

RESOLUTION NO. 2024-181
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ENTRADA PHASE 3 UNIT 6A.

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP 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 Entrada Phase 3 Unit 6A.

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 \$927,051.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$181,674.54 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.

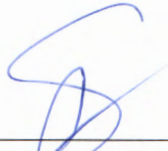
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

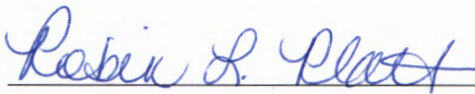
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of May, 2024.

**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

LEGAL DESCRIPTION

A PORTION OF SECTIONS 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, N 02°47'41" W FOR A DISTANCE OF 2412.83 FEET; THENCE, N 80°00'00" E FOR A DISTANCE OF 1294.52 FEET; THENCE, N 02°47'41" W FOR A DISTANCE OF 886.26 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING, THENCE, S 89°25'50" W FOR A DISTANCE OF 35.00 FEET; THENCE, S 85°52'10" W FOR A DISTANCE OF 114.55 FEET; THENCE, S 82°28'10" W FOR A DISTANCE OF 109.54 FEET; THENCE, N 81°21'42" W FOR A DISTANCE OF 56.49 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88°14'49", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 24°29'07" W FOR A DISTANCE OF 32.79 FEET; THENCE, N 57°36'31" W FOR A DISTANCE OF 232.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 87°45'25", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 78°30'46" W FOR A DISTANCE OF 41.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 27°40'08", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS S 20°48'00" W FOR A DISTANCE OF 85.85 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 182°15'01", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 87°00'00" W FOR A DISTANCE OF 358.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 81°44'23", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS N 43°39'15" W FOR A DISTANCE OF 41.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 15°28'33" E FOR A DISTANCE OF 130.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 81°44'23", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS N 74°38'21" E FOR A DISTANCE OF 41.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 16°04'52", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N 50°48'36" E FOR A DISTANCE OF 44.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 28°48'24", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS N 44°24'50" E FOR A DISTANCE OF 92.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 92°49'42", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 10°27'28" W FOR A DISTANCE OF 43.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 23°23'09", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS N 45°10'45" W FOR A DISTANCE OF 141.88 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 28°22'44", HAVING A RADIUS OF 282.00 FEET, AND WHOSE LONG CHORD BEARS N 47°40'34" W FOR A DISTANCE OF 138.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 45°33'25", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS N 30°00'13" W FOR A DISTANCE OF 271.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 40°20'30", HAVING A RADIUS OF 34.00 FEET, AND WHOSE LONG CHORD BEARS N 38°28'45" W FOR A DISTANCE OF 23.45 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 23°17'28" E FOR A DISTANCE OF 15.69 FEET; THENCE, N 10°42'47" W FOR A DISTANCE OF 70.50 FEET; THENCE, N 80°02'10" E FOR A DISTANCE OF 128.89 FEET; THENCE, S 88°22'35" E FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02°27'24", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 01°06'40" E FOR A DISTANCE OF 16.18 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 88°09'38" E FOR A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 12°42'25", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 82°05'11" E FOR A DISTANCE OF 11.07 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 18°12'00", HAVING A RADIUS OF 704.95 FEET, AND WHOSE LONG CHORD BEARS N 00°46'04" E FOR A DISTANCE OF 198.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 67°00'19", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 28°10'44" E FOR A DISTANCE OF 34.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02°27'24", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 01°06'40" E FOR A DISTANCE OF 16.18 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 88°09'38" E FOR A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30°37'39", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N 13°50'12" E FOR A DISTANCE OF 95.08 FEET; THENCE, N 28°09'01" E FOR A DISTANCE OF 34.22 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48°20'25", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 52°19'14" E FOR A DISTANCE OF 39.35 FEET; THENCE, N 75°29'28" E FOR A DISTANCE OF 395.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 126°54'50", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 41°03'19" E FOR A DISTANCE OF 33.87 FEET; THENCE, S 22°28'11" W FOR A DISTANCE OF 81.37 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22°58'06", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 10°54'53" W FOR A DISTANCE OF 119.46 FEET; THENCE, S 00°34'10" E FOR A DISTANCE OF 352.57 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 59°23'09", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 29°07'24" W FOR A DISTANCE OF 148.61 FEET, SAID CURVE TURNING TO THE LEFT THROUGH 23°42'48", HAVING A RADIUS OF 650.00 FEET, AND WHOSE LONG CHORD BEARS S 48°57'35" W FOR A DISTANCE OF 267.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 41°21'17", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 35°48'50" W FOR A DISTANCE OF 21.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 13°32'31" E FOR A DISTANCE OF 18.27 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 45°39'06", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 14°58'41" E FOR A DISTANCE OF 23.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 110°24"44", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS N 48°17'37" E FOR A DISTANCE OF 127.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 30°28'14", HAVING A RADIUS OF 450.00 FEET, AND WHOSE LONG CHORD BEARS N 43°35'52" E FOR A DISTANCE OF 236.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 148°38'41", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 77°17'55" E FOR A DISTANCE OF 37.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 80°00'00" E FOR A DISTANCE OF 35.00 FEET; THENCE, S 00°34'10" E FOR A DISTANCE OF 851.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 22.25 ACRES MORE OR LESS.

ADDITION AND DEDICATION

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS ENTRADA PHASE 3 UNIT 6A, 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.

ALL DRAINAGE EASEMENTS, RIGHTS OF WAY (R/O SALADO ROAD, ORELLANA ROAD), TRACTS C, AND F (STORM WATER MANAGEMENT FACILITY), TRACTS A, AND B (OPEN SPACE), TRACT D (25' BUFFER), TRACT E (10' PERIMETER BUFFER), SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. THE OWNER SHALL RESERVE THE RIGHT TO CONVEY ALL RIGHTS OF WAYS, AND TRACTS TO THE ENTRADA HOMEOWNERS ASSOCIATION, INC.

TRACT G (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED FEE SIMPLE TO ST JOHNS COUNTY A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS.

EACH EASEMENT DESIGNATED ON THIS PLAT AS A "TPL EASEMENT" IS HEREBY IRREVOCABLY DEDICATED 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.

OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES EASEMENTS OVER, ACROSS, UNDER AND UPON THE STORM WATER MANAGEMENT FACILITIES DRAINAGE EASEMENTS, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR SUCH PURPOSES; OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENT RIGHTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A HOME OWNERS OR 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.

THE "OWNER", 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 OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS ON SUCH LANDS AND SUCH OTHER PERSONS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

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 THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE OWNER RESERVE THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

Owner : FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

BY:

PRINTED NAME

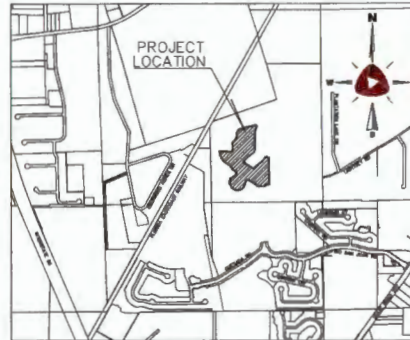
ENTRADA PHASE 3 UNIT 6A

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

PAGE

SEE SHEET 2 FOR NOTES SHEET 1 OF 4



VICINITY MAP SCALE: 1" = 2000'

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS DAY OF A.D. 2024.

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

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED, DAY OF A.D. 2024.

CLAYTON A. WALLY PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA REGISTERED SURVEYOR NO. L57209

ALLIANT FLORIDA, INC. 10475 Fortuna Pkwy, Suite 101 JACKSONVILLE, FL 32256 CERTIFICATE OF AUTHORIZATION NUMBER "LB 8289"

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 3 UNIT 6A, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS DAY OF A.D. 2024.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE

BOARD OF COUNTY COMMISSIONERS THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 3 UNIT 6A, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS DAY OF A.D. 2024.

THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 3 UNIT 6A, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY DAY OF A.D. 2024.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK PAGE(S) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF A.D. 2024.

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

CONSENT AND WAIVER OF MORTGAGEE

D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION

THE UNDERSIGNED HEREBY CERTIFIES THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION IS THE HOLDER OF THE MORTGAGE, LEIN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 3454, PAGE 1801, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON, THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADDITION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

AUTHORIZED SIGNATURE WITNESS: PRINT NAME: WITNESS: TITLE: PRINT NAME:

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION) THIS DAY OF 2024, BY ON BEHALF OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA COMMISSION NO.

PRINT NAME MY COMMISSION EXPIRES:

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION) THIS DAY OF 2024, BY ON BEHALF OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA COMMISSION NO. PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED

PRINT NAME MY COMMISSION EXPIRES:



ALLIANT

10475 Fortuna Pkwy, Suite 101 Jacksonville, FL 32256 904.240.1351 MAIN www.alliant-inc.com LB 8289

ENTRADA PHASE 3 UNIT 6A

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

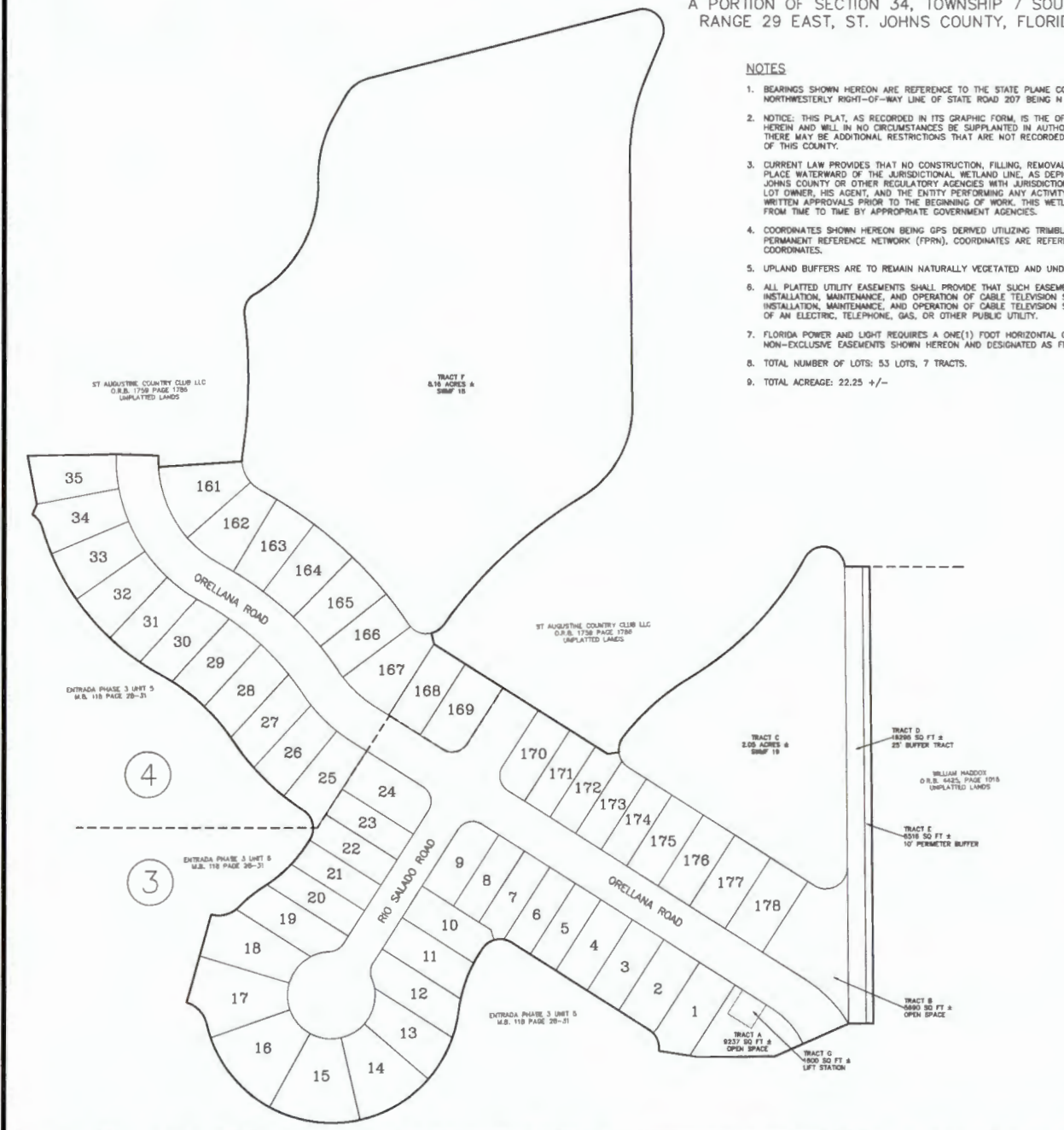
MAP BOOK

PAGE

SHEET 2 OF 4

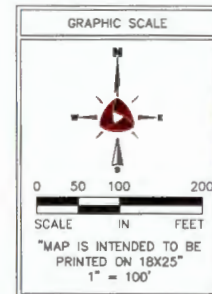
NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36°22'58" E.
2. 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.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
4. COORDINATES SHOWN HEREON BEING GPS DERIVED UTILIZING TRIMBLE NOW VRS SYSTEM AND IS IN CONJUNCTION WITH FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES ARE REFERENCED TO NAD83/2011 FLORIDA, EAST ZONE, STATE PLANE COORDINATES.
5. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT 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. FLORIDA POWER AND LIGHT REQUIRES A ONE(1) FOOT HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES PLACED WITHIN THOSE NON-EXCLUSIVE EASEMENTS SHOWN HEREON AND DESIGNATED AS FPL EASEMENT.
8. TOTAL NUMBER OF LOTS: 53 LOTS, 7 TRACTS.
9. TOTAL ACREAGE: 22.25 +/-



LEGEND

ESMT	EASEMENT
FPL	FLORIDA POWER AND LIGHT
MAINT	MAINTENANCE
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
(R)	RADIAL
(NR)	NON-RADIAL
D.E.	DRAINAGE EASEMENT
FPL	FLORIDA POWER LIGHT
AC	ACRES
SQ FT	SQUARE FEET
SWMF	STORM WATER MANAGEMENT FACILITY
U.A.D.E.	UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.M.	BENCHMARK
S.C.U.D.	ST. JOHNS COUNTY UTILITY DEPARTMENT
CHON	CONCRETE MONUMENT
CL	CENTERLINE
M.B.	MAP BOOK
○	SET 4"x4" CHON ALLIANT P.R.M. LB 8286
⊙	SET NAIL & DISK ALLIANT P.C.P. LB 8289
●	FOUND P.R.M.
▭	WETLANDS
▨	UPLAND BUFFER
③	SHEET REFERENCE NUMBER



10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

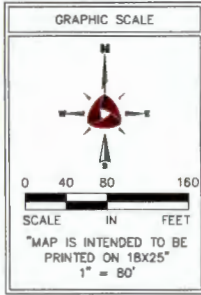
Drawing name: Y:\Mississauga\Office\Survey\Projects\2021\20210703 ENTRADA PH3 UNIT 6A PLAT\PLAT\21-0703-00131 ENTRADA PH3 UNIT 6A PLAT - 01.dwg Mgr: 19, 2024 - 1:56pm

ENTRADA PHASE 3 UNIT 6A

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

PAGE



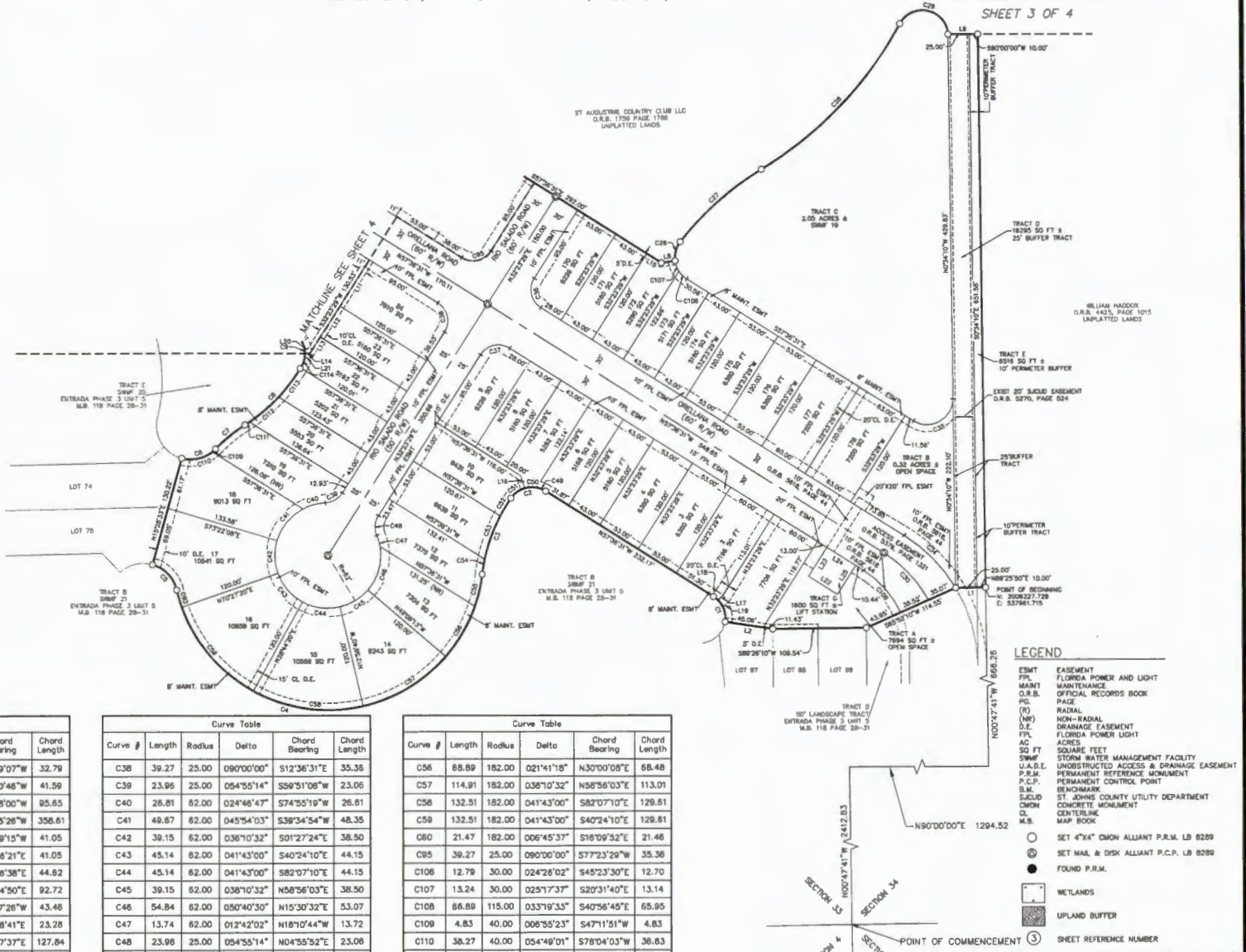
SEE SHEET 2 FOR NOTES
SHEET 3 OF 4

Line #	Length	Direction
L1	35.00	S89°23'50"W
L2	56.49	N81°21'42"E
LB	16.41	N82°07'08"E
LB	35.00	N90°00'00"E
L11	84.53	S32°23'29"W
L12	43.00	S32°23'29"W
L13	23.00	S32°23'29"W
L14	5.75	S89°27'05"W
L15	20.00	N57°36'31"W
L16	15.44	S18°12'45"E
L17	8.00	S45°37'38"W
L18	8.37	S45°37'38"W
L19	10.88	S45°37'38"W
L20	3.45	S89°27'05"W
L21	8.88	S89°27'05"W
L22	40.00	N57°36'31"W
L23	40.00	N32°23'29"E
L24	40.00	S57°36'31"E
L25	40.00	N32°23'29"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	34.89	30.00	086°14'49"	N24°29'07"W	32.79
C2	45.95	30.00	067°45'25"	S78°30'46"W	41.59
C3	98.56	200.00	027°40'08"	S20°48'00"W	95.65
C4	506.04	182.00	160°15'01"	S87°05'26"W	356.61
C5	43.10	40.00	061°44'23"	N43°39'15"W	41.05
C6	43.10	40.00	081°44'23"	N74°38'21"E	41.05
C7	44.73	182.00	014°04'52"	N50°46'38"E	44.82
C8	93.57	200.00	028°48'24"	N44°24'50"E	92.72
C9	48.60	30.00	092°49'42"	N10°27'28"W	43.48
C28	23.90	30.00	045°39'08"	N14°58'41"E	23.28
C27	128.56	350.00	021°02'44"	N48°17'37"E	127.84
C28	236.05	450.00	030°28'14"	N43°35'52"E	236.25
C29	77.83	30.00	148°38'41"	S77°17'55"E	57.77
C30	76.90	150.00	029°22'22"	N42°55'20"W	76.08
C34	86.86	185.00	026°54'23"	N44°09'20"W	86.08
C35	84.36	30.00	122°57'39"	N60°54'39"E	52.72
C36	39.27	25.00	080°00'00"	N12°36'31"W	35.36
C37	39.27	25.00	090°00'00"	N77°23'29"E	35.36

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C38	39.27	25.00	090°00'00"	S12°36'31"E	35.36
C39	23.96	25.00	054°55'14"	S59°51'08"W	23.06
C40	26.81	82.00	024°46'47"	S74°55'19"W	26.61
C41	49.87	82.00	045°54'03"	S39°54'54"W	48.35
C42	39.15	82.00	036°10'32"	S01°27'24"E	38.50
C43	45.14	82.00	041°43'00"	S40°24'10"E	44.15
C44	45.14	82.00	041°43'00"	S82°07'10"E	44.15
C45	39.15	82.00	036°10'32"	N58°56'03"E	38.50
C46	54.84	82.00	050°40'30"	N15°30'32"E	53.07
C47	13.74	82.00	012°42'02"	N18°10'44"W	13.72
C48	23.98	25.00	054°55'14"	N04°55'52"E	23.08
C49	11.40	30.00	021°46'40"	S88°29'51"E	11.33
C50	14.11	30.00	026°56'56"	N87°08'20"E	13.98
C51	20.44	30.00	039°01'49"	N54°08'58"E	20.04
C52	24.19	200.00	006°55'52"	N31°10'08"E	24.18
C53	54.45	200.00	015°35'58"	N19°54'12"E	54.28
C54	17.94	200.00	005°08'18"	N09°32'04"E	17.93
C55	38.73	182.00	012°11'33"	N13°03'42"E	38.66

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C56	88.89	182.00	021°41'18"	N30°00'08"E	86.48
C57	114.91	182.00	036°10'32"	N58°56'03"E	113.01
C58	132.51	182.00	041°43'00"	S82°07'10"E	129.81
C59	132.51	182.00	041°43'00"	S40°24'10"E	129.81
C60	21.47	182.00	006°45'37"	S18°09'52"E	21.46
C95	39.27	25.00	090°00'00"	S77°23'29"W	35.36
C106	12.79	30.00	024°28'02"	S45°23'30"E	12.70
C107	13.24	30.00	025°17'37"	S20°31'40"E	13.14
C108	66.89	115.00	033°19'33"	S40°56'45"E	65.95
C109	4.83	40.00	006°55'23"	S47°11'51"W	4.83
C110	38.27	40.00	054°49'01"	S78°04'03"W	36.83
C111	6.58	200.00	001°53'10"	S56°52'27"W	6.58
C112	45.08	200.00	012°54'52"	S49°28'28"W	44.98
C113	41.91	200.00	012°00'22"	S37°00'49"W	41.83
C114	17.81	30.00	034°00'51"	S16°27'31"W	17.55



LEGEND

- ESMT EASEMENT
- FPL FLORIDA POWER AND LIGHT
- MAINT MAINTENANCE
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- (R) RADIAL
- (NR) NON-RADIAL
- DRN DRAINAGE EASEMENT
- D.E. FLORIDA POWER LIGHT
- AC ACRES
- SQ FT SQUARE FEET
- SWM STORM WATER MANAGEMENT FACILITY
- U.A.D.E. UNDESTRUCTURED ACCESS & DRAINAGE EASEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- B.M. BENCHMARK
- SCUD ST. JOHNS COUNTY UTILITY DEPARTMENT
- CHON CONCRETE MONUMENT
- CL MAP BOOK
- M.S. MAP BOOK
- SET 4"x4" CHON ALLIANT P.R.M. LB 8289
- SET MAIL & DISK ALLIANT P.C.P. LB 8289
- FOUND P.R.M.
- WETLANDS
- ▨ UPLAND BUFFER
- ③ SHEET REFERENCE NUMBER

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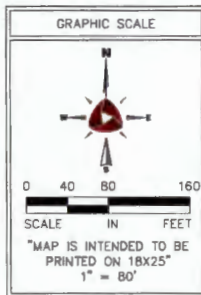
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ENTRADA PHASE 3 UNIT 6A

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK PAGE

SEE SHEET 2 FOR NOTES
SHEET 4 OF 4



Line #	Length	Direction
L3	15.89	N23°17'28"E
L4	60.00	S88°23'57"E
L5	34.22	N29°09'01"E
L6	61.37	S22°23'56"W
L7	16.28	S13°32'31"E
L8	18.41	N62°07'08"E
L9	35.00	N90°00'00"E
L10	170.11	N57°36'31"W
L11	64.53	S32°23'29"W
L12	43.00	S32°23'29"W
L13	23.00	S32°23'29"W
L15	20.00	N57°36'31"W
L20	3.45	S89°27'05"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	48.80	30.00	062°49'42"	N10°27'28"W	43.48
C10	142.85	350.00	023°23'05"	N45°10'45"W	141.86
C11	139.88	282.00	028°22'44"	N47°40'34"W	136.25
C12	278.29	350.00	045°33'25"	N59°05'13"W	271.02
C13	23.94	34.00	040°20'30"	N36°28'45"W	23.45
C14	18.19	170.00	005°27'24"	S01°06'40"E	18.18
C15	11.09	50.00	012°42'25"	N02°30'51"E	11.07
C16	199.32	704.95	018°12'00"	N00°46'04"E	198.66
C17	35.06	30.00	067°00'19"	N26°10'44"E	33.12
C18	184.20	182.00	061°08'11"	N29°05'28"E	185.12
C19	96.22	180.00	030°37'39"	N13°50'12"E	95.08
C20	40.44	50.00	048°20'25"	N52°19'14"E	39.35
C21	66.45	30.00	128°54'30"	S41°03'19"E	53.67
C22	120.26	300.00	022°58'08"	S10°54'53"W	119.48
C23	185.47	150.00	059°23'09"	S29°07'24"W	148.81
C24	269.02	650.00	023°42'48"	S46°57'35"W	267.10
C25	21.65	30.00	041°21'17"	S55°46'50"W	21.19
C26	23.90	30.00	045°39'08"	N14°56'41"E	23.28
C27	128.56	350.00	021°02'44"	N48°17'37"E	127.84
C28	239.05	450.00	030°26'14"	N43°35'52"E	236.25
C29	77.83	30.00	148°38'41"	S77°17'55"E	57.77
C31	84.20	200.00	024°07'19"	S45°32'52"E	83.58
C32	213.97	432.00	028°22'44"	N47°40'34"W	211.79
C33	221.80	200.00	063°28'58"	S30°07'28"E	210.43
C61	29.49	30.00	056°19'22"	S28°42'36"E	28.32
C62	34.56	350.00	005°39'28"	S54°02'33"E	34.55
C63	59.24	350.00	009°41'50"	S46°21'55"E	59.17
C64	49.05	350.00	008°01'48"	S37°30'08"E	49.01
C65	58.56	282.00	011°53'53"	S40°25'51"E	58.45
C66	58.28	282.00	011°50'29"	S52°18'01"E	58.18
C67	17.94	282.00	003°38'40"	S60°02'36"E	17.93
C68	36.19	350.00	005°55'28"	S58°54'12"E	36.17
C69	55.17	350.00	009°01'56"	S51°25'30"E	55.12
C70	73.10	350.00	011°58'02"	S40°53'31"E	72.97
C71	74.00	350.00	012°08'51"	S28°53'04"E	73.86
C72	39.82	350.00	006°31'08"	S19°34'04"E	39.80

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C73	49.50	230.00	012°19'50"	S04°32'52"E	49.40
C74	48.63	230.00	012°06'51"	S16°46'13"E	48.54
C75	48.63	230.00	012°06'51"	S28°53'04"E	48.54
C76	48.62	230.00	012°09'46"	S41°01'23"E	48.73
C77	53.02	230.00	013°12'27"	S53°42'29"E	52.90
C78	8.24	230.00	001°33'13"	S81°05'19"E	8.24
C79	47.81	402.00	006°48'49"	S58°27'31"E	47.78
C80	58.13	402.00	008°17'07"	S50°54'34"E	58.08
C81	56.27	402.00	008°16'16"	S42°36'52"E	56.21
C82	34.91	402.00	004°58'32"	S35°58'28"E	34.90
C83	19.24	230.00	004°47'32"	S35°52'58"E	19.23
C84	51.92	230.00	012°36'06"	S44°44'47"E	51.81
C85	25.67	230.00	006°23'42"	S54°24'40"E	25.66
C86	111.86	170.00	037°42'01"	N22°41'22"W	109.85
C87	60.31	170.00	020°19'33"	N51°42'09"W	59.99
C88	21.22	462.00	002°37'55"	N60°32'58"W	21.22
C89	50.76	462.00	006°17'44"	N56°05'09"W	50.74
C90	56.69	462.00	007°01'51"	N49°25'21"W	56.66
C91	56.69	462.00	007°01'51"	N42°23'30"W	56.66
C92	43.48	462.00	005°23'22"	N36°01'53"W	43.44
C93	10.48	170.00	003°31'52"	N35°15'08"W	10.48
C94	61.09	170.00	020°35'27"	N47°18'48"W	60.77
C95	39.27	25.00	090°00'00"	S77°23'29"W	35.36
C96	32.55	30.00	062°10'30"	S72°27'17"E	30.88
C97	4.07	30.00	007°48'57"	S37°26'33"E	4.07
C98	53.75	582.00	005°17'30"	N36°13'49"W	53.73
C99	71.42	582.00	007°01'51"	N42°23'30"W	71.37
C100	71.42	582.00	007°01'51"	N49°25'21"W	71.37
C101	63.95	582.00	006°17'44"	N56°05'09"W	63.92
C102	28.73	582.00	002°37'55"	N60°32'58"W	28.73
C103	17.74	50.00	020°19'33"	S51°42'08"E	17.64
C104	32.80	50.00	037°42'01"	S22°41'22"E	32.31
C115	287.27	582.00	028°18'51"	N47°43'30"W	284.37



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Drawing name: V:\subcontract\Office\Survey\Projects\2023\1210023\ENTRADA PH3 UNIT 6A.PLAN\PLAN\31-00131.ENTRADA PH3 UNIT 6A.PLAN - 8.dwg, Map 19, 2024 - 1:250m