

RESOLUTION NO. 2024-248
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SILVERLEAF PARCEL 44.

WHEREAS, LAND PLANNERS DEVELOPMENT II, INC., A FLORIDA CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silverleaf Parcel 44.

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 \$781,385.52 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$372,304.58 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 18th day of June, 2024.

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


Rendition Date JUN 21 2024

BY: _____



Sarah Arnold, Chair

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



Deputy Clerk



SILVERLEAF PARCEL 44

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

MAP BOOK PAGE

SHEET 1 OF 7 SHEETS

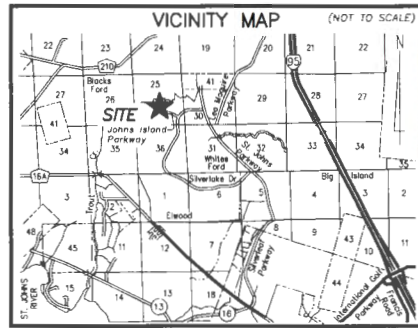
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 25, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of Tract "F", as depicted on Courtney Oaks & Courtney Chase - Silverleaf Parcels 7A-7B, a plot recorded in Map Book 112, page 1, of the Public Records of said county, said corner lying on the Westerly line of said Courtney Oaks & Courtney Chase - Silverleaf Parcels 7A-7B, thence South 87°00'59" West, along said Westerly line, 174.52 feet to the point of curvature of a curve concave Southerly having a radius of 2040.00 feet; thence Westerly, continuing along said Westerly line, along its Westerly prolongation and along the arc of said curve, through a central angle of 12°30'30", an arc length of 445.36 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 80°45'44" West, 444.47 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 1960.00 feet, through a central angle of 17°32'48", an arc length of 600.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°16'53" West, 597.90 feet; thence North 87°56'42" West, 238.41 feet to the point of curvature of a curve concave Northeasterly having a radius of 102.50 feet; thence Northwesterly along the arc of said curve, through a central angle of 28°22'37", an arc length of 50.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 30°11'31" West, 50.25 feet; thence South 82°58'35" West, along a non-tangent line, 107.11 feet; thence North 07°01'11" West, 94.41 feet to the point of curvature of a curve concave Westerly having a radius of 37.50 feet; thence Northerly along the arc of said curve, through a central angle of 16°16'36", an arc length of 10.55 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 15°09'29" West, 10.62 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 112.50 feet, through a central angle of 29°32'03", an arc length of 57.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 08°31'46" West, 57.35 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 37.50 feet, through a central angle of 13°15'41", an arc length of 8.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 00°23'35" West, 8.66 feet; thence North 07°01'25" West, 36.71 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 11°14'57", an arc length of 48.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 62°38'54" West, 41.27 feet; thence North 28°16'22" West, along a non-tangent line, 50.00 feet; thence North 61°43'38" East, 35.75 feet; thence North 28°16'22" West, 162.98 feet; thence North 04°38'43" East, 380.00 feet to a point hereinafter referred to as Reference Point A; thence continue North 04°38'43" East, 22 feet, more or less, to the approximate centerline of Trout Creek; thence Easterly along the meanderings of said centerline, 353.00 feet, more or less, to the Northwesterly corner of said Tract "F"; thence South 03°41'44" West, departing said centerline and along the Westerly line of said Tract "F", 38 feet, more or less, to a point which bears North 85°22'26" East, 2371.19 feet from said Reference Point A; thence Southwesterly along said Westerly line the following 4 courses: Course 1, thence continue South 03°41'44" West 100.00 feet; Course 2, thence South 20°38'10" West, 265.09 feet; Course 3, thence South 55°22'55" West, 573.03 feet; Course 4, thence South 05°48'32" West, 263.47 feet to the Point of Beginning.

Containing 48 acres, more or less.



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plot of SILVERLEAF PARCEL 44 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2024. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plot of SILVERLEAF PARCEL 44 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2024.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plot of SILVERLEAF PARCEL 44 has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2024.

Office of the County Attorney

CERTIFICATE OF CLERK

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

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

CERTIFICATE OF PLAT REVIEW

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

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

ADOPTION & DEDICATION

This is to certify that Land Planners Development II, Inc., a Florida corporation ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as SILVERLEAF PARCEL 44, and that it has caused the same to be surveyed and subdivided, and that this plot, made in accordance with said survey, is hereby adopted as the true and correct plot of said lands.

All private rights of way depicted hereon as Crimson Leaf Drive, Arbor Creek Drive and Blue River Drive, Tracts "A" and "B" (Open Space), Tract "C" (Conservation), Tract "D" (Stormwater Management Facility) and Tract "E" (Buffer) shown on this plot 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.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and their 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 liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private streets shown on this plot. The Owner, its successors and assigns, reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person 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 plot 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 plot and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors:

Witness _____ OWNER: Land Planners Development II, Inc.,
a Florida corporation

Printed Name _____
By _____
Cody Hutson
Vice President

Witness _____
Printed Name _____

STATE OF FLORIDA, COUNTY OF _____
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Cody Hutson as Vice President for Land Planners Development II, Inc., a Florida corporation.

Notary Public, State of Florida
Name: _____
My Commission expires: _____
My Commission Number is: _____

Personally Known [] or produced identification []
Type of identification produced: _____

SURVEYOR'S CERTIFICATE

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 plot was made under the undersigned's responsible direction and supervision, and that the plot complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2024.

S. 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
Certificate of Authorization No. L.B. 3624

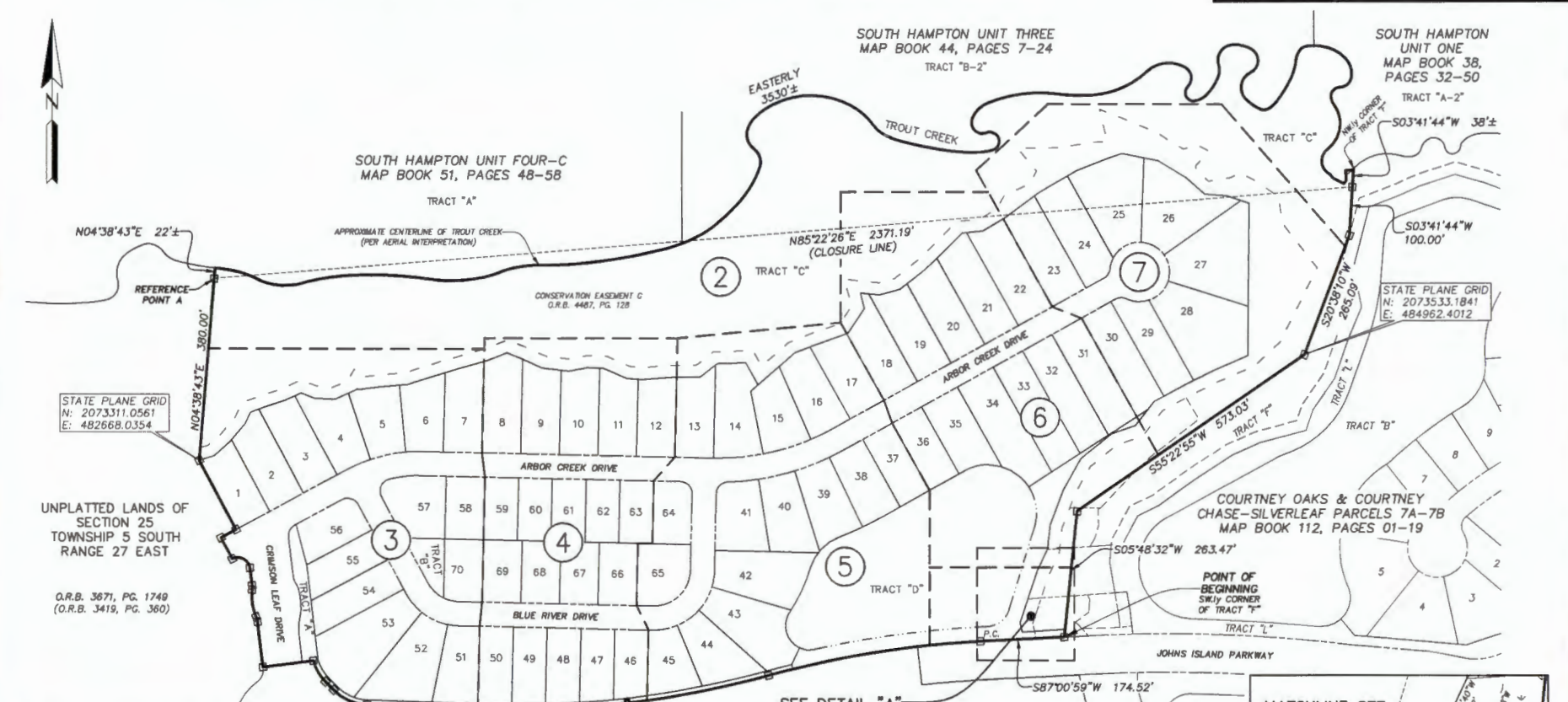
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SILVERLEAF PARCEL 44

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

MAP BOOK PAGE

SHEET 2 OF 7 SHEETS



STATE PLANE GRID
N: 2073311.0561
E: 482668.0354

UNPLATTED LANDS OF SECTION 25 TOWNSHIP 5 SOUTH RANGE 27 EAST

O.R.B. 3671, PG. 1749
(O.R.B. 3419, PG. 360)

SOUTH HAMPTON UNIT ONE
MAP BOOK 38,
PAGES 32-50
TRACT "A-2"
S03°41'44"W 38'±

S03°41'44"W 100.00'
STATE PLANE GRID
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E: 484962.4012

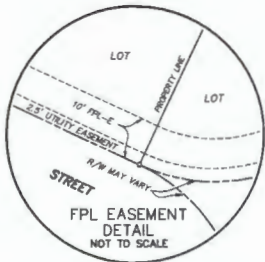
COURTNEY OAKS & COURTNEY CHASE-SILVERLEAF PARCELS 7A-7B
MAP BOOK 112, PAGES 01-19

SEE DETAIL "A"

SILVERLEAF ~ PARCEL 88 PHASE 1
MAP BOOK , PAGE

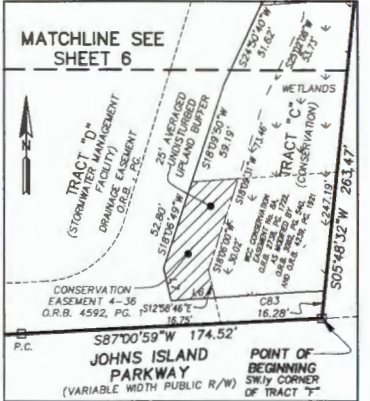
LINE	BEARING	LENGTH
L6	N86°25'19"E	25.35'
L7	S12°58'46"E	19.58'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB3	3055.00'	171°48'	63.81'	S86°11'19"W	63.81'

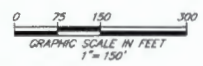


- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Northerly line of Johns Island Parkway as being South 87°00'59" West.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493682.930
Coordinates 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 accepted 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) Tract "C" is 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 area 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) 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.
 - 7) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
 - 8) Pursuant to the provisions of Section 177.091(2b), 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, or 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 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.

- LEGEND**
- DENOTES SET P.P.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED DENOTES FOUND P.P.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED DENOTES TABULATED CURVE DATA CHORD BEARING CHORD DISTANCE CENTERLINE CONCRETE MONUMENT EASEMENT FLORIDA POWER & LIGHT 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 OF REVERSE CURVATURE PERMANENT REFERENCE MONUMENT RADIAL LOT LINE RADIUS RIGHT OF WAY CENTRAL ANGLE SHEET REFERENCE NUMBER MATCHLINE
 - CT
 - CB
 - CH
 - C/L
 - C.M.
 - ESMT.
 - FPL
 - L
 - L.B.
 - (NR)
 - NAVD
 - O.R.B.
 - M.B.
 - P.C.
 - P.T.
 - P.C.C.
 - P.C.P.
 - P.R.C.
 - P.R.M.
 - (R)
 - R
 - R/W
 - Δ
 - (3)
 - --- MATCHLINE



DETAIL "A"
(1"=50')



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

SILVERLEAF PARCEL 44

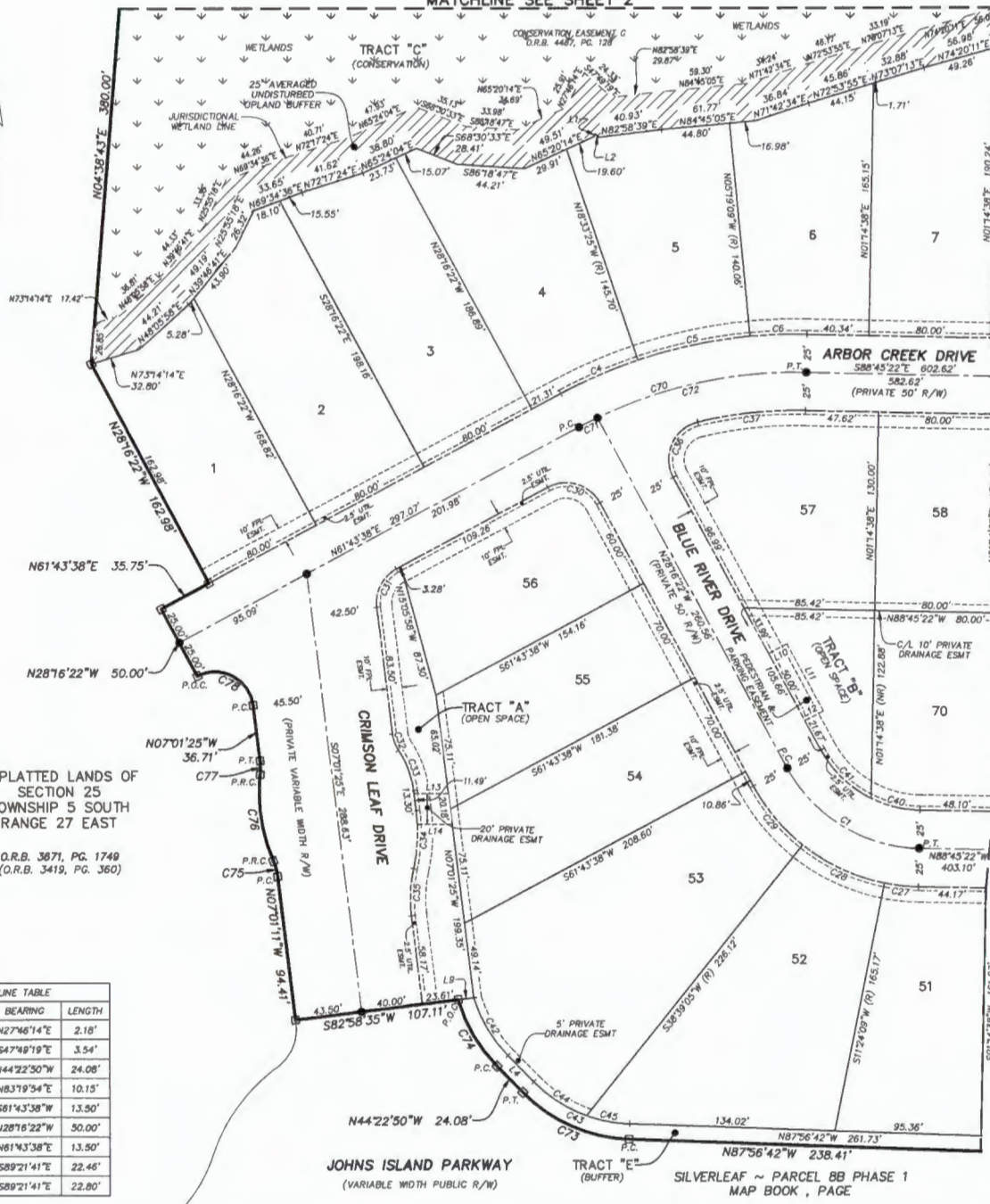
A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 2

MAP BOOK PAGE

SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 25 TOWNSHIP 5 SOUTH RANGE 27 EAST

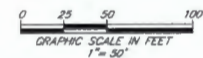
O.R.B. 3671, PG. 1749
(O.R.B. 3419, PG. 360)

LINE	BEARING	LENGTH
L1	N27°46'14"E	2.18'
L2	S47°48'19"E	3.54'
L4	N44°22'50"W	24.08'
L9	N83°19'34"E	10.15'
L10	S61°43'38"W	13.30'
L11	N28°16'22"W	50.00'
L12	N61°43'38"E	13.50'
L13	S89°21'41"E	22.46'
L14	S89°21'41"E	22.80'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	100.00'	60°29'00"	105.56'	S58°30'52"E	100.73'
C4	325.00'	9°42'57"	35.11'	S66°35'06"W	55.04'
C5	325.00'	13°14'17"	75.09'	S78°03'43"W	74.92'
C6	325.00'	6°33'46"	37.23'	S87°57'44"W	37.21'
C7	125.00'	10°09'31"	22.16'	S83°40'37"E	22.13'
C28	125.00'	27°14'56"	59.45'	S64°58'23"E	58.89'
C29	125.00'	23°04'33"	50.34'	S39°48'39"E	50.00'
C30	25.00'	90°00'00"	39.27'	N73°16'22"W	35.36'
C31	25.00'	66°45'03"	30.00'	S27°01'06"W	28.23'
C32	25.00'	26°12'54"	11.44'	S20°07'52"E	11.34'
C33	62.50'	26°12'54"	28.60'	N20°07'52"W	28.35'
C34	112.50'	19°18'22"	37.91'	N02°37'46"E	37.73'
C35	92.00'	19°18'22"	31.00'	S02°37'46"W	30.85'
C36	25.00'	104°43'31"	45.70'	S24°05'24"W	39.59'
C37	275.00'	14°47'29"	70.99'	S83°50'53"W	70.80'
C40	75.00'	25°10'32"	32.95'	S76°10'06"E	32.69'
C41	75.00'	35°18'28"	46.22'	S45°55'36"E	45.49'
C42	92.50'	27°21'25"	44.17'	S30°42'07"E	43.75'
C43	92.00'	43°33'52"	69.95'	S66°09'46"E	68.28'
C44	92.00'	25°43'56"	41.32'	S57°14'48"E	40.97'
C45	92.00'	17°49'57"	28.63'	S79°01'44"E	28.52'
C70	300.00'	29°31'00"	154.55'	S78°29'08"W	152.85'
C71	300.00'	23°51'7"	133.55'	S63°01'16"W	133.55'
C72	300.00'	26°55'43"	141.00'	S77°46'46"W	139.70'
C73	102.00'	43°33'52"	77.56'	N66°09'46"W	75.70'
C74	102.50'	28°22'37"	50.77'	N30°11'31"W	50.25'
C75	37.50'	16°16'36"	10.65'	N15°09'29"W	10.62'
C76	112.50'	29°32'03"	57.99'	N08°31'46"W	57.35'
C77	37.50'	13°15'41"	8.68'	N00°23'35"W	8.66'
C78	25.00'	111°14'57"	48.54'	N62°38'54"W	41.27'

MATCHLINE SEE SHEET 4

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - CI TABULATED CURVE DATA
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C.A. CENTERLINE
 - C.M. CONCRETE MONUMENT
 - ESMT. EASEMENT
 - F.F.L. FLORIDA POWER & LIGHT
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - LB 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.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - △ CENTRAL ANGLE
 - ③ 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. 3824

JOHNS ISLAND PARKWAY (VARIABLE WIDTH PUBLIC R/W)
TRACT "E" (BUFFER)
SILVERLEAF ~ PARCEL 88 PHASE 1
MAP BOOK, PAGE

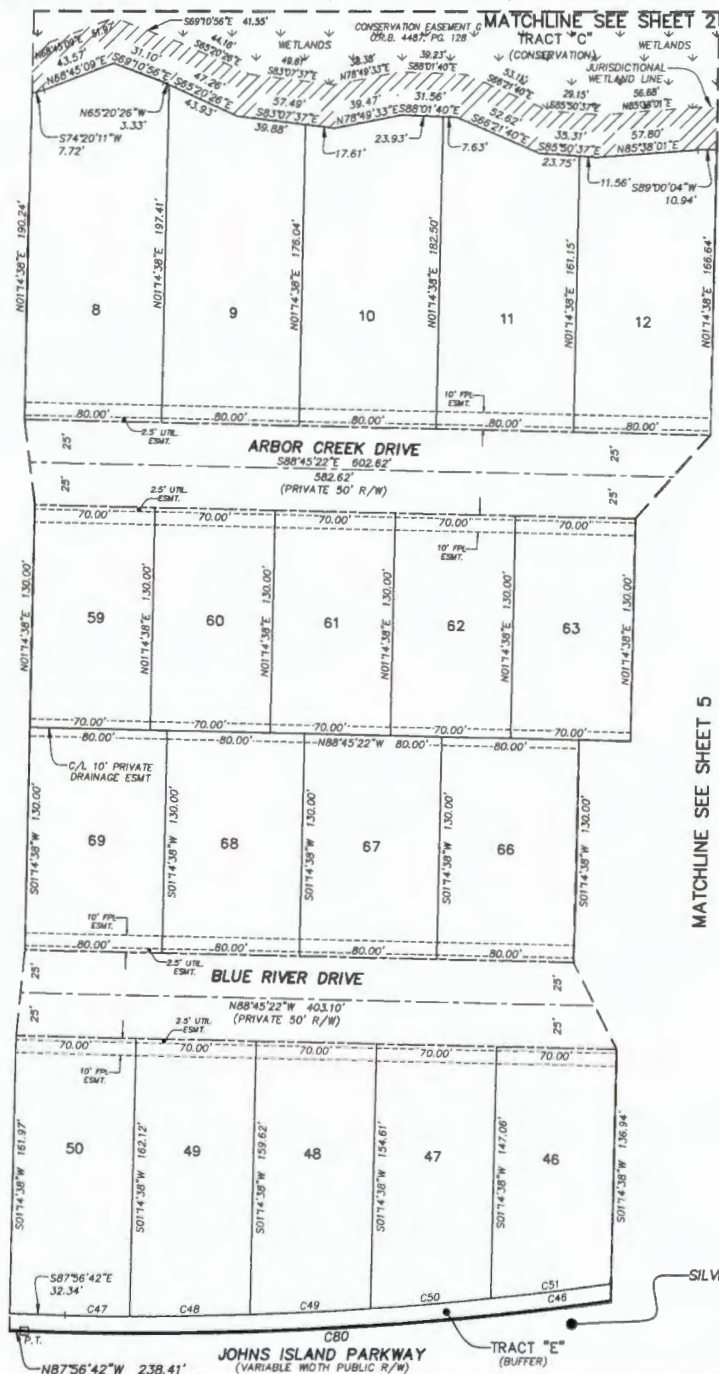
SILVERLEAF PARCEL 44

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

MAP BOOK PAGE

SHEET 4 OF 7 SHEETS

SEE SHEET 2 FOR NOTES

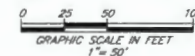


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C46	1956.39'	16°48'24"	573.87'	N82°55'31"E	571.82'
C47	1956.39'	1°08'11"	37.87'	S89°13'23"E	37.66'
C48	1956.39'	2°03'05"	70.05'	N89°11'59"E	70.04'
C49	1956.39'	2°03'20"	70.18'	N87°08'47"E	70.18'
C50	1956.39'	2°03'43"	70.41'	N85°05'15"E	70.41'
C51	1956.39'	2°04'17"	70.73'	N83°01'15"E	70.73'
C80	1960.00'	17°32'48"	600.25'	N83°16'53"E	597.90'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED 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
- E.S.M.T. EASEMENT
- FPL FLORIDA POWER & LIGHT
- L 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.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

SILVERLEAF ~ PARCEL 88 PHASE 1
MAP BOOK , PAGE



PREPARED BY:

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

SILVERLEAF PARCEL 44

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

MAP BOOK PAGE

SHEET 5 OF 7 SHEETS

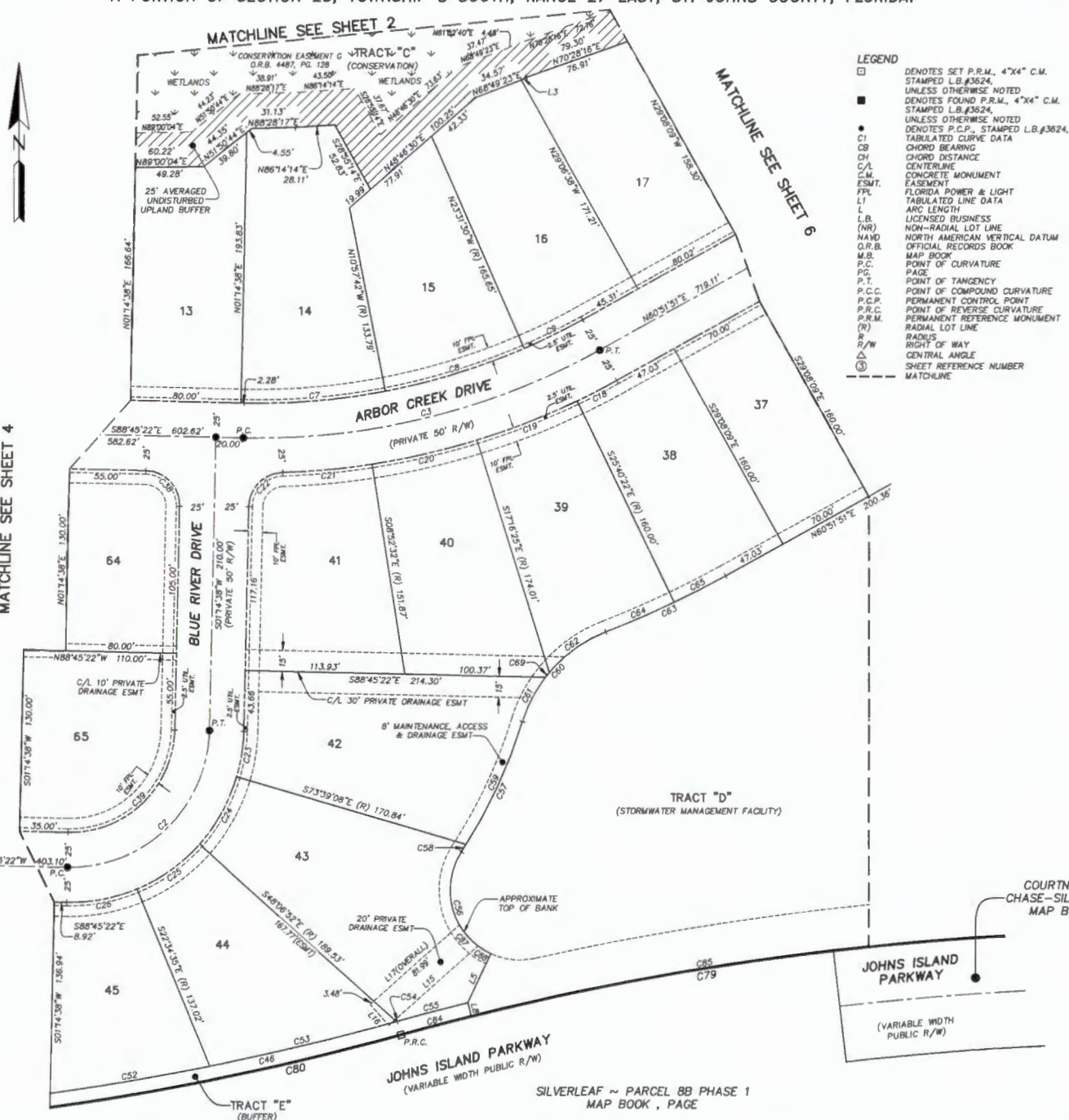
SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 2

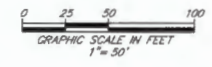
MATCHLINE SEE SHEET 6



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
 - C1 TABULATED CURVE DATA
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - C/L CENTERLINE
 - C/M CONCRETE MONUMENT
 - ESMT. EASEMENT
 - FL FLORIDA POWER & LIGHT
 - L TABULATED LINE DATA
 - L1 ARC LENGTH
 - LB LICENSED BUSINESS
 - NR NON-RADIAL LOT LINE
 - NAND 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.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - R RADIAL LOT LINE
 - R/W RIGHT OF WAY
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	100.00'	90°00'00"	157.08'	N46°14'38"E	141.42'
C3	500.00'	3022'47"	265.11'	N76°03'14"E	262.02'
C7	475.00'	12°2'20"	101.19'	N85°08'28"E	101.00'
C8	475.00'	12°33'48"	104.16'	N72°45'24"E	103.95'
C9	475.00'	5°36'39"	46.51'	N63°40'10"E	46.50'
C18	525.00'	3°27'47"	31.73'	N62°35'44"E	31.73'
C19	525.00'	8°23'57"	76.96'	N68°31'36"E	76.89'
C20	525.00'	8°23'53"	76.85'	N76°55'31"E	76.88'
C21	525.00'	8°39'33"	64.07'	N84°37'15"E	64.03'
C22	25.00'	86°52'24"	37.91'	S44°40'49"W	34.36'
C23	125.00'	15°08'14"	32.95'	N08°47'45"E	32.86'
C24	125.00'	25°32'16"	55.72'	N29°07'00"E	55.25'
C25	125.00'	25°32'16"	55.72'	N54°39'16"E	55.25'
C26	125.00'	23°49'13"	51.87'	N79°20'01"E	51.59'
C38	25.00'	90°00'00"	39.27'	N43°45'22"W	35.36'
C39	75.00'	90°00'00"	117.81'	N48°14'38"E	106.07'
C46	1956.39'	16°48'24"	573.87'	N82°55'31"E	571.82'
C52	1956.39'	3°25'25"	116.90'	N80°16'24"E	116.88'
C53	1956.39'	4°01'23"	137.36'	N76°33'00"E	137.34'
C54	1956.39'	0°01'01"	0.58'	N74°31'49"E	0.58'
C55	2050.01'	1°27'26"	52.14'	S75°14'12"W	52.14'
C56	50.00'	98°16'58"	85.77'	S16°04'34"E	75.63'
C57	365.00'	16°10'24"	103.03'	N24°56'43"E	102.69'
C58	365.00'	0°59'11"	6.28'	N32°34'19"E	6.28'
C59	365.00'	15°11'13"	96.75'	N24°29'07"E	96.46'
C60	100.00'	51°53'09"	90.56'	S42°50'05"W	87.50'
C61	100.00'	20°34'04"	35.90'	S27°10'32"W	35.71'
C62	100.00'	28°46'25"	50.22'	S54°23'27"W	48.69'
C63	685.00'	7°54'49"	94.81'	N64°49'15"E	94.53'
C64	685.00'	4°27'02"	53.21'	N66°33'09"E	53.19'
C65	685.00'	3°27'47"	41.40'	N62°35'44"E	41.40'
C69	100.00'	2°32'40"	4.44'	S38°43'55"W	4.44'
C79	2040.00'	12°30'30"	445.36'	S80°45'44"W	444.47'
C80	1960.00'	17°32'48"	600.25'	N63°16'53"E	597.90'
C84	2040.00'	1°27'26"	51.88'	S75°14'12"W	51.88'
C85	2040.00'	11°03'04"	39.347'	S81°29'27"W	39.286'
C87	50.00'	2°30'42"	20.14'	S41°31'20"E	20.00'
C88	50.00'	12°09'31"	10.81'	S59°08'18"E	10.59'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N61°52'40"E	4.12'
L5	N24°46'56"E	38.90'
L8	S14°02'05"E	10.00'
L15	N48°12'39"E	85.37'
L16	N41°47'21"W	20.00'
L17	N48°12'39"E	85.47'



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

SILVERLEAF ~ PARCEL 8B PHASE 1
 MAP BOOK , PAGE

SILVERLEAF PARCEL 44

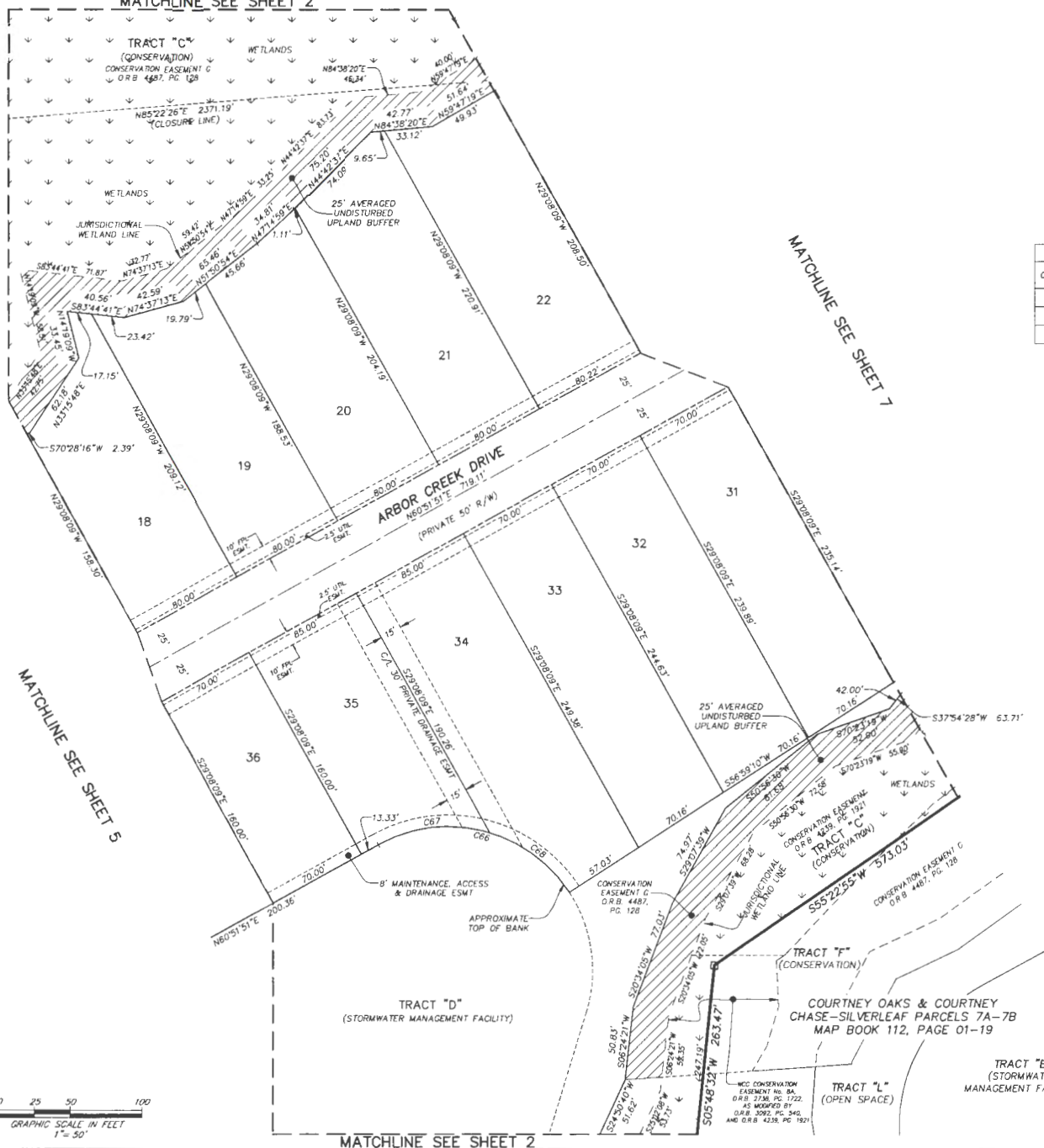
A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 2

MAP BOOK PAGE

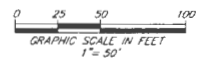
SHEET 6 OF 7 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C66	100.00'	86°07'19"	150.31'	N76°04'30"W	136.56'
C67	100.00'	45°46'44"	79.90'	S83°45'13"W	77.79'
C68	100.00'	40°20'35"	70.41'	N53°11'07"W	68.97'

- LEGEND**
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 - C1 TABULATED CURVE DATA
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
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 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R/R RIGHT OF WAY
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE



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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

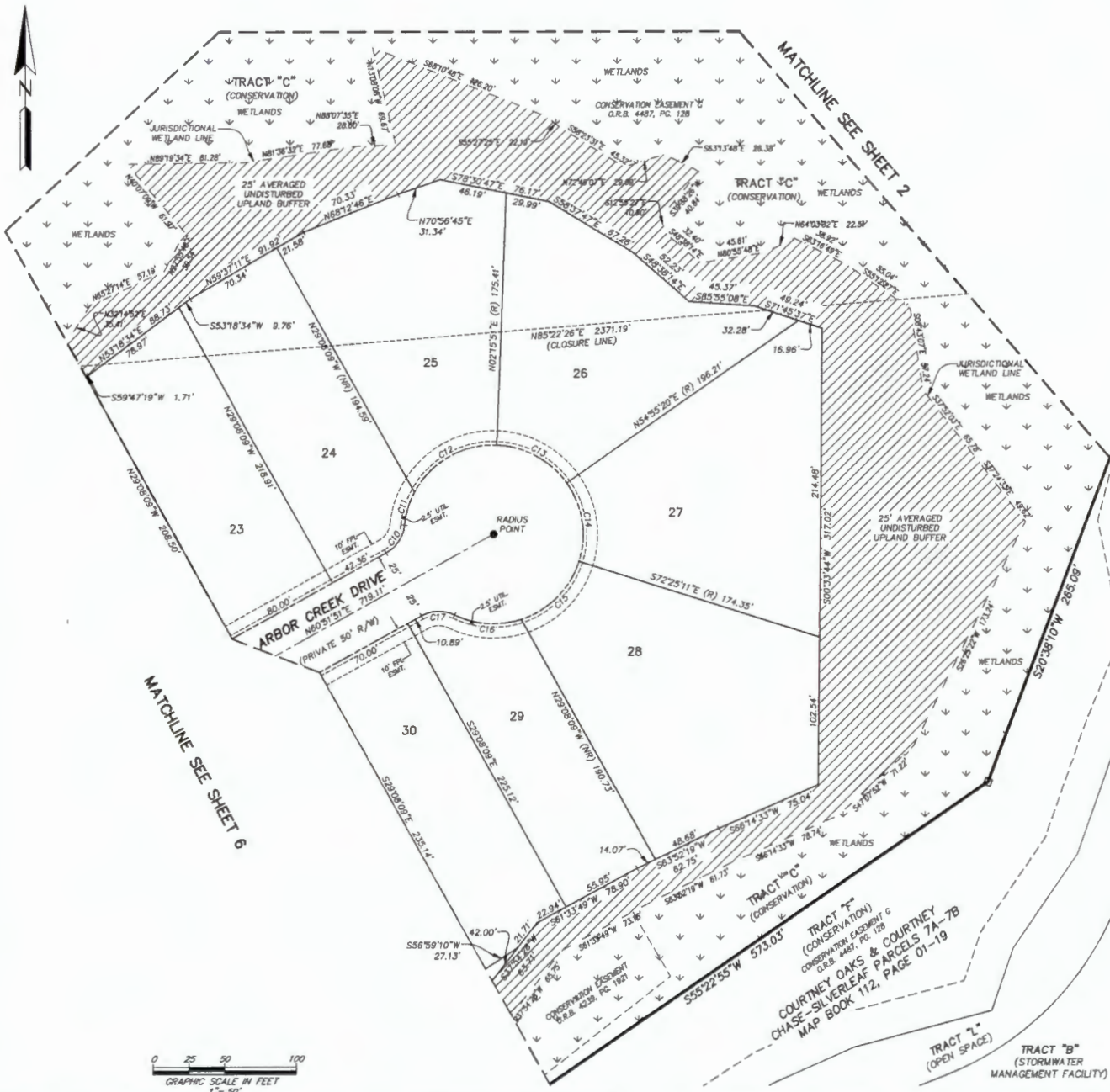
SILVERLEAF PARCEL 44

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

MAP BOOK PAGE

SHEET 7 OF 7 SHEETS

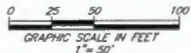
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	25.00'	54°55'14"	23.96'	N33°24'14"E	23.06'
C11	62.00'	22°09'07"	23.97'	S17°01'11"W	23.62'
C12	62.00'	64°10'06"	69.44'	S80°10'48"W	65.86'
C13	62.00'	52°39'29"	56.98'	N61°24'25"W	55.00'
C14	62.00'	52°39'29"	56.98'	N08°44'55"W	55.00'
C15	62.00'	54°31'17"	59.00'	N44°30'28"E	56.80'
C16	62.00'	43°40'59"	47.27'	S86°03'25"E	46.13'
C17	25.00'	54°55'14"	23.96'	S88°19'28"W	23.06'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- C1 CHORD BEARING
- CH CHORD DISTANCE
- C/L CENTERLINE
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- ESMT. EASEMENT
- FPL FLORIDA POWER & LIGHT
- L1 TABULATED LINE DATA
- L ARC LENGTH
- L.B. LICENSED BUSINESS
- (NR) NON-RADIAL LOT LINE
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- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
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