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**RESOLUTION NO. 2024-330**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**LANDINGS AT GREENBRIAR PHASE 1A.**

**WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN 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 Landings at Greenbriar Phase 1A.

**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 \$9,320,745.92 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$2,028,964.71 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 20th day of August, 2024.

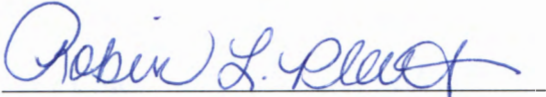
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

**Rendition Date** AUG 20 2024



BY: \_\_\_\_\_  
Sarah Arnold, Chair

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

  
\_\_\_\_\_  
Deputy Clerk



# Attachment 2

## Plat Map

# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

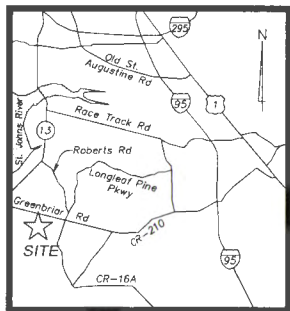
### CAPTION

A portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Eastern line of said Section 39 with the Southern right of way line of Greenbriar Road (County Road No. 11), a variable width right of way as presently established; thence North 77°11'27" West, along said Southern right of way line, 12,694.32 feet to the Point of Beginning.

From said Point of Beginning, thence South 12°48'33" West, departing said Southern right of way line of Greenbriar Road, 1267.32 feet; thence South 19°33'16" East, 109.44 feet; thence South 14°07'18" West, 1580.00 feet; thence South 38°10'39" West, 90.00 feet; thence South 51°06'48" West, 680.29 feet; thence North 87°28'25" West, 437.80 feet; thence North 12°42'17" East, 202.49 feet; thence North 19°27'06" East, 39.41 feet; thence North 02°55'10" West, 121.29 feet; thence North 89°51'38" West, 301.13 feet; thence North 04°43'27" East, 12.40 feet; thence North 17°34'58" East, 17.49 feet; thence North 06°28'26" East, 18.16 feet; thence North 11°33'47" East, 39.60 feet; thence North 06°07'15" East, 40.41 feet; thence North 04°03'55" East, 46.08 feet; thence North 39°58'74" West, 58.55 feet; thence North 68°06'43" West, 25.77 feet; thence North 34°28'17" West, 20.18 feet; thence North 34°42'45" West, 28.72 feet; thence North 05°53'03" West, 21.64 feet; thence South 84°06'57" West, 25.00 feet; thence North 57°20'35" West, 60.00 feet; thence North 46°59'47" West, 25.21 feet; thence South 50°20'45" West, 13.69 feet; thence South 82°43'45" West, 28.19 feet; thence North 25°36'22" West, 17.77 feet; thence North 29°45'19" West, 39.94 feet to a point on a non-tangent curve concave Northerly having a radius of 310.00 feet; thence Westerly along the arc of said curve, through a central angle of 19°11'26", an arc length of 103.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 87°12'17" West, 103.35 feet; thence Southwesterly along the arc of a non-tangent curve concave Southeastly having a radius of 150.00 feet, through a central angle of 39°23'13", an arc length of 103.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°33'55" West, 101.10 feet; thence North 65°04'49" West, along a non-tangent line, 102.20 feet to a point on a non-tangent curve concave Westerly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of 39°23'13", an arc length of 103.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 01°42'34" West, 101.10 feet; thence Northwesterly along the arc of a non-tangent curve concave Northeasterly having a radius of 310.00 feet, through a central angle of 46°01'13", an arc length of 248.99 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 23°57'03" West, 242.35 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 140.00 feet, through a central angle of 54°40'52", an arc length of 133.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 28°16'52" West, 128.60 feet; thence North 34°22'42" East, along a non-tangent line, 10.00 feet; thence North 24°02'04" East, 95.05 feet to a point on a non-tangent curve concave Northerly having a radius of 140.00 feet; thence Easterly along the arc of said curve, through a central angle of 53°56'00", an arc length of 131.08 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 75°58'33" East, 126.97 feet; thence Northeasterly along the arc of a curve concave Southeastly having a radius of 310.00 feet, through a central angle of 04°53'24", an arc length of 26.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 51°27'16" East, 26.45 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 140.00 feet, through a central angle of 57°37'22", an arc length of 140.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 25°05'12" East, 134.94 feet; thence North 03°43'24" West, 79.63 feet to a point on a non-tangent curve concave Easterly having a radius of 1539.67 feet; thence Northerly along the arc of said curve, through a central angle of 12°29'39", an arc length of 335.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 02°31'51" West, 335.08 feet; thence North 03°41'34" East, along a non-tangent line, 123.98 feet to the point of curvature of a curve concave Southeastly having a radius of 1196.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 40°29'31", an arc length of 848.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 23°56'19" East, 827.75 feet; thence North 06°38'36" East, along a non-tangent line, 49.29 feet; thence North 13°17'31" East, 13.86 feet; thence North 39°30'39" East, 110.52 feet; thence North 39°05'53" East, 107.59 feet; thence North 69°59'48" East, 56.45 feet; thence North 54°19'06" East, 104.92 feet; thence North 41°22'33" East, 165.79 feet; thence North 43°27'00" East, 225.21 feet; thence North 00°13'17" East, 9.11 feet; thence South 77°11'27" East, 73.27 feet; thence North 12°48'33" East, 331.00 feet to a point lying on said Southern right of way line of Greenbriar Road; thence South 77°11'27" East, along said Southern right of way line, 1013.35 feet to the Point of Beginning.

Containing 114.56 acres, more or less.



VICINITY MAP (NOT TO SCALE)

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

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Bob L. Pittman  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4827  
ETM SURVEYING & MAPPING, INC.  
14775 Old St. Augustine Road  
Jacksonville, Florida 32258  
Certificate of Authorization L.B. 3624

### ADOPTION AND DEDICATION

This is to certify that Puite Home Company, LLC, a Michigan limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as LANDINGS AT GREENBRIAR PHASE 1A, and 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.

Those rights of way depicted hereon as Greenbriar Landing Parkway is hereby irrevocably dedicated to St. Johns County, Florida, its successors and assigns, in perpetuity for maintenance of the right of ways, sidewalks and drainage improvements which are now or hereafter constructed thereon.

All drainage easements and unobstructed access and maintenance easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

All private rights of way depicted hereon as Luminous Avenue, Skyward Drive, Control Court and Coordinate Lane, Tracts "C", "E", "G", "H", "I", "L", "M", "R", "T", "U", "V", "W", "Z" and "AA" (Open Space), Tracts "O", "P", "Q", "S", "X" (Park), Tract "J" (Amenity Center, RV & Boat Storage), Tract "K" (Signage Tract), Tracts "0", "P", "Q", "S", "T" and "BB" (Stormwater Management Facility) and Tracts 1, 2, 3 and 4 (Conservation Area) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

### ADOPTION AND DEDICATION (continued)

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its 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, telecommunication and cable service 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 roadways shown on this plat. 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.

The Owner, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all private road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said private road rights of way designated hereon.

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, in fee simple.

Tract "B" (Landscape Buffer Tract) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for water reuse, water, sewer, and other public utilities and ingress and egress in connection with JEA's use of Tract "A" (Pump Station Tract).

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon or from the Landscape Buffer Tract, or any part thereof, except to the extent arising from or incidental to JEA's use of Tract "A" (Pump Station Tract) or JEA's easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon. JEA shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JEA in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials; provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JEA shall replace same with the closest reasonable replacement therefore.

Those easements designated as "2.5' JEA Utility Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with providing access and maintenance for meters associated with water/sewer utilities.

Those easements designated as "FPL-E" 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 plat 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 plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

### OWNER

Puite Home Company, LLC  
a Michigan limited liability company,  
successor by conversion of  
Puite Home Corporation,  
a Michigan corporation

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

This is to certify that this plat of LANDINGS AT GREENBRIAR PHASE 1A 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 plat of LANDINGS AT GREENBRIAR PHASE 1A 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 plat of LANDINGS AT GREENBRIAR PHASE 1A 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 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 \_\_\_\_\_ Page(s) \_\_\_\_\_ 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 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, P.S.M., County Surveyor  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 5513 \_\_\_\_\_

### STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ of Puite Home Company, LLC, a Michigan limited liability company, on behalf of the company, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

Notary Public, State of \_\_\_\_\_ at Large \_\_\_\_\_

My Commission expires \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Number \_\_\_\_\_





# LANDINGS AT GREENBRIAR PHASE 1A

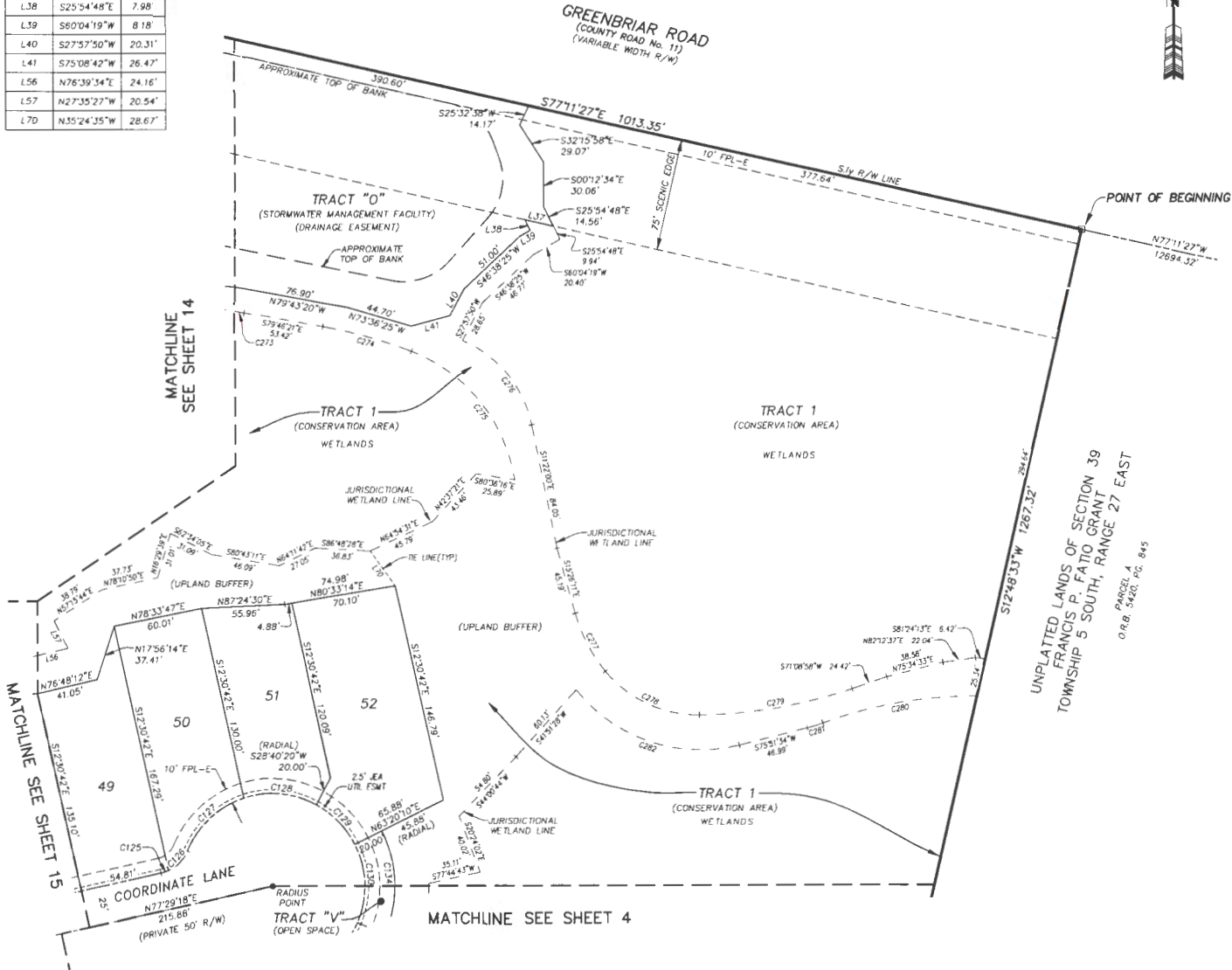
A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 18 SHEETS

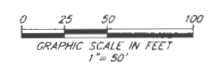
SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L37	N77°11'27"W	19.23'
L38	S25°54'48"E	7.98'
L39	S80°04'19"W	8.18'
L40	S27°37'50"W	20.31'
L41	S75°08'42"W	26.47'
L56	N76°39'34"E	24.16'
L57	N27°35'27"W	20.54'
L70	N35°24'35"W	28.67'



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C125	25.00'	11°59'12"	5.23'	N71°29'41"E	5.22'
C126	25.00'	42°56'01"	18.73'	N44°02'05"E	18.30'
C127	62.00'	49°21'45"	53.42'	S47°14'56"W	51.78'
C128	62.00'	46°44'30"	50.58'	N84°41'56"W	49.19'
C129	62.00'	34°39'50"	37.51'	N43°59'45"W	35.94'
C130	62.00'	49°43'56"	53.82'	N01°47'52"W	52.14'
C134	82.00'	41°21'32"	59.19'	N05°59'04"W	57.91'
C273	197.00'	27°18'40"	93.90'	S86°34'19"W	93.02'
C274	314.00'	11°13'53"	61.55'	N74°09'24"W	61.45'
C275	110.00'	60°03'26"	115.30'	N38°30'45"W	110.09'
C276	78.50'	55°25'09"	75.93'	N39°04'35"W	73.00'
C277	106.00'	23°48'46"	44.05'	S27°20'34"E	43.74'
C278	80.00'	51°16'36"	71.59'	S64°53'12"E	69.25'
C279	324.12'	18°19'34"	103.67'	N80°18'46"E	103.23'
C280	288.00'	20°49'42"	104.70'	S80°07'23"W	104.12'
C281	100.00'	6°09'02"	10.73'	N72°47'03"E	10.73'
C282	105.00'	66°18'46"	121.52'	S70°59'05"E	114.85'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. #3524. 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.
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - LB. LICENSED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - CI. TABULATED CURVE DATA
  - LI. TABULATED LINE DATA
  - (NR) NON-RADIAL
  - (TL) TIE LINE
  - (N/T) NON-TANGENT
  - R/W. RIGHT OF WAY
  - C/L. CENTERLINE
  - FPL-E. FLORIDA POWER & LIGHT EASEMENT
  - ESMT. EASEMENT
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - +— STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32259 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# LANDINGS AT GREENBRIAR PHASE 1A

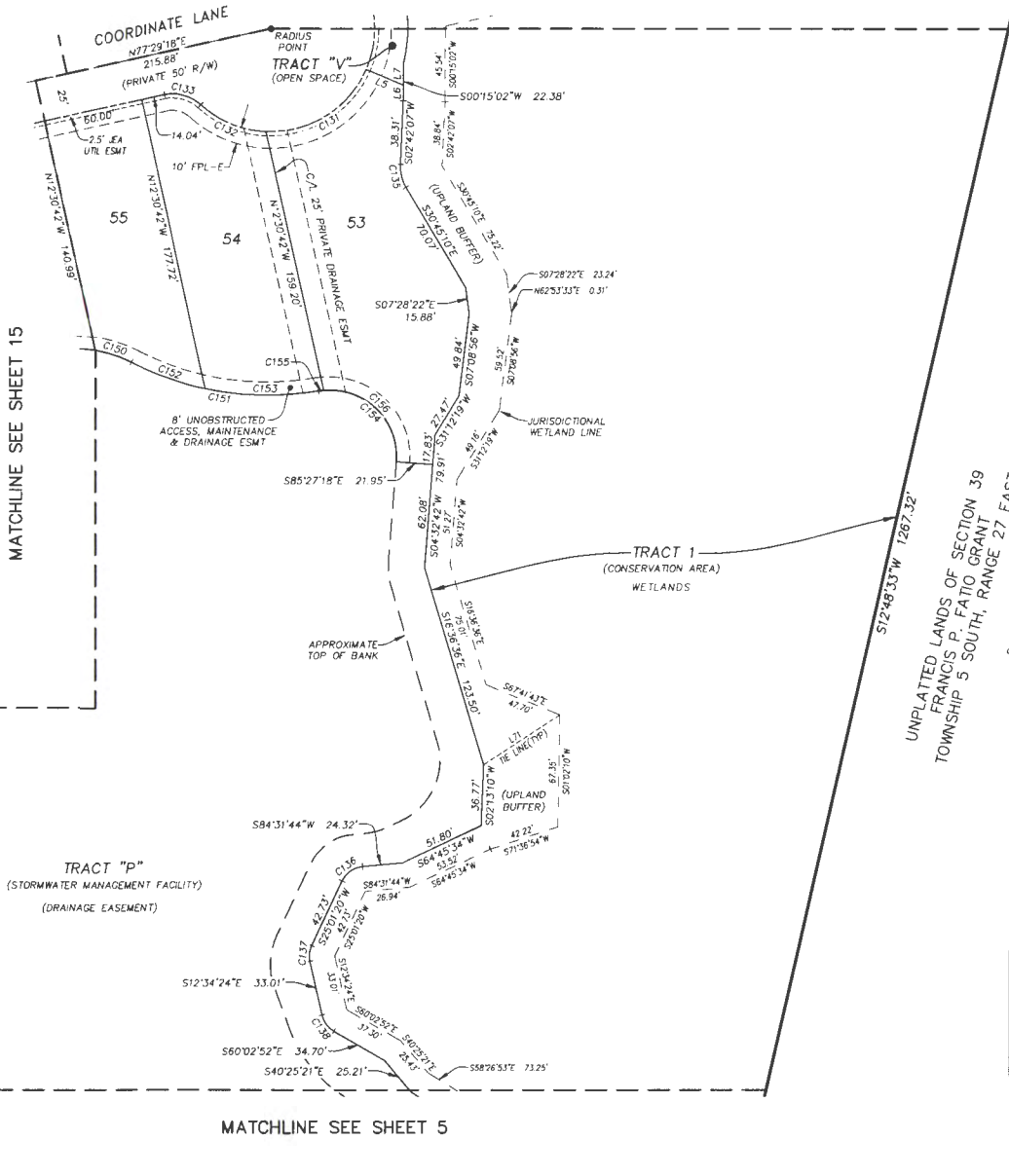
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MAP BOOK PAGE

SHEET 4 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 3

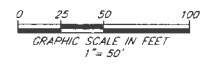


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C131	62.00'	69°36'13"	75.32'	N57°52'13"E	70.17'
C132	62.00'	39°44'12"	43.00'	S67°27'35"E	42.14'
C133	25.00'	54°55'14"	23.86'	N75°03'06"W	23.06'
C135	25.00'	33°27'17"	14.60'	S14°01'32"E	14.39'
C136	15.00'	59°30'24"	15.58'	S54°46'32"W	14.89'
C137	15.00'	37°35'43"	9.84'	S06°13'28"W	9.67'
C138	15.00'	47°28'29"	12.43'	S36°18'38"E	12.08'
C150	75.00'	17°35'43"	23.03'	N71°55'20"W	22.94'
C151	182.00'	36°27'11"	115.79'	S81°21'04"E	113.85'
C152	182.00'	14°58'07"	47.55'	S70°36'32"E	47.41'
C153	182.00'	21°29'04"	68.25'	S88°50'07"E	67.85'
C154	40.00'	104°07'21"	72.69'	N47°30'59"W	63.09'
C155	40.00'	4°25'38"	3.09'	S82°38'09"W	3.09'
C156	40.00'	99°41'44"	69.60'	N45°18'10"W	61.15'

- 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, PERMANENT REFERENCE MONUMENT
  - PERMANENT REFERENCE MONUMENT
  - △ PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
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  - C1 TABULATED CURVE DATA
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  - FPL-E FLORIDA POWER & LIGHT EASEMENT
  - ESMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER

**LINE TABLE**

LINE	BEARING	LENGTH
L5	S66°55'54"E	24.15'
L6	N00°15'02"E	9.43'
L7	N00°15'02"E	12.96'
L71	N56°36'01"E	54.43'



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

# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

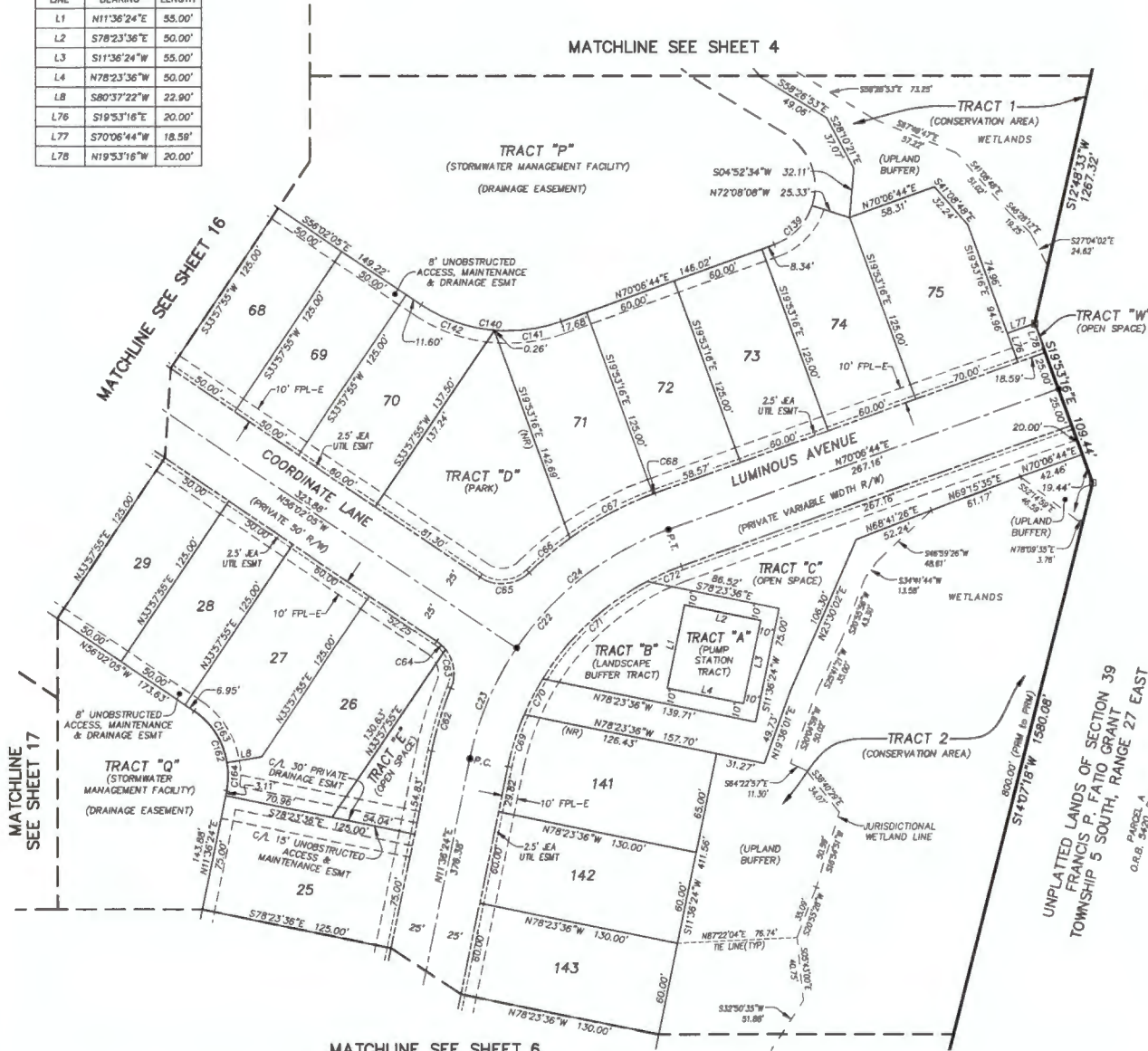
SHEET 5 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°36'24"E	55.00'
L2	S78°23'36"E	50.00'
L3	S11°36'24"W	55.00'
L4	N78°23'36"W	50.00'
L8	S80°37'22"W	22.90'
L76	S19°53'16"E	20.00'
L77	S70°06'44"W	18.59'
L78	N19°53'16"W	20.00'

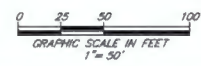


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	200.00'	58°30'20"	204.22'	N40°51'34"E	195.47'
C23	200.00'	22°21'31"	78.05'	N22°47'10"E	77.55'
C24	200.00'	36°08'49"	126.18'	N52°02'20"E	124.09'
C62	225.00'	10°49'18"	42.50'	S17°01'03"W	42.43'
C63	25.00'	60°24'37"	26.36'	N07°46'36"W	25.15'
C64	25.00'	18°03'10"	7.88'	N47°00'30"W	7.84'
C65	25.00'	78°27'47"	34.24'	N84°44'02"E	31.62'
C66	225.00'	8°45'53"	34.42'	S49°53'05"W	34.39'
C67	225.00'	15°28'48"	60.79'	S62°02'25"W	60.61'
C68	225.00'	0°21'55"	1.43'	S89°55'47"W	1.43'
C69	175.00'	11°35'48"	35.42'	S17°24'18"W	35.36'
C70	175.00'	8°31'00"	26.01'	S27°27'42"W	25.99'
C71	175.00'	30°27'40"	93.04'	S46°37'02"W	91.85'
C72	175.00'	7°55'52"	24.22'	S88°08'48"W	24.21'
C139	40.00'	52°14'52"	36.48'	N43°39'18"E	35.23'
C140	100.00'	53°51'11"	83.99'	S82°57'40"E	80.57'
C141	100.00'	24°54'13"	43.48'	N82°33'51"E	43.12'
C142	100.00'	28°56'58"	50.53'	S70°30'34"E	49.89'
C162	50.00'	67°38'29"	59.03'	N271°250"W	55.66'
C163	50.00'	46°42'44"	40.78'	N32°40'43"W	39.64'
C164	50.00'	20°55'45"	18.26'	N01°08'31"E	18.16'



**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, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- ∠ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- CT TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- (NR) NON-RADIAL
- (TL) TIE LINE
- (N/T) NON-TANGENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- FPL-E FLORIDA POWER & LIGHT EASEMENT
- ESMT EASEMENT
- MAVD NORTH AMERICAN VERTICAL DATUM
- +— STREET NAME CHANGE POINT
- - - MATCHLINE
- ③ SHEET REFERENCE NUMBER



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



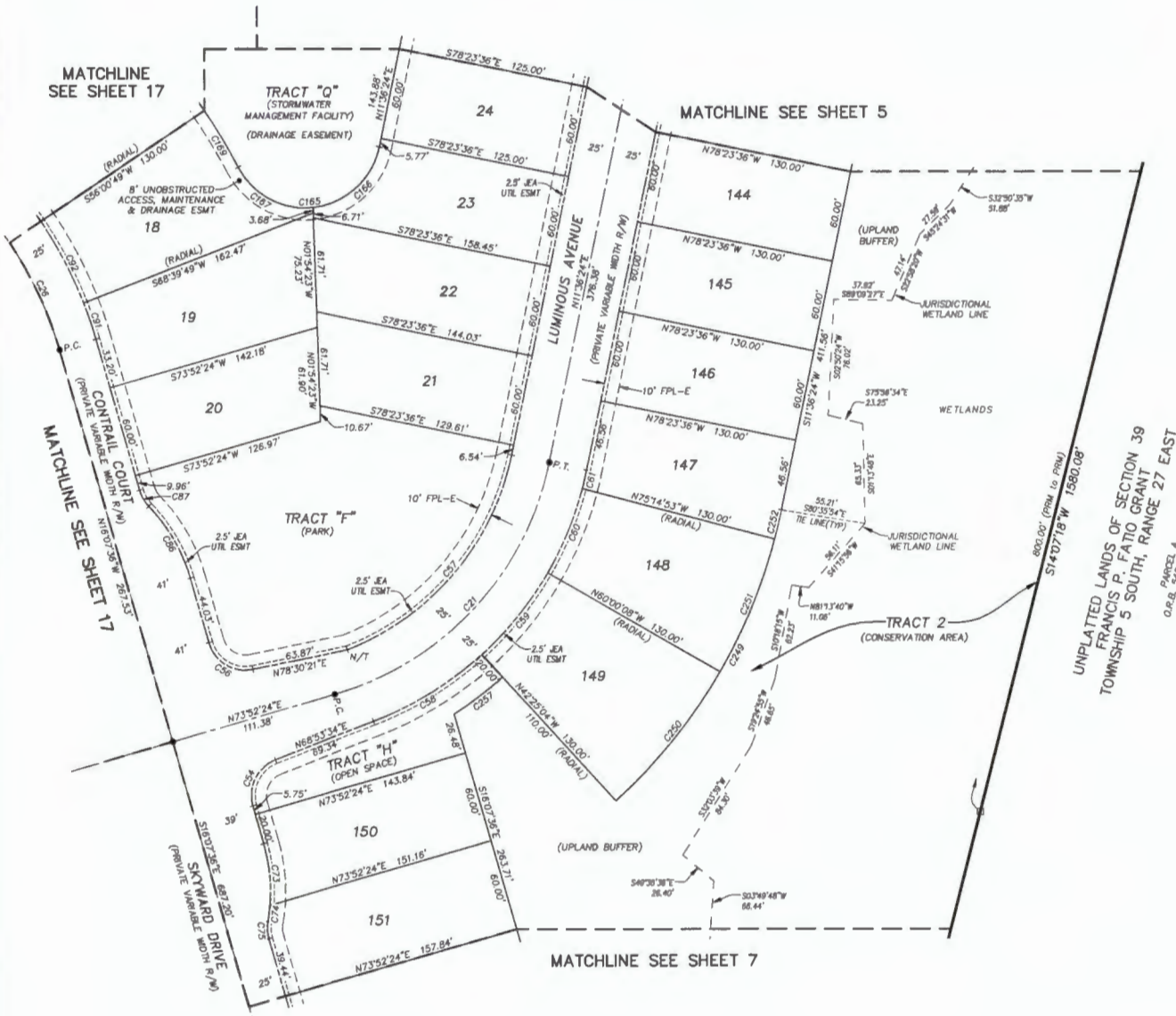
# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 6 OF 18 SHEETS

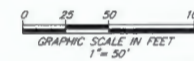
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	200.00'	62°16'00"	217.35'	N42°44'24"E	206.81'
C26	250.00'	60°00'00"	261.80'	N46°07'36"W	250.00'
C54	25.00'	85°01'10"	37.10'	S26°22'59"W	33.79'
C56	25.00'	85°22'03"	37.25'	S58°48'38"E	33.90'
C57	173.00'	58°56'05"	173.90'	N40°04'28"E	168.83'
C58	225.00'	21°18'38"	83.69'	N58°14'15"E	83.20'
C59	225.00'	17°35'05"	89.05'	N38°47'24"E	88.78'
C80	225.00'	15°14'45"	59.87'	N22°22'29"E	59.69'
C61	225.00'	3°08'43"	12.35'	N13°10'45"E	12.35'
C73	113.00'	20°43'52"	40.89'	N05°45'40"W	40.66'
C74	113.00'	5°18'03"	10.45'	N07°15'17"E	10.45'
C75	25.00'	26°01'54"	11.36'	S03°06'39"E	11.26'
C86	113.00'	27°51'51"	54.95'	N30°03'32"W	54.41'
C87	25.00'	27°51'51"	12.16'	S30°03'32"E	12.04'
C91	275.00'	5°12'35"	25.00'	N18°43'53"W	25.00'
C92	275.00'	12°39'01"	60.72'	N27°39'41"W	60.59'
C165	50.00'	140°32'23"	122.64'	N81°52'35"E	94.13'
C166	50.00'	72°34'07"	63.33'	N47°53'27"E	59.18'
C167	50.00'	67°58'18"	59.32'	S61°50'22"E	55.90'
C168	405.00'	6°07'58"	43.35'	N30°55'12"W	43.33'
C249	355.00'	35°58'33"	222.90'	N29°35'40"E	219.26'
C250	355.00'	17°35'05"	108.95'	N38°47'24"E	108.53'
C251	355.00'	15°14'45"	94.46'	N22°22'29"E	94.18'
C252	355.00'	3°08'43"	19.49'	N13°10'45"E	19.49'
C257	245.00'	9°19'55"	39.90'	N52°14'54"E	39.86'

- 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, PERMANENT REFERENCE MONUMENT
  - P.R.M. CONCRETE MONUMENT
  - C.M. PERMANENT CONTROL POINT
  - P.C.P. LICENSED BUSINESS
  - L.B. RADIUS
  - R. CENTRAL ANGLE
  - Δ. ARC LENGTH
  - CB. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - CI. TABULATED CURVE DATA
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  - (TL). TIE LINE
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  - ESMT. EASEMENT
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - +— STREET NAME CHANGE POINT
  - - - MATCHLINE
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PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 7 OF 18 SHEETS

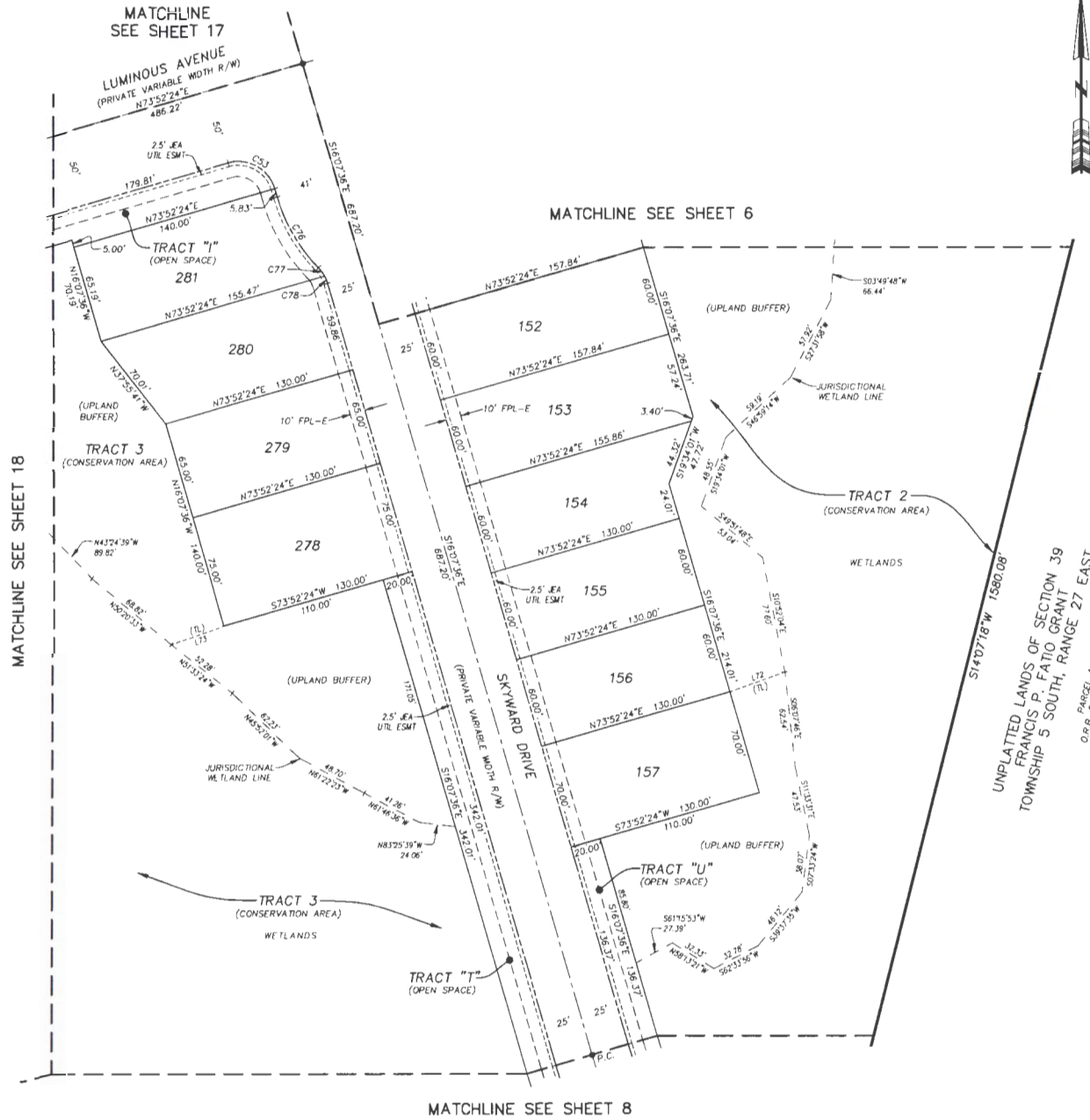
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C53	25.00'	90°00'00"	39.27'	N61°07'36"W	35.36'
C76	113.00'	27°51'51"	54.95'	S30°03'32"E	54.41'
C77	25.00'	16°00'21"	6.98'	N35°59'17"W	6.95'
C78	25.00'	11°51'30"	5.17'	N22°03'21"W	5.16'

LINE TABLE		
LINE	BEARING	LENGTH
L72	N70°17'54"E	38.68'
L73	S70°49'13"W	37.52'

### 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
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PREPARED BY:  
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 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 904) 642-855 0  
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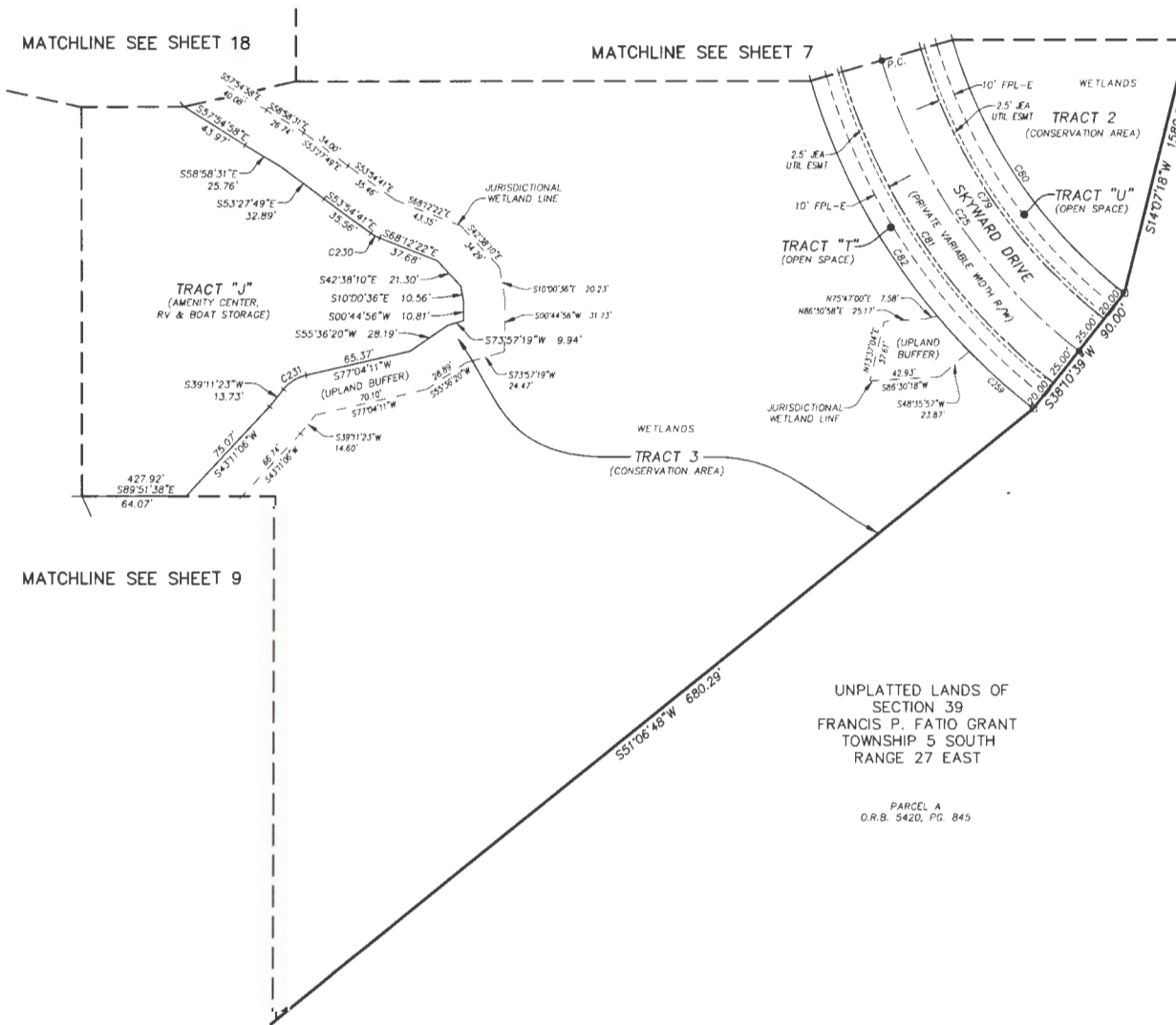
# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 8 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



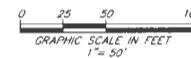
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C25	350.00'	35°41'45"	218.05'	S33°58'28"E	214.54
C79	325.00'	35°41'45"	202.48'	S33°58'28"E	199.22
CB0	305.00'	35°41'45"	190.02'	S33°58'28"E	186.96
CB1	375.00'	35°41'45"	233.63'	S33°58'28"E	229.87
CB4	395.00'	35°41'45"	246.09'	S33°58'28"E	242.13
C230	25.00'	147°7'42"	6.24'	S61°03'31"E	6.22'
C231	25.00'	37°52'48"	16.53'	S58°07'47"W	16.23'
C250	195.00'	7°38'50"	52.72'	N47°59'56"W	52.68'

**LEGEND**

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED
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- +— STREET NAME CHANGE POINT
- MATCHLINE
- ③ SHEET REFERENCE NUMBER

UNPLATTED LANDS OF SECTION 39 FRANCIS P. FATIO GRANT TOWNSHIP 5 SOUTH RANGE 27 EAST

PARCEL A O.R.B. 5420, PG. 845



PREPARED BY:  
**ETM SURVEYING & MAPPING, LLC.**  
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 JACKSONVILLE, FL 32258 (904) 642-8500  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 364





# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

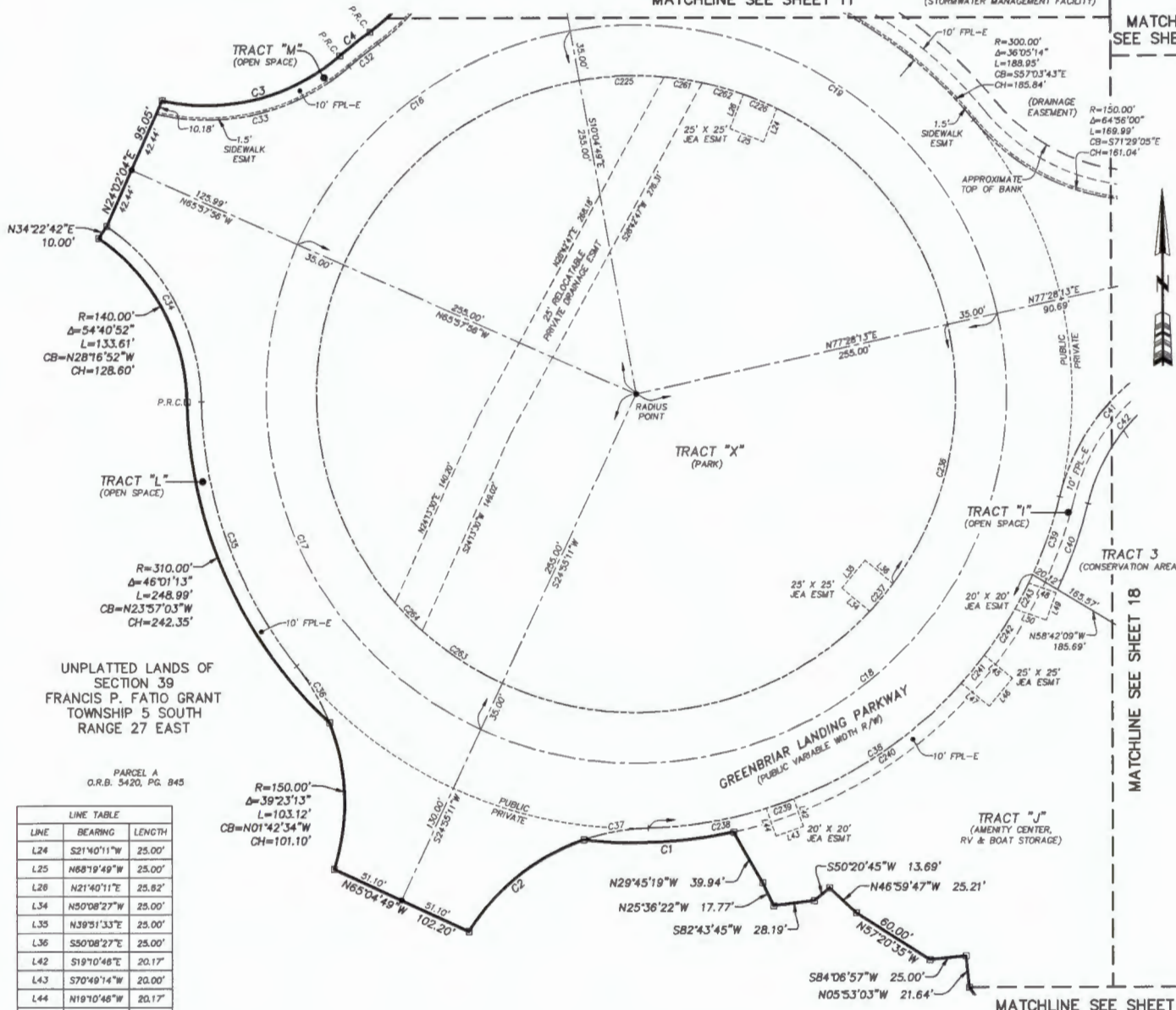
SHEET 10 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 11

TRACT "S"  
(STORMWATER MANAGEMENT FACILITY)

MATCHLINE  
SEE SHEET 17



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	310.00'	19°11'28"	103.83'	S87°12'17"W	103.35'
C2	150.00'	39°23'13"	103.12'	S51°32'55"W	101.10'
C3	140.00'	53°36'00"	131.78'	N75°58'33"E	126.97'
C4	310.00'	4°33'24"	26.46'	N51°27'16"E	26.45'
C16	255.00'	55°33'07"	248.72'	S51°38'37"W	238.88'
C17	255.00'	89°06'53"	396.91'	S20°31'23"E	357.83'
C18	255.00'	127°28'58"	567.22'	N51°11'42"E	457.31'
C19	255.00'	87°33'02"	389.65'	N58°18'18"W	352.83'
C32	300.00'	4°33'24"	25.60'	S51°27'16"W	25.60'
C33	150.00'	54°40'52"	143.15'	N78°21'00"E	137.78'
C34	150.00'	54°40'52"	143.15'	N28°16'52"W	137.78'
C35	300.00'	37°45'07"	197.67'	S19°49'00"E	194.11'
C36	150.00'	171°7'23"	45.26'	N30°02'52"W	45.09'
C37	150.00'	171°7'23"	45.26'	S79°53'13"W	45.09'
C38	300.00'	63°51'42"	334.38'	N56°16'03"E	317.34'
C39	300.00'	10°53'59"	57.07'	N19°13'13"E	56.98'
C40	320.00'	11°18'56"	63.20'	N19°25'42"E	63.10'
C41	150.00'	62°28'29"	163.56'	S45°00'28"W	155.58'
C42	150.00'	62°28'29"	163.56'	S45°00'28"W	155.58'
C225	220.00'	15°18'06"	58.78'	S87°34'15"W	58.58'
C226	220.00'	6°30'59"	25.02'	N66°55'05"E	25.01'
C236	220.00'	49°07'54"	188.85'	N12°02'10"E	182.92'
C237	220.00'	6°30'52"	25.01'	N39°51'33"E	25.00'
C238	300.00'	15°48'04"	82.73'	N80°37'52"E	82.47'
C239	300.00'	3°49'14"	20.00'	N70°49'14"E	20.00'
C240	300.00'	27°03'09"	141.65'	N55°23'02"E	140.33'
C241	300.00'	4°46'34"	25.01'	N39°28'11"E	25.00'
C242	300.00'	7°19'26"	38.35'	N33°25'11"E	38.32'
C243	300.00'	3°51'50"	20.20'	N27°49'43"E	20.20'
C261	220.00'	6°56'02"	26.62'	N81°18'39"W	26.61'
C262	220.00'	7°40'03"	29.44'	N74°00'36"W	29.42'
C263	220.00'	17°12'21"	66.07'	S56°28'39"E	65.82'
C264	220.00'	6°59'50"	26.87'	S44°22'33"E	26.85'



UNPLATTED LANDS OF SECTION 39 FRANCIS P. FATIO GRANT TOWNSHIP 5 SOUTH RANGE 27 EAST

PARCEL A O.R.B. 5420, PG. 845

LINE	BEARING	LENGTH
L24	S21°40'11"W	25.00'
L25	N68°19'49"W	25.00'
L26	N21°40'11"E	25.92'
L34	N50°08'27"W	25.00'
L35	N39°51'33"E	25.00'
L36	S50°08'27"E	25.00'
L42	S19°10'48"E	20.17'
L43	S70°49'14"W	20.00'
L44	N19°10'48"W	20.17'
L45	N50°31'48"W	25.00'
L46	S39°28'11"W	25.00'
L47	N50°31'48"W	25.00'
L48	S70°12'05"E	20.00'
L49	S19°47'55"W	20.00'
L50	N70°12'05"W	22.82'

- 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, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
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  - P.C. POINT OF CURVATURE
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  - P.R.C. POINT OF REVERSE CURVATURE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - (NR) NON-RADIAL
  - (TL) THE LINE
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  - R/W RIGHT OF WAY
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  - FPL-E FLORIDA POWER & LIGHT EASEMENT
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  - STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



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

# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 11 OF 18 SHEETS

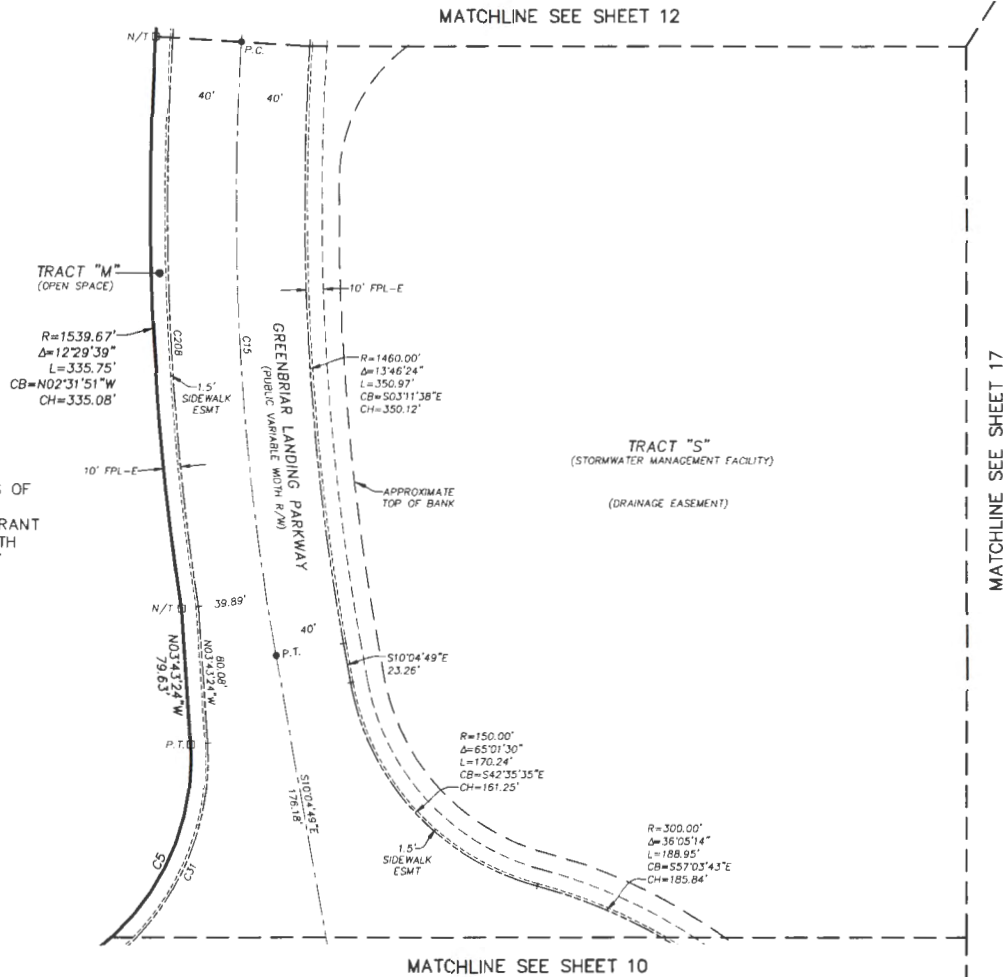
SEE SHEET 2 FOR NOTES



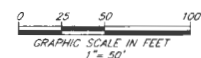
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	140.00'	57°37'22"	140.80'	N25°05'17"E	134.94'
CT5	1500.00'	13°46'24"	360.58'	S03°11'38"E	359.71'
C31	150.00'	57°37'22"	150.86'	N25°05'17"E	144.58'
C208	1529.67'	12°30'38"	334.01'	S02°32'21"E	333.34'

UNPLATTED LANDS OF SECTION 39 FRANCIS P. FATIO GRANT TOWNSHIP 5 SOUTH RANGE 27 EAST

PARCEL A O.R.B. 5420, PG. B45



- 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.
  - DENOTES P.C.P., STAMPED L.B.#3624.
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - (NR) NON-RADIAL
  - (TL) TIE LINE
  - (N/T) NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - FPL-E FLORIDA POWER & LIGHT EASEMENT
  - ESMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - +— STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



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

# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 12 OF 18 SHEETS

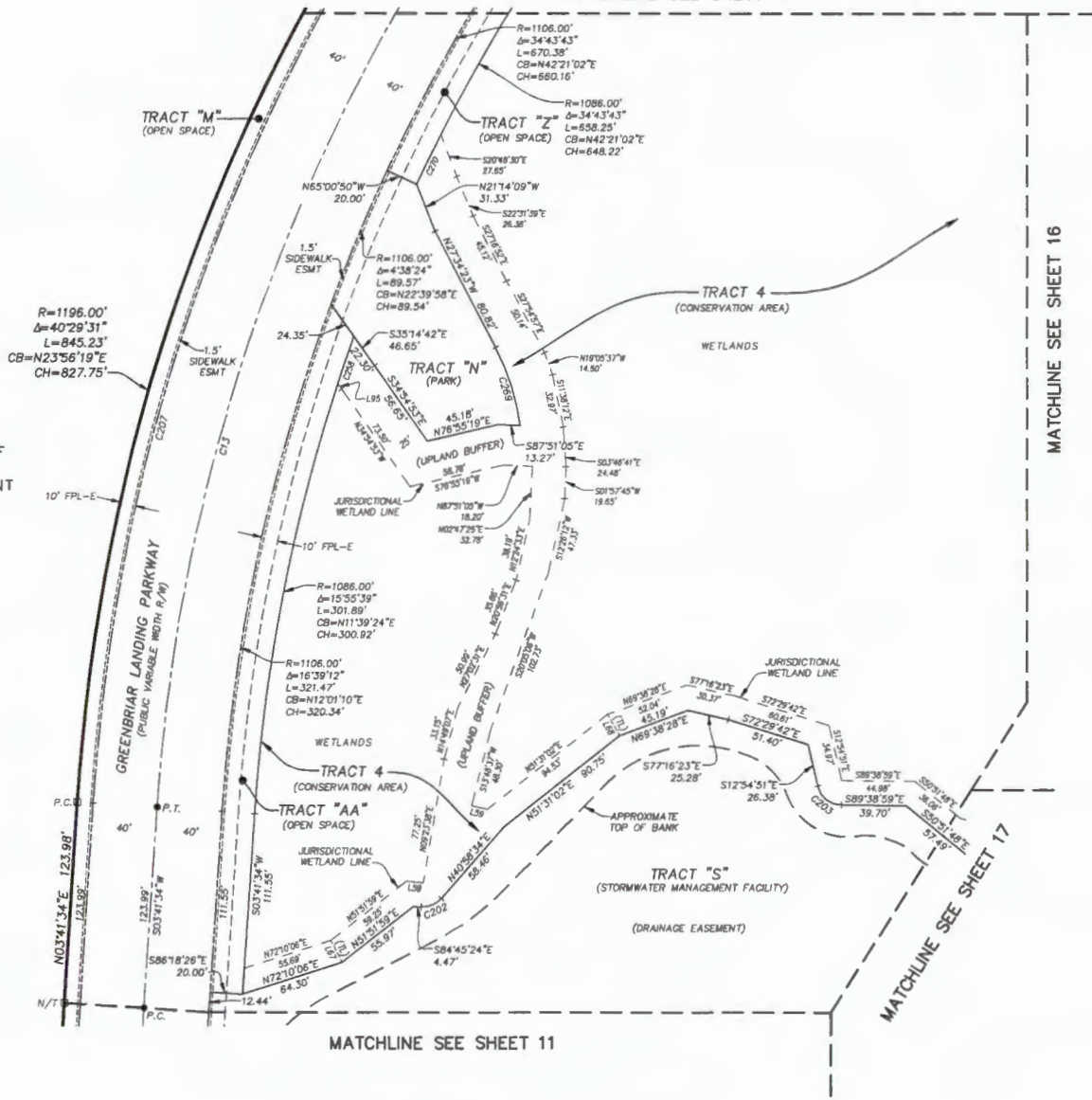
SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 13



UNPLANNED LANDS OF SECTION 39 FRANCIS P. FATIO GRANT TOWNSHIP 5 SOUTH RANGE 27 EAST

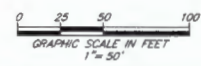
PARCEL A O.R.B. 5420, PG. 845



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	1148.00'	56°01'19"	1120.52'	S31°42'14"W	1076.42'
C202	15.00'	54°16'03"	14.21'	N68°06'35"E	13.68'
C203	15.00'	78°44'08"	20.09'	S51°16'55"E	18.62'
C207	1188.00'	58°01'19"	1159.63'	S31°42'14"W	1113.99'
C258	1086.00'	1°37'46"	30.88'	S18°48'20"W	30.88'
C269	145.00'	20°03'38"	50.77'	N17°52'35"W	50.51'
C270	1086.00'	1°47'26"	33.94'	S25°52'53"W	33.94'

LINE TABLE		
LINE	BEARING	LENGTH
L58	S84°45'24"E	10.44'
L59	S78°02'22"E	9.79'
L67	N27°58'58"W	15.24'
L68	N29°25'15"W	15.19'
L95	N35°14'42"W	4.10'

- 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
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  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
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# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

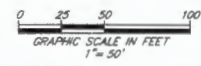
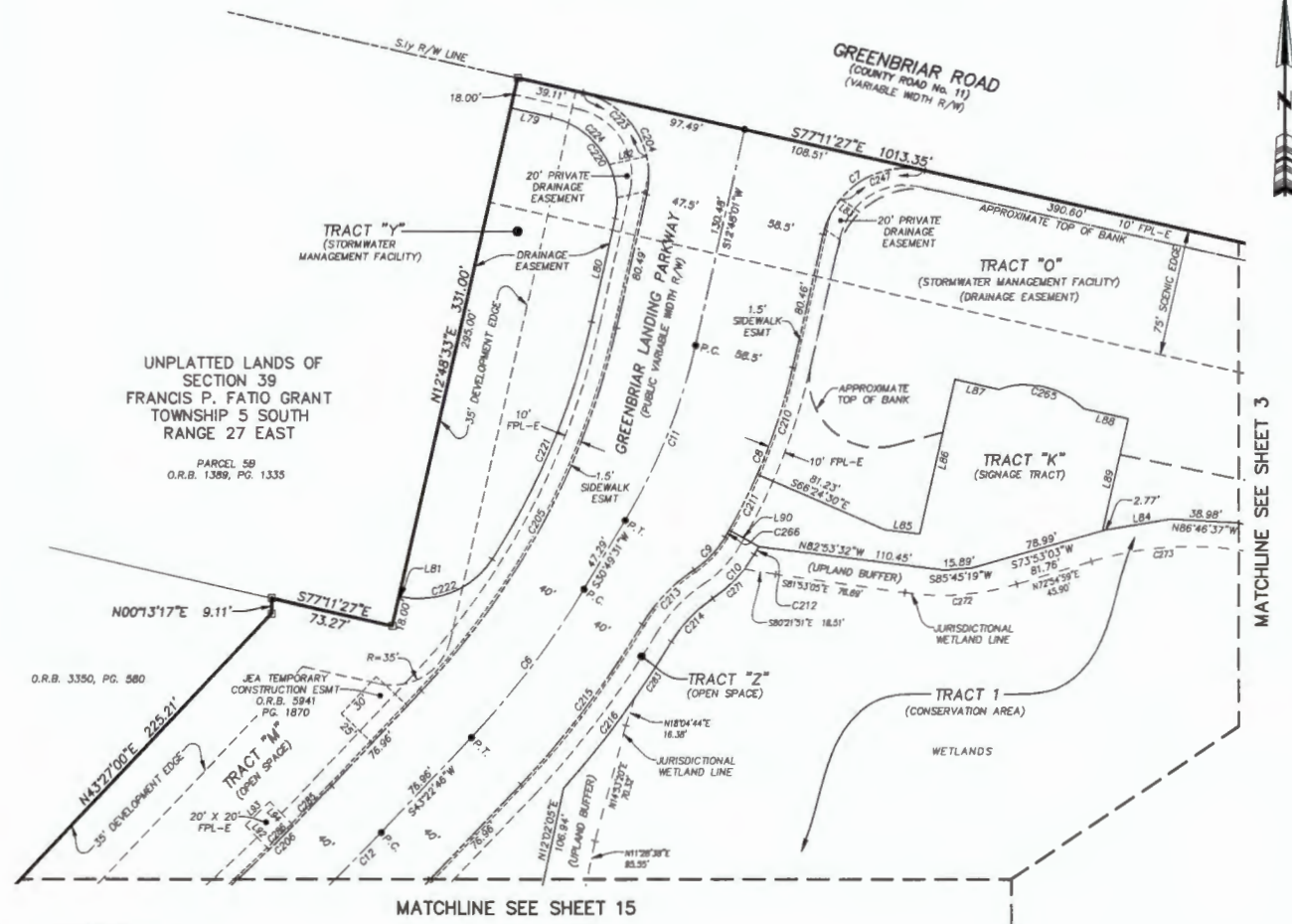
SHEET 14 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	500.00'	12°33'15"	109.58'	S37°08'08"W	109.34'
C7	50.00'	90°00'32"	78.55'	S57°48'17"W	70.72'
C8	352.00'	17°35'18"	108.05'	N21°35'40"E	107.63'
C9	59.00'	25°36'11"	26.71'	N43°21'25"E	26.48'
C10	79.00'	25°36'11"	35.76'	N43°21'25"E	35.46'
C11	354.68'	18°01'30"	111.58'	S21°48'46"W	111.12'
C12	1143.00'	16°20'07"	323.80'	S51°32'49"W	324.77'
C204	50.00'	89°59'28"	78.53'	N32°11'43"W	70.71'
C205	460.00'	30°34'45"	245.50'	N28°05'23"E	242.60'
C206	1103.00'	16°20'07"	314.47'	N51°32'49"E	313.41'
C210	352.00'	10°47'29"	66.30'	N18°11'45"E	66.20'
C211	352.00'	5°58'51"	36.74'	N26°34'55"E	36.73'
C212	372.00'	0°48'58"	5.30'	N29°58'50"E	5.30'
C213	100.00'	25°30'00"	44.51'	S43°34'31"W	44.14'
C214	80.00'	25°30'00"	35.60'	S43°34'31"W	35.31'
C215	540.00'	12°33'15"	118.32'	N37°08'08"E	118.06'
C216	560.00'	10°58'36"	107.28'	N36°18'49"E	107.12'
C220	50.00'	89°59'28"	78.53'	S32°11'43"E	70.71'
C221	445.00'	19°35'59"	152.23'	S22°36'01"W	151.49'
C222	50.00'	70°24'33"	61.44'	S67°36'17"W	57.65'
C223	50.00'	64°12'47"	56.04'	N45°05'03"W	53.15'
C224	50.00'	52°55'50"	46.19'	N50°43'32"W	44.57'
C247	50.00'	63°05'40"	55.08'	S71°15'43"W	52.32'
C265	47.00'	85°21'58"	53.62'	N77°11'27"W	50.76'
C266	352.00'	0°46'58"	5.01'	N29°58'50"E	5.01'
C271	79.00'	18°25'03"	25.39'	N47°06'59"E	25.28'
C272	150.00'	25°11'56"	65.97'	N65°30'57"E	65.44'
C273	197.00'	27°18'40"	83.90'	S86°34'19"W	93.02'
C283	560.00'	4°06'26"	40.14'	N32°52'44"E	40.13'
C285	1103.00'	1°41'55"	32.70'	N44°13'43"E	32.70'
C286	1103.00'	1°02'20"	20.00'	N45°35'51"E	20.00'

- LEGEND**
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  - R. RADIUS
  - △ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
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  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - +— STREET NAME CHANGE POINT
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LINE TABLE		
LINE	BEARING	LENGTH
L79	S77°11'27"E	24.11'
L80	S12°46'01"W	62.49'
L81	N77°11'27"W	1.25'
L82	S77°16'33"W	22.30'
L83	S55°22'20"E	13.82'
L84	S80°45'40"W	38.63'
L85	S82°54'36"E	20.95'
L86	N12°46'33"E	93.48'
L87	S77°11'27"E	26.62'
L88	S77°11'27"E	26.62'
L89	S12°48'33"W	67.97'
L90	N60°25'39"W	20.00'
L92	N44°24'09"W	20.00'
L93	N45°35'51"E	20.00'
L94	N44°24'09"W	20.00'



PREPARED BY:  
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 15 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L13	N88°26'34"E	39.04'
L14	N83°35'07"W	25.00'
L15	N08°24'53"E	32.78'
L18	N31°34'06"W	11.18'
L53	S78°09'04"E	30.52'
L54	N52°55'49"E	29.98'
L55	N27°52'43"E	17.46'
L64	N45°26'29"W	34.13'
L65	N83°58'08"W	12.53'
L69	S53°48'59"W	44.13'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	1143.00'	16°20'07"	325.88'	S51°32'49"W	324.77'
C28	150.00'	84°58'47"	170.12'	N44°58'54"E	161.15'
C29	150.00'	23°53'14"	62.54'	N24°27'08"E	62.09'
C30	150.00'	41°05'33"	107.58'	N56°56'31"E	105.29'
C115	25.00'	60°41'35"	26.48'	N17°50'17"W	25.26'
C116	62.00'	12°18'10"	13.31'	S42°02'00"E	13.29'
C117	62.00'	50°56'13"	55.12'	S10°24'49"E	53.32'
C118	62.00'	35°30'06"	38.42'	S32°48'21"W	37.80'
C119	62.00'	40°10'40"	43.48'	S70°58'44"W	42.59'
C120	62.00'	30°18'52"	32.80'	N74°06'30"W	32.42'
C121	25.00'	58°59'18"	25.74'	S88°26'43"E	24.62'
C122	175.00'	5°30'58"	16.85'	S84°49'07"W	16.84'
C123	175.00'	8°34'41"	30.27'	S72°31'37"W	30.24'
C124	125.00'	84°58'47"	141.78'	S44°59'54"W	134.29'
C148	75.00'	104°22'02"	136.62'	S84°41'31"W	118.50'
C147	75.00'	31°33'34"	41.31'	S28°17'17"W	40.79'
C148	75.00'	8°01'52"	10.51'	S48°05'01"W	10.50'
C149	75.00'	47°10'52"	61.76'	S75°41'23"W	60.03'
C208	1103.00'	16°20'07"	314.47'	N51°32'49"E	313.41'
C217	1183.00'	16°20'07"	337.28'	N51°32'49"E	336.14'
C218	15.00'	46°34'58"	12.20'	S54°51'38"E	11.86'
C219	25.00'	43°36'11"	19.03'	S09°46'00"E	18.57'
C244	25.00'	69°58'55"	30.54'	N32°12'26"W	28.67'
C245	25.00'	10°53'20"	4.75'	N02°39'38"W	4.74'
C246	25.00'	59°05'35"	25.78'	N37°39'06"W	24.66'
C254	1233.00'	0°30'54"	11.08'	N39°42'03"W	11.08'
C255	1193.00'	1°56'22"	40.38'	N40°24'47"W	40.38'
C256	1233.00'	5°59'53"	129.08'	N42°26'33"W	129.02'
C287	1183.00'	0°27'10"	9.35'	N43°38'21"E	9.35'

- LEGEND**
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  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - RADIUS
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  - ARC LENGTH
  - CHORD BEARING
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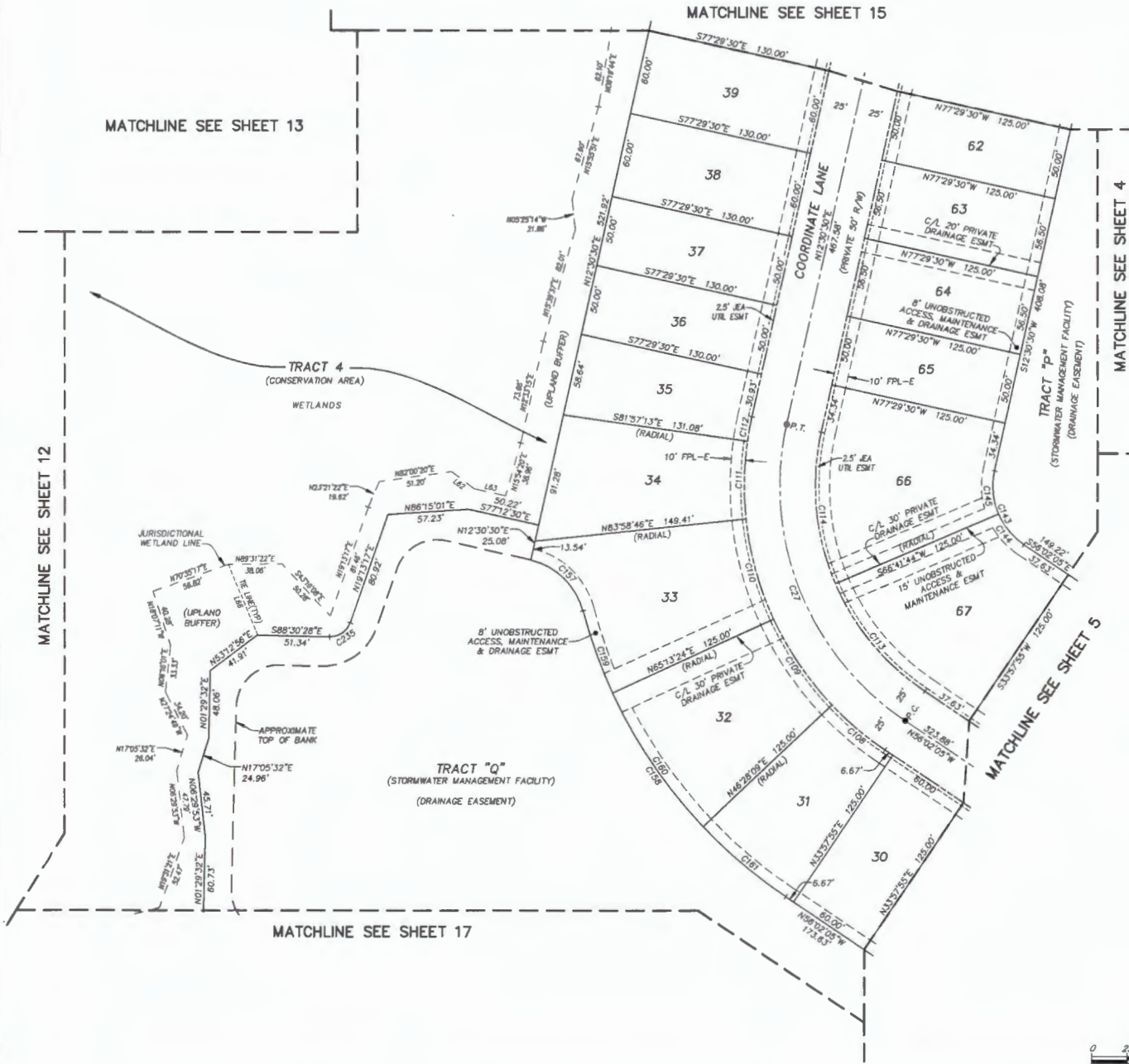
# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 16 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C27	200.00'	68°32'35"	239.26'	N21°45'47"W	225.25'
C108	225.00'	12°30'13"	49.10'	S49°46'58"E	49.00'
C109	225.00'	18°45'16"	73.65'	S34°09'14"E	73.32'
C110	225.00'	18°45'21"	73.65'	S15°23'55"E	73.33'
C111	225.00'	14°04'01"	55.24'	S01°00'48"W	55.10'
C112	225.00'	4°27'44"	17.52'	S10°16'38"W	17.52'
C113	175.00'	32°43'49"	99.97'	S39°40'10"E	98.62'
C114	175.00'	35°48'46"	109.38'	S05°23'53"E	107.61'
C143	50.00'	68°32'35"	59.82'	S21°45'47"E	56.31'
C144	50.00'	32°43'49"	28.56'	S39°40'10"E	28.18'
C145	50.00'	35°48'46"	31.25'	S05°23'53"E	30.75'
C157	50.00'	81°46'54"	53.91'	N45°31'47"W	51.34'
C158	350.00'	41°23'45"	252.87'	S33°20'12"E	247.41'
C159	350.00'	10°08'16"	81.93'	S19°42'28"E	81.85'
C160	350.00'	18°45'16"	114.56'	S34°09'14"E	114.05'
C161	350.00'	12°30'13"	76.38'	S49°46'58"E	76.23'
C235	15.00'	72°16'15"	18.92'	N55°21'29"E	17.69'

LINE TABLE		
LINE	BEARING	LENGTH
L62	S52°31'45"E	20.07'
L63	S77°12'30"E	22.75'
L66	N22°36'53"W	54.11'

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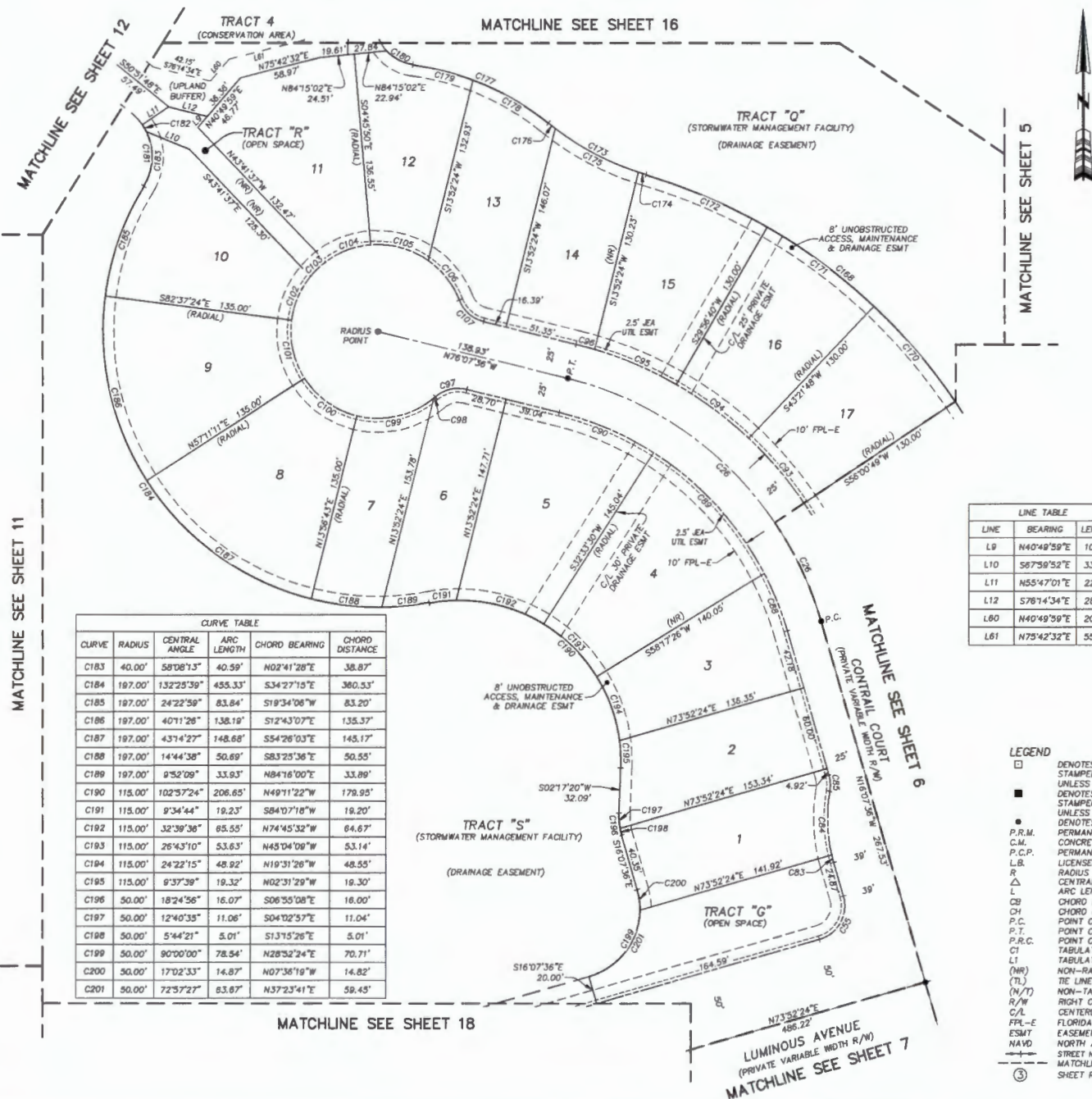
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A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 17 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

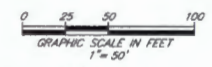


CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C183	40.00'	58°08'13"	40.59'	N02°41'28"E	38.87'
C184	167.00'	132°25'39"	455.33'	S34°27'15"E	380.53'
C185	197.00'	24°22'59"	83.84'	S19°34'08"W	83.20'
C186	197.00'	40°11'26"	138.19'	S12°43'07"E	135.37'
C187	197.00'	43°14'27"	148.68'	S54°26'03"E	145.17'
C188	197.00'	14°44'36"	50.69'	S83°25'36"E	50.55'
C189	197.00'	9°52'09"	33.93'	N84°16'00"E	33.89'
C190	115.00'	102°37'24"	206.65'	N49°11'22"W	179.95'
C191	115.00'	9°34'44"	19.23'	S84°07'18"W	19.20'
C192	115.00'	32°39'36"	65.55'	N74°45'32"W	64.67'
C193	115.00'	26°43'10"	53.63'	N45°04'09"W	53.14'
C194	115.00'	24°22'15"	48.92'	N19°31'26"W	48.55'
C195	115.00'	9°37'39"	19.32'	N02°31'29"W	19.30'
C196	50.00'	18°24'56"	16.07'	S06°55'08"E	16.00'
C197	50.00'	12°40'35"	11.06'	S04°02'57"E	11.04'
C198	50.00'	5°44'21"	5.01'	S13°15'26"E	5.01'
C199	50.00'	90°00'00"	78.54'	N28°52'24"E	70.71'
C200	50.00'	17°02'33"	14.87'	N07°36'19"W	14.82'
C201	50.00'	72°37'27"	63.67'	N37°23'41"E	59.45'

LINE	BEARING	LENGTH
L9	N40°46'59"E	10.41'
L10	S67°59'52"E	33.63'
L11	N55°47'01"E	22.91'
L12	S78°14'34"E	28.51'
L80	N40°49'59"E	20.66'
L61	N75°42'32"E	55.67'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C26	250.00'	60°00'00"	261.80'	N46°07'36"W	250.00'
C55	25.00'	90°00'00"	39.27'	N28°52'24"E	35.36'
C83	113.00'	2°46'45"	5.48'	S14°44'13"E	5.48'
C84	113.00'	23°15'09"	45.86'	S01°43'16"E	45.55'
C85	25.00'	26°01'54"	11.36'	N03°06'39"W	11.26'
C88	225.00'	11°15'06"	44.18'	N21°45'09"W	44.11'
C89	225.00'	30°03'48"	118.06'	N42°24'36"W	116.71'
C90	225.00'	18°41'06"	73.36'	N66°47'03"W	73.05'
C93	275.00'	12°39'01"	80.72'	N40°18'42"W	80.59'
C94	275.00'	13°25'08"	84.41'	N53°20'46"W	84.26'
C95	275.00'	13°13'33"	83.48'	N66°40'07"W	83.34'
C96	275.00'	2°50'43"	13.66'	N74°42'15"W	13.65'
C97	25.00'	54°55'14"	23.96'	S78°24'47"W	23.06'
C98	82.00'	179°50"	1.44'	N49°37'05"E	1.44'
C99	62.00'	53°39'43"	58.07'	N77°06'52"E	55.97'
C100	62.00'	43°14'27"	46.79'	S54°26'03"E	45.69'
C101	62.00'	40°11'26"	43.49'	S12°43'07"E	42.60'
C102	62.00'	31°58'54"	34.61'	S23°22'03"W	34.16'
C103	62.00'	13°53'45"	15.04'	S46°18'23"W	15.00'
C104	62.00'	31°58'54"	34.61'	S69°14'43"W	34.16'
C105	62.00'	39°59'52"	43.28'	N74°45'54"W	42.41'
C106	62.00'	33°33'36"	36.32'	N37°59'10"W	35.80'
C107	25.00'	54°55'14"	23.96'	S48°39'59"E	23.06'
C168	405.00'	45°32'50"	321.95'	N50°37'36"W	313.54'
C170	405.00'	12°39'01"	88.42'	N40°18'42"W	89.24'
C171	405.00'	13°29'08"	94.85'	N53°20'46"W	94.84'
C172	405.00'	13°20'43"	94.33'	N66°43'42"W	94.12'
C173	200.00'	22°36'12"	78.90'	S82°05'57"E	78.39'
C174	200.00'	1°36'57"	5.62'	S72°35'45"E	5.62'
C175	200.00'	19°16'48"	67.30'	S82°09'02"E	66.98'
C176	200.00'	1°42'47"	5.98'	S51°39'15"E	5.98'
C177	192.00'	13°46'09"	106.46'	N66°40'56"W	105.10'
C178	192.00'	18°34'28"	62.24'	N60°05'05"W	61.97'
C179	192.00'	13°11'41"	44.22'	N75°58'10"W	44.12'
C180	30.00'	40°49'50"	21.38'	S82°09'05"E	20.83'
C181	40.00'	65°58'34"	46.06'	N011°3'42"W	43.56'
C182	40.00'	7°50'21"	5.47'	N307°7'49"W	5.47'

- 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, PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - TABLED CURVE DATA
  - LI TABULATED LINE DATA
  - (NR) NON-RADIAL
  - (TL) TIE LINE
  - (N/T) NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - FPL-E FLORIDA POWER & LIGHT EASEMENT
  - ESMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



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



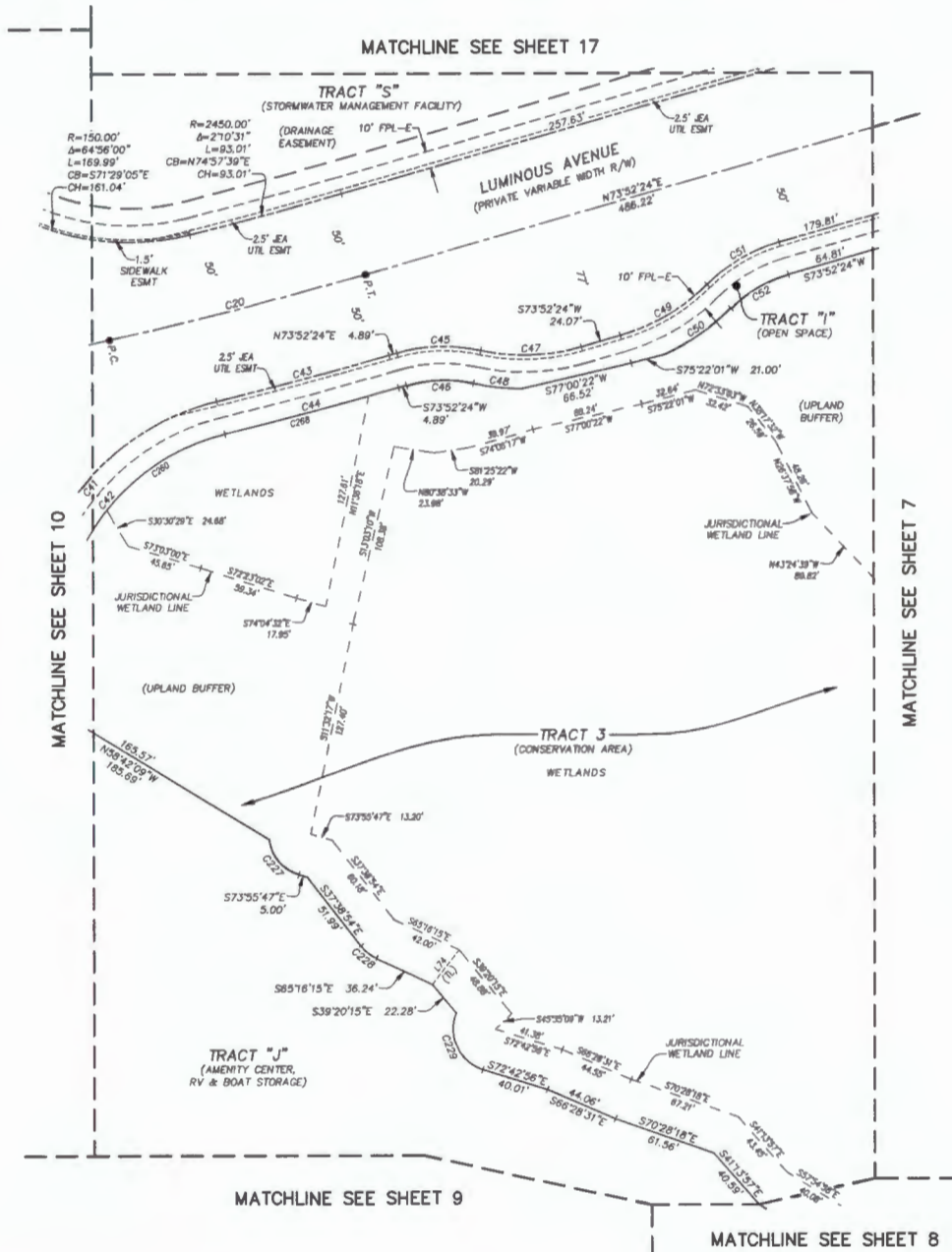
# LANDINGS AT GREENBRIAR PHASE 1A

A PORTION OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 18 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	2500.00'	3'35'49"	156.95'	N75°40'19"E	156.92'
C41	150.00'	62°28'29"	163.56'	S45°00'28"W	155.58'
C42	130.00'	62°28'29"	141.75'	S45°00'28"W	134.83'
C43	2550.00'	2°22'10"	105.56'	N75°03'33"E	105.56'
C44	2570.00'	2°22'10"	106.39'	N75°03'33"E	106.39'
C45	100.00'	28°39'06"	50.01'	S88°11'57"W	49.49'
C46	80.00'	28°39'06"	40.01'	S88°11'57"W	39.59'
C47	120.50'	28°39'06"	60.26'	N88°11'57"E	59.63'
C48	136.48'	12°11'34"	29.04'	S83°27'26"E	28.99'
C49	120.50'	28°39'06"	60.26'	N59°32'51"E	59.63'
C50	140.80'	19°20'42"	47.44'	N54°53'39"E	47.21'
C51	100.00'	28°39'06"	50.01'	S59°32'51"W	49.49'
C52	80.00'	28°39'06"	40.01'	S59°32'51"W	39.59'
C227	25.00'	67°21'01"	29.39'	S40°15'17"E	27.72'
C228	25.00'	27°37'21"	12.05'	S51°27'34"E	11.94'
C229	25.00'	85°07'04"	41.50'	S25°09'24"E	36.90'
C260	130.00'	37°39'50"	85.46'	S57°24'48"W	83.83'
C268	2570.00'	1°57'32"	87.87'	N75°15'57"E	87.86'

LINE TABLE		
LINE	BEARING	LENGTH
L74	N37°41'45"E	25.63'

- 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.
  - DENOTES P.C.P., STAMPED L.B.#3624. UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
  - P.R.M. PERMANENT REFERENCE MONUMENT
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  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
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  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - (WR) NON-RADIAL
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