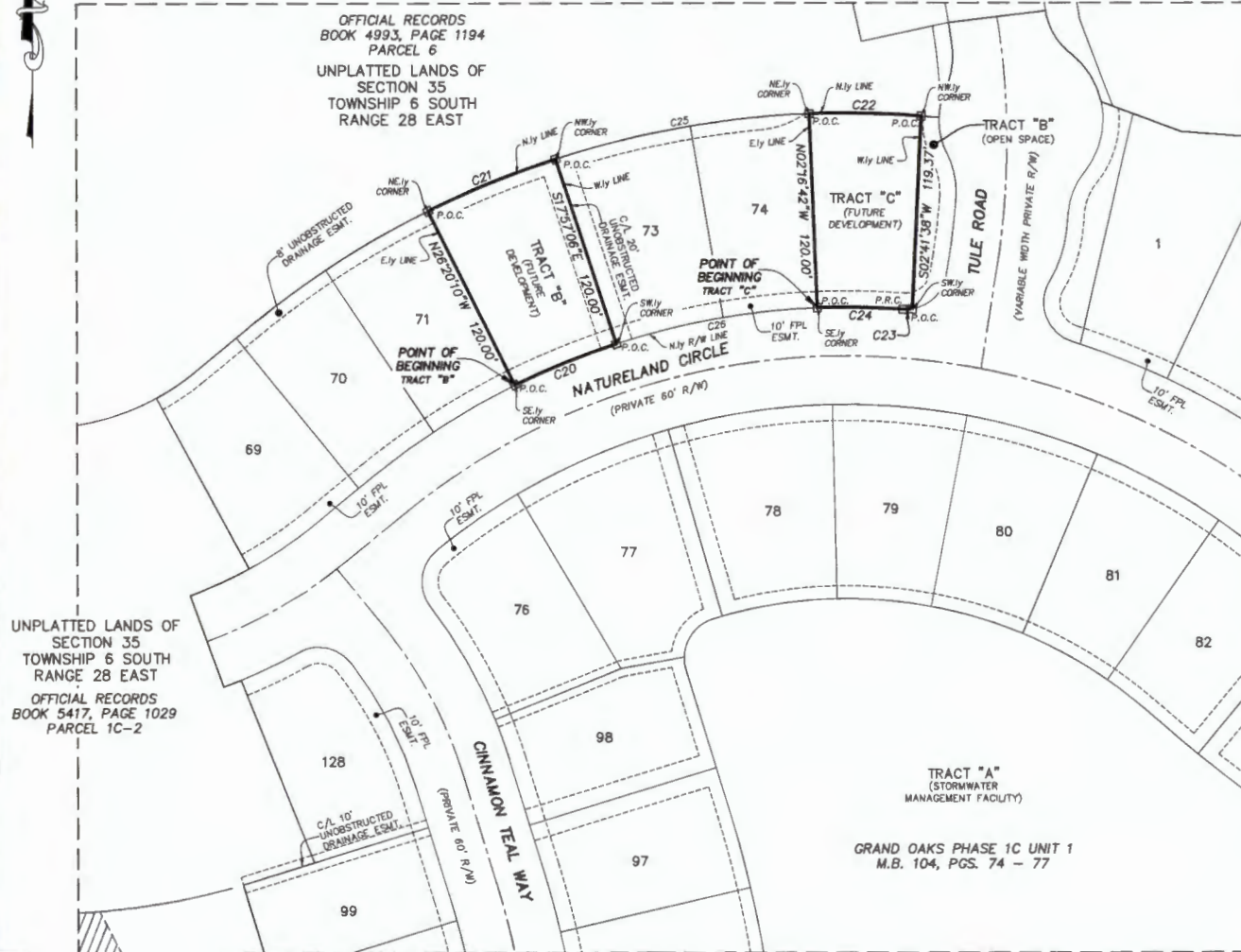
MAP BOOK PAGE

SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	460.00'	8°23'05"	67.32'	S87°51'22"W	67.26'
C21	580.00'	8°23'05"	84.88'	N67°51'22"E	84.80'
C22	580.00'	6°48'22"	68.90'	N88°52'31"W	68.86'
C23	25.00'	13°16'23"	5.79'	S87°39'08"W	5.78'
C24	480.00'	6°34'02"	52.73'	N88°59'41"W	52.70'
C25	580.00'	15°40'23"	158.66'	S79°53'06"W	158.16'
C26	460.00'	15°40'23"	125.83'	S79°53'06"W	125.44'

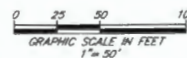


LEGEND

- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES SET 3/8" RB&C STAMPED P.R.M. L.B.#3524, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (R) RADIAL
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- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT
- E.S.M.T. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE MATCHLINE
- ③ SHEET REFERENCE NUMBER
- [Pattern] DENOTES UPLAND BUFFER
- [Pattern] DENOTES CONSERVATION EASEMENT
- [Pattern] DENOTES WETLANDS

UNPLATTED LANDS OF SECTION 35 TOWNSHIP 6 SOUTH RANGE 28 EAST  
OFFICIAL RECORDS BOOK 5417, PAGE 1029 PARCEL 1C-2

MATCHLINE SEE SHEET 3



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