

RESOLUTION NO. 2024-2
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3.

WHEREAS, AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silver Falls (Silverleaf Parcel 22A) Phase 3.

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 \$6,799,450.91 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$886,884.90 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.

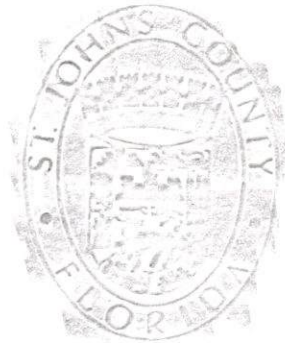
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3

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

MAP BOOK PAGE

SHEET 1 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

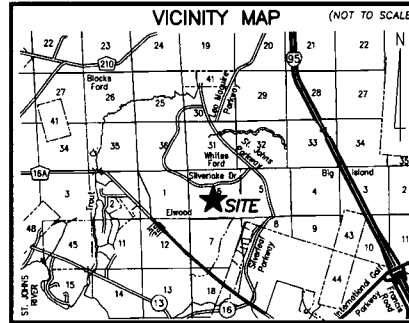
CAPTION

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 6; thence North 86°33'51" East, along the Southerly line of said Section 6, said line also being the Southerly line of Parcel "A", as depicted on Silver Falls (Silverleaf Parcel 22A) Phase 1, recorded in Map Book 119, page 32, of the Public Records of said county, a distance of 3112.85 feet to the Southeastly most corner of said Parcel "A"; thence North 01°08'37" West, departing said Southerly line of Section 6, along the Easterly line of said Parcel "A", and along the Westerly line of Parcel 33, as described and recorded in Official Records Book 5599, page 1425, of said Public Records, a distance of 185.15 feet to the Point of Beginning.

From said Point of Beginning, thence continue along said Easterly line of Parcel "A", the following 7 courses: Course 1, thence North 88°45'14" West, departing said Westerly line of Parcel 33, a distance of 69.66 feet; Course 2, thence North 43°01'29" West, 59.66 feet; Course 3, thence North 49°30'04" West, 62.40 feet; Course 4, thence North 15°11'17" West, 50.01 feet; Course 5, thence South 56°16'19" West, 160.11 feet to a point on a non-tangent curve concave Northerly having a radius of 429.06 feet; Course 6, thence Westerly along the arc of said curve, through a central angle of 34°44'57", an arc length of 260.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 68°41'18" West, 256.25 feet; Course 7, thence South 86°53'51" West, along a non-tangent line, 152.69 feet to the Southeastly corner of Silver Falls (Silverleaf Parcel 22A) Phase 1A, as recorded in Map Book 120, page 66, of said Public Records; thence along the Easterly boundary line of said Parcel 33, the following 11 courses: Course 1, thence North 03°06'09" West, departing said Easterly line of Parcel "A", 120.00 feet; Course 2, thence North 86°53'51" East, 9.77 feet; Course 3, thence North 03°06'09" West, 170.00 feet; Course 4, thence South 86°53'51" West, 55.00 feet; Course 5, thence North 03°06'09" West, 8.00 feet to a point lying on the Easterly boundary line of Parcel "B", as depicted on said Silver Falls (Silverleaf Parcel 22A) Phase 1; thence along said Easterly boundary line of Parcel "B" the following 11 courses: Course 1, thence North 86°53'51" East, 61.86 feet to the point of curvature of a curve concave Northwesterly having a radius of 42.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 116°33'28", an arc length of 85.44 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 28°37'07" East, 71.45 feet; Course 3, thence Northerly along the arc of a curve concave Easterly having a radius of 303.00 feet, through a central angle of 35°08'22", an arc length of 185.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 12°05'26" West, 182.93 feet; Course 4, thence North 05°28'45" East, 13.70 feet to the point of curvature of a curve concave Easterly having a radius of 1028.00 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 10°46'16", an arc length of 193.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°51'53" East, 192.97 feet; Course 6, thence North 16°15'01" East, 418.02 feet to the point of curvature of a curve concave Westerly having a radius of 1972.00 feet; Course 7, thence Northerly along the arc of said curve, through a central angle of 10°46'16", an arc length of 370.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°51'53" East, 370.17 feet; Course 8, thence North 05°28'45" East, 103.59 feet to the point of curvature of a curve concave Southwesterly having a radius of 42.00 feet; Course 9, thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 65.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°31'15" West, 59.40 feet; Course 10, thence North 84°31'15" West, 20.00 feet to the point of curvature of a curve concave Southeastly having a radius of 42.00 feet; Course 11, thence Southwesterly along the arc of said curve, through a central angle of 57°19'48", an arc length of 42.03 feet to a point lying on said Easterly boundary line of Silver Falls (Silverleaf Parcel 22A) Phase 1A, said arc being subtended by a chord bearing and distance of South 68°45'51" West, 40.29 feet; thence along said Easterly boundary line of Silver Falls (Silverleaf Parcel 22A) Phase 1A the following 3 courses: Course 1, thence North 05°28'45" East, departing said boundary line of Parcel "B", a distance of 37.33 feet; Course 2, thence South 84°31'15" East, 44.49 feet; Course 3, thence North 05°28'45" East, 399.43 feet to the Northeastly corner of said Silver Falls (Silverleaf Parcel 22A) Phase 1A, said corner lying on said Easterly boundary line of Parcel "A"; thence North 77°39'44" East, along said Easterly boundary line of Parcel "A", a distance of 516.35 feet to a point lying on said Westerly line of Parcel 33, as described in said Official Records Book 5599, page 1425; thence along said Westerly line of Parcel 33 the following 9 courses: Course 1, thence South 14°40'42" East, departing said Easterly boundary line of Parcel "A", a distance of 954.62 feet; Course 2, thence South 06°31'15" West, 142.46 feet; Course 3, thence South 69°24'44" West, 46.91 feet to a point on a non-tangent curve concave Westerly having a radius of 25.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of 54°26'35", an arc length of 23.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 22°03'59" East, 22.87 feet; Course 5, thence South 05°09'19" West, 108.15 feet; Course 6, thence South 86°53'00" West, 33.73 feet; Course 7, thence North 72°48'57" West, 104.01 feet; Course 8, thence South 14°16'01" West, 409.26 feet; Course 9, thence South 01°08'37" East, 530.20 feet to the Point of Beginning.

Containing 32.59 acres, more or less.



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2023. 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 SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2023.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3 has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2023.

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 _____, 2023.

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 Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2023.

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

ADOPTION & DEDICATION

This is to certify that AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3, 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 road rights of way of Superior Boulevard, Wallow Cove, Olsego Lane and Ludington Parkway as shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon the rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Tracts "A", "B", "C", "D", "E" and "F" (Open Space), Tracts "G" and "H" (Conservation) shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

Those easements designated as "FPL Easements" 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 over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

In witness whereof, the undersigned Owner 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: AG EHC II (LEN) MULTI STATE 1, LLC
a Delaware limited liability company

Printed Name _____ By: Essential Housing Asset Management, LLC
an Arizona limited liability company,
its Authorized Agent

Witness _____

Printed Name _____

STATE OF ARIZONA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2023, by Steven S. Benson, Manager of AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, on behalf of the company, who _____ is personally known to me or who _____ as identification.

Notary Public, State of Arizona at Large

Printed Name _____

My Commission expires _____

Commission Number _____

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 plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2023.

C. C. Colyer, III
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6963
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
(904)642-8550

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

SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3

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

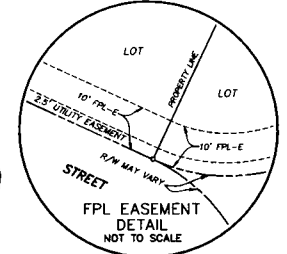
MAP BOOK PAGE

SHEET 2 OF 8 SHEETS

STATE PLANE GRID
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E: 490880.0930



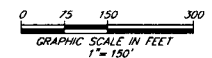
UNPLATTED LANDS OF
SECTION 6
TOWNSHIP 6 SOUTH
RANGE 28 EAST



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - UNLESS OTHERWISE NOTED DENOTES SET 5/8" RB&C STAMPED P.R.M. L.B.#3624. UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
 - TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - CLAY ELECTRIC COOPERATIVE
 - CLAY COUNTY UTILITY AUTHORITY
 - EASEMENT
 - FLORIDA POWER & LIGHT COMPANY
 - TABULATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - (NAV) NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.O.C. POINT ON CURVE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - UTIL. UTILITY
 - (R) RADIAL LOT LINE
 - (R) RADIAL
 - R/W RIGHT OF WAY
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - MATCHLINE

PARCEL 33
O.R.B. 5599,
PG. 1425

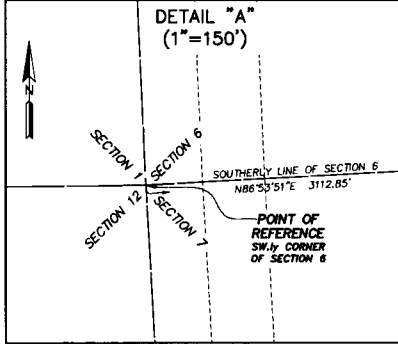
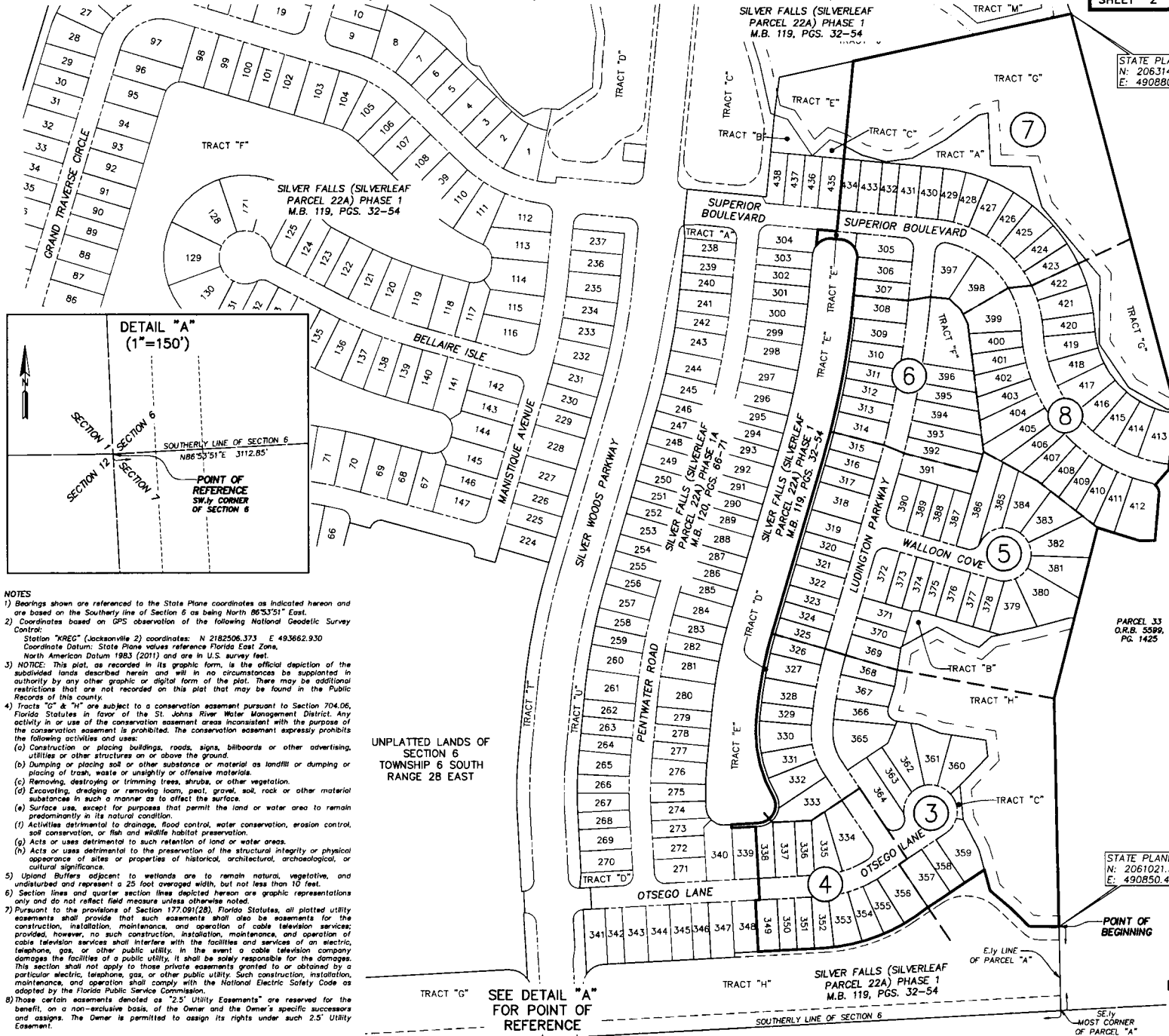
STATE PLANE GRID
N: 2061021.3309
E: 490850.4813



POINT OF BEGINNING

SE 1/4
MOST CORNER
OF PARCEL "A"

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



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southern line of Section 6 as being North 86°53'51" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control: Station "KREC" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930 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 supanted 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) Tracts "G" and "H" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - 5) 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.
 - 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 7) 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.
 - 8) Those certain easements denoted as "2.5' Utility Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Utility Easement.

UNPLATTED LANDS OF
SECTION 6
TOWNSHIP 6 SOUTH
RANGE 28 EAST

SEE DETAIL "A"
FOR POINT OF
REFERENCE

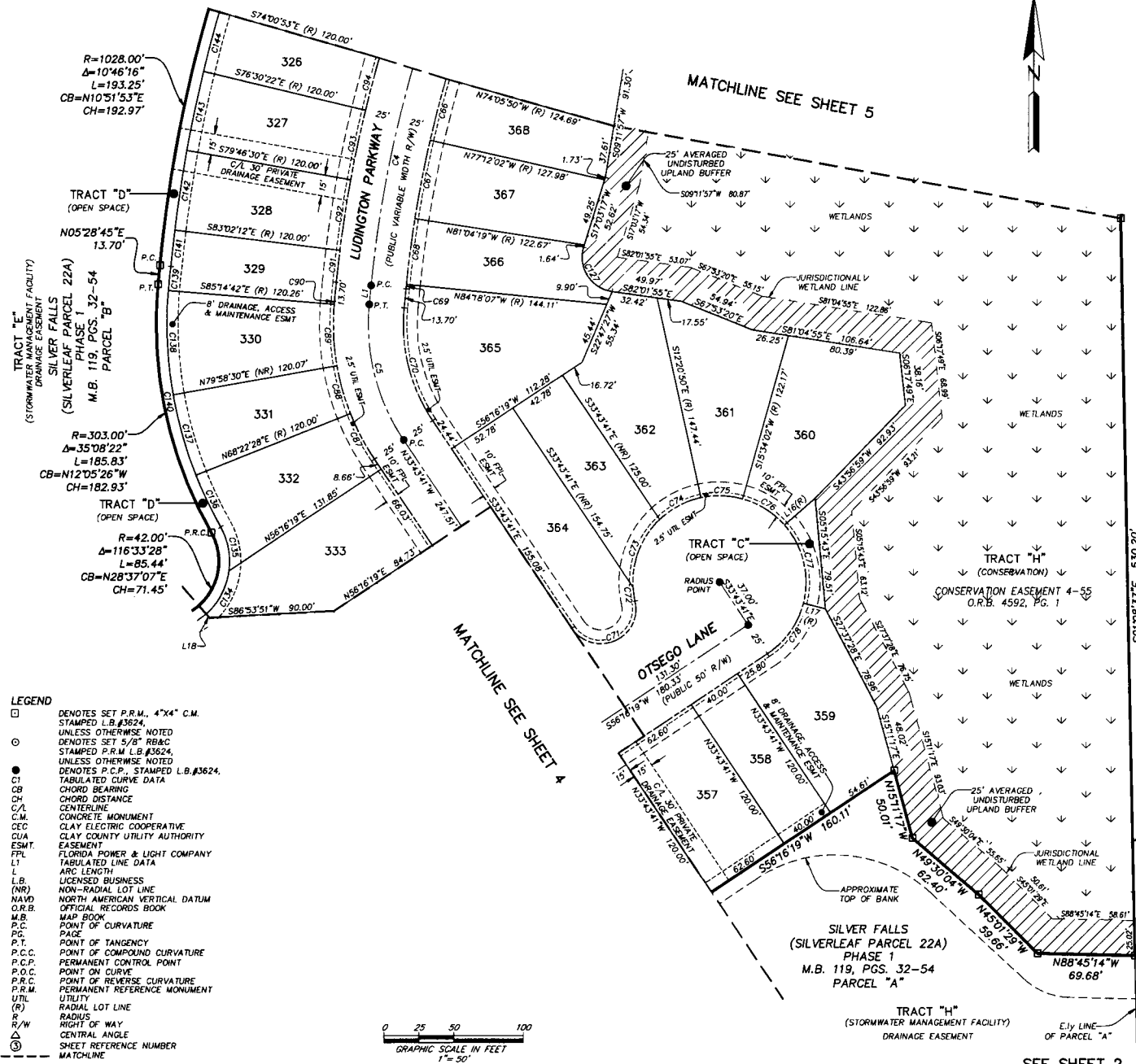
SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3

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

MAP BOOK PAGE

SHEET 3 OF 8 SHEETS

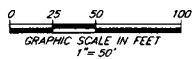
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	875.00'	10°46'16"	164.49'	S10°51'53"W	164.25'
C5	150.00'	39°2'25"	102.64'	S14°07'28"E	100.65'
C66	850.00'	3°06'11"	46.03'	S14°21'04"W	46.03'
C67	850.00'	3°52'18"	57.44'	S10°51'50"W	57.43'
C68	850.00'	3°13'48"	47.92'	S07°18'47"W	47.91'
C69	850.00'	0°13'08"	3.25'	S05°35'19"W	3.25'
C70	125.00'	39°2'25"	85.54'	S14°07'28"E	83.88'
C71	25.00'	159°08'10"	69.44'	N68°42'15"E	49.17'
C72	62.00'	9°28'08"	10.25'	S08°07'46"E	10.23'
C73	62.00'	49°42'04"	53.78'	S21°27'20"W	52.11'
C74	62.00'	31°20'48"	33.92'	S61°58'46"W	33.50'
C75	62.00'	27°54'51"	30.21'	N88°23'24"W	29.91'
C76	62.00'	33°10'41"	35.90'	N57°50'38"W	35.40'
C77	62.00'	55°22'07"	59.91'	N13°34'14"W	57.61'
C78	62.00'	42°09'30"	45.62'	N35°11'34"E	44.60'
C87	175.00'	12°06'08"	36.96'	S27°40'36"E	36.90'
C88	175.00'	11°45'43"	35.92'	S15°44'41"E	35.86'
C89	175.00'	14°37'07"	44.65'	S02°33'15"E	44.53'
C90	175.00'	0°43'27"	2.21'	S05°07'02"W	2.21'
C91	900.00'	1°29'03"	23.31'	S06°31'16"W	23.31'
C92	900.00'	3°15'42"	51.23'	S08°35'39"W	51.23'
C93	900.00'	3°16'09"	51.35'	S11°51'34"W	51.34'
C94	900.00'	2°29'28"	39.13'	S14°44'23"W	39.13'
C127	25.00'	99°05'12"	43.23'	S32°29'19"E	38.04'
C134	50.44'	40°31'22"	35.67'	N28°10'34"E	34.94'
C135	50.44'	37°10'01"	32.72'	N10°40'07"W	32.15'
C136	296.85'	7°59'04"	41.37'	S25°38'47"E	41.33'
C137	296.85'	11°37'29"	60.23'	S15°50'31"E	60.12'
C138	296.85'	14°36'02"	75.65'	S02°43'45"E	75.44'
C139	296.85'	3°21'54"	17.43'	S06°15'13"W	17.43'
C140	296.85'	37°34'29"	194.68'	S10°51'05"E	191.21'
C141	1020.00'	1°29'03"	26.42'	S06°31'16"W	26.42'
C142	1020.00'	3°15'42"	58.06'	S08°35'39"W	58.06'
C143	1020.00'	3°16'09"	58.20'	S11°51'34"W	58.19'
C144	1020.00'	2°29'28"	44.35'	S14°44'23"W	44.35'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°28'45"E	13.70'
L16	S48°44'43"W	29.16'
L17	S75°53'11"E	16.19'
L18	N41°09'16"W	3.76'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. #3624 UNLESS OTHERWISE NOTED
 - DENOTES SET 5/8" RB&C STAMPED P.R.M. L.B. #3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B. #3624
 - TABULATED CURVE DATA
 - CI CHORD BEARING
 - CH CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - CEC CLAY COUNTY COOPERATIVE
 - CUA CLAY COUNTY UTILITY AUTHORITY
 - ESMT EASEMENT
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LT TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - PG. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.O.C. POINT ON CURVE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - UTL UTILITY
 - (R) RADIAL LOT LINE
 - R/RADIUS
 - R/W RIGHT OF WAY
 - △ CENTRAL ANGLE
 - ① SHEET REFERENCE NUMBER
 - - - MATCHLINE



UNPLATTED LANDS OF SECTION 6 TOWNSHIP 6 SOUTH RANGE 28 EAST

PARCEL 33 O.R.B. 5599, PG. 1425

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

SEE SHEET 2

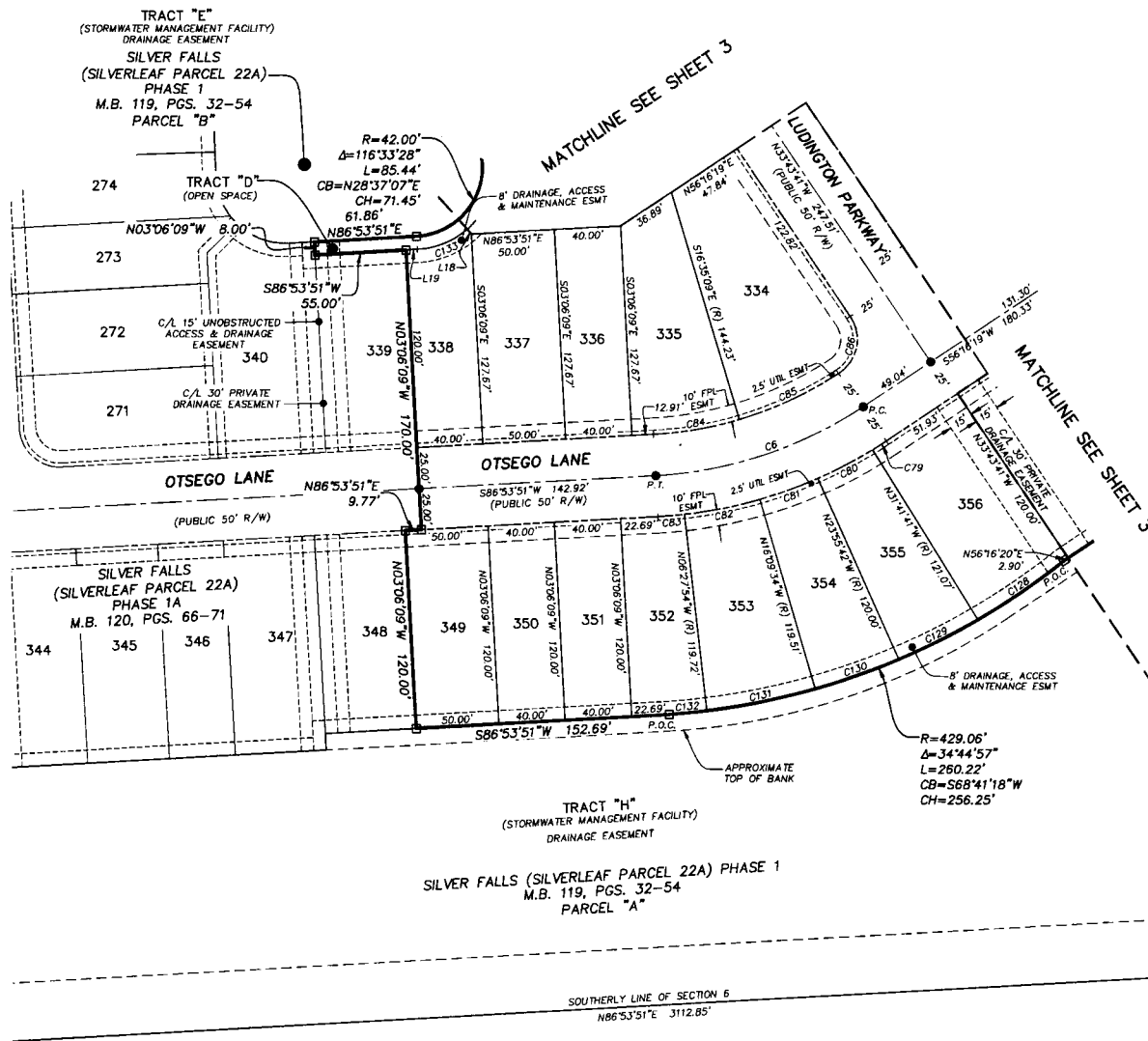
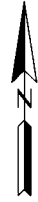
SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3

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

MAP BOOK PAGE

SHEET 4 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	250.00'	30°37'32"	133.63'	N71°35'05"E	132.04'
C79	275.00'	2°02'00"	9.76'	N57°17'19"E	9.76'
CB0	275.00'	7°45'59"	37.28'	N62°11'19"E	37.25'
CB1	275.00'	7°46'08"	37.29'	N69°57'22"E	37.26'
CB2	275.00'	9°41'39"	46.53'	N78°41'16"E	46.47'
CB3	275.00'	3°21'46"	16.14'	N85°12'58"E	16.14'
CB4	225.00'	13°29'00"	52.95'	N80°09'21"E	52.83'
CB5	225.00'	16°51'57"	66.23'	N64°58'53"E	65.99'
CB6	25.00'	90°16'35"	39.39'	N11°24'37"E	35.44'
C128	429.06'	8°25'58"	63.15'	N55°31'48"E	63.09'
C129	429.06'	7°08'37"	53.62'	N63°19'35"E	53.58'
C130	429.06'	7°08'50"	53.52'	N70°28'48"E	53.49'
C131	429.06'	8°54'52"	66.75'	N78°30'39"E	66.69'
C132	429.06'	3°05'41"	23.18'	N84°30'56"E	23.17'
C133	50.00'	38°03'07"	33.21'	N67°52'18"E	32.60'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N41°09'16"W	3.76'
L19	N86°53'51"E	6.86'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES SET 5/8" RB&C STAMPED P.R.M L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
- CHORD BEARING
- CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- CEC CLAY ELECTRIC COOPERATIVE
- CUA CLAY COUNTY UTILITY AUTHORITY
- ESMT. EASEMENT
- FPL FLORIDA POWER & LIGHT COMPANY
- L TABULATED LINE DATA
- L.B. ARC LENGTH
- L.B. LICENSED BUSINESS
- (NR) NON-RADIAL LOT LINE
- NAVD NORTH AMERICAN VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- M.B. MAP BOOK
- P.C. POINT OF CURVATURE
- P.C. PAGE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- UTL UTILITY
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- CENTRAL ANGLE
- SHEET REFERENCE NUMBER
- MATCHLINE

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

SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3

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

MAP BOOK PAGE

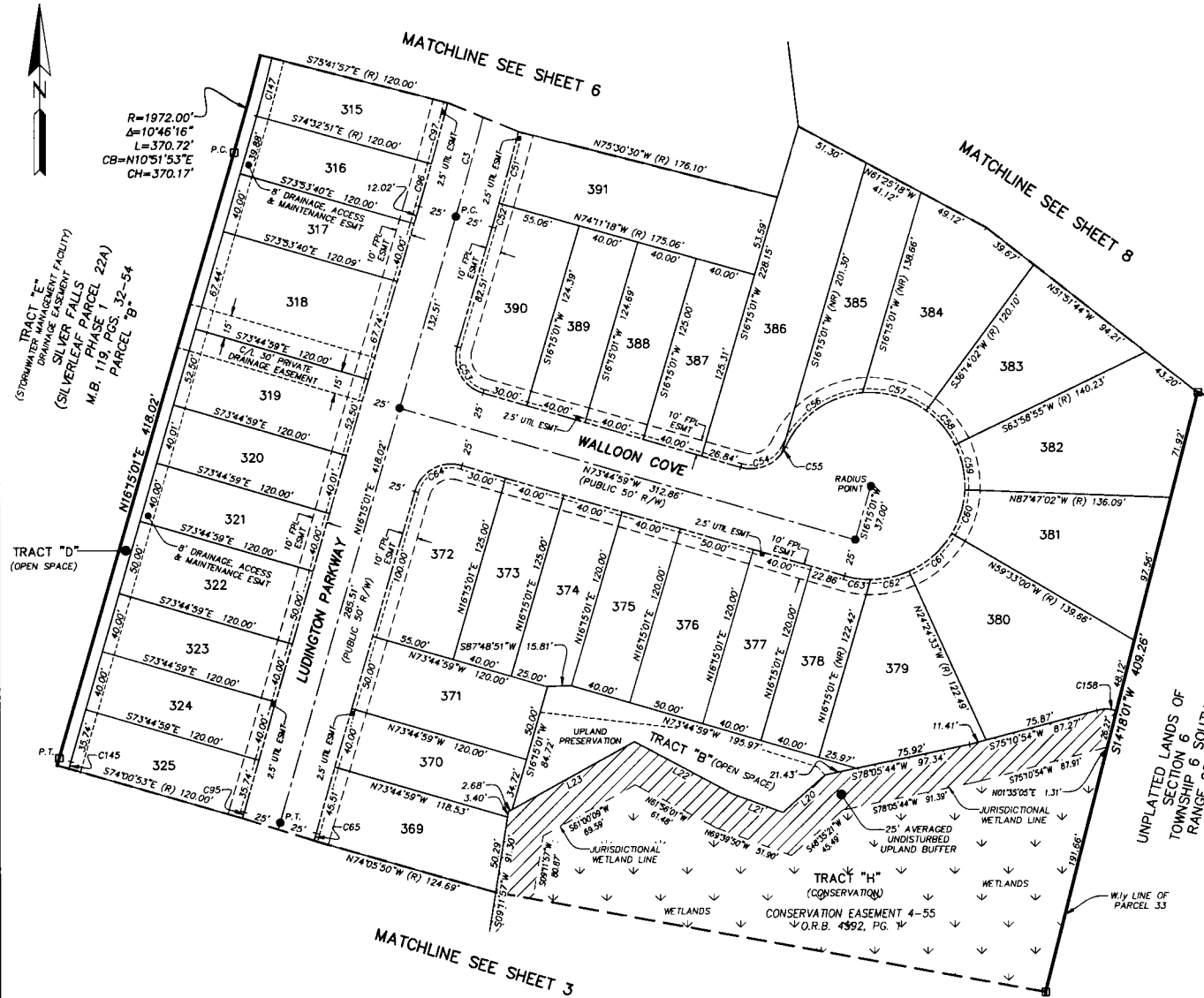
SHEET 5 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	2125.00'	10°46'16"	399.48'	N10°51'53"E	398.89'
C51	2150.00'	1°19'12"	49.53'	N15°09'06"E	49.53'
C52	2150.00'	0°26'19"	16.46'	N16°10'51"E	16.46'
C53	25.00'	90°00'00"	39.27'	S28°44'59"E	35.36'
C54	25.00'	68°37'51"	29.95'	N71°56'05"E	28.19'
C55	25.00'	12°46'31"	5.57'	N31°13'53"E	5.56'
C56	62.00'	60°03'45"	64.99'	S54°32'30"W	62.06'
C57	62.00'	41°19'39"	44.72'	N74°25'47"W	43.76'
C58	62.00'	27°44'53"	30.03'	N39°53'31"W	29.73'
C59	62.00'	28°14'02"	30.55'	N11°54'03"W	30.24'
C60	62.00'	28°14'02"	30.55'	N16°19'59"E	30.24'
C61	62.00'	35°37'05"	38.54'	N48°15'32"E	37.92'
C62	62.00'	24°08'04"	26.12'	N78°08'07"E	25.92'
C63	62.00'	16°02'52"	17.37'	S81°46'25"E	17.31'
C64	25.00'	90°00'00"	39.27'	S611°51'01"W	35.36'
C65	850.00'	0°20'51"	5.16'	S16°04'35"W	5.16'
C95	900.00'	0°15'54"	4.16'	S16°07'04"W	4.16'
C96	2100.00'	0°47'51"	29.23'	N15°51'05"E	29.23'
C97	2100.00'	1°09'06"	42.21'	N14°52'36"E	42.21'
C145	1020.00'	0°15'54"	4.72'	S16°07'04"W	4.72'
C147	1980.00'	1°09'06"	39.80'	N14°52'36"E	39.80'
C158	25.00'	29°46'42"	12.99'	N89°55'45"W	12.85'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S48°35'21"W	37.12'
L21	N69°39'50"W	35.27'
L22	N61°56'01"W	73.38'
L23	S61°00'09"W	95.32'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES SET 5/8" RB&C STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
 - C1 CENTERLINE
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C.M. CONCRETE MONUMENT
 - CEC CLAY ELECTRIC COOPERATIVE
 - CVA CLAY COUNTY UTILITY AUTHORITY
 - ESMT EASEMENT
 - FPL FLORIDA POWER & LIGHT COMPANY
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - L LICENSED BUSINESS
 - NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - F.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.O.C. POINT ON CURVE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.F.M. PERMANENT REFERENCE MONUMENT
 - UTIL UTILITY
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
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PREPARED BY:
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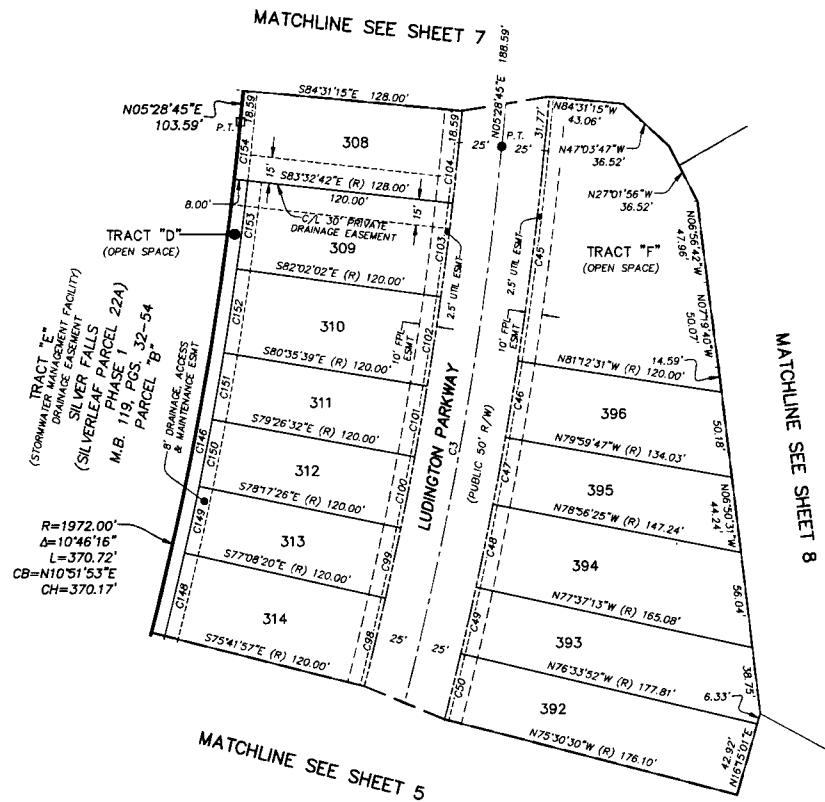
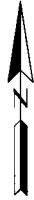
SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3

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

MAP BOOK PAGE

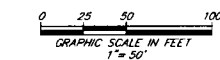
SHEET 6 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



R=1972.00'
Δ=10°46'16"
L=370.72'
CB=N10°51'53"E
CH=370.17'

MATCHLINE SEE SHEET 5



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	2125.00'	10°46'16"	399.48'	N10°51'53"E	398.89'
C45	2150.00'	37°8'44"	124.29'	N07°08'07"E	124.27'
C46	2150.00'	17°2'44"	45.49'	N09°23'51"E	45.49'
C47	2150.00'	10°3'22"	39.63'	N10°31'54"E	39.63'
C48	2150.00'	17°9'12"	49.53'	N11°43'11"E	49.53'
C49	2150.00'	1°03'22"	39.63'	N12°54'27"E	39.63'
C50	2150.00'	10°3'22"	39.63'	N13°57'49"E	39.63'
C98	2100.00'	1°26'23"	52.77'	N13°34'52"E	52.77'
C99	2100.00'	1°09'06"	42.21'	N12°17'07"E	42.21'
C100	2100.00'	1°09'06"	42.21'	N11°08'01"E	42.21'
C101	2100.00'	1°09'06"	42.21'	N09°58'55"E	42.21'
C102	2100.00'	1°26'23"	52.77'	N08°41'10"E	52.77'
C103	2100.00'	1°30'41"	55.39'	N07°12'38"E	55.39'
C104	2100.00'	0°58'33"	35.77'	N05°58'01"E	35.77'
C146	1980.00'	8°59'53"	310.95'	N10°57'13"E	310.63'
C148	1980.00'	1°26'23"	49.76'	N13°34'52"E	49.76'
C149	1980.00'	1°09'06"	39.80'	N12°17'07"E	39.80'
C150	1980.00'	1°09'06"	39.80'	N11°08'01"E	39.80'
C151	1980.00'	1°09'06"	39.80'	N09°58'55"E	39.80'
C152	1980.00'	1°26'23"	49.75'	N08°41'10"E	49.75'
C153	1980.00'	1°30'41"	52.23'	N07°12'38"E	52.22'
C154	1972.00'	0°58'33"	33.59'	N05°58'01"E	33.59'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES SET 5/8" REBAR STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- CHORD BEARING
- CH CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- CEC CLAY ELECTRIC COOPERATIVE
- CUA CLAY COUNTY UTILITY AUTHORITY
- ESMT EASEMENT
- FPL FLORIDA POWER & LIGHT COMPANY
- L1 TABULATED LINE DATA
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- (NR) NON-RADIAL LOT LINE
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- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- Δ CENTRAL ANGLE
- ⑤ SHEET REFERENCE NUMBER
- - - MATCHLINE

PREPARED BY:
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 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3

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

MAP BOOK PAGE

SHEET 7 OF 8 SHEETS

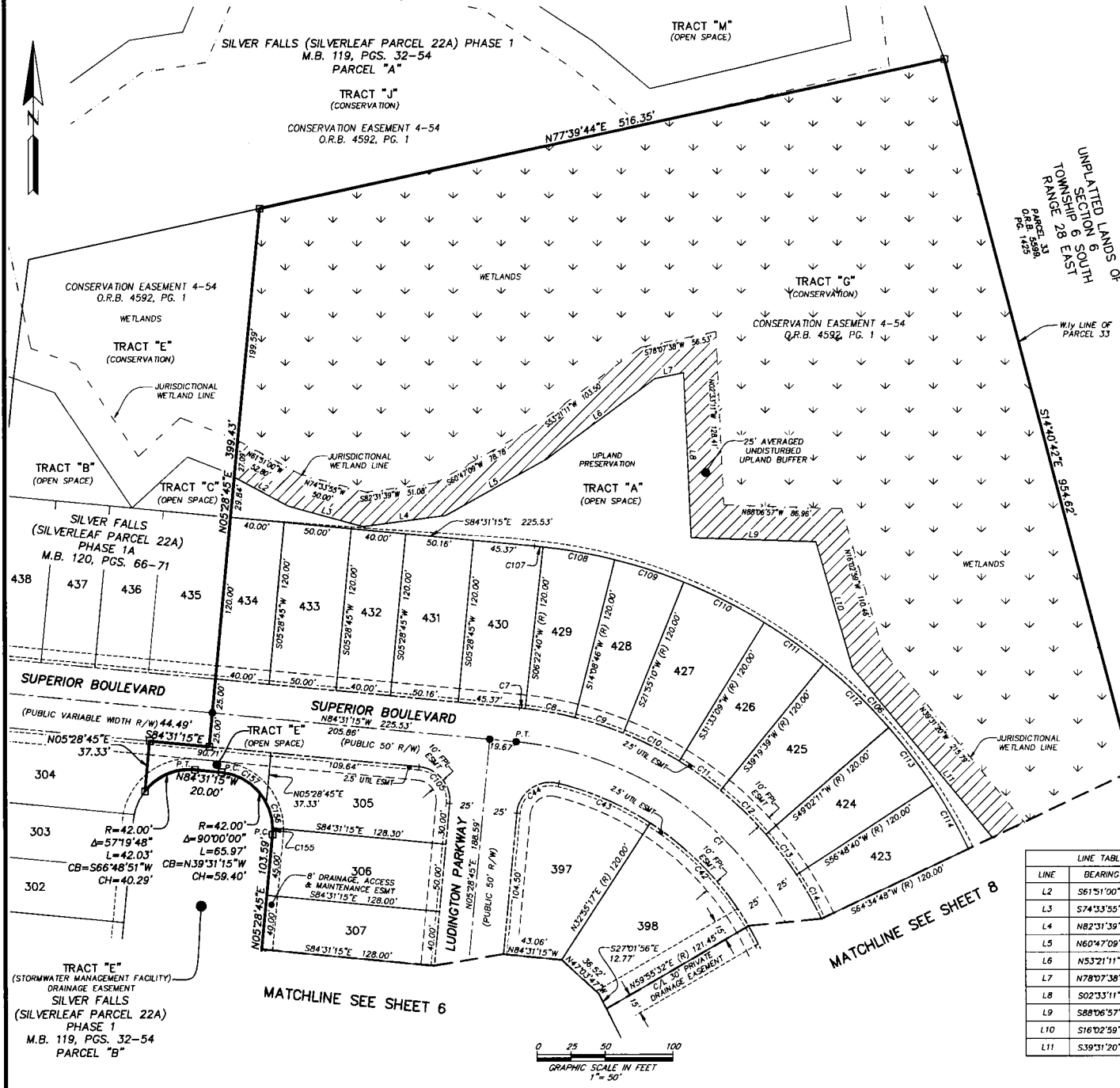
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	250.00'	81°42'21"	356.51'	N43°40'05"W	327.06'
C7	275.00'	0°53'55"	4.31'	N84°04'18"W	4.31'
C8	275.00'	7°46'06"	37.29'	N79°44'17"W	37.26'
C9	275.00'	7°46'24"	37.31'	N71°58'02"W	37.28'
C10	275.00'	9°38'00"	46.24'	N63°15'50"W	46.18'
C11	275.00'	7°46'30"	37.32'	N54°33'36"W	37.29'
C12	275.00'	9°42'32"	46.60'	N45°49'05"W	46.54'
C13	275.00'	7°46'30"	37.32'	N37°04'35"W	37.29'
C14	275.00'	7°46'08"	37.29'	N29°18'16"W	37.26'
C42	225.00'	27°00'15"	106.04'	N43°34'35"W	105.07'
C43	225.00'	18°43'07"	73.51'	N66°26'17"W	73.18'
C44	25.00'	98°43'25"	43.08'	S54°50'27"W	37.94'
C105	25.00'	90°00'00"	39.27'	N39°31'15"W	35.36'
C106	395.00'	81°42'21"	563.28'	N43°40'05"W	516.75'
C107	395.00'	0°53'55"	6.19'	N84°04'18"W	6.19'
C108	395.00'	7°46'06"	53.56'	N79°44'17"W	53.52'
C109	395.00'	7°46'24"	53.59'	N71°58'02"W	53.55'
C110	395.00'	9°38'00"	66.41'	N63°15'50"W	66.33'
C111	395.00'	7°46'30"	53.60'	N54°33'36"W	53.56'
C112	395.00'	9°42'32"	66.93'	N45°49'05"W	66.85'
C113	395.00'	7°46'30"	53.60'	N37°04'35"W	53.56'
C114	395.00'	7°46'08"	53.56'	N29°18'16"W	53.52'
C155	42.00'	6°50'14"	5.01'	N02°03'38"E	5.01'
C156	42.00'	25°49'58"	18.94'	N14°16'28"W	18.78'
C157	42.00'	57°19'48"	42.03'	N55°51'21"W	40.29'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
- DENOTES SET 5/8" RBAC STAMPED P.R.M. L.B.#3624.
- DENOTES P.C.P., STAMPED L.B.#3624.
- TABULATED CURVE DATA
- CHORD BEARING
- CHORD DISTANCE
- CENTERLINE
- CONCRETE MONUMENT
- CLAY ELECTRIC COOPERATIVE
- CLAY COUNTY UTILITY AUTHORITY
- EASEMENT
- FLORIDA POWER & LIGHT COMPANY
- TABULATED LINE DATA
- ARC LENGTH
- LICENSED BUSINESS
- NON-RADIAL LOT LINE
- NORTH AMERICAN VERTICAL DATUM
- OFFICIAL RECORDS BOOK
- MAP BOOK
- POINT OF CURVATURE
- PAGE
- POINT OF TANGENCY
- POINT OF COMPOUND CURVATURE
- PERMANENT CONTROL POINT
- POINT ON CURVE
- POINT OF REVERSE CURVATURE
- PERMANENT REFERENCE MONUMENT
- UTILITY
- RADIAL LOT LINE
- RADIUS
- RIGHT OF WAY
- CENTRAL ANGLE
- SHEET REFERENCE NUMBER
- MATCHLINE

LINE TABLE		
LINE	BEARING	LENGTH
L2	S61°51'00"E	45.14'
L3	S74°33'55"E	57.85'
L4	N82°31'39"E	60.95'
L5	N60°47'09"E	85.21'
L6	N53°21'11"E	99.63'
L7	N78°07'38"E	21.60'
L8	S02°33'11"E	122.11'
L9	S88°06'57"E	91.91'
L10	S16°02'59"E	97.47'
L11	S39°31'20"E	211.85'



PREPARED BY:
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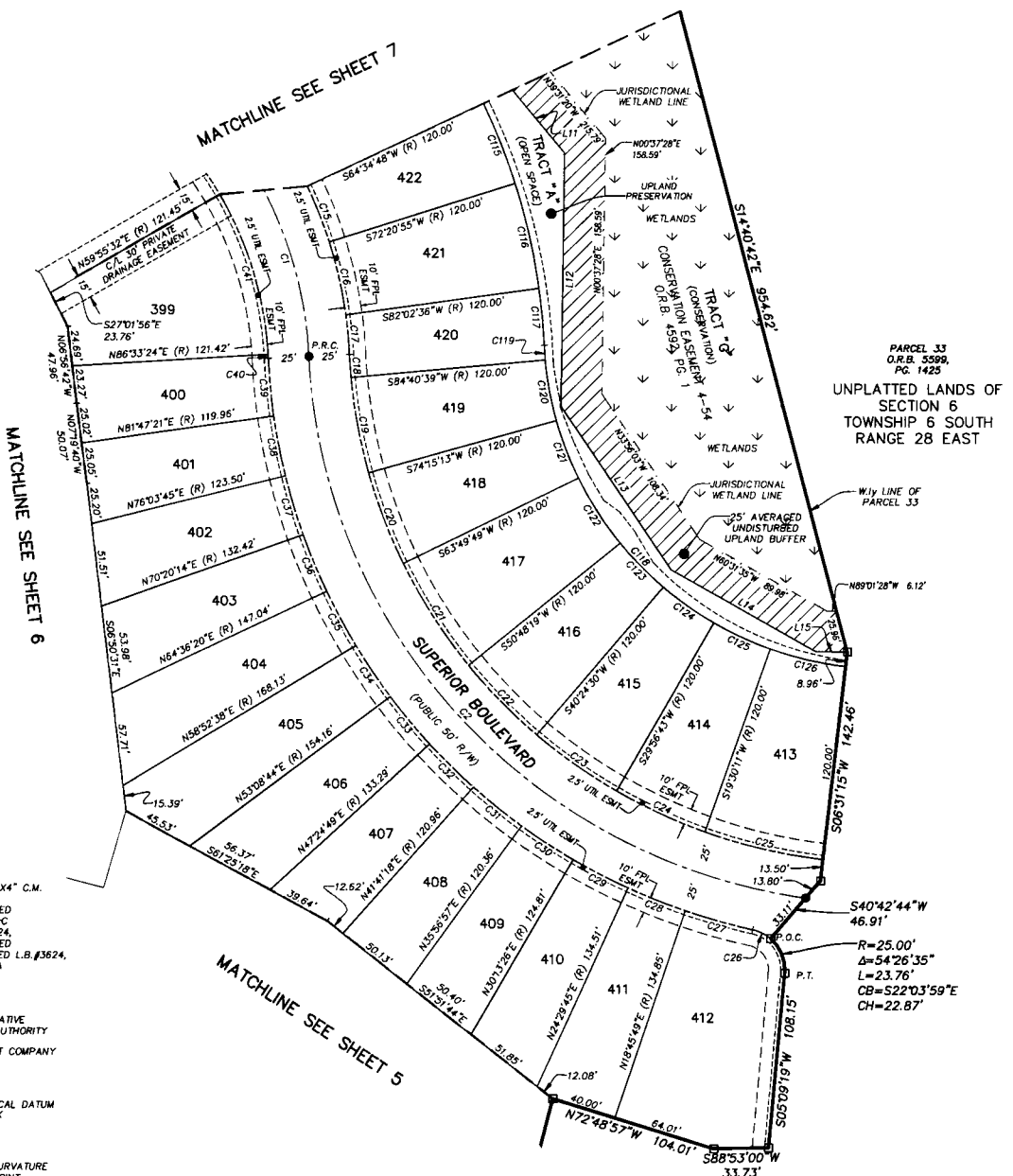
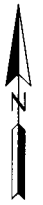
SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3

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

MAP BOOK PAGE

SHEET 8 OF 8 SHEETS

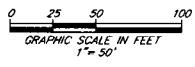
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	250.00'	81°42'21"	356.51'	N43°40'05"W	327.06'
C2	355.00'	79°24'45"	492.03'	S42°31'17"E	453.58'
C15	275.00'	7°46'08"	37.29'	N21°32'08"W	37.26'
C16	275.00'	9°41'40"	46.53'	N12°48'14"W	46.48'
C17	275.00'	5°08'30"	24.68'	N05°23'09"W	24.67'
C18	330.00'	2°30'26"	14.44'	S04°04'08"E	14.44'
C19	330.00'	10°25'26"	60.04'	S10°32'04"E	59.95'
C20	330.00'	10°25'25"	60.04'	S20°57'29"E	59.95'
C21	330.00'	13°01'30"	75.02'	S32°40'56"E	74.86'
C22	330.00'	10°25'04"	60.00'	S44°24'13"E	59.92'
C23	330.00'	10°26'32"	60.14'	S54°50'01"E	60.06'
C24	330.00'	10°26'32"	60.14'	S65°16'33"E	60.06'
C25	330.00'	12°58'56"	74.77'	S76°59'17"E	74.61'
C26	25.00'	28°27'55"	12.42'	N63°31'14"W	12.29'
C27	380.00'	6°31'00"	43.22'	S74°29'41"E	43.20'
C28	380.00'	5°43'55"	38.02'	S68°22'13"E	38.00'
C29	380.00'	5°43'41"	37.99'	S62°38'25"E	37.97'
C30	380.00'	5°43'32"	37.97'	S56°54'48"E	37.96'
C31	380.00'	5°44'20"	38.06'	S51°05'22"E	38.05'
C32	380.00'	5°43'32"	37.97'	S45°26'57"E	37.96'
C33	380.00'	5°43'55"	38.02'	S39°43'13"E	38.00'
C34	380.00'	5°43'53"	38.01'	S33°59'19"E	38.00'
C35	380.00'	5°43'43"	37.99'	S28°15'31"E	37.98'
C36	380.00'	5°43'53"	38.01'	S22°31'43"E	38.00'
C37	380.00'	5°43'31"	37.97'	S16°48'01"E	37.96'
C38	380.00'	5°43'36"	37.98'	S11°04'27"E	37.96'
C39	380.00'	5°23'45"	35.79'	S05°30'47"E	35.77'
C40	225.00'	0°37'42"	2.47'	N03°07'45"W	2.47'
C41	225.00'	26°37'51"	104.58'	N16°45'32"W	103.64'
C115	395.00'	7°46'08"	53.56'	N21°32'08"W	53.52'
C116	395.00'	9°41'40"	66.83'	N12°48'14"W	66.76'
C117	395.00'	5°08'30"	35.45'	N05°23'09"W	35.43'
C118	210.00'	80°39'51"	295.65'	S43°08'50"E	271.83'
C119	210.00'	2°30'26"	8.19'	S04°04'08"E	8.19'
C120	210.00'	10°25'26"	38.21'	S10°32'04"E	38.15'
C121	210.00'	10°25'25"	38.20'	S20°57'29"E	38.15'
C122	210.00'	13°01'30"	47.74'	S32°40'56"E	47.64'
C123	210.00'	10°25'47"	38.23'	S44°24'34"E	38.17'
C124	210.00'	10°25'49"	38.23'	S54°50'22"E	38.18'
C125	210.00'	10°26'32"	38.27'	S65°16'33"E	38.22'
C126	210.00'	12°58'56"	47.58'	S76°59'17"E	47.48'

LINE TABLE		
LINE	BEARING	LENGTH
L11	S39°31'20"E	211.85'
L12	S00°37'28"W	157.23'
L13	S33°56'03"E	122.02'
L14	S60°31'35"E	102.24'
L15	S89°01'28"E	19.47'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
 - DENOTES SET 5/8" RB&C STAMPED P.R.M. L.B. #3624, UNLESS OTHERWISE NOTED
 - DENOTES R.C.P., STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
 - CT CENTERLINE
 - CH CHORD BEARING
 - CD CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - CEC CLAY ELECTRIC COOPERATIVE
 - CUA CLAY COUNTY UTILITY AUTHORITY
 - ESMT. EASEMENT
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LI TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - PG. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.O.C. POINT ON CURVE
 - P.O.R. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - UTL UTILITY
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE



PREPARED BY:
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624