

**RESOLUTION NO. 2024-269**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TERRA PINES SOUTH PHASE THREE.**

WHEREAS, **TERRA PINES-SOUTH, LLC, A MARYLAND 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 Terra Pines South Phase Three.

**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 \$306,066.37 has been filed with the Clerk's Office.

**Section 3.** A Required Improvements Bond in the amount of \$174,384.09 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 July, 2024.

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

Rendition Date JUL 16 2024



BY: \_\_\_\_\_

Sarah Arnold, Chair

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

Crystal Smith  
Deputy Clerk



Attachment 2  
Plat Map

# TERRA PINES SOUTH PHASE THREE

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 1 OF 7 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

**CAPTION:**

A parcel of land lying within Sections 7 and 18, Township 7 South, Range 29 East, St. Johns County, Florida, said parcel being more particularly described as follows:

BEON at the southeasterly corner of Tract 23 according to the plot of Terra Pines South Phase Two, as recorded in Map Book 123, pages 31 through 39 of the Public Records of St. Johns County, Florida; thence along the northerly line of lands described in Official Records Book 5307, page 156 of said Public Records, N84°37'00"E, 157.39 feet to a point on the westerly line of said lands; thence along said westerly line the following thirty-two (32) courses: (1) N27°16'14"E, 31.90 feet; (2) N34°42'56"E, 33.37 feet; (3) N04°23'42"W, 30.18 feet; (4) N30°59'27"E, 50.33 feet; (5) N02°44'15"E, 35.28 feet; (6) N53°55'35"W, 47.13 feet; (7) N00°32'29"E, 10.55 feet; (8) N06°54'14"W, 49.14 feet; (9) N31°01'40"E, 45.83 feet; (10) N07°38'39"E, 39.17 feet; (11) N35°00'36"W, 44.83 feet; (12) N42°33'45"W, 57.79 feet; (13) N77°32'19"W, 33.32 feet; (14) N14°14'41"W, 55.53 feet; (15) N24°40'00"W, 26.73 feet; (16) N04°02'52"E, 32.92 feet; (17) N12°19'35"W, 48.54 feet; (18) N18°28'05"E, 38.98 feet; (19) N05°27'23"E, 38.13 feet; (20) N15°18'17"W, 64.70 feet; (21) N25°28'50"W, 46.99 feet; (22) N23°12'34"E, 29.31 feet; (23) N52°48'38"E, 22.33 feet; (24) N26°32'21"W, 31.47 feet; (25) N41°18'59"W, 27.28 feet; (26) N11°32'20"W, 26.32 feet; (27) N50°50'33"E, 46.67 feet; (28) N84°25'41"E, 36.87 feet; (29) N82°47'02"E, 50.38 feet; (30) N38°54'35"E, 91.55 feet; (31) S83°37'42"W, 196.42 feet; (32) N05°46'47"W, 121.08 feet; thence departing said westerly line, N83°00'46"E, 392.94 feet; thence N73°31'35"E, 60.67 feet; thence N83°00'46"E, 221.01 feet to a point on the easterly line of aforesaid lands described in Official Records Book 5307, page 156 of said Public Records of St. Johns County, Florida; thence S08°01'38"E, along said easterly line, 1585.93 feet to the most southeasterly corner of said lands; thence along the southerly line of said lands the following seven (7) courses: (1) S89°30'13"W, 176.73 feet; (2) N87°40'46"W, 82.95 feet; (3) N89°22'18"W, 137.10 feet to a point on a non-tangent curve concave to the North and having a radius of 130.00 feet; (4) Westerly along the arc of said curve, subtended by a chord bearing and distance of S78°32'37"W, 27.51 feet, on arc distance of 27.56 feet; (5) S84°37'07"W, 101.89 feet to the point of curvature of a curve concave to the North and having a radius of 140.00 feet; (6) Westerly along the arc of said curve, subtended by a chord bearing and distance of S89°13'08"W, 17.56 feet, on arc distance of 17.59 feet; (7) N88°10'55"W, 492.38 feet to the Southwest corner of Foothold Drive (a 60 foot public right-of-way as it is now established), according to said plot of Terra Pines South Phase Two; thence along the easterly plot line of said Terra Pines South Phase Two the following two (2) courses: (1) N20°35'26"W, 87.29 feet; (2) N01°49'00"E, 217.56 feet to a point on the most southerly line of aforesaid Tract 23; thence N83°38'35"E, along said southerly line, 204.32 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 24.35 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

**CONSENT AND JOINDER OF MORTGAGEE**

KNOW ALL MEN BY THESE PRESENTS, that CRD TERRA PINES, LLC, a Florida limited liability company, ("the Lender"), the owner and holder of the following described loan document ("the Loan Document"):

Mortgage and Security Agreement, from TERRA PINES-SOUTH, a Maryland limited liability company, to Lender, its successors and/or assigns, dated June 29, 2021, recorded July 1, 2021 in O.R.B. 5307, Page 211 of the Public Records of St. Johns County, Florida, in the principal amount of \$4,835,000.00, hereby joins in and consents to the terms and conditions of that certain plot of TERRA PINES SOUTH PHASE THREE ("the Plot") by TERRA PINES-SOUTH, LLC, a Maryland limited liability company, to which Plot this joinder is attached for the purpose of acknowledging its consent to the covenants, conditions, restrictions, and easements of the Plot and the imposition of the same upon the property subject to the Loan Document.

SIGNED IN THE PRESENCE OF: CRD TERRA PINES, LLC

WITNESS \_\_\_\_\_ a Florida limited liability company

PRINT NAME \_\_\_\_\_ BY: \_\_\_\_\_  
Richard R. Doetle, its Manager

WITNESS \_\_\_\_\_

PRINT NAME \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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 Richard R. Doetle, as Manager for CRD TERRA PINES, LLC.

Notary Public, State of Florida

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

My Commission Expires: \_\_\_\_\_

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

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
CERTIFICATE OF AUTHORIZATION LB #6991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 318 SUITE 108  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258





# TERRA PINES SOUTH PHASE THREE

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 2 OF 7 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

**ADOPTION AND DEDICATION**

This is to certify that Terra Pines-South, LLC, a Maryland limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Terra Pines South Phase Three, 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 road designated as Foothold Drive is hereby irrevocably dedicated to the County of St. Johns, its successors and assigns, in perpetuity for maintenance of the right-of-way, access and drainage improvements which are now or hereafter constructed thereon.

Tract 38 (UR Station) and its access and utility easement are hereby irrevocably and without reservation dedicated in fee simple to St. Johns County, a political subdivision, its successors and assigns, for use in conjunction with its sewerage collection system. Tracts 8 and 9 (SWMF/AIDC); Tract 17 (Park) and Tracts 21, 22 & 23 (Conservation) are hereby dedicated and conveyed in fee simple to Terra Pines Community Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns.

Owner hereby reserves the right of ingress and egress over all property and easements dedicated to the Association for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements.

The drainage easements and the stormwater management facilities as shown on this plat shall permit the County of St. Johns, its successors and assigns, to discharge all stormwater which may fall or come upon the street right-of-way hereby dedicated into, over, across or through said easements and stormwater management facilities shown hereon, which are dedicated to the Association or other such entity and will assume all obligation of maintenance and operation thereof under this plat.

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 grantees, if any, of said easements. The undersigned Owner retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to the Association, or other such entity and will assume all obligation of maintenance and operation thereof under this plat.

Any utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.08(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Florida Power and Light Company (FPL) and its successors and assigns are hereby irrevocably dedicated a ten foot easement for installation, maintenance, and repair of FPL facilities, along the front of each lot and tract as shown for its use in conjunction with its underground electrical distribution system.

The owner hereby and irrevocably and without reservation dedicated to FPL, its successors and assigns, easements over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of FPL utilities, together with the right of FPL, its successors or assigns, to ingress and egress over and upon those roadways for its non-exclusive use in conjunction with the installation, maintenance, and use of its utility systems in easements adjacent to those road rights of way.

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.

Owner hereby reserves 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 having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately owned by it.

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.

OWNER: Terra Pines-South, LLC  
a Maryland limited liability company

BY: _____	Witness	Witness
Michael J. Nattali General Manager		
Print Name	Print Name	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 Michael J. Nattali, General Manager of Terra Pines-South, LLC, a Maryland limited liability company, on behalf of Terra Pines-South, LLC. He is personally known to me and did not take an oath or produce identification.

Notary Public, State of Florida

Print Name \_\_\_\_\_

My commission expires: \_\_\_\_\_

My commission number: \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

**CERTIFICATE OF APPROVAL – GROWTH MANAGEMENT DEPARTMENT**

This is to certify that this plat of Terra Pines South Phase Three, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024.

Director of the Growth Management Department

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

This is to certify that this plat of Terra Pines South Phase Three, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024.

Chairman, Board of County Commissioners

**CERTIFICATE OF REVIEW – COUNTY ATTORNEY**

This is to certify that this plat of Terra Pines South Phase Three has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024.

Office of the St. Johns County Attorney

**CERTIFICATE OF CLERK**

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book \_\_\_\_\_ of the Public Records of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024.

Brendon J. Petty, Clerk  
Clerk of the Circuit Court & Comptroller

**CERTIFICATE OF PLAT REVIEW**

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

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

**SURVEYOR'S CERTIFICATE**

This is to certify that this plat is a true and correct representation of the lands surveyed, plotted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM), Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024

Thomas F. Hughes, P.L.S.  
Professional Land Surveyor  
License Number LS 3507



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATE OF AUTHORIZATION LS #6591  
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
 1801 COUNTY ROAD 815 SUITE 106  
 GREEN COVE SPRINGS, FL 32043  
 (904) 284-2224 FAX (904) 284-2258

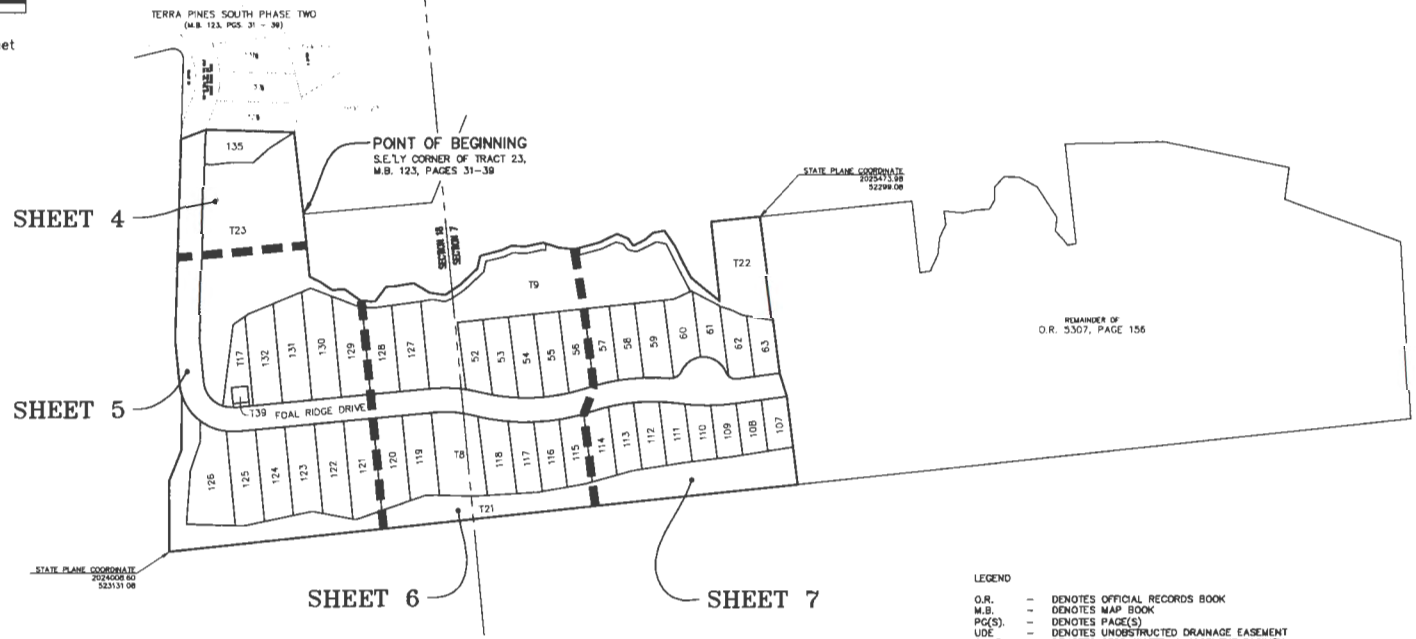
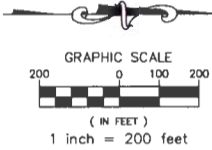


# TERRA PINES SOUTH PHASE THREE

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 3 OF 7 SHEETS



## GENERAL NOTES

- Bearings are based upon the southerly line of Tract 23, according to the plot of Terra Pines South Phase Two, as recorded in Map Book 123, page 31 through 39 of the Public Records of St. Johns County, Florida, being S83°38'35"W.
- All drainage easements are unobstructed unless otherwise noted.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveway and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
- 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.
- NOTICE: This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.
- Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plot without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet.
- Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.
- The 50-foot Development Area Buffer is graphically depicted on plot.

## LEGEND

- O.R. - DENOTES OFFICIAL RECORDS BOOK
  - M.B. - DENOTES MAP BOOK
  - PG(S) - DENOTES PAGE(S)
  - UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
  - SMWF - DENOTES STORMWATER MANAGEMENT FACILITY
  - UDAE - DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
  - (NR) - DENOTES NON-RADIAL
  - (R) - DENOTES RADIAL
  - PRC - DENOTES POINT OF REVERSE CURVATURE
  - PI - DENOTES POINT OF INTERSECTION
  - PC - DENOTES POINT OF CURVATURE
  - PT - DENOTES POINT OF TANGENCY
  - RP - DENOTES RADIUS POINT
  - Ø - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB8991"
  - - DENOTES SET 5/8" IRON ROD "BTS PRM LB8991"
  - - DENOTES FOUND 4"x4" "BTS PRM LB8991"
  - - DENOTES SET NAIL & DISC "BTS PCP LB8991"
  - R/W - DENOTES RIGHT-OF-WAY
  - FF&L - DENOTES FLORIDA POWER & LIGHT
  - 10' FP&L - DENOTES 10' EASEMENT FOR FLORIDA POWER & LIGHT
  - T# - DENOTES TRACT NUMBER
  - LSB - DENOTES LANDSCAPE BUFFER
  - D.A.B. - DENOTES DEVELOPMENT AREA BUFFER
  - P.O.L. - DENOTES POINT ON LINE
  - TLO - DENOTES TIE LINE ONLY
- 
- DENOTES WETLANDS
  - DENOTES UNDISTURBED UPLAND BUFFER



PREPARED BY:  
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 CERTIFICATE OF AUTHORIZATION LB #6991  
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
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 (904) 284-2224 FAX (904) 284-2256



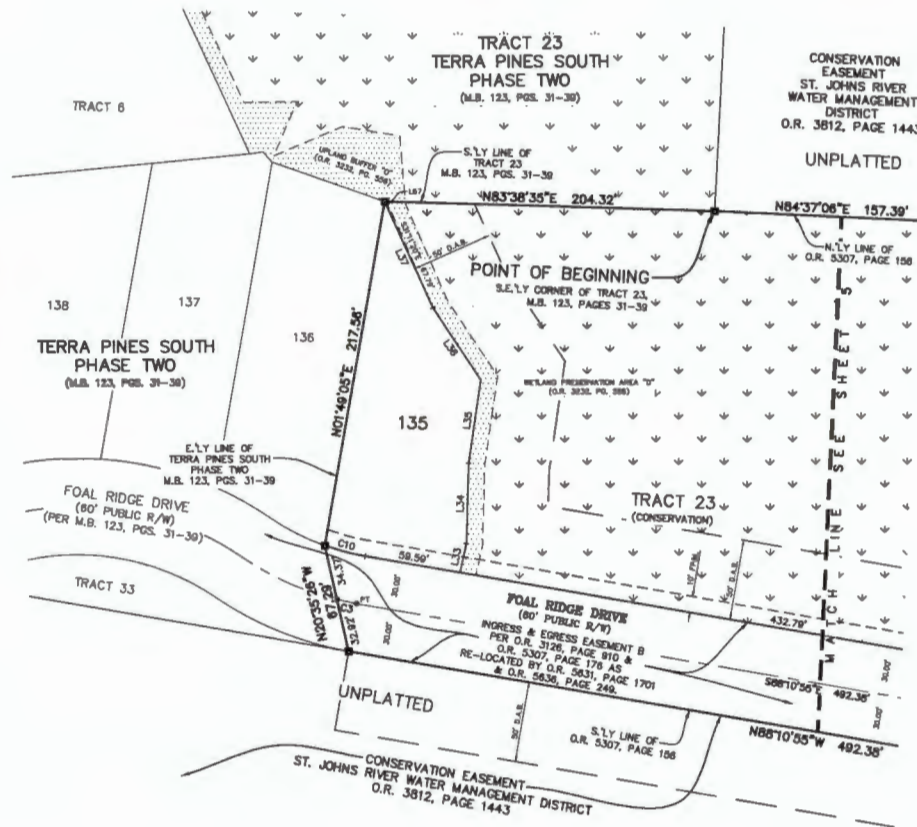
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PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 4 OF 7 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L33	N04°22'08\"E	18.31'
L34	N08°16'47\"W	50.10'
L35	N00°09'30\"E	52.44'
L36	N41°23'21\"W	53.79'
L37	N32°13'13\"W	72.60'
L67	S46°24'10\"E	4.98'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C3	180.00'	03°08'54\"	12.56'	12.56'	S86°10'58\"E
C10	150.00'	09°50'46\"	25.78'	25.78'	S83°15'31\"E



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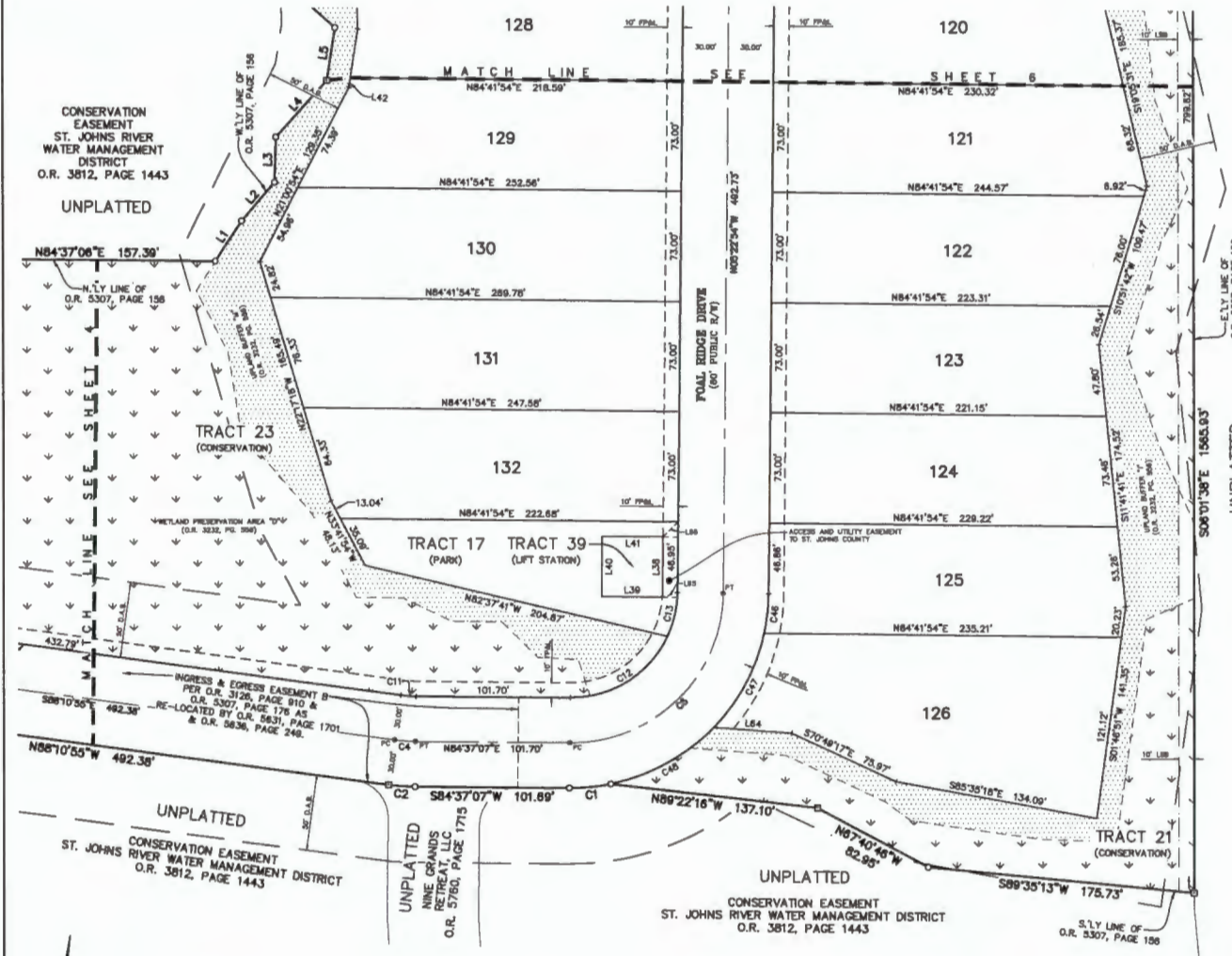
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PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 5 OF 7 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L1	N27°16'14"E	31.90'
L2	N34°42'56"E	33.37'
L3	N04°23'42"W	30.18'
L4	N35°55'27"E	50.33'
L5	N02°44'15"E	35.28'
L38	N05°22'54"W	40.00'
L39	N84°41'54"E	40.00'
L40	S05°22'54"E	40.00'
L41	S84°41'54"W	40.00'
L42	S02°44'15"W	6.38'
L64	N88°21'06"E	51.48'
L65(L10)	N67°43'22"E	10.45'
L66(L10)	S39°36'30"W	14.13'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	130.00'	120°08'52"	27.56'	27.51'	S78°32'37"W
C2	140.00'	07°11'58"	17.59'	17.56'	S88°13'08"W
C4	110.00'	07°11'58"	13.82'	13.81'	N88°13'08"E
C5	100.00'	90°00'01"	157.08'	141.42'	N36°37'08"E
C11	80.00'	07°11'58"	10.05'	10.05'	N88°13'08"E
C12	70.00'	85°39'16"	80.21'	75.90'	N51°47'29"E
C13	70.00'	24°20'40"	29.74'	29.52'	N06°47'28"E
C46	130.00'	11°35'53"	28.31'	26.27'	S00°25'02"W
C47	130.00'	31°32'48"	71.56'	70.66'	S21°59'23"W
C48	130.00'	34°42'56"	76.77'	77.57'	S55°07'16"W

CONSERVATION EASEMENT  
ST. JOHNS RIVER  
WATER MANAGEMENT  
DISTRICT  
O.R. 3812, PAGE 1443  
UNPLATTED

TRACT 23  
(CONSERVATION)

TRACT 17  
(PARK)

TRACT 39  
(LIFT STATION)

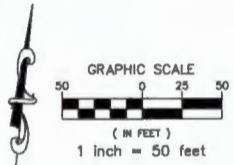
TRACT 21  
(CONSERVATION)

UNPLATTED  
CONSERVATION EASEMENT  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
O.R. 3812, PAGE 1443

UNPLATTED  
NINE COASTS  
RETREAT LLC  
O.R. 5780, PAGE 1715

UNPLATTED  
CONSERVATION EASEMENT  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
O.R. 3812, PAGE 1443

UNPLATTED  
CHARLES R. USINA LIVING TRUST  
O.R. 2866, PAGE 1066



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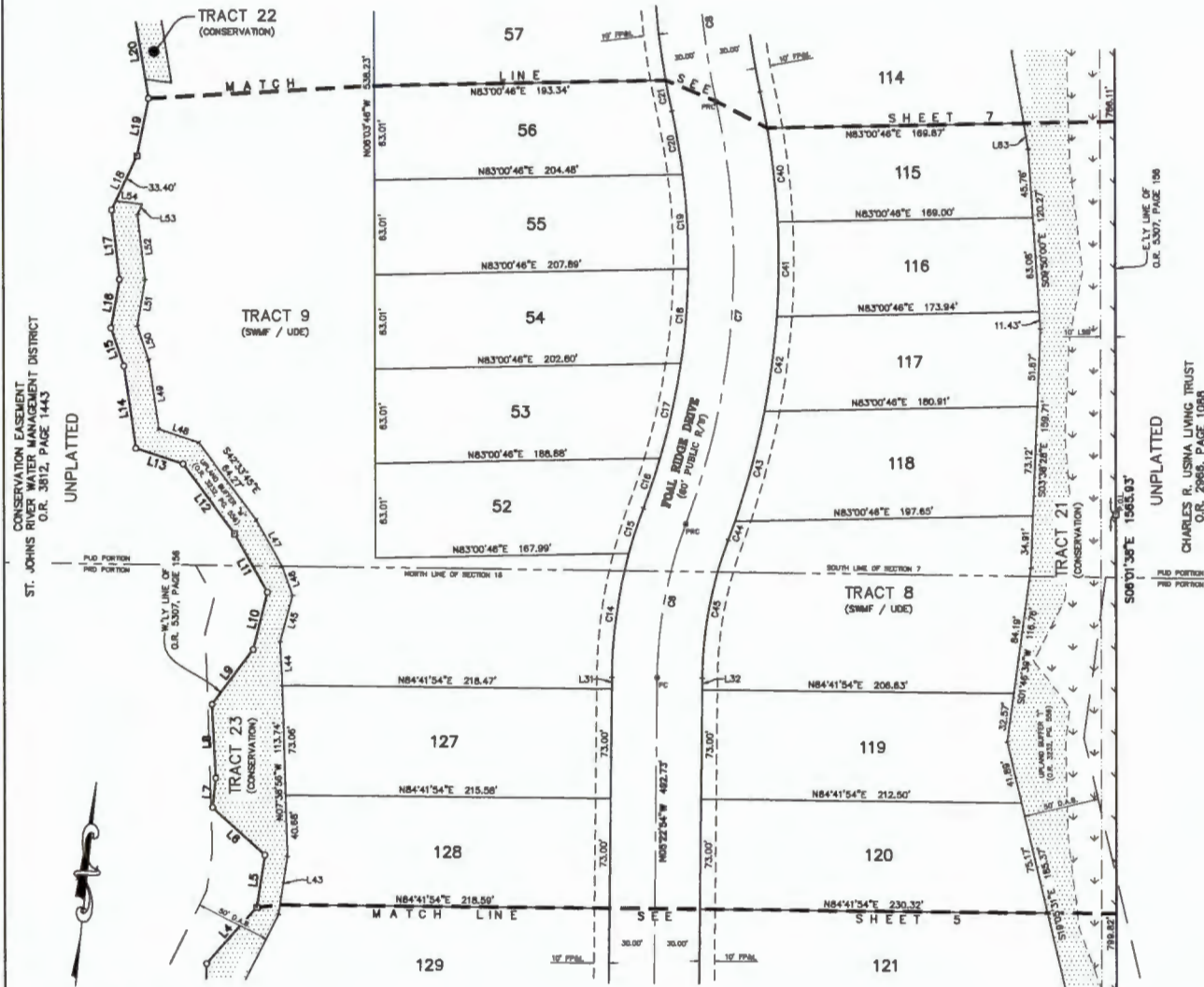
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MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 6 OF 7 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



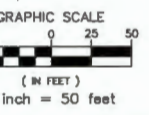
CONSERVATION EASEMENT  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
O.R. 3812, PAGE 1443

UNPLATTED

PUD PORTION  
PRD PORTION

UNPLATTED

PUD PORTION  
PRD PORTION



Line #	Bearing	Distance
L4	N35°55'27"E	50.33'
L5	N02°44'15"E	35.28'
L6	N53°35'35"W	47.13'
L7	N00°32'29"E	18.55'
L8	N06°54'14"W	48.14'
L9	N31°01'49"E	45.85'
L10	N07°58'38"E	39.17'
L11	N35°00'30"W	44.03'
L12	N42°33'45"W	57.79'
L13	N77°32'19"W	33.32'
L14	N14°14'41"W	55.53'
L15	N24°40'00"W	26.73'
L16	N04°02'52"E	32.92'
L17	N12°19'35"W	46.54'
L18	N10°28'05"E	39.08'
L19	N05°27'23"E	39.13'
L20	N15°15'17"W	84.70'
L31	N05°22'54"W	7.78'
L32	S05°22'54"E	7.88'
L40	S25°22'51"E	20.52'
L47	S35°00'39"E	35.79'
L48	S77°32'19"E	28.20'
L49	S14°14'41"E	48.61'
L50	S24°40'00"E	23.94'
L51	S04°01'12"W	31.01'
L52	S12°19'35"E	44.14'
L53	S19°28'05"W	7.31'
L54	S86°47'21"E	17.90'
L63	N15°28'18"W	17.49'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C6	300.00'	19°59'10"	104.85'	104.12'	N04°38'41"E
C7	500.00'	32°51'12"	288.70'	282.79'	N01°49'21"W
C8	500.00'	25°58'37"	228.89'	224.76'	N05°15'38"W
C14	330.00'	14°31'31"	83.66'	83.44'	N01°52'52"E
C15	330.00'	05°27'38"	31.45'	31.44'	N11°52'28"E
C16	470.00'	04°17'56"	35.27'	35.26'	N12°27'17"E
C17	470.00'	07°53'58"	64.80'	64.75'	N06°21'19"E
C18	470.00'	07°43'19"	63.34'	63.29'	N01°27'18"W
C19	470.00'	07°41'29"	63.09'	63.05'	N09°08'43"W
C20	470.00'	05°14'29"	43.00'	42.98'	N15°37'42"W
C21	530.00'	02°15'08"	20.83'	20.83'	N17°07'23"W
C40	530.03'	06°50'32"	63.30'	63.28'	S12°10'11"E
C41	530.03'	06°49'01"	63.06'	63.03'	S05°20'24"E
C42	530.03'	06°53'24"	63.74'	63.70'	S01°30'48"W
C43	530.03'	08°13'07"	76.03'	75.99'	S09°04'04"W
C44	530.03'	01°25'35"	13.19'	13.19'	S13°53'24"W
C45	270.00'	19°59'10"	94.18'	93.71'	S04°36'41"W

PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
CERTIFICATE OF AUTHORIZATION IS #6991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2256



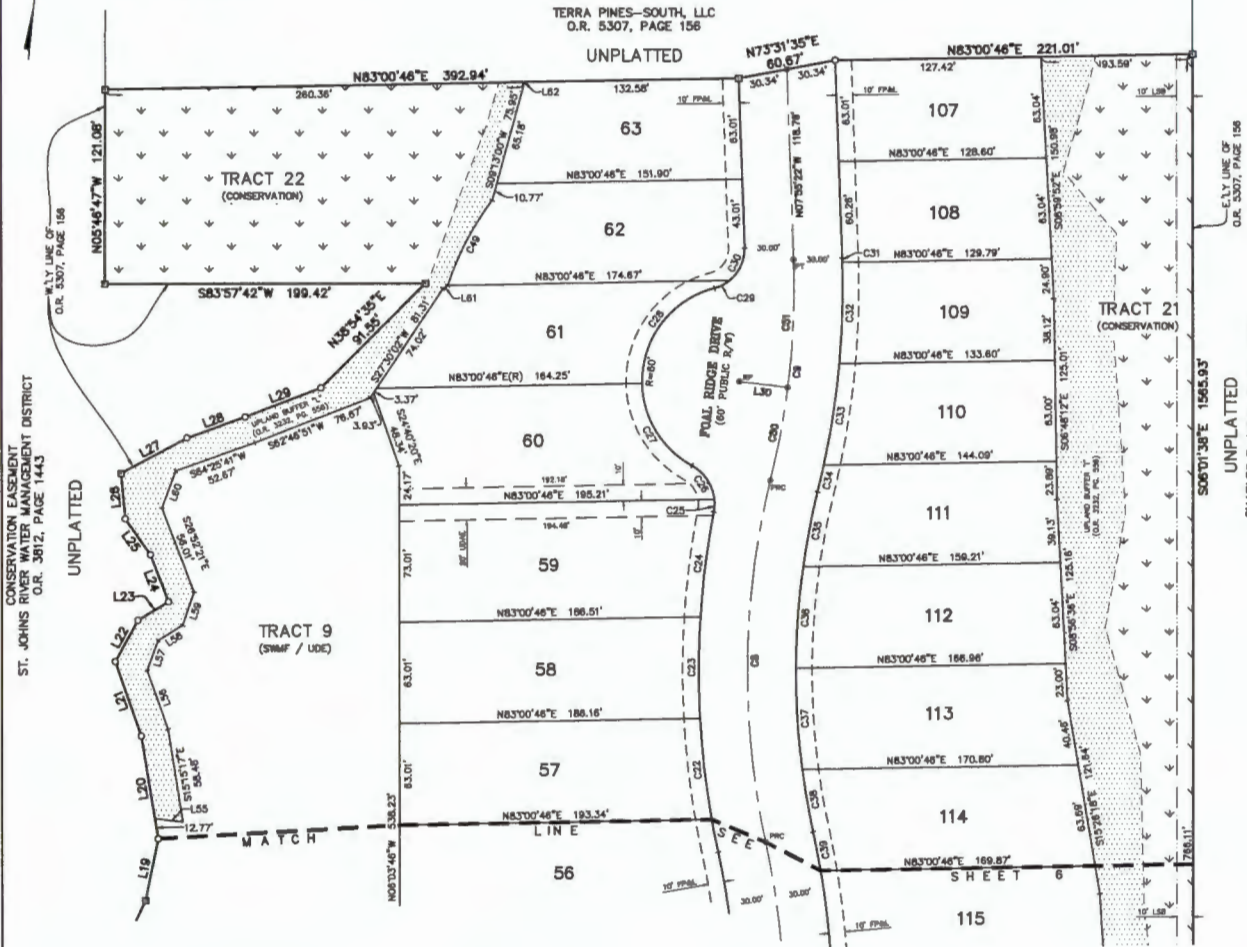
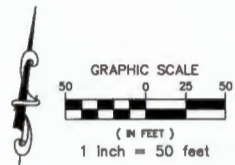
# TERRA PINES SOUTH PHASE THREE

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 7 OF 7 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L19	N05°27'23"E	38.13'
L20	N15°51'7"W	64.70'
L21	N25°28'58"W	48.99'
L22	N23°27'34"E	29.31'
L23	N52°46'38"E	22.33'
L24	N26°32'21"W	31.47'
L25	N41°18'59"W	27.28'
L26	N11°32'07"W	28.32'
L27	N55°50'33"E	46.87'
L28	N64°25'41"E	38.87'
L29	N62°47'02"E	50.36'
L30	N89°02'12"W	30.25'
L55	N86°47'21"W	17.73'
L56	S25°28'56"E	38.64'
L57	S13°39'50"W	19.88'
L58	S52°46'36"W	18.18'
L59	S12°57'07"W	21.77'
L60	S14°29'08"W	24.49'
L81	S50°13'21"W	3.88'
L82	N07°17'57"E	0.42'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C8	500.00'	25°56'37"	228.89'	224.79'	N05°10'38"W
C9	500.12'	15°33'36"	138.73'	138.29'	N00°01'30"E
C22	530.00'	08°30'50"	83.34'	83.30'	N12°34'24"W
C23	530.00'	08°48'59"	83.05'	83.01'	N05°44'30"W
C24	530.00'	07°07'25"	65.89'	65.85'	N01°37'42"E
C25	27.00'	16°41'25"	7.87'	7.84'	N03°33'18"W
C28	27.00'	55°02'42"	25.84'	24.85'	N36°25'22"W
C27	60.00'	58°57'29"	82.79'	58.98'	N36°57'58"W
C28	60.00'	76°16'13"	79.91'	74.13'	N31°09'53"E
C29	25.00'	24°44'18"	10.78'	10.71'	N56°36'51"E
C30	25.00'	52°30'04"	22.91'	22.11'	N18°19'40"E
C31	530.11'	00°17'50"	2.75'	2.75'	S07°46'24"E
C32	530.11'	06°49'17"	63.11'	63.07'	S04°12'51"E
C33	530.11'	08°54'39"	83.84'	83.80'	S02°38'07"W
C34	530.11'	01°51'04"	17.13'	17.13'	S07°01'59"W
C35	470.00'	05°46'47"	47.41'	47.39'	S04°50'17"W
C36	470.00'	07°42'58"	63.30'	63.25'	S01°54'38"E
C37	470.00'	07°41'38"	63.11'	63.07'	S06°38'54"E
C38	470.00'	04°47'14"	39.27'	38.28'	S15°51'20"E
C39	530.03'	02°39'26"	24.58'	24.58'	S16°55'10"E
C49	180.00'	18°08'02"	80.13'	59.88'	S21°26'40"W
C50	500.12'	06°45'52"	59.05'	59.01'	N04°35'23"E
C51	500.12'	09°07'46"	78.89'	78.80'	N03°21'26"W



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