

RESOLUTION NO. 2024-207
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
VILANO BEACH TOWNHOMES.

WHEREAS, INVESTMENT 10 LLC, A FLORIDA 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 Vilano Beach Townhomes.

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 \$365,385.00 has been filed with the Clerk's Office.

Section 3. A Required Improvements Bond in the amount of \$282,385.00 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

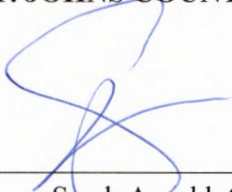
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

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

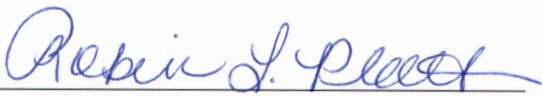
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

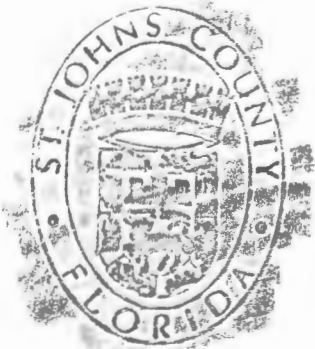
Rendition Date MAY 09 2024

BY: _____


Sarah Arnold, Chair

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


Deputy Clerk



VILANO BEACH TOWNHOMES

A REPLAT OF LOTS 18-36 OF BLOCK A OF VILANO BEACH AMENDED PLAT AS RECORDED IN MAP BOOK 7, PAGE 10
A PORTION OF SECTIONS 8 & 9, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

Map Book _____, Page _____
Sheet One of Four

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT INVESTMENT 10 LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS VILANO BEACH TOWNHOMES, AND THE OWNER 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 LANDS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HEREINAFTER PROVIDED. NO PART OF SAID LANDS BE DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF ingress AND egress OVER ALL EASEMENTS AND RIGHTS OF WAY DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED. THE RIGHTS OF WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR PROPER PURPOSES.

TRACTS "1", "2", "3", "4", "5" (COMMON AREA, OPEN SPACE, AND PUE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME TO CONVEY TO ANY RESPONSIBLE PROPERTY OWNER ASSOCIATION ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS TRACKS OR EASEMENTS, INCLUDING ALL UNOBTAINED EASEMENTS FOR DRAINAGE OR UTILITIES. THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDER EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF ADJACENT LANDS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLICE, THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

INVESTMENT 10 LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: BLAKE W. THOMPSON
AUTHORIZED AGENT

WITNESS _____ PRINT NAME _____

WITNESS _____ 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 BRENT SHEARER, AUTHORIZED AGENT OF INVESTMENT 10 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF VILANO BEACH TOWNHOMES AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON JANUARY 30, 2023, AND THAT THE PLAT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THE PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP) AND THE LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES AND CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS _____ DAY OF _____, 2024.

TROY V. WRIGHT, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 7210
JBRWEN PROFESSIONAL GROUP
3530 NW 43RD STREET
GAINESVILLE, FL 32606
LICENSED BUSINESS NUMBER 188031

CAPTION

A PARCEL OF LAND SITUATE LYING AND BEING LOCATED IN SECTIONS 8 AND 9, TOWNSHIP-7 SOUTH, RANGE-30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING COMPRISED OF LOTS 18-36, BLOCK "A" OF VILANO BEACH AMENDED AS PER MAP OR PLAT THEREOF RECORDED IN MAP BOOK 7, PAGE 10 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND EXHIBIT "A" OF A FINAL JUDGEMENT QUIETING TITLE AS RECORDED IN OFFICIAL RECORDS BOOK 8591, PAGE 1485, LESS LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5802, PAGE 797, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4"x4" CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 17, BLOCK "A" OF VILANO BEACH AMENDED AS PER MAP OR PLAT THEREOF RECORDED IN MAP BOOK 7, PAGE 10 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND RUN THENCE NORTH 01 DEGREES 07 MINUTES 14 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 17 A DISTANCE OF 198.85 FEET TO A MONUMENT LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF VILANO ROAD (100.00' RIGHT-OF-WAY) AND MARKING THE NORTHEAST CORNER OF SAID LOT 17; THENCE NORTH 84 DEGREES 48 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY A DISTANCE OF 205.10 FEET TO A MONUMENT MARKING A POINT OF CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 36 SECONDS, FOR AN ARC DISTANCE OF 23.56 FEET (THE CHORD OF SAID ARC BEING SOUTH 46 DEGREES 12 MINUTES 00 SECONDS EAST 21.21 FEET) TO A MONUMENT MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY BOUNDARY WITH THE WEST RIGHT-OF-WAY BOUNDARY OF LOGA STREET (50.00' RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 12 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY A DISTANCE OF 372.47 FEET TO A MONUMENT MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY BOUNDARY WITH THE NORTH RIGHT-OF-WAY BOUNDARY OF A 20.00 FOOT ALLEY AS SHOWN OF THE AFORESAID PLAT OF VILANO BEACH AMENDED AND AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN FINAL JUDGEMENT QUIETING TITLE AS RECORDED IN OFFICIAL RECORDS BOOK 3091, PAGE 1485 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID POINT ALSO MARKING THE SOUTHEAST CORNER OF LOT 36 OF THE AFORESAID VILANO BEACH AMENDED; THENCE CONTINUE SOUTH 01 DEGREE 12 MINUTES 12 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY BOUNDARY A DISTANCE OF 10.00 FEET TO A POINT IN A UTILITY VAULT LYING ON THE CENTERLINE OF SAID ALLEY SAID POINT ALSO LYING ON A CURVE CONCAVE NORTHERLY; THENCE LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY AND RUN WESTERLY ALONG SAID CENTERLINE CURVE WITH A RADIUS OF 402.80 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 24 MINUTES 40 SECONDS, FOR AN ARC DISTANCE OF 115.32 FEET (THE CHORD OF SAID ARC BEING NORTH 89 DEGREES 31 MINUTES 15 SECONDS WEST 114.93 FEET) TO A MONUMENT MARKING A POINT OF COMPOUND CURVE OF SAID CENTERLINE; THENCE RUN NORTHWESTERLY ALONG SAID CENTERLINE CURVE WITH A RADIUS OF 404.70 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 56 MINUTES 27 SECONDS, FOR AN ARC DISTANCE OF 153.87 FEET (THE CHORD OF SAID ARC BEING NORTH 71 DEGREES 48 MINUTES 11 SECONDS WEST 153.08 FEET) TO A MONUMENT MARKING THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8002, PAGE 797 OF THE AFORESAID PUBLIC RECORDS; THENCE LEAVING SAID CENTERLINE AND RUN NORTH 31 DEGREES 04 MINUTES 07 SECONDS EAST 10.02 FEET TO A MONUMENT LYING ON THE AFORESAID NORTH RIGHT-OF-WAY BOUNDARY OF SAID ALLEY AND THE NORTHEAST CORNER OF SAID LANDS, SAID POINT ALSO LYING ON A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 394.70 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 49 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 40.07 FEET (THE CHORD OF SAID ARC BEING NORTH 59 DEGREES 46 MINUTES 43 SECONDS WEST 40.05 FEET) TO A MONUMENT; THENCE NORTH 54 DEGREES 52 MINUTES 08 SECONDS WEST ALONG SAID RIGHT-OF-WAY BOUNDARY A DISTANCE OF 21.90 FEET TO A MONUMENT MARKING THE MOST NORTHERLY OF SAID LANDS; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND RUN SOUTH 23 DEGREES 17 MINUTES 10 SECONDS WEST 10.00 FEET TO A MONUMENT LYING ON THE AFORESAID CENTERLINE AND MARKING THE MOST WESTERLY CORNER OF SAID LANDS; THENCE NORTH 56 DEGREES 52 MINUTES 08 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 197.47 FEET TO A MONUMENT; THENCE LEAVING SAID CENTERLINE AND RUN NORTH 33 DEGREES 07 MINUTES 52 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.55 ACRES MORE OR LESS.

WE THE UNDERSIGNED, HOLDERS OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 8626, PAGE 573 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT.

CITY NATIONAL BANK

BY: PHILIP LYDOW
SENIOR VICE PRESIDENT

WITNESS _____ PRINT NAME _____

WITNESS _____ 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 BRENT SHEARER, AUTHORIZED AGENT OF INVESTMENT 10 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

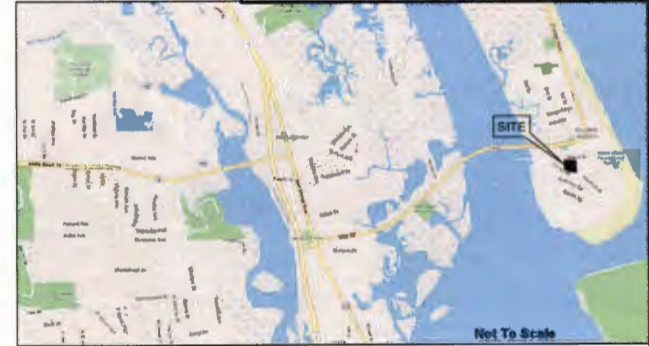
NOTARY PUBLIC, STATE OF FLORIDA _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

LOCATION MAP



CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF VILANO BEACH TOWNHOMES HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 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 _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

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

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, 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 THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2024.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT _____

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE 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, ON THIS _____ DAY OF _____, 2024.

DONALD A. BRADSHAW, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 0513

NOTE:

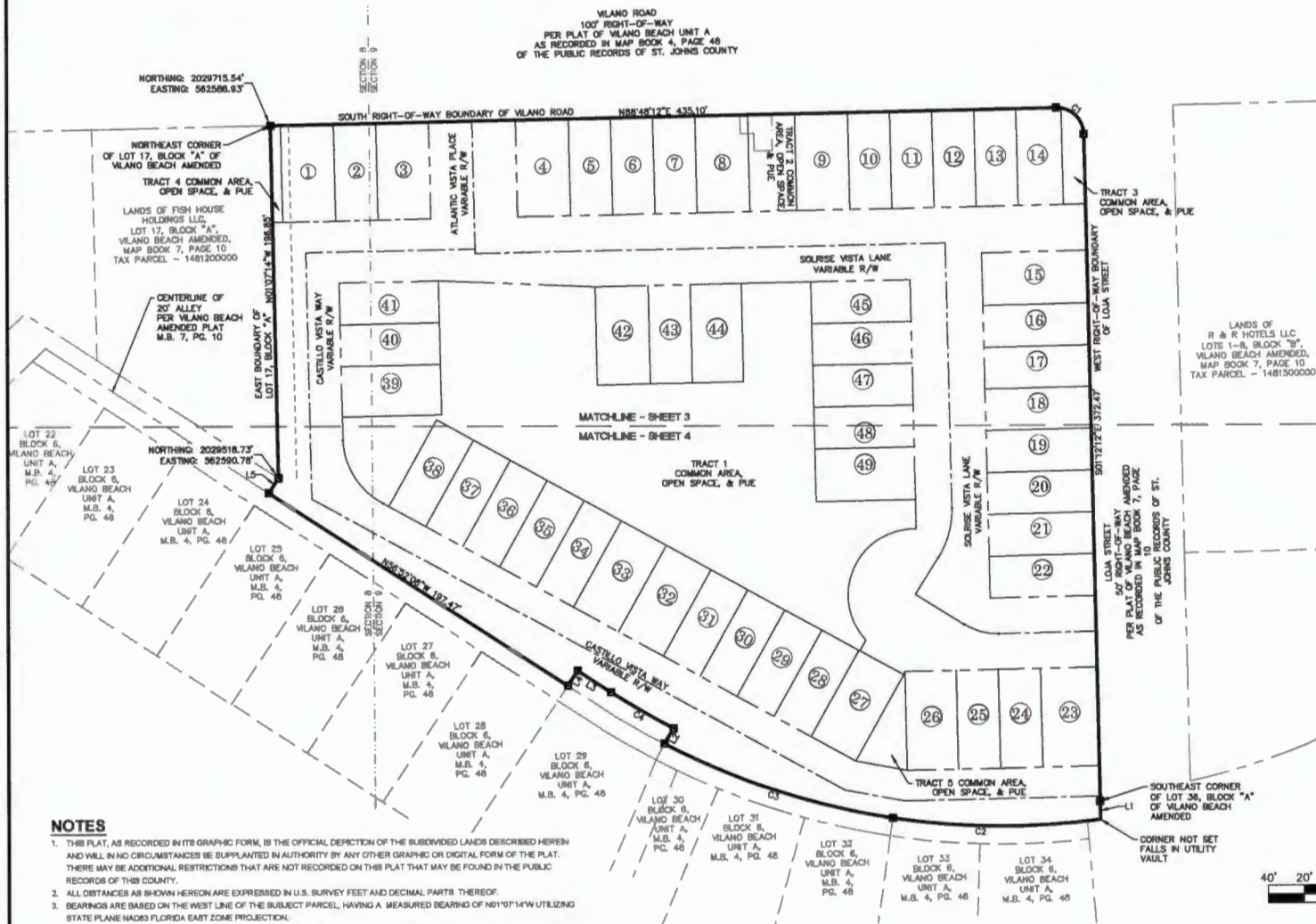
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE 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 BY SECTION 177.091(2), FLORIDA STATUTES.

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1826 Oz Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

VILANO BEACH TOWNHOMES

A REPLAT OF LOTS 18-36 OF BLOCK A OF VILANO BEACH AMENDED PLAT AS RECORDED IN MAP BOOK 7, PAGE 10
A PORTION OF SECTIONS 8 & 9, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

Map Book ____, Page ____
Sheet Two of Four



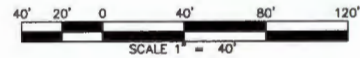
- ### ABBREVIATIONS
- AC. = ACRES
 - ID = IDENTIFICATION
 - JBPRO = JBROWN PROFESSIONAL GROUP
 - LB = LICENSED BUSINESS
 - M.B. = MAP BOOK
 - NAD 83 = NORTH AMERICAN DATUM OF 1983
 - NTS = NOT TO SCALE
 - PCP = PERMANENT CONTROL POINT
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - PRM = PERMANENT REFERENCE MONUMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - SQFT = SQUARE FEET

- ### SYMBOL LEGEND
- BOUNDARY LINE (PLAT)
 - BOUNDARY LINE (LOT)
 - RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY CENTERLINE
 - PARCEL LINE
 - SECTION LINE
 - CONCRETE MONUMENT
 - JBPRO PCP PRM LB8031*
 - LOT NUMBER



NOTES

1. 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.
2. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
3. BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT PARCEL, HAVING A MEASURED BEARING OF N01°07'14"W UTILIZING STATE PLANE NAD83 FLORIDA EAST ZONE PROJECTION.
4. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA EAST COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (PPRN).
5. THE ERROR OF CLOSURE ON THIS PLAT DOES NOT EXCEED 1:10,000.
6. EXISTING MEASUREMENTS ARE BASED ON A BOUNDARY SURVEY DATED JANUARY 30, 2023.
7. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
8. REPRODUCED COPIES THAT ARE NOT AT 1/8"=35.4' MAY NOT BE TO SCALE.
9. THIS PLAT IS COMPRISED OF 4 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 1 IS AN ADOPTION AND DEDICATION, CAPTION, AND BOUNDARY SHEET. SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 3 AND 4 ARE LOT DETAIL SHEETS.
10. ALL RIGHT OF WAYS SHOWN HEREON SHALL BE FOR INGRESS/EGRESS AND PUBLIC UTILITIES.



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	23.96'	15.00'	89°59'36"	15.00'	S46°12'00"E	21.21'
C2	115.32'	402.80'	16°24'43"	56.06'	N89°31'19"W	114.93'
C3	133.67'	404.70'	16°55'27"	67.45'	N71°48'11"W	133.06'
C4	40.07'	384.70'	5°49'00"	20.05'	N59°46'43"W	40.05'

Line Table		
Line#	Direction	Length
L1	S01°12'12"E	10.00'
L2	N31°04'07"E	10.02'
L3	N56°32'06"W	21.90'
L4	S33°17'10"W	10.00'
L5	N33°07'52"E	10.00'

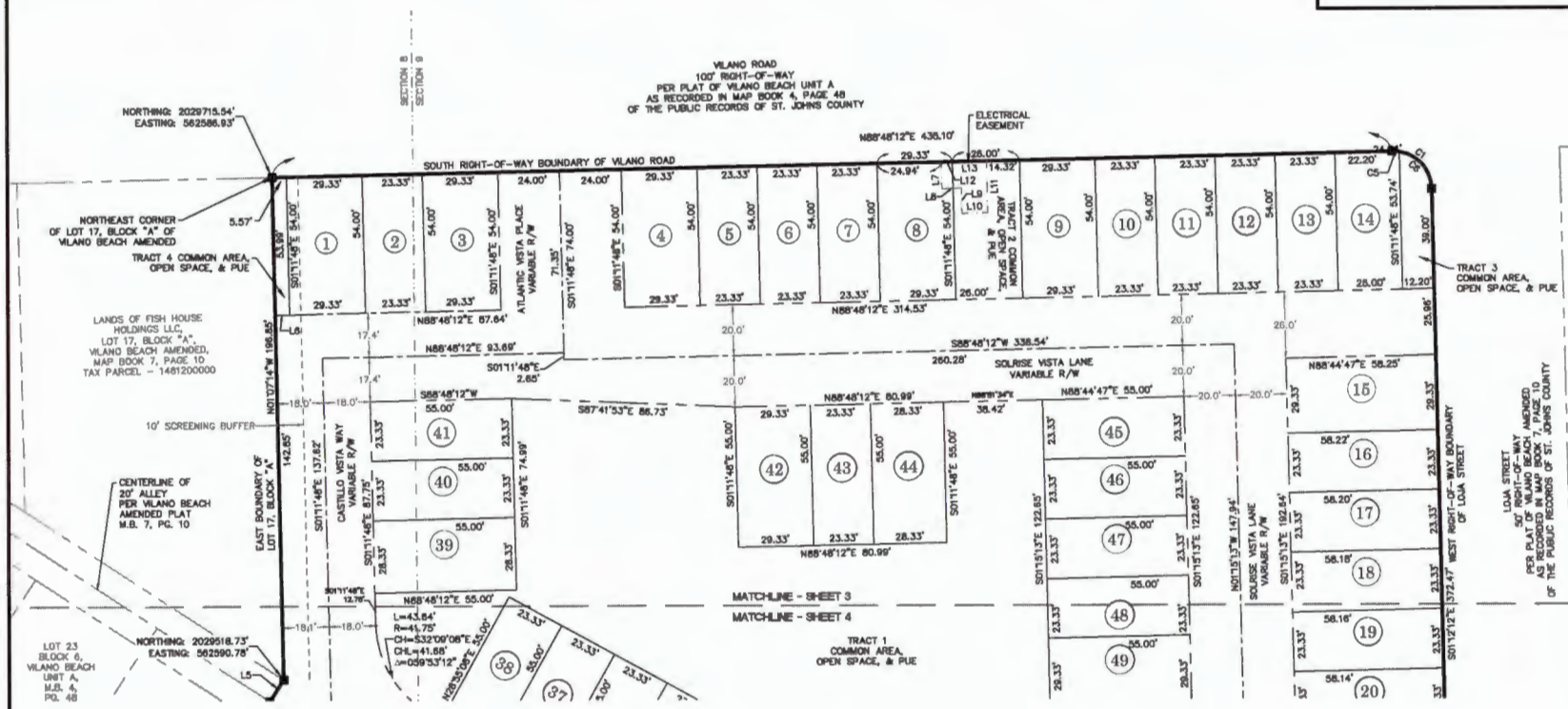
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VILANO BEACH TOWNHOMES

A REPLAT OF LOTS 18-36 OF BLOCK A OF VILANO BEACH AMENDED PLAT AS RECORDED IN MAP BOOK 7, PAGE 10
A PORTION OF SECTIONS 8 & 9, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

Map Book ____, Page ____
Sheet Three of Four

SEE NOTES ON SHEET 2



NORTHING: 2029713.54'
EASTING: 562586.93'

NORTHEAST CORNER
OF LOT 17, BLOCK "A"
OF VILANO BEACH AMENDED
TRACT 4 COMMON AREA
OPEN SPACE, & PUE

LANDS OF FISH HOUSE
HOLDINGS LLC,
LOT 17, BLOCK "A",
VILANO BEACH AMENDED,
MAP BOOK 7, PAGE 10
TAX PARCEL - 1461200000

10' SCREENING BUFFER

CENTERLINE OF
20' ALLEY
PER VILANO BEACH
AMENDED PLAT
M.B. 7, PG. 10

LOT 23
BLOCK G,
VILANO BEACH
UNIT A,
M.B. 4,
PG. 48

NORTHING: 2029518.73'
EASTING: 562590.78'

VILANO ROAD
100' RIGHT-OF-WAY
PER PLAT OF VILANO BEACH UNIT A
AS RECORDED IN MAP BOOK 4, PAGE 48
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY

ELECTRICAL
EASEMENT

TRACT 3
COMMON AREA
OPEN SPACE, & PUE

LOMA STREET
50' RIGHT-OF-WAY
PER PLAT OF VILANO BEACH UNIT A,
MAP BOOK 7, PAGE 10
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY

ABBREVIATIONS

- AC. = ACRES
- CH = CHORD BEARING
- CHL = CHORD LENGTH
- ID = IDENTIFICATION
- JBPRO = JBROWN PROFESSIONAL GROUP
- LB = LICENSED BUSINESS
- L = ARC LENGTH
- M.B. = MAP BOOK
- NTS = NOT TO SCALE
- PCP = PERMANENT CONTROL POINT
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- R = RADIUS
- SQFT = SQUARE FEET

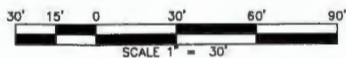
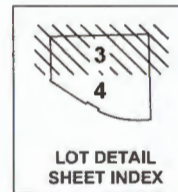
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- PARCEL LINE
- SECTION LINE
- SCREENING BUFFER LINE
- CONCRETE MONUMENT
- "JBPRO PCP PRM LB8031"
- LOT NUMBER

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	23.58'	15.00'	88°59'30"	15.00'	N46°12'00"W	21.21'
C5	2.82'	15.00'	10°45'28"	1.41'	N85°49'04"W	2.81'
C8	20.74'	15.00'	79°15'05"	12.41'	N40°40'44"W	18.13'

Line Table		
Line#	Direction	Length
L5	N33°07'52"E	10.00'
L8	S88°48'12"W	5.84'

Line Table		
Line #	Length	Direction
L7	10.443	N01°11'04.76"W
L8	7.988	N88°48'08.54"E
L9	8.810	N01°11'04.76"W
L10	10.000	N88°48'08.54"E
L11	20.282	N01°11'04.76"W
L12	4.381	S88°48'08.54"E
L13	13.185	S88°48'11.88"W



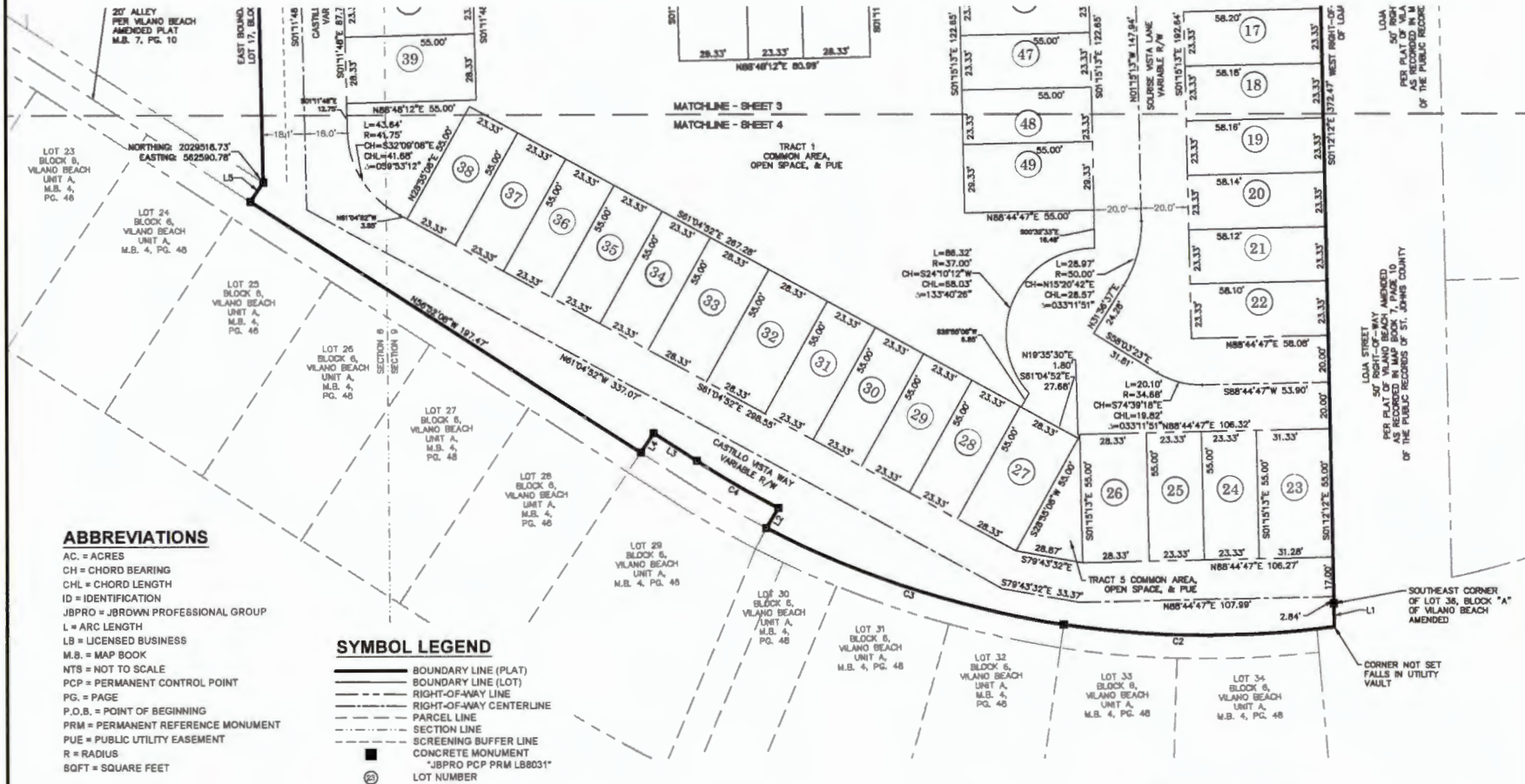
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VILANO BEACH TOWNHOMES

A REPLAT OF LOTS 18-36 OF BLOCK A OF VILANO BEACH AMENDED PLAT AS RECORDED IN MAP BOOK 7, PAGE 10
A PORTION OF SECTIONS 8 & 9, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

Map Book ____, Page ____
Sheet Four of Four

SEE NOTES ON SHEET 2

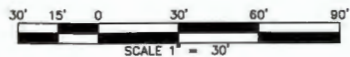


ABBREVIATIONS

- AC = ACRES
- CH = CHORD BEARING
- CHL = CHORD LENGTH
- ID = IDENTIFICATION
- JBPRO = JBBROWN PROFESSIONAL GROUP
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- M.B. = MAP BOOK
- NTS = NOT TO SCALE
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- SQFT = SQUARE FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- PARCEL LINE
- SECTION LINE
- SCREENING BUFFER LINE
- CONCRETE MONUMENT
- "JBPRO PCP PRM L88031"
- LOT NUMBER



Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C2	113.32'	402.00'	18°24'43"	58.06'	N89°31'15"W	114.83'
C3	133.07'	404.70'	18°55'27"	67.45'	N71°48'11"W	133.06'
C4	40.07'	304.70'	5°48'00"	20.05'	N59°46'43"W	40.05'

Line#	Direction	Length
L1	S01°12'12"E	10.00'
L2	N31°04'07"E	10.02'
L3	N56°52'08"W	21.90'
L4	S33°17'10"W	10.00'
L5	N33°07'52"E	10.00'



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