

**RESOLUTION NO. 2024-271**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**LANDING AT OLDE FLORIDA.**

**WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Landing at Olde Florida.

**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 \$685,331.98 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$185,959.03 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

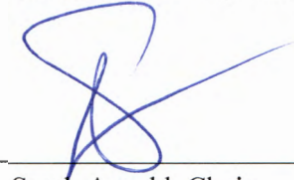
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**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

# LANDING AT OLDE FLORIDA

A PORTION OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

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

SHEET 1 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

## CAPTION

A PARCELS OF LAND IN GOVERNMENT LOT 9, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, SAID TOWNSHIP AND RANGE AND RUN SOUTH 15° 17' 10" EAST, ALONG THE EAST LINE OF SAID SECTION 17 AND THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 149.11 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 9, SECTION 3, THENCE NORTH 88° 43' 45" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 198.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED CONTINUE NORTH 88° 43' 45" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 9 AND THE SOUTH LINE OF ROCKWELL TERRACE AN UNRECORDED SUBDIVISION, A DISTANCE OF 486.62 FEET TO THE NORTHWEST CORNER OF BIG OAKS AS RECORDED IN MAP BOOK 51, PAGES 1, THROUGH 8 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE DEPARTING THE NORTH LINE OF SAID GOVERNMENT LOT 9 THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES WITH THE WEST BOUNDARY OF SAID BIG OAKS, COURSE NO. 1 SOUTH 13° 20' 28" EAST, A DISTANCE OF 98.77 FEET, COURSE NO. 2 SOUTH 14° 37' 43" WEST, A DISTANCE OF 49.88 FEET, COURSE NO. 3 SOUTH 30° 01' 14" EAST, A DISTANCE OF 70.80 FEET, COURSE NO. 4 SOUTH 01° 35' 35" EAST, A DISTANCE OF 44.19 FEET, COURSE NO. 5 SOUTH 63° 16' 38" EAST, A DISTANCE OF 60.37 FEET, COURSE NO. 6 SOUTH 17° 09' 40" EAST, A DISTANCE OF 34.81 FEET, COURSE NO. 7 SOUTH 87° 38' 38" EAST, A DISTANCE OF 66.68 FEET, COURSE NO. 8 SOUTH 38° 51' 34" EAST, A DISTANCE OF 66.89 FEET, COURSE NO. 9 SOUTH 14° 28' 22" EAST, A DISTANCE OF 149.74 FEET, COURSE NO. 10 SOUTH 41° 04' 46" EAST, A DISTANCE OF 97.62 FEET, COURSE NO. 11 SOUTH 00° 37' 07" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 41 OF SAID BIG OAKS; THENCE SOUTH 00° 37' 07" EAST, A DISTANCE OF 25.03 FEET, THENCE SOUTH 61° 30' 14" WEST, A DISTANCE OF 61.26 FEET, THENCE SOUTH 77° 30' 24" WEST, A DISTANCE OF 327.75 FEET, THENCE SOUTH 50° 22' 53" WEST, A DISTANCE OF 179.92 FEET, THENCE NORTH 21° 07' 47" WEST, A DISTANCE OF 807.92 FEET, THENCE NORTH 14° 08' 28" WEST, A DISTANCE OF 88.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.75 ACRES, MORE OR LESS

## ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC. A DELAWARE CORPORATION, ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS LANDING AT OLDE FLORIDA, HAVING LAYED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT HAVING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT AS CYPRESS BLUFF WAY AND SHADY BLUFF COURT ARE IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS AND DRAINAGE, WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TITLE TO TRACTS "A" & "B" (CONSERVATION), TRACTS "C", "D" & "E" (OPEN SPACE) AND TRACT "F" (OPEN SPACE & BUFFER) ARE HEREBY RETAINED BY THE UNDERGOING OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERGOING OWNER RESERVES THE RIGHT TO LOAN TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, AN OWNERS ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME THE OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

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 OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO FORESTAR 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&L UTILITIES, TOGETHER WITH THE RIGHT OF FPL&L, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "FPL&L" ARE HEREBY DEDICATED TO FPL&L POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF ST. AUGUSTINE, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER AND UNDER THE ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT, CYPRESS BLUFF WAY AND SHADY BLUFF COURT, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CITY PUBLIC WORKS DEPARTMENT UTILITIES, TOGETHER WITH THE RIGHT OF THE CITY OF ST. AUGUSTINE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT AND CYPRESS BLUFF WAY AND SHADY BLUFF COURT.

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 UNDERGOING OWNER, ITS SUCCESSORS AND ASSIGNS. IF ANY OF SAID EASEMENTS, THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR AKE PURPOSES, PROVIDED HOWEVER, THE UNDERGOING OWNER RESERVED THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

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 IN ACCORDANCE WITH SECTION 177.041 (28), FLORIDA STATUTES.

THE 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 UNDERGOING OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS LEGALLY ELECTED OFFICERS, ACTING IN AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS:

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

WITNESS \_\_\_\_\_ BY: SARAH WICKER  
VICE PRESIDENT \_\_\_\_\_ WITNESS \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

## STATE OF FLORIDA, COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, BY SARAH WICKER, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC. A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_

(SIGN) \_\_\_\_\_ (PRINT NAME) \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## CERTIFICATE OF APPROVAL – GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF REVIEW – COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT LANDING AT OLDE FLORIDA HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OFFICE # \_\_\_\_\_ THE ST. JOHNS COUNTY AT ORNEY

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. THIS ACCEPTANCE OF DEDICATED AREAS, IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## CLERK'S CERTIFICATE:

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 \_\_\_\_\_, PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 FLORIDA STATUTES PART 1, CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DONALD A. BRADSHAW, COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER, FL CERTIFICATE NO. 5513

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE SUPERVISION AND CONTROL AND THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RICHARD P. CLARSON AND ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32217  
PHONE: (904) 296-2622  
WEBSITE: clarsonfi.com

BY: \_\_\_\_\_  
TIMOTHY W. SCHRAUD, SR.  
REGISTERED PROFESSIONAL SURVEYOR & MAPPER  
NO. 6533, STATE OF FLORIDA



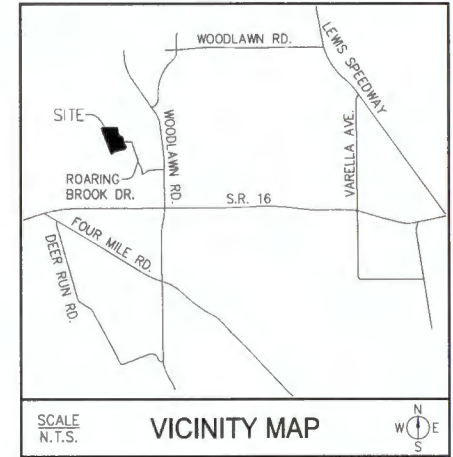
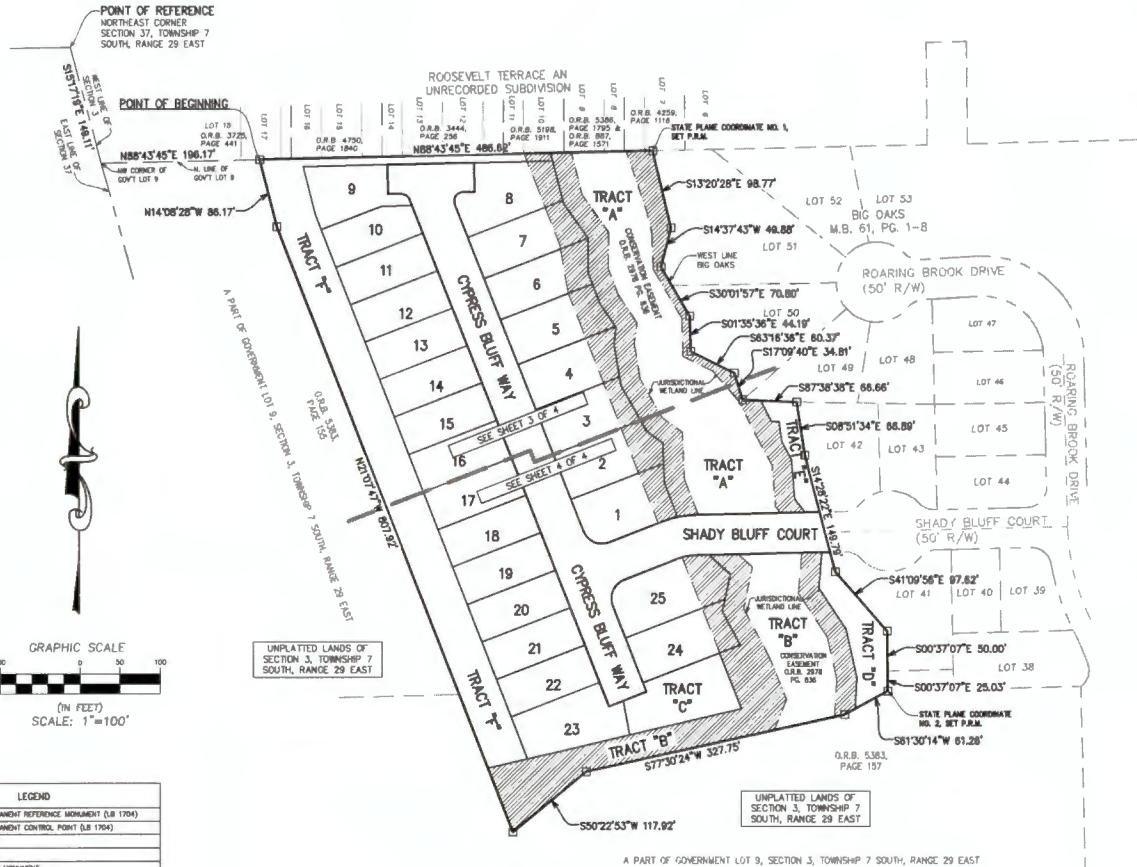
Prepared By:  
RICHARD P. CLARSON AND ASSOCIATES, INC.  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsonfi.com

# LANDING AT OLDE FLORIDA

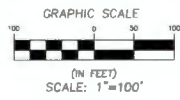
A PORTION OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

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

SHEET 2 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)




STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2032356.3200	540327.4800	NORTHEAST CORNER PLAT
2	2031683.7009	540617.9382	SOUTHEAST CORNER OF PLAT



LEGEND	
□	SET PERMANENT REFERENCE MONUMENT (D.B. 1704)
○	SET PERMANENT CONTROL POINT (D.B. 1704)
—	UP. IRON PIPE
—	LR. IRON ROD
—	C.M. CONCRETE MONUMENT
—	U.E. UTILITY EASEMENT
—	D.E. DRAINAGE EASEMENT
—	LB. LICENSED BUSINESS
—	R/W. RIGHT-OF-WAY
—	O.R.B. OFFICIAL RECORDS BOOK
—	ELEC. ELECTRIC
—	M.S. MAP BRICK
—	CL. CENTER LINE
—	INT. INTERSECTION
—	PG. PAGE
—	PC. POINT OF CURVATURE
—	PI. POINT OF INTERSECTION
—	PT. POINT OF TANGENCY
—	PRC. POINT REVERSE CURVATURE
—	RP. RADIUS POINT
—	SEC. SECTION
—	(R) INDICATES RADIAL LINE
—	P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
—	U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
—	U.D.A.M.E. UNOBSTRUCTED DRAINAGE, MAINTENANCE & ACCESS EASEMENT
—	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT
—	S.M.F.U.E. UNOBSTRUCTED DRAINAGE EASEMENT

HATCH LEGEND	
	UNDISTURBED NATURAL VEGETATION BUFFER
	WETLAND HATCH

- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (09D) AND ARE BASED ON THE WEST LINE OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST HAVING A BEARING OF S 1° 17' 18" E.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  - THOSE EASEMENTS DESIGNATED AS "TYPICAL" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN OR BEYOND OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
  - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
  - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED. REMOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED.
  - THERE IS A TOTAL OF 25 LOTS AND 6 TRACTS IN THIS PHASE.

Prepared By:  

**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: clarsoni.com

# LANDING AT OLDE FLORIDA

A PORTION OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA


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

SHEET 3 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L1	34.81'	S17°09'40"E
L3	37.25'	S88°43'45"W
L4	25.31'	S2°00'55"E
L8	25.46'	S09°20'14"E
L10	9.53'	S87°20'37"E
L11	28.84'	S24°10'31"E
L12	18.27'	N88°15'45"E
L14	14.42'	S88°15'45"W
L22	54.18'	S14°08'43"E
L23	36.91'	S30°27'17"E
L24	45.73'	S00°27'03"W
L25	33.82'	S20°45'47"E
L28	43.69'	S37°28'08"E
L27	25.79'	S08°18'21"W
L28	44.80'	S09°28'58"E
L30	31.14'	S54°22'27"E
L30	38.48'	N28°00'30"W
L36	52.35'	N38°44'46"W
L37	48.00'	N40°57'09"W
L36	41.27'	N83°18'38"W
L36	47.82'	N01°35'38"W
L40	70.77'	N30°01'57"W
L41	43.83'	N01°58'58"W
L42	28.36'	N13°14'34"W
L43	78.19'	N18°41'25"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	17.48'	90.00'	20°02'33"	N117°33"W	17.40'
C3	13.43'	11.00'	88°37'27"	S88°17'32"E	12.81'
C4	21.13'	11.00'	110°07'33"	S33°42'28"W	18.03'

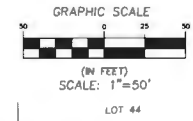
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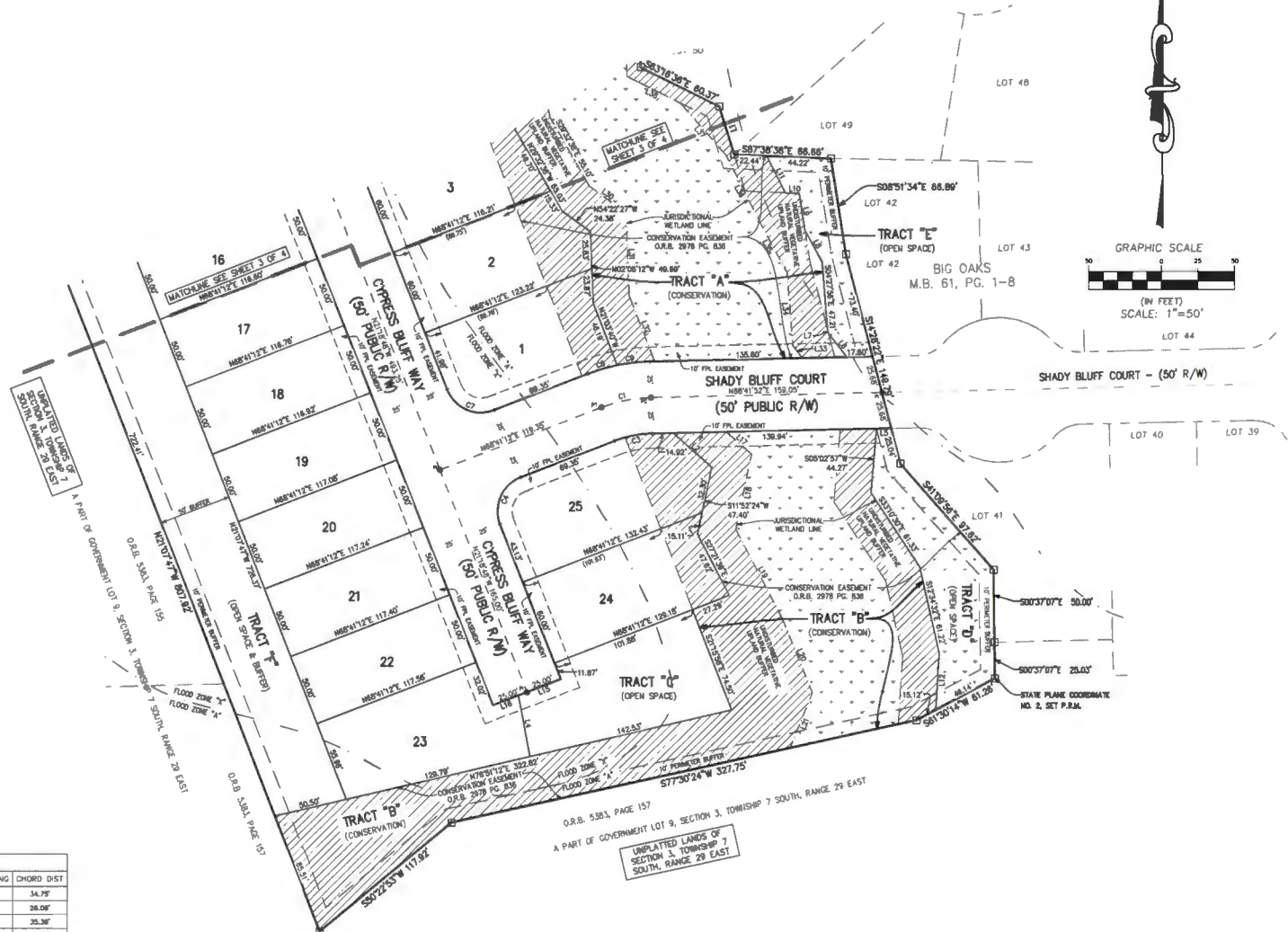
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 4 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L1	34.81'	S17°06'40"E
L2	35.53'	S48°22'13"E
L4	43.13'	S10°30'33"E
L5	10.04'	S88°41'38"W
L6	21.01'	S37°41'08"E
L7	2.28'	S14°28'31"E
L8	23.31'	S28°00'55"E
L9	23.48'	S08°38'18"E
L10	8.53'	S87°38'37"E
L11	28.84'	S28°41'31"E
L12	39.43'	S53°10'17"W
L15	31.24'	N88°41'12"E
L16	18.78'	N88°41'12"E
L17	22.98'	S48°22'13"E
L18	53.00'	S17°06'40"E
L19	76.38'	S27°01'38"E
L20	54.87'	S22°01'47"E
L21	41.41'	S27°45'32"W
L30	31.14'	S84°30'27"E
L31	57.79'	S22°08'12"E
L32	48.81'	S21°03'40"E
L33	10.83'	N37°44'03"W
L34	51.08'	N04°30'50"W
L35	38.48'	N38°08'30"W
L36	52.30'	N58°44'48"W
L37	48.02'	N40°53'08"W
L38	41.27'	N83°46'38"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	34.83'	100.00'	38°50'40"	N78°41'30"E	34.79'
C3	28.18'	75.00'	30°50'40"	N78°41'30"E	28.08'
C4	38.27'	25.00'	80°50'00"	N23°41'12"E	35.38'
C7	38.27'	25.00'	80°50'00"	S88°41'48"E	38.38'
C8	20.85'	125.00'	8°35'37"	S73°38'58"W	20.80'
C9	22.73'	125.00'	10°28'13"	S83°28'14"W	22.70'



Prepared By:  
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