

RESOLUTION NO. 2024-300
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SEABROOK VILLAGE PHASE 3.

WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Seabrook Village Phase 3.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$2,077,101.66 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$921,527.62 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 6th day of August, 2024.

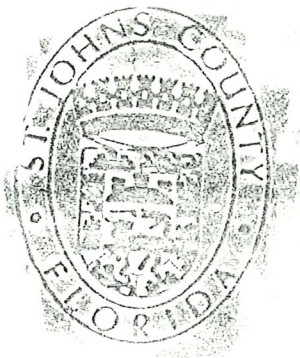
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date AUG 09 2024

BY: _____
Sarah Arnold, Chair

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

Robin L. Platt
Deputy Clerk



Attachment 2

Plat Map

SEABROOK VILLAGE PHASE 3

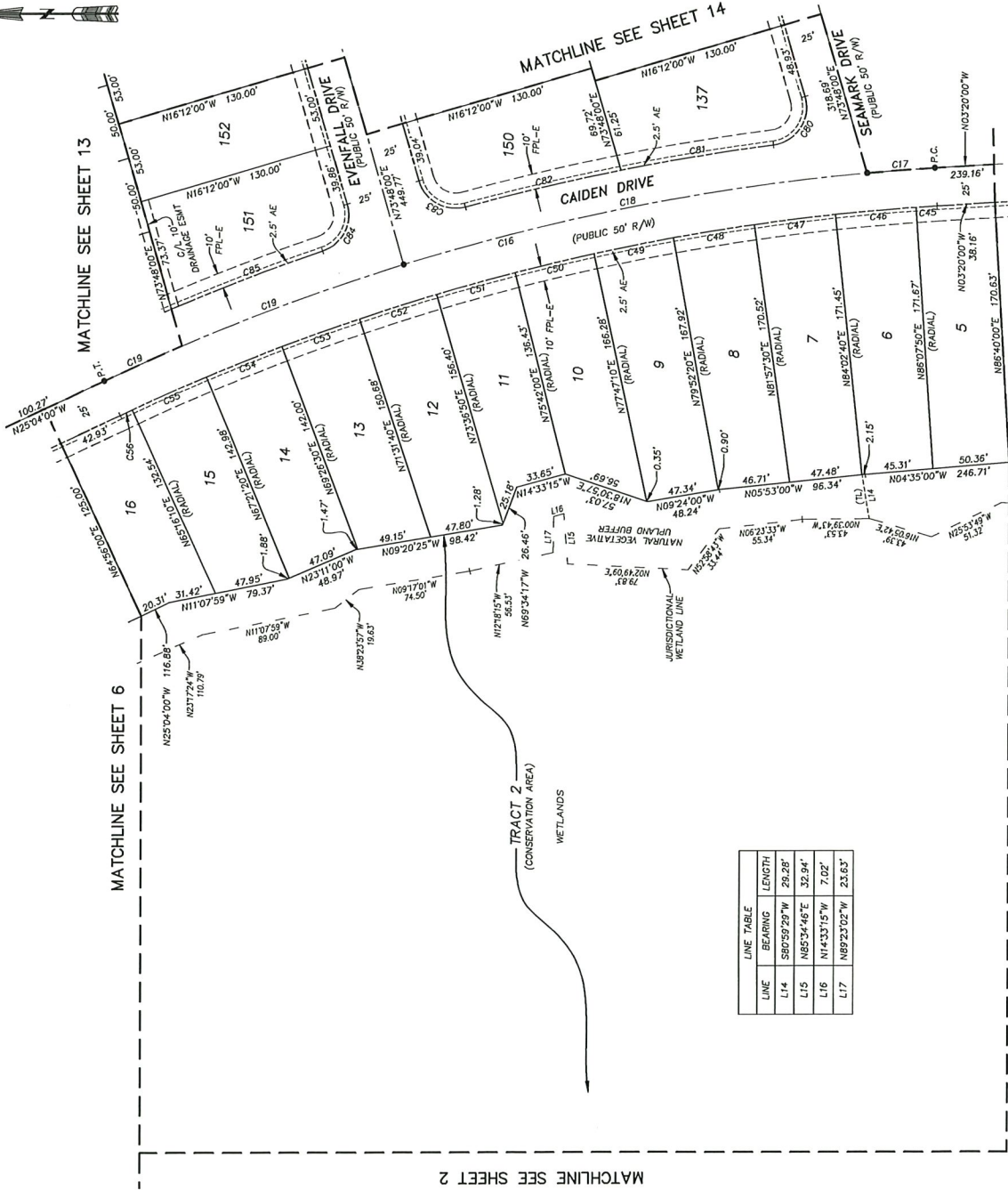
BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 5 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

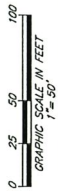
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	ARC BEARING	CHORD BEARING	CHORD DISTANCE
C16	1500.00'	2144.00'	568.98'	N1412°00'W	N1412°00'W	568.97'
C17	1500.00'	1432.47'	45.29'	N0411°54'W	N0411°54'W	45.29'
C18	1500.00'	1754.40'	371.83'	N1107°08'W	N1107°08'W	371.27'
C19	1500.00'	8705.32'	211.86'	N2101°14'W	N2101°14'W	211.68'
C45	1475.00'	2051.00'	53.70'	N0336°05'W	N0336°05'W	53.70'
C46	1475.00'	2051.00'	53.70'	N0454°45'W	N0454°45'W	53.70'
C47	1475.00'	2051.00'	53.70'	N0659°55'W	N0659°55'W	53.70'
C48	1475.00'	2051.00'	53.70'	N0905°05'W	N0905°05'W	53.70'
C49	1475.00'	2051.00'	53.70'	N1101°15'W	N1101°15'W	53.70'
C50	1475.00'	2051.00'	53.70'	N1318°25'W	N1318°25'W	53.70'
C51	1475.00'	2051.00'	53.70'	N1520°35'W	N1520°35'W	53.70'
C52	1475.00'	2051.00'	53.70'	N1725°45'W	N1725°45'W	53.70'
C53	1475.00'	2051.00'	53.70'	N1930°55'W	N1930°55'W	53.70'
C54	1475.00'	2051.00'	53.70'	N2134°15'W	N2134°15'W	53.70'
C55	1475.00'	2051.00'	53.70'	N2341°15'W	N2341°15'W	53.70'
C56	1475.00'	2051.00'	53.70'	N2545°55'W	N2545°55'W	53.70'
C57	1475.00'	2051.00'	53.70'	N2749°05'W	N2749°05'W	53.70'
C58	1475.00'	2051.00'	53.70'	N2950°58'W	N2950°58'W	53.70'
C59	1475.00'	2051.00'	53.70'	N3151°15'W	N3151°15'W	53.70'
C60	1475.00'	2051.00'	53.70'	N3351°55'W	N3351°55'W	53.70'
C61	1475.00'	2051.00'	53.70'	N3552°05'W	N3552°05'W	53.70'
C62	1475.00'	2051.00'	53.70'	N3752°05'W	N3752°05'W	53.70'
C63	1475.00'	2051.00'	53.70'	N3952°05'W	N3952°05'W	53.70'
C64	1475.00'	2051.00'	53.70'	N4152°05'W	N4152°05'W	53.70'
C65	1475.00'	2051.00'	53.70'	N4352°05'W	N4352°05'W	53.70'
C66	1475.00'	2051.00'	53.70'	N4552°05'W	N4552°05'W	53.70'
C67	1475.00'	2051.00'	53.70'	N4752°05'W	N4752°05'W	53.70'
C68	1475.00'	2051.00'	53.70'	N4952°05'W	N4952°05'W	53.70'
C69	1475.00'	2051.00'	53.70'	N5152°05'W	N5152°05'W	53.70'
C70	1475.00'	2051.00'	53.70'	N5352°05'W	N5352°05'W	53.70'
C71	1475.00'	2051.00'	53.70'	N5552°05'W	N5552°05'W	53.70'
C72	1475.00'	2051.00'	53.70'	N5752°05'W	N5752°05'W	53.70'
C73	1475.00'	2051.00'	53.70'	N5952°05'W	N5952°05'W	53.70'
C74	1475.00'	2051.00'	53.70'	N6152°05'W	N6152°05'W	53.70'
C75	1475.00'	2051.00'	53.70'	N6352°05'W	N6352°05'W	53.70'
C76	1475.00'	2051.00'	53.70'	N6552°05'W	N6552°05'W	53.70'
C77	1475.00'	2051.00'	53.70'	N6752°05'W	N6752°05'W	53.70'
C78	1475.00'	2051.00'	53.70'	N6952°05'W	N6952°05'W	53.70'
C79	1475.00'	2051.00'	53.70'	N7152°05'W	N7152°05'W	53.70'
C80	1475.00'	2051.00'	53.70'	N7352°05'W	N7352°05'W	53.70'
C81	1475.00'	2051.00'	53.70'	N7552°05'W	N7552°05'W	53.70'
C82	1475.00'	2051.00'	53.70'	N7752°05'W	N7752°05'W	53.70'
C83	1475.00'	2051.00'	53.70'	N7952°05'W	N7952°05'W	53.70'
C84	1475.00'	2051.00'	53.70'	N8152°05'W	N8152°05'W	53.70'
C85	1475.00'	2051.00'	53.70'	N8352°05'W	N8352°05'W	53.70'



LINE	BEARING	LENGTH
L14	S80°59'29"W	28.28'
L15	N85°34'46"E	32.94'
L16	N14°53'15"W	7.02'
L17	N89°23'02"W	23.63'

LEGEND

- DENOTES SET P.M.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
- DENOTES FOUND P.M.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
- DENOTES SET P.M.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
- DENOTES FOUND P.M.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
- ▲ CONCRETE MONUMENT
- ▲ IRON MONUMENT
- ▲ PREVIOUS SURVEY MONUMENT
- ▲ LICENSED BUSINESS
- ▲ RADIUS
- ▲ ARC LENGTH
- ▲ CHORD BEARING
- ▲ CHORD DISTANCE
- ▲ TABULATED CURVE DATA
- ▲ TABULATED LINE DATA
- ▲ POINT OF TANGENCY
- ▲ POINT ON CURVE
- ▲ POINT OF REVERSE CURVATURE
- ▲ NON-RADIAL CURVATURE
- ▲ TANGENT
- ▲ RIGHT OF WAY
- ▲ EASEMENT
- ▲ M.B.
- ▲ M.A.S.
- ▲ P.C.
- ▲ P.T.
- ▲ F.L.A.
- ▲ ACCESS EASEMENT
- ▲ NORTH AMERICAN VERTICAL DATUM
- ▲ MATCHLINE
- ▲ SHEET REFERENCE NUMBER



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

SEABROOK VILLAGE PHASE 3

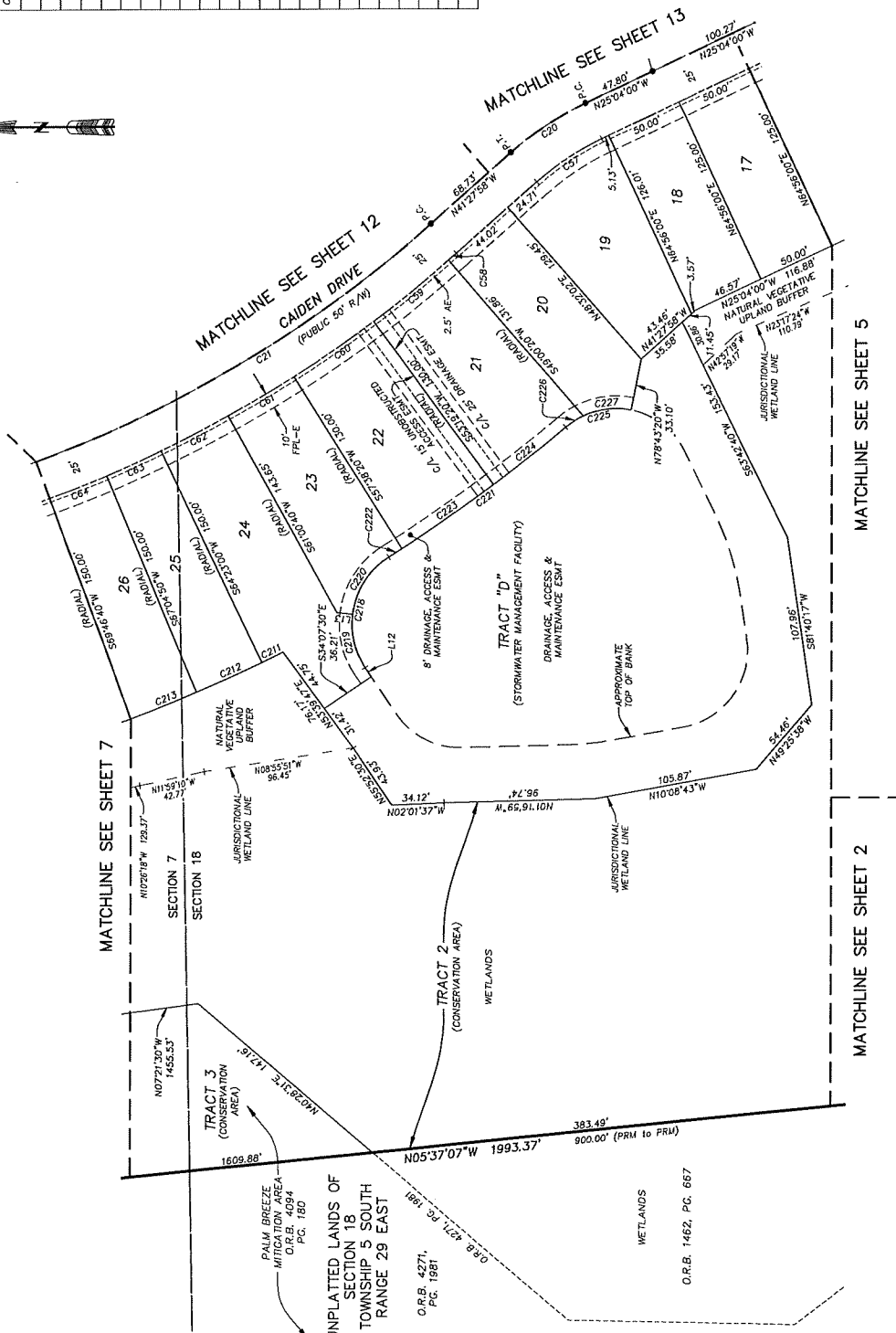
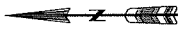
BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 6 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	200.00'	1623.598°	57.24'	N33°15'59"W	57.05'
C21	800.00'	3041.598°	428.65'	N26°00'59"W	423.54'
C57	175.00'	1623.598°	50.09'	N33°15'59"W	49.92'
C58	825.00'	0°28'19"	6.79'	S41°13'49"E	6.79'
C59	825.00'	419°00'	62.16'	S59°50'02"E	62.14'
C60	825.00'	419°00'	62.16'	S54°31'07"E	62.14'
C61	825.00'	3°22'20"	46.56'	S30°40'30"E	48.55'
C62	825.00'	3°22'20"	46.56'	S27°18'07"E	48.55'
C63	825.00'	2°41'50"	38.84'	S24°18'05"E	38.83'
C64	825.00'	2°41'50"	38.84'	S21°34'15"E	38.83'
C11	975.00'	0°32'56"	15.01'	S60°03'28"E	15.01'
C12	975.00'	2°41'50"	45.90'	S24°18'05"E	45.89'
C13	975.00'	2°41'50"	45.90'	S21°34'15"E	45.89'
C18	50.00'	92°21'50"	80.60'	N77°56'35"W	72.15'
C19	50.00'	41°01'40"	35.80'	S79°23'19"W	35.04'
C20	50.00'	51°20'11"	44.80'	N57°25'45"W	43.32'
C21	955.00'	8°26'37"	140.74'	S35°58'58"E	140.61'
C22	955.00'	0°36'00"	10.00'	S32°03'49"E	10.00'
C23	955.00'	419°00'	71.95'	S34°31'10"E	71.93'
C24	955.00'	3°31'37"	58.79'	S39°25'29"E	58.78'
C25	50.00'	51°28'57"	44.93'	N14°27'48"W	43.43'
C26	50.00'	15°17'42"	13.35'	N32°33'26"W	13.31'
C27	50.00'	36°11'15"	31.58'	N08°48'57"W	31.06'



- LEGEND**
- GENVOLES SET P.R.M. 4"x4" C.M.
 - STAMPED L.B. AREA, NOTED BY THE SURVEYOR
 - UNLESS PROVIDED OTHERWISE, P.M. C.M.
 - STAMPED L.B. AREA, NOTED BY THE SURVEYOR
 - GENVOLES P.C.M. STAMPED L.B. AREA, NOTED BY THE SURVEYOR
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - LICENSED SURVEYOR
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD DISTANCE
 - TABULATED CURVE DATA
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF COMPounding CURVATURE
 - POINT OF DISCOMPounding CURVATURE
 - NON-TANGENT
 - THE LINE BEING WAY
 - CENTERLINE
 - MAP BOOK
 - OFFICIAL RECORDS BOOK
 - FLORIDA POWER & LIGHT EASEMENT
 - ASSESSMENT EASEMENT
 - NORTH AMERICAN VERTICAL DATUM
 - NAVD
 - SHEET REFERENCE NUMBER

LINE	BEARING	LENGTH
L12	S55°52'30"W	6.95'
L13	S08°54'09"W	10.00'



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

SEABROOK VILLAGE PHASE 3

BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

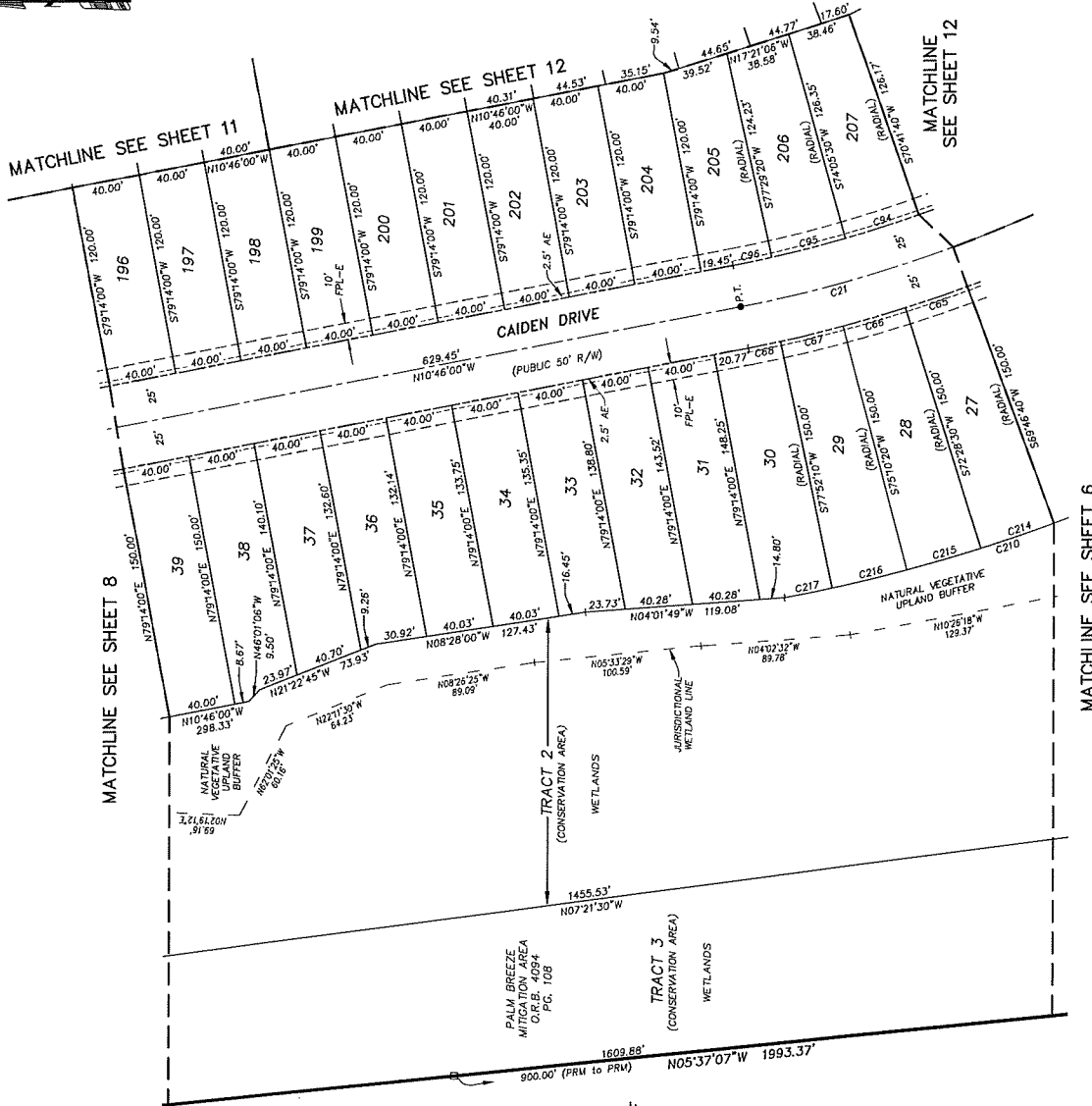
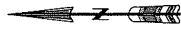
MAP BOOK PAGE

SHEET 7 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

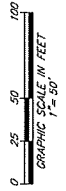
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	800.00'	30°41'58"	428.65'	N26°06'59"W	423.54'
C65	825.00'	2°41'50"	38.64'	S18°52'25"E	38.83'
C66	825.00'	2°41'50"	38.84'	S16°10'35"E	38.83'
C67	825.00'	2°41'50"	38.84'	S13°28'45"E	38.83'
C68	825.00'	1°21'50"	19.64'	S11°26'55"E	19.64'
C94	775.00'	3°23'50"	45.95'	S17°38'25"E	45.95'
C95	775.00'	3°23'50"	45.95'	S11°38'20"E	45.95'
C96	775.00'	1°44'40"	23.60'	S11°38'20"E	23.59'
C210	975.00'	16°05'20"	273.78'	S18°27'16"E	272.89'
C214	975.00'	2°41'50"	45.90'	S18°52'25"E	45.89'
C215	975.00'	2°41'50"	45.90'	S16°10'35"E	45.89'
C216	975.00'	2°41'50"	45.90'	S13°28'45"E	45.89'
C217	975.00'	1°43'14"	23.28'	S11°16'13"E	23.28'

- LEGEND
- DENOTES SET PERM. "X"X" C.M. STAMPED L.B.#824, UNLICENSED BUSINESS
 - DENOTES FOUND PERM. "X"X" C.M. STAMPED L.B.#824, UNLICENSED BUSINESS
 - DENOTES SET PERM. "X"X" C.M. STAMPED L.B.#824, UNLICENSED BUSINESS
 - DENOTES FOUND PERM. "X"X" C.M. STAMPED L.B.#824, UNLICENSED BUSINESS
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - UNLICENSED BUSINESS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD DISTANCE
 - TABULATED CURVE DATA
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF COMPOUND CURVATURE
 - NON-TANGENT
 - NON-RADIAL
 - RADIUS
 - SOLE OF WAY
 - CENTERLINE
 - PACE BOOK
 - PACE
 - OPTICAL RECORDS BOOK
 - D.A.B. (DIPLOMA ARCHITECT & LIGHT CASSETTE)
 - A.L.S. (ARCHITECTURAL LICENSE)
 - E.A.S. (ENGINEERING ARCHITECTURE SURVEY)
 - NORTH AMERICAN VERTICAL DATUM
 - SHEET REFERENCE NUMBER



UNPLATTED LANDS OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 29 EAST O.R.B. 4271, PG. 1981

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SEABROOK VILLAGE PHASE 3

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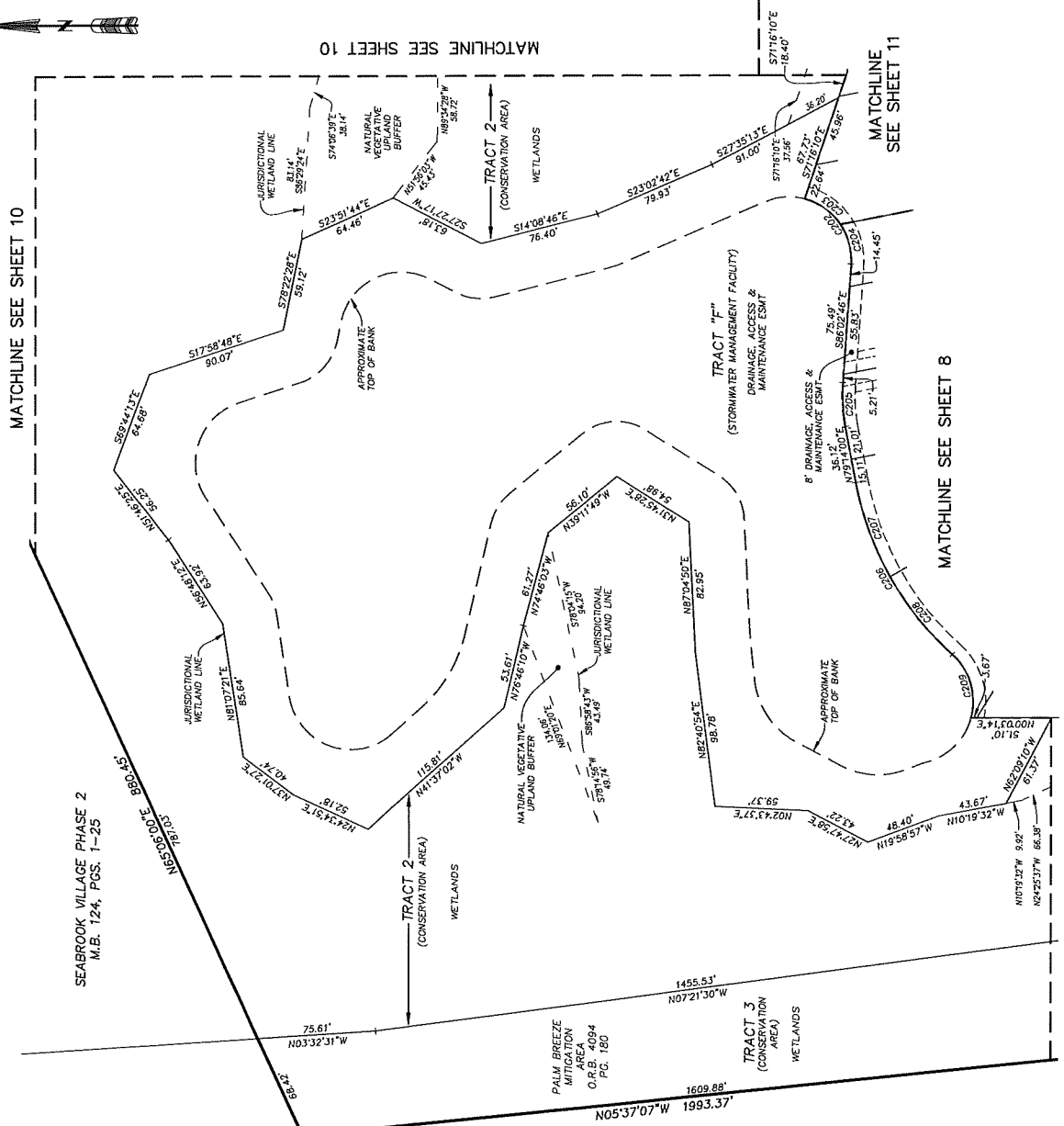
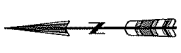
MAP BOOK PAGE

SHEET 9 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	ARC BEARING	CHORD DISTANCE
C202	40.00'	79°24'12"	55.43'	N64°15'09"E	51.10'
C203	40.00'	41°19'18"	28.85'	N35°12'42"E	28.23'
C204	40.00'	38°04'56"	26.59'	N74°54'48"E	26.10'
C205	110.00'	14°43'14"	28.26'	S86°35'37"W	28.18'
C206	195.00'	37°34'24"	127.88'	S80°26'48"W	125.80'
C207	195.00'	18°48'00"	64.01'	S89°49'45"W	63.73'
C208	195.00'	18°45'54"	63.86'	S51°02'33"W	63.58'
C209	40.00'	83°47'49"	44.54'	N73°33'31"E	42.27'

- LEGEND**
- DEVIATE SET P.O.M. 4"x4" C.M. UNLESS OTHERWISE NOTED
 - UNLESS OTHERWISE NOTED
 - P.O.M. 4"x4" C.M. UNLESS OTHERWISE NOTED
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - LICENSED BUSINESS
 - CURVA ANGLE
 - ARC LENGTH
 - CHORD DISTANCE
 - POINT OF BEGINNING
 - TABULATED CURVE DATA
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF COMPOUND CURVATURE
 - POINT OF REVERSE CURVATURE
 - NON-TANGENT
 - THE LINE
 - CENTERLINE
 - MAP BOOK
 - OFFICIAL RECORDS BOOK
 - FLORIDA POWER & LIGHT EASEMENT
 - EASEMENT
 - NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - SHEET REFERENCE NUMBER



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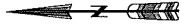
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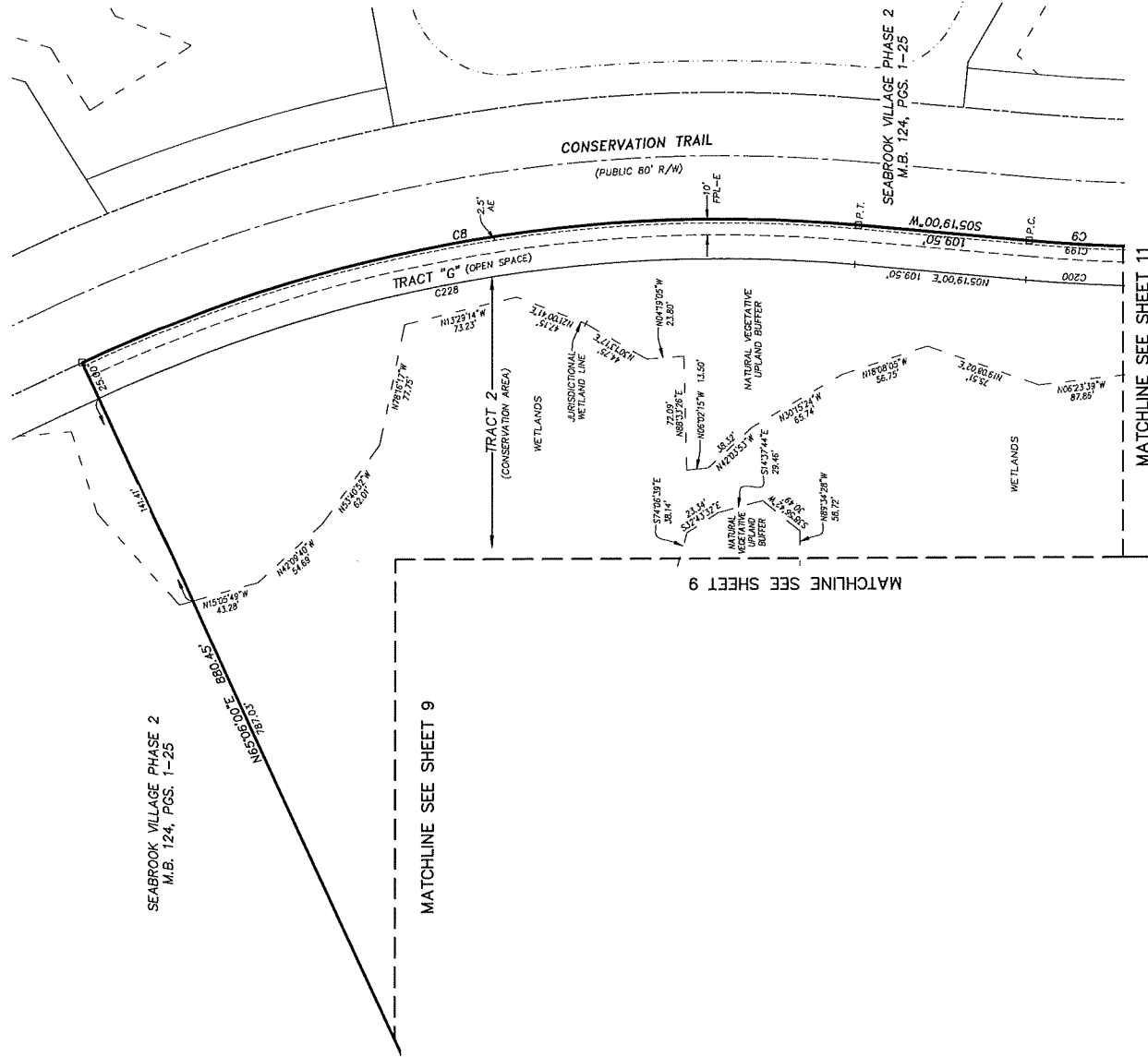
MAP BOOK PAGE

SHEET 10 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

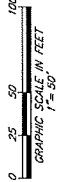


CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	960.00'	307°3'00"	506.29'	S09°47'30"E	500.44'
C9	1040.00'	16°05'00"	291.94'	S02°43'30"E	290.98'
C19	1046.00'	11°09'07"	202.42'	S00°15'34"E	202.11'
C20	1065.00'	4°21'05"	80.88'	S03°08'27"W	80.66'
C28	835.00'	307°3'00"	493.10'	N09°47'30"W	487.41'



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B./S.S./C. UNLESS OTHERWISE NOTED
 - DENOTES PERMANENT CONTROL POINT
 - R DENOTES RADIUS
 - Δ DENOTES ARC LENGTH
 - ∠ DENOTES CHORD BEARING
 - ∠ DENOTES CHORD DISTANCE
 - CT TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT ON CURVE
 - P.S.C. POINT OF BEGINNING CURVATURE
 - (M) NON-RADIAL
 - (L) THE LINE
 - R/W RIGHT OF WAY
 - M.B. MAP BOOK
 - P.C. PAGE
 - P.R.M. PERMANENT RECORD BOOK
 - F.P.E. FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT EASEMENT
 - AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

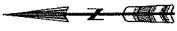
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



SEABROOK VILLAGE PHASE 3

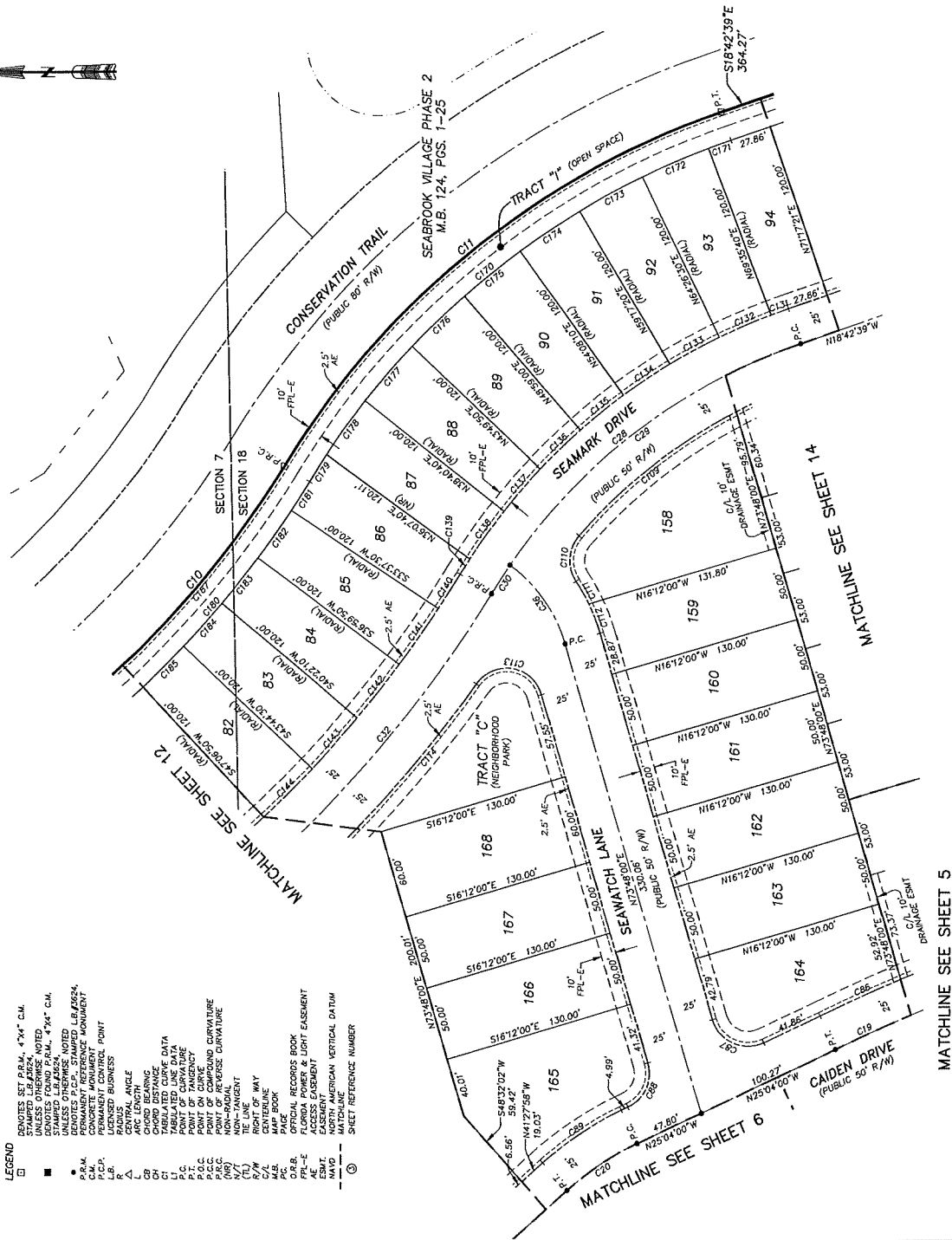
BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE
SHEET 13 OF 14 SHEETS
SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
 - DENOTES FOUND P.R.M., 4"x4" C.M.
 - DENOTES OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B./R.B.24.
 - DENOTES CONCRETE ADJUSTMENT
 - DENOTES PERMANENT CONTROL POINT
 - DENOTES RADIUS
 - DENOTES CHORD BEARING
 - DENOTES CHORD LENGTH
 - DENOTES TABULATED CURVE DATA
 - DENOTES POINT OF TANGENCY
 - DENOTES POINT ON CURVE
 - DENOTES POINT OF REVERSE CURVATURE
 - DENOTES NON-RADIANT
 - DENOTES RIGHT OF WAY
 - DENOTES PAGE
 - DENOTES MAP BOOK
 - DENOTES FLORIDA POWER & LIGHT EASEMENT
 - DENOTES ACCESS EASEMENT
 - DENOTES EASEMENT/AMERICAN VERTICAL DATUM
 - DENOTES SHEET REFERENCE NUMBER

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	640.00'	47°36'13"	531.74'	S34°34'07"E	516.88'
C11	560.00'	39°39'34"	387.62'	S38°32'26"E	379.93'
C19	1600.00'	8°05'32"	211.86'	N21°01'14"W	211.68'
C20	200.00'	16°23'58"	57.24'	N33°15'59"W	57.05'
C28	395.00'	39°39'34"	273.41'	N38°32'26"E	267.99'
C29	395.00'	38°20'15"	260.51'	N38°52'47"W	246.34'
C30	395.00'	37°19'19"	22.90'	N56°42'34"W	22.90'
C32	865.00'	22°46'13"	319.92'	N46°59'07"W	317.82'
C36	100.00'	37°59'10"	66.30'	N54°48'25"E	65.09'
C86	125.00'	27°18'01"	60.34'	N23°55'59"W	60.33'
C87	25.00'	98°52'00"	43.14'	S24°22'00"W	37.98'
C88	25.00'	81°08'00"	35.40'	S85°38'00"E	32.52'
C89	225.00'	16°23'58"	64.40'	N33°15'59"W	64.18'
C109	370.00'	21°01'55"	135.82'	N37°52'17"W	135.06'
C110	25.00'	75°37'44"	33.00'	N86°12'07"W	30.66'
C112	125.00'	94°42'	21.24'	N68°55'59"E	21.21'
C113	25.00'	128°13'26"	55.95'	N09°41'17"E	44.88'
C114	830.00'	26°54'56"	389.91'	S40°57'58"E	386.33'
C131	420.00'	141°41'	12.42'	N19°33'30"W	12.42'
C132	420.00'	5°09'10"	37.77'	N22°58'55"W	37.76'
C133	420.00'	5°09'10"	37.77'	N28°08'05"W	37.76'
C134	420.00'	5°09'10"	37.77'	N33°17'15"W	37.76'
C135	420.00'	5°09'10"	37.77'	N38°26'25"W	37.76'
C136	420.00'	5°09'10"	37.77'	N43°35'35"W	37.76'
C137	420.00'	5°09'10"	37.77'	N48°44'45"W	37.76'
C138	420.00'	5°22'40"	39.42'	N54°00'40"W	39.41'
C139	420.00'	140°14'	12.25'	N57°32'06"W	12.24'
C140	780.00'	1°59'43"	27.16'	S57°22'22"E	27.16'
C141	780.00'	3°22'20"	45.91'	S54°41'20"E	45.90'
C142	780.00'	3°22'20"	45.91'	S51°19'00"E	45.90'
C143	780.00'	3°22'20"	45.91'	S47°56'40"E	45.90'
C144	780.00'	3°22'20"	45.91'	S44°34'20"E	45.90'
C170	540.00'	39°39'34"	373.78'	N38°32'26"E	366.36'
C171	540.00'	141°41'	15.97'	N19°33'30"W	15.97'
C172	540.00'	5°09'10"	48.56'	N22°58'55"W	48.55'
C173	540.00'	5°09'10"	48.56'	N28°08'05"W	48.55'
C174	540.00'	5°09'10"	48.56'	N33°17'15"W	48.55'
C175	540.00'	5°09'10"	48.56'	N38°26'25"W	48.55'
C176	540.00'	5°09'10"	48.56'	N43°35'35"W	48.55'
C177	540.00'	5°09'10"	48.56'	N48°44'45"W	48.55'
C178	540.00'	44°56'	44.76'	N53°41'48"W	44.74'
C179	540.00'	21°57'	21.67'	N57°31'51"W	21.67'
C180	660.00'	18°51'23"	217.21'	S48°56'32"E	216.23'
C181	660.00'	15°9'43"	22.98'	S57°22'22"E	22.88'
C182	660.00'	3°22'20"	38.85'	S54°41'20"E	38.84'
C183	660.00'	3°22'20"	38.85'	S51°19'00"E	38.84'
C184	660.00'	3°22'20"	38.85'	S47°56'40"E	38.84'
C185	660.00'	3°22'20"	38.85'	S44°34'20"E	38.84'
C187	640.00'	18°01'34"	201.35'	S49°21'26"E	200.52'



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CERTIFICATE OF AUTHORIZATION NO. LB. 3524



MAP BOOK PAGE

SHEET 14 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

SEABROOK VILLAGE PHASE 3

BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING	CHORD DISTANCE
C12	720.00'	170°33'	214.39'	S10°10'50"E	213.60'
C17	1500.00'	143°47'	45.29'	N04°11'54"W	45.29'
C17	100.00'	92°30'30"	161.46'	N27°32'40"E	144.40'
C28	395.00'	39°39'34"	273.41'	N08°32'26"W	267.99'
C78	1525.00'	012°21"	5.46'	N03°26'10"W	5.46'
C79	25.00'	77°20'21"	33.75'	S35°07'50"W	31.24'
C105	75.00'	92°30'39"	121.10'	N27°32'40"E	108.35'
C108	25.00'	87°29'21"	38.17'	N62°27'20"W	34.57'
C107	25.00'	92°30'39"	40.37'	N27°32'40"E	36.12'
C108	370.00'	81°39'40"	55.82'	N23°02'00"W	55.77'
C122	25.00'	102°52'00"	44.68'	N64°46'00"W	39.09'
C123	25.00'	77°08'00"	33.66'	S35°14'00"W	31.17'
C124	125.00'	151°9'30"	33.43'	N66°08'15"E	33.33'
C125	125.00'	151°9'30"	33.43'	N69°48'45"E	33.33'
C122	125.00'	151°9'30"	33.43'	N20°09'45"E	33.33'
C128	125.00'	151°9'30"	33.43'	N04°50'15"E	33.33'
C129	125.00'	151°9'30"	33.43'	N10°29'15"W	33.33'
C130	125.00'	03°33'39"	1.22'	N18°25'50"W	1.22'
C160	255.00'	307°4'35"	154.60'	N58°40'42"E	133.04'
C161	255.00'	151°9'30"	88.21'	N66°08'15"E	68.02'
C162	255.00'	145°05'05"	66.39'	N51°00'37"E	66.21'
C163	60.00'	45°28'56"	47.63'	S66°17'53"W	46.39'
C164	60.00'	143°47'	1.81'	S44°25'18"W	1.81'
C165	60.00'	43°43'09"	45.82'	S67°09'46"W	44.71'
C166	700.00'	87°14'6"	96.10'	N14°41'46"W	96.02'
C167	700.00'	03°10'1"	10.35'	N11°06'24"W	10.30'
C168	700.00'	61°13'1"	75.65'	N14°37'40"W	75.61'
C169	700.00'	03°59'14"	12.06'	N18°13'03"W	12.06'
C230	720.00'	93°14'6"	100.90'	N14°41'46"W	100.82'
C231	720.00'	93°14'6"	113.49'	N06°09'57"W	113.37'

- LEGEND
- DENOTES SET P.M.L. "TM" C.M.
 - STAMPED L.B.#2624
 - DENOTES FOUND P.M.L. "TM" C.M.
 - STAMPED L.B.#2624
 - DENOTES P.C.P. STAMPED L.B.#2624
 - PERM. REFERENCE MONUMENT
 - PERM. REFERENCE MONUMENT
 - LICENSED BUSINESS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD DISTANCE
 - CHORD BEARING
 - TABULATED CURVE DATA
 - POINT OF INTERSECTION
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF COMPounding CURVATURE
 - NON-TANGENT
 - NON-TANGENT
 - RIGHT-OF-WAY
 - CENTERLINE
 - PLAC BOOK
 - OFFICIAL RECORDS BOOK
 - FLORIDA POWER & LIGHT EASEMENT
 - EASEMENT
 - ESM
 - MVD
 - SHEET REFERENCE NUMBER

