

RESOLUTION NO. 2024-497

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT.**

WHEREAS, AG EHC II (LEN) MULTI STATE 1, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silver Falls (Silverleaf Parcel 22A) Phase 1A Replat.

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 \$5,969,830.11 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$778,673.49 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.

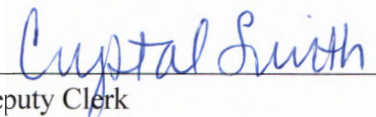
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of November, 2024.

Rendition Date NOV 19 2024

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

BY: 
Krista Joseph, Chairman

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


Deputy Clerk



SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT

MAP BOOK PAGE

BEING A RE-PLAT OF SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A, RECORDED IN MAP BOOK 120, PAGES 66 THROUGH 71, TOGETHER WITH A PORTION OF SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3, RECORDED IN MAP BOOK 123, PAGES 61 THROUGH 68, TOGETHER WITH A PORTION OF SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2, RECORDED IN MAP BOOK 123, PAGES 1 THROUGH 7, SECTION 6, TOWNSHIP 6 SOUTH RANGE 28 EAST, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SHEET 1 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

All of Silver Falls (Silverleaf Parcel 22A) Phase 1A, a plot recorded in Map Book 120, page 66, together with a portion of Silver Meadows (Silverleaf Parcel 33) Phase 2, a plot recorded in Map Book 123, page 1, and Silver Falls (Silverleaf Parcel 22A) Phase 3, a plot recorded in Map Book 123, page 61, all of the Public Records of St. Johns County, Florida, being more particularly described as follows:

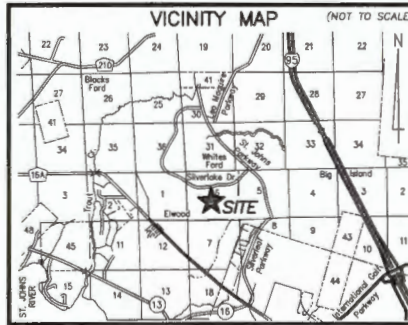
For a Point of Reference, commence at the Southeastery corner of said Section 6; thence North 86°33'51" East, along the Southernly line of said Section 6, a distance of 2010.41 feet to the Southeastery corner of Drainage Easement 1, as described and recorded in Official Records Book 5447, page 501, of said Public Records; thence North 03°06'09" West, departing said Southernly line and along the Westernly line of said Drainage Easement 1, a distance of 115.00 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet; thence Northernly, continuing along said Westernly line and along the arc of said curve, through a central angle of 38°32'12", an arc length of 32.18 feet to a point lying on the boundary line of Silver Falls (Silverleaf Parcel 22A) Phase 1 Replat, Parcel "A", a plot recorded in Map Book 123, page 15, of said Public Records; and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 15°19'57" East, 31.62 feet.

From said Point of Beginning, thence Northernly along said boundary line of Silver Falls (Silverleaf Parcel 22A) Phase 1 Replat, Parcel "A", the following 17 courses: Course 1, thence North 03°06'09" West, departing said Westernly line of Drainage Easement 1, a distance of 150.00 feet; Course 2, thence North 86°33'51" East, 19.75 feet; Course 3, thence North 03°06'09" West, 50.00 feet; Course 4, thence South 86°33'51" West, 24.75 feet; Course 5, thence North 05°00'09" East, 35.46 feet; Course 6, thence North 03°06'09" West, 136.68 feet to the point of curvature of a curve concave Easterly having a radius of 830.00 feet; Course 7, thence Northernly along the arc of said curve, through a central angle of 88°45'33", an arc length of 139.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°17'18" East, 139.18 feet; Course 8, thence North 05°28'45" East, 133.93 feet to the point of curvature of a curve concave Easterly having a radius of 1430.00 feet; Course 9, thence Northernly along the arc of said curve, through a central angle of 10°46'16", an arc length of 268.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°51'53" East, 268.43 feet; Course 10, thence North 16°15'01" East, 418.02 feet to the point of curvature of a curve concave Westernly having a radius of 1570.00 feet; Course 11, thence Northernly along the arc of said curve, through a central angle of 10°46'16", an arc length of 235.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°51'53" East, 294.71 feet; Course 12, thence North 05°28'45" East, 114.30 feet; Course 13, thence North 02°49'03" West, 34.65 feet; Course 14, thence North 05°28'45" East, 80.00 feet; Course 15, thence South 84°31'15" East, 184.14 feet; Course 16, thence North 05°28'45" East, 192.36 feet; Course 17, thence North 07°22'17" East, 88.42 feet to the Southeastery corner of Silver Falls (Silverleaf Parcel 22A) Phase 2, Parcel "2", a plot recorded in Map Book 123, page 48, of said Public Records; thence North 77°39'44" East, departing said boundary line and along the Southernly line of said Silver Falls (Silverleaf Parcel 22A) Phase 2, Parcel "2", a distance of 175.49 feet to the Northwestery corner of said Silver Falls (Silverleaf Parcel 22A) Phase 3; thence South 05°28'45" West, departing said Southernly line and along the Westernly line of said Silver Falls (Silverleaf Parcel 22A) Phase 3, a distance of 349.43 feet to its intersection with the Northernly right of way line of Superior Boulevard, a public 50 foot right of way as presently established; thence Southeastery along said Northernly right of way line the following 3 courses: Course 1, thence South 84°31'15" East, departing said Westernly line, 225.53 feet to the point of curvature of a curve concave Southeastery having a radius of 275.00 feet; Course 2, thence Northernly along the arc of said curve, through a central angle of 81°42'21", an arc length of 392.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 43°40'05" East, 359.77 feet; Course 3, thence Southeastery along the arc of a curve concave Northernly having a radius of 330.00 feet, through a central angle of 89°07'16", an arc length of 513.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 47°22'33" East, 463.10 feet; thence South 01°56'11" East, departing said Northernly right of way line and along a non-tangent line, 50.00 feet to a point lying on the Southernly right of way line of said Superior Boulevard; thence Southeastery, along said Southernly right of way line and along the arc of a non-tangent curve concave Southeastery having a radius of 25.00 feet, through a central angle of 36.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 46°36'34" West, 33.10 feet; thence North 84°50'41" West, departing said Southernly right of way line and along a non-tangent line, 50.00 feet to a point lying on said Southernly right of way line; thence Northernly along said Southernly right of way line the following 4 courses: Course 1, thence Northernly along the arc of a non-tangent curve concave Southeastery having a radius of 25.00 feet, through a central angle of 82°54'30", an arc length of 36.18 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 36°17'03" West, 462.33 feet; Course 3, thence Northernly along the arc of a curve concave Southeastery having a radius of 225.00 feet, through a central angle of 72°58'50", an arc length of 286.60 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 39°18'22" West, 267.61 feet; Course 4, thence Southeastery along the arc of a curve concave Southeastery having a radius of 25.00 feet, through a central angle of 98°43'25", an arc length of 43.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°50'27" West, 37.94 feet; thence North 81°52'17" West, departing said Southernly right of way line and along a non-tangent line, 50.05 feet to a point lying on said Southernly right of way line; thence Northwestery along said Southernly right of way line and along the arc of a non-tangent curve concave Southeastery having a radius of 25.00 feet, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 39°31'15" West, 35.36 feet; thence North 84°31'15" West, continuing along said Southernly right of way line and along said Westernly line of Silver Falls (Silverleaf Parcel 22A) Phase 3, a distance of 200.36 feet; thence South 05°28'45" West, departing said Southernly right of way line and along said Westernly line, 37.33 feet to a point lying on the Westernly line of Silver Falls (Silverleaf Parcel 22A) Phase 1 Replat, Parcel "B", a plot recorded in Map Book 123, page 15, of said Public Records; thence Southernly along the Westernly and Southernly lines of said Parcel "B" the following 9 courses: Course 1, thence Southernly, departing said Westernly line of Silver Falls (Silverleaf Parcel 22A) Phase 3 and along the arc of a non-tangent curve concave Easterly having a radius of 42.00 feet, through a central angle of 32°40'12", an

CAPTION CONTINUATION

arc length of 23.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°48'51" West, 23.63 feet; Course 2, thence South 05°28'45" West, 103.59 feet to the point of curvature of a curve concave Westernly having a radius of 830.00 feet; Course 3, thence Southernly along the arc of said curve, through a central angle of 10°46'16", an arc length of 351.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 10°51'53" West, 350.65 feet; Course 4, thence South 16°15'01" West, 418.02 feet to the point of curvature of a curve concave Easterly having a radius of 1132.00 feet; Course 5, thence Southernly along the arc of said curve, through a central angle of 10°46'16", an arc length of 1046.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 10°51'53" West, 212.49 feet; Course 6, thence South 05°28'45" West, 133.93 feet to the point of curvature of a curve concave Easterly having a radius of 832.00 feet; Course 7, thence Southernly along the arc of said curve, through a central angle of 08°45'20", an arc length of 96.58 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 01°06'05" West, 96.48 feet; Course 8, thence Southeastery along the arc of a curve concave Northeastery having a radius of 42.00 feet, through a central angle of 89°43'34", an arc length of 65.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 49°12'22" East, 59.31 feet; Course 9, thence North 86°33'51" East, 15.00 feet to a point lying on said Westernly line of Silver Falls (Silverleaf Parcel 22A) Phase 3; thence Southernly along said Westernly line the following 5 courses: Course 1, thence South 03°06'09" East, departing said Southernly line, 8.00 feet; Course 2, thence North 86°33'51" East, 55.00 feet; Course 3, thence South 03°06'09" East, 172.00 feet; Course 4, thence South 86°33'51" East, 9.77 feet; Course 5, thence South 03°06'09" East, 120.00 feet to the Southeastery corner thereof, said corner lying on said boundary line of Silver Falls (Silverleaf Parcel 22A) Phase 1 Replat, Parcel "A"; thence Westernly along said Easternly line the following 4 courses: Course 1, thence South 86°33'51" West, 53.00 feet; Course 2, thence South 03°06'09" East, 10.00 feet; Course 3, thence South 86°33'51" West, 305.23 feet to the point of curvature of a curve concave Southeastery having a radius of 80.00 feet; Course 4, thence Southeastery along the arc of said curve, through a central angle of 53°07'48", an arc length of 46.36 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 60°19'57" West, 44.72 feet.

Containing 15.80 acres, more or less.



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plot of SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2024. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plot of SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this day of _____, 2024.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plot of SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2024.

Office of the County Attorney

CERTIFICATE OF CLERK

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

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

ADOPTION & DEDICATION

This is to certify that AG EHC II (LEN) MULTI STATE 1, LLC a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT, and that it has caused the same to be surveyed and subdivided, and that this plot, made in accordance with said survey, is hereby adopted as the true and correct plot of said lands.

The road rights of way Superior Boulevard, Penwater Road and Otrago Lane as shown in this plot are hereby irrevocably dedicated to the County of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plot, shall permit the County of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon the 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.

Tracts "A", "B", "C" and "D" (Open Space) and Tract "E" (Conservation) shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, provided however, the Owner reserves the right to convey title to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

Those easements designated as "FFL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plot as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

In witness whereof, the undersigned Owner has caused this plot and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

Witness _____ OWNER: AG EHC II (LEN) MULTI STATE 1, LLC
a Delaware limited liability company

Printed Name _____ By: Essential Housing Asset Management, LLC
an Arizona limited liability company,
Its Authorized Agent

Witness _____ By: Steven S. Benson
Its Manager

Printed Name _____

STATE OF ARIZONA, COUNTY OF _____
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Steven S. Benson, Manager of AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, on behalf of the company, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Arizona at Large

Printed Name _____

My Commission expires _____

Commission Number _____

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

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

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

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

Signed and sealed this _____ day of _____, 2024.

G. C. Caylor, III
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6963
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
(904) 842-8550
Certificate of Authorization No. LB. 3624

SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT

MAP BOOK PAGE

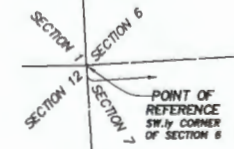
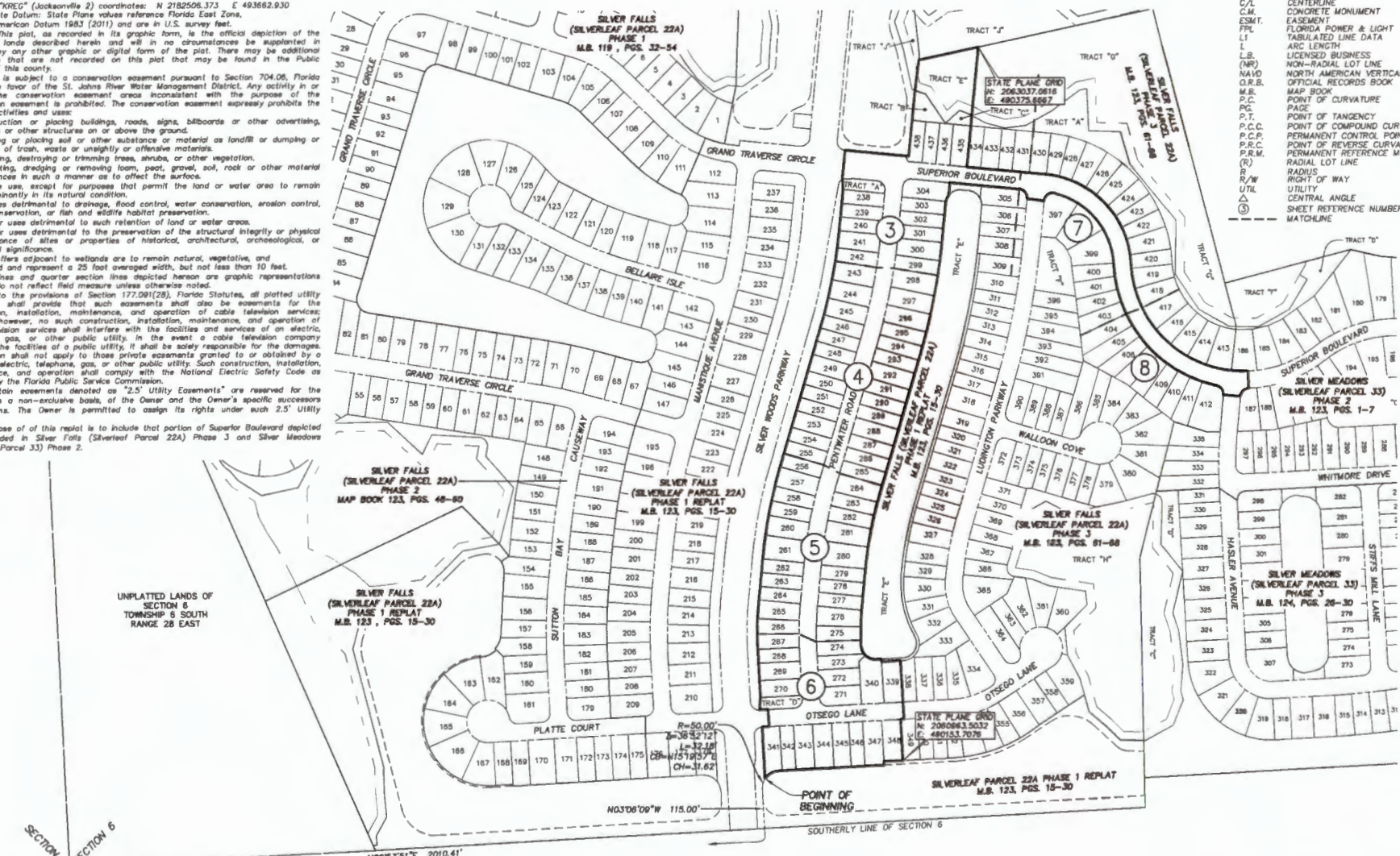
SHEET 2 OF 8 SHEETS

BEING A RE-PLAT OF SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A, RECORDED IN MAP BOOK 120, PAGES 66 THROUGH 71, TOGETHER WITH A PORTION OF SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3, RECORDED IN MAP BOOK 123, PAGES 61 THROUGH 68, TOGETHER WITH A PORTION OF SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2, RECORDED IN MAP BOOK 123, PAGES 1 THROUGH 7, SECTION 6, TOWNSHIP 6 SOUTH RANGE 28 EAST, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTES

- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Section 6 as being North 86°33'31" East.
- Coordinates based on GPS observation of the following National Geodetic Survey Control: Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 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 graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- Tract "D" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
- Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
- Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- Those certain easements denoted as "2.5" Utility Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5" Utility Easement.
- The purpose of of this replat is to include that portion of Superior Boulevard depicted and recorded in Silver Falls (Silverleaf Parcel 22A) Phase 3 and Silver Meadows (Silverleaf Parcel 33) Phase 2.

- ### LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - EASEMENT
 - FLORIDA POWER & LIGHT
 - TABULATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS
 - NON-RADIAL LOT LINE
 - HAND NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - U/L UTILITY
 - (A) CENTRAL ANGLE
 - (S) SHEET REFERENCE NUMBER
 - MATCHLINE



UNPLATTED LANDS OF SECTION 7 TOWNSHIP 6 SOUTH RANGE 28 EAST



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT

BEING A RE-PLAT OF SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A, RECORDED IN MAP BOOK 120, PAGES 66 THROUGH 71, TOGETHER WITH A PORTION OF SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3, RECORDED IN MAP BOOK 123, PAGES 61 THROUGH 68, TOGETHER WITH A PORTION OF SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2, RECORDED IN MAP BOOK 123, PAGES 1 THROUGH 7, SECTION 6, TOWNSHIP 6 SOUTH RANGE 28 EAST, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

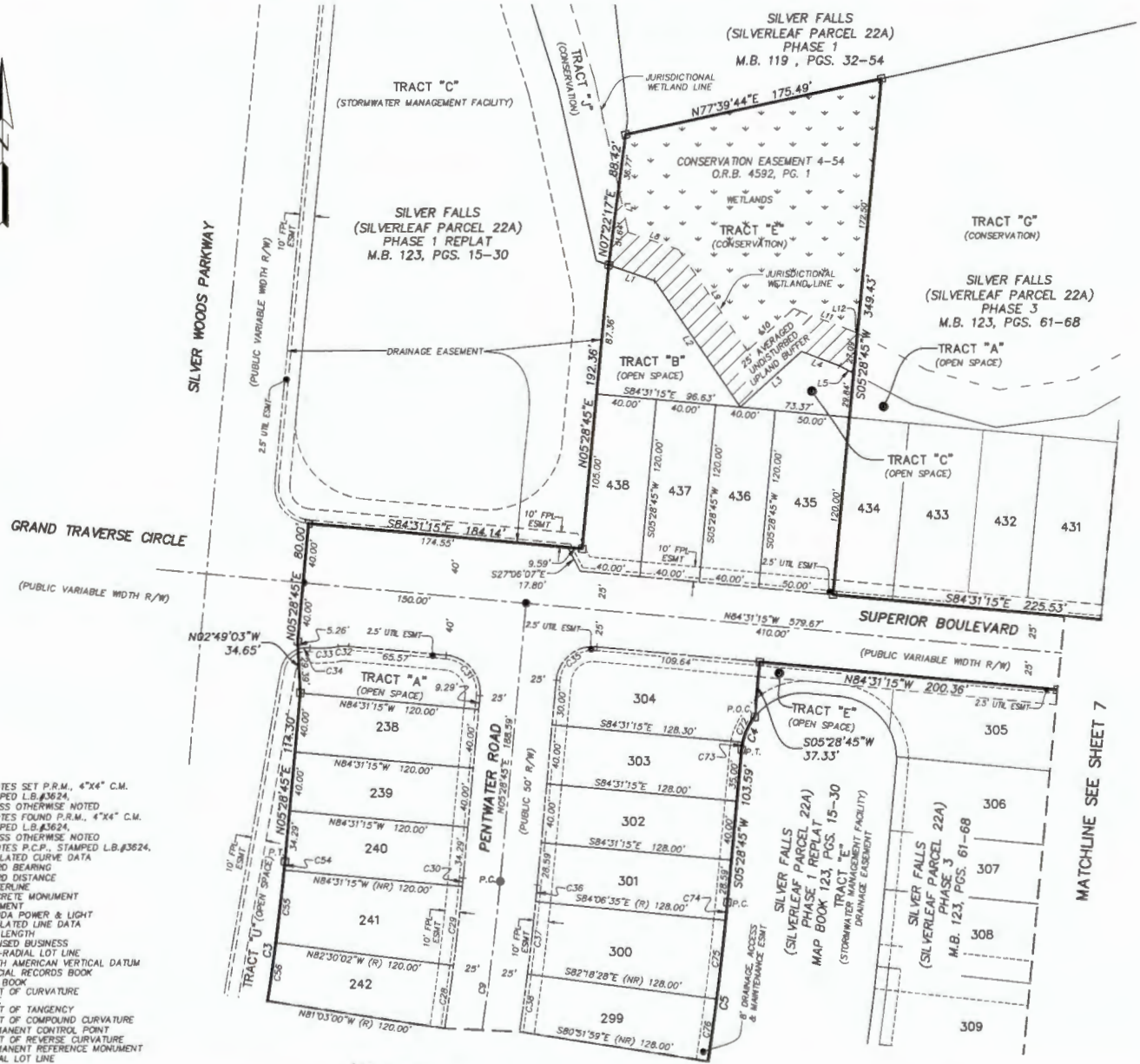
MAP BOOK PAGE

SHEET 3 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1570.00'	10°48'16"	295.15'	N10°51'53"E	294.71'
C4	42.00'	32°40'12"	23.85'	S21°48'51"W	23.63'
C5	1868.00'	10°46'16"	351.17'	S10°51'53"W	350.65'
C9	1718.00'	10°46'16"	322.40'	N10°51'53"E	321.93'
C28	1690.00'	1°27'02"	42.79'	N08°13'29"E	42.78'
C29	1690.00'	1°49'36"	53.88'	N06°35'10"E	53.88'
C30	1690.00'	0°11'37"	5.71'	N05°34'33"E	5.71'
C31	25.00'	90°00'00"	39.27'	N39°51'15"W	35.36'
C32	25.00'	15°48'42"	6.90'	S87°34'24"W	6.88'
C33	67.50'	16°21'00"	19.26'	N87°50'32"E	19.20'
C34	18.00'	25°44'26"	8.09'	S83°08'49"W	8.02'
C35	25.00'	90°00'00"	39.27'	S50°28'45"W	35.36'
C36	1740.00'	0°22'16"	11.27'	N05°39'53"E	11.27'
C37	1740.00'	1°37'33"	49.37'	N06°39'47"E	49.37'
C38	1740.00'	1°18'03"	39.50'	N08°07'35"E	39.50'
C54	1570.00'	0°12'30"	5.71'	N05°35'00"E	5.71'
C55	1570.00'	1°48'43"	49.65'	N06°35'37"E	49.65'
C56	1570.00'	1°27'02"	39.79'	N08°13'29"E	39.75'
C72	42.00'	25°49'58"	18.94'	S25°13'58"W	18.78'
C73	42.00'	6°50'14"	5.01'	S08°53'52"W	5.01'
C74	1868.00'	0°22'25"	12.19'	N05°39'58"E	12.19'
C75	1868.00'	1°38'16"	53.40'	N06°40'18"E	53.40'
C76	1868.00'	1°18'37"	42.72'	N08°08'45"E	42.72'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°41'03"E	32.35'
L2	S33°50'29"E	102.93'
L3	N47°36'58"E	55.74'
L4	S68°43'52"E	27.20'
L5	S61°51'00"E	10.61'
L7	N12°14'59"W	29.96'
L8	N70°41'03"W	35.68'
L9	N33°50'29"W	82.22'
L10	S47°36'58"W	42.22'
L11	N68°43'52"W	44.22'
L12	N61°51'00"W	1.67'



- 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.
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 - DENOTES P.C.P., STAMPED L.B.#3624.
 - C1 TABULATED CURVE DATA
 - CH CHORD BEARING
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - ESMT. EASEMENT
 - FPL FLORIDA POWER & LIGHT
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - P.C. PAUSE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - UTL UTILITY
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 7



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

SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A REPLAT

BEING A RE-PLAT OF SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A, RECORDED IN MAP BOOK 120, PAGES 66 THROUGH 71, TOGETHER WITH A PORTION OF SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 3, RECORDED IN MAP BOOK 123, PAGES 61 THROUGH 68, TOGETHER WITH A PORTION OF SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2, RECORDED IN MAP BOOK 123, PAGES 1 THROUGH 7, SECTION 6, TOWNSHIP 6 SOUTH RANGE 28 EAST, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

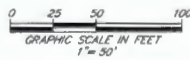
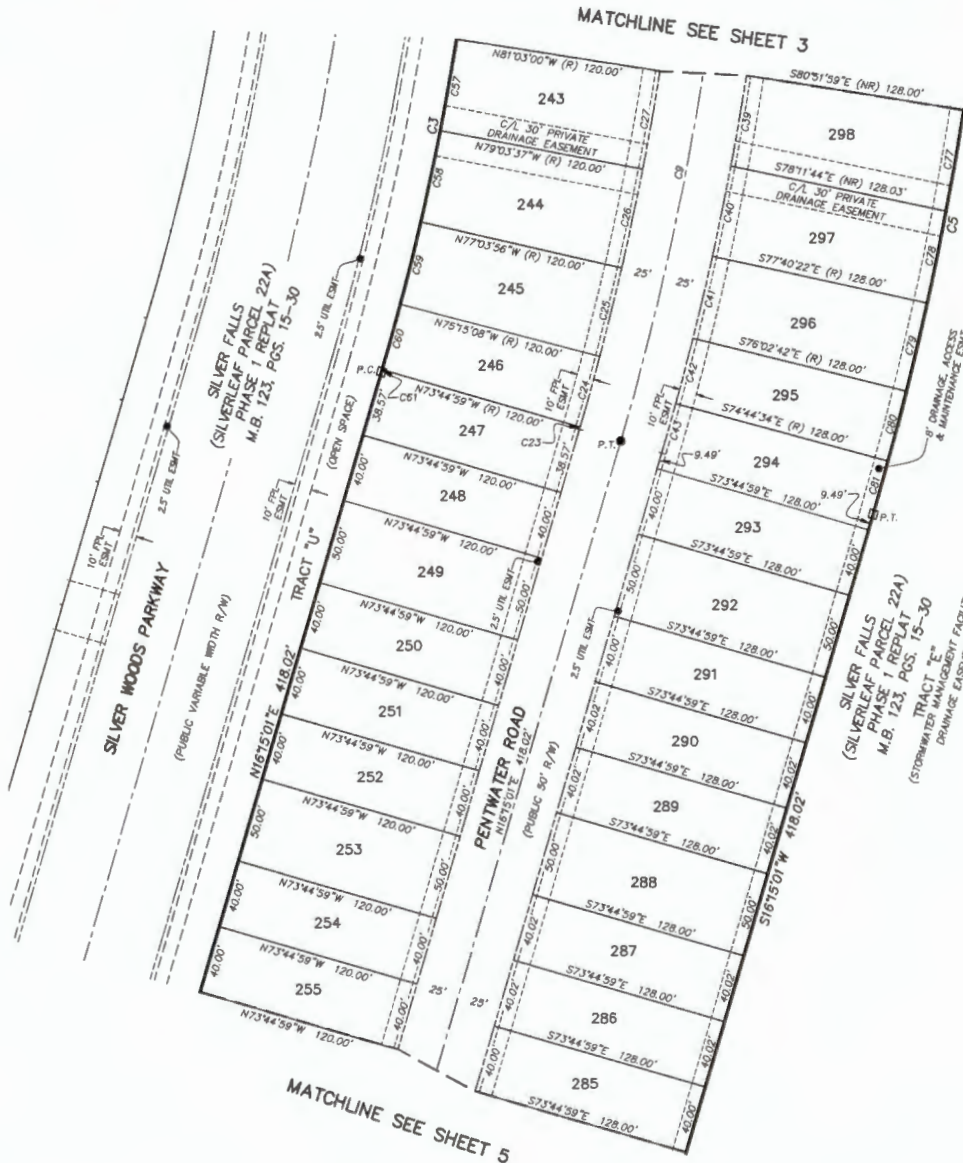
SHEET 4 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1570.00'	10°46'16"	293.15'	N10°51'53"E	284.71'
C5	1868.00'	10°46'16"	351.17'	S10°51'53"W	350.65'
C9	1715.00'	10°46'16"	322.40'	N10°51'53"E	321.93'
C23	1690.00'	0°02'54"	1.43'	N16°13'33"E	1.43'
C24	1690.00'	1°27'14"	42.89'	N15°28'29"E	42.88'
C25	1690.00'	1°48'48"	53.49'	N13°50'28"E	53.48'
C26	1690.00'	1°59'40"	58.83'	N11°56'14"E	58.83'
C27	1690.00'	1°59'23"	58.69'	N09°56'42"E	58.69'
C39	1740.00'	1°46'51"	54.08'	N09°40'02"E	54.08'
C40	1740.00'	1°46'11"	53.74'	N11°26'33"E	53.74'
C41	1740.00'	1°37'40"	49.43'	N13°08'28"E	49.43'
C42	1740.00'	1°18'08"	39.55'	N14°36'22"E	39.54'
C43	1740.00'	0°59'35"	30.16'	N15°45'13"E	30.16'
C57	1570.00'	1°59'23"	54.52'	N09°56'42"E	54.52'
C58	1570.00'	1°58'40"	54.65'	N11°56'14"E	54.65'
C59	1570.00'	1°48'48"	49.69'	N13°50'28"E	49.69'
C60	1570.00'	1°27'01"	39.74'	N15°28'22"E	39.74'
C61	1570.00'	0°03'08"	1.43'	N16°13'27"E	1.43'
C77	1868.00'	1°50'31"	60.05'	N09°43'19"E	60.05'
C78	1868.00'	1°41'03"	54.91'	N11°29'06"E	54.91'
C79	1868.00'	1°37'40"	53.07'	N13°08'28"E	53.07'
C80	1868.00'	1°18'08"	42.45'	N14°36'22"E	42.45'
C81	1868.00'	0°59'35"	32.38'	N15°45'13"E	32.38'

LEGEND

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- UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
- C1 CHORD BEARING
- C2 CHORD DISTANCE
- C/L CENTERLINE
- C/M CONCRETE MONUMENT
- ESMT. EASEMENT
- FLR FLORIDA POWER & LIGHT
- L TABULATED LINE DATA
- L.B. LICENSED BUSINESS
- (NR) NON-RADIAL LOT LINE
- NAWD NORTH AMERICAN VERTICAL DATUM
- O.F. OFFICIAL RECORDS BOOK
- M.B. MAP BOOK
- P.C. POINT OF CURVATURE
- P.C. PAGE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R/W RIGHT OF WAY
- UTIL UTILITY
- Δ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- --- MATCHLINE



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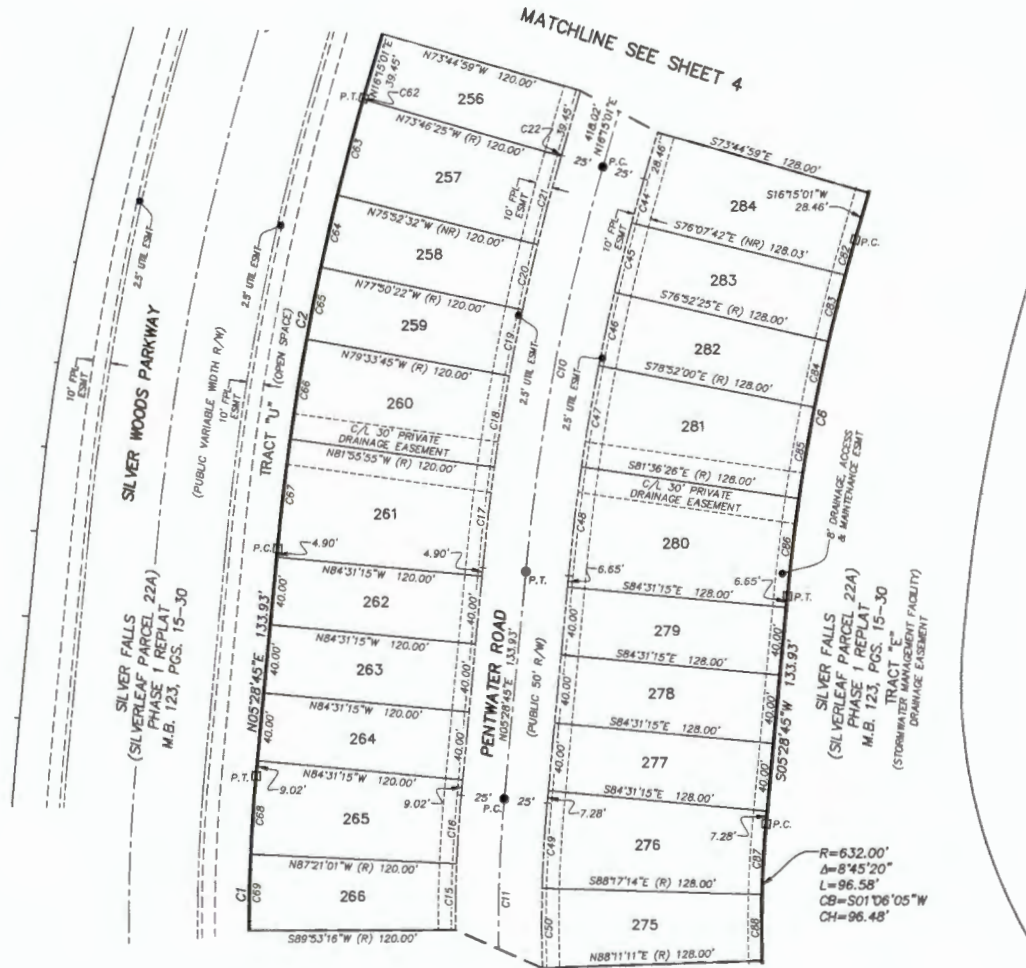
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MAP BOOK PAGE

SHEET 5 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	930.00'	8°34'53"	139.29'	N01°11'18"E	139.16'
C2	1430.00'	10°46'16"	268.83'	N10°51'53"E	268.43'
C6	1132.00'	10°46'16"	212.81'	S10°51'53"W	212.49'
C10	1285.00'	10°46'16"	241.57'	S10°51'53"W	241.21'
C11	785.00'	8°34'53"	117.57'	S01°11'18"W	117.46'
C15	810.00'	2°45'43"	39.05'	S01°18'08"W	39.04'
C16	810.00'	2°49'46"	40.00'	S04°03'52"W	39.99'
C17	1310.00'	2°35'21"	59.20'	S06°48'25"W	59.19'
C18	1310.00'	2°22'10"	54.17'	S09°15'10"W	54.17'
C19	1310.00'	1°43'23"	39.40'	S11°17'57"W	39.39'
C20	1310.00'	1°43'10"	39.31'	S13°01'13"W	39.31'
C21	1310.00'	2°20'47"	53.64'	S15°03'12"W	53.64'
C22	1310.00'	0°01'26"	0.54'	S16°41'18"W	0.54'
C44	1280.00'	17°37'04"	26.78'	S15°38'29"W	26.78'
C45	1260.00'	1°34'22"	41.92'	S14°04'48"W	41.92'
C46	1280.00'	1°59'35"	43.83'	S12°07'47"W	43.83'
C47	1260.00'	2°44'26"	60.27'	S09°45'47"W	60.26'
C48	1260.00'	2°54'49"	64.08'	S06°56'09"W	64.07'
C49	760.00'	3°45'59"	49.96'	S03°35'45"W	49.95'
C50	760.00'	3°31'35"	46.78'	S00°03'02"E	46.77'
C62	1430.00'	0°01'26"	0.59'	S16°41'18"W	0.59'
C63	1430.00'	2°19'33"	58.05'	S15°03'49"W	58.04'
C64	1430.00'	1°44'24"	43.43'	S13°01'50"W	43.43'
C65	1430.00'	1°43'23"	43.01'	S11°17'57"W	43.00'
C66	1430.00'	2°22'10"	59.13'	S09°15'10"W	59.13'
C67	1430.00'	2°35'21"	64.62'	S06°46'25"W	64.61'
C68	930.00'	2°49'46"	45.92'	S04°03'52"W	45.92'
C69	930.00'	2°45'43"	44.83'	S01°16'08"W	44.83'
C82	1132.00'	1°08'11"	21.47'	S15°42'25"W	21.46'
C83	1132.00'	2°02'15"	40.25'	S14°06'42"W	40.25'
C84	1132.00'	1°59'35"	39.38'	S12°07'47"W	39.37'
C85	1132.00'	2°44'26"	54.14'	S09°45'47"W	54.14'
C86	1132.00'	2°54'49"	57.57'	S06°56'09"W	57.56'
C87	632.00'	3°45'59"	41.55'	S03°35'45"W	41.54'
C88	632.00'	3°31'35"	38.90'	S00°03'02"E	38.89'

- 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
 - TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - C/L CENTERLINE
 - CONCRETE MONUMENT
 - EASEMENT
 - FPL FLORIDA POWER & LIGHT
 - LT TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - Q.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - P.G. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - RADIAL LOT LINE
 - R/R RADIUS
 - R/W RIGHT OF WAY
 - U UTILITY
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

MATCHLINE SEE SHEET 6



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 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

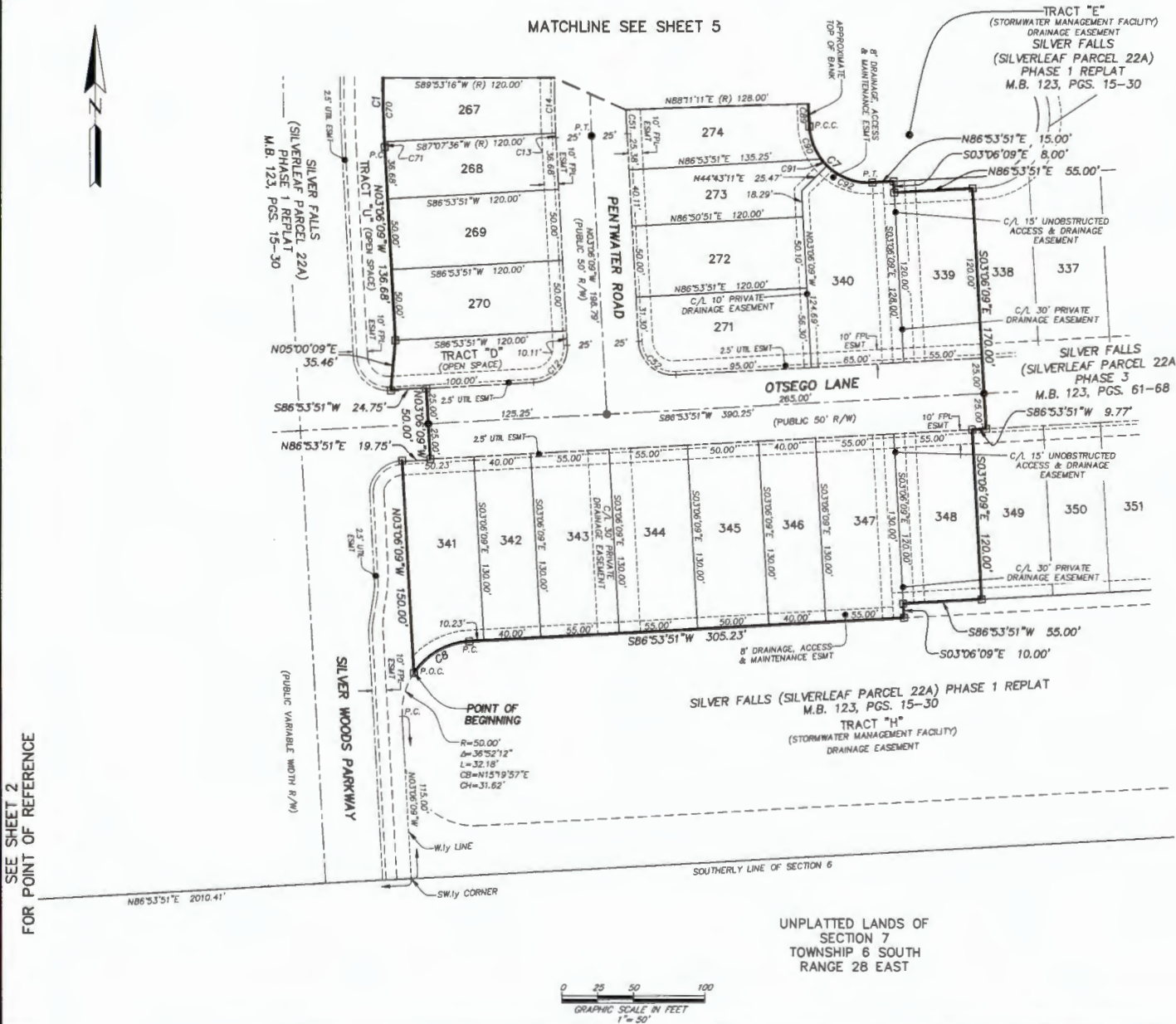
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MAP BOOK PAGE

SHEET 6 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	930.00'	8°34'53"	139.29'	N01°11'18"E	139.16'
C7	42.00'	89°49'34"	65.85'	S48°11'22"E	59.31'
C8	50.00'	53°07'48"	46.36'	S60°19'57"W	44.72'
C12	25.00'	90°00'00"	39.27'	N41°53'50"E	35.36'
C13	810.00'	0°13'44"	3.24'	S02°59'16"E	3.24'
C14	810.00'	2°45'40"	39.04'	S01°29'34"E	39.03'
C51	780.00'	1°17'19"	17.09'	S02°27'29"E	17.09'
C52	25.00'	90°00'01"	39.27'	S48°06'09"E	35.36'
C70	930.00'	2°45'40"	44.82'	S01°29'34"E	44.81'
C71	930.00'	0°13'44"	3.72'	S02°59'16"E	3.72'
C89	632.00'	1°27'46"	16.13'	S02°32'42"E	16.13'
C90	42.00'	33°59'37"	24.92'	S20°16'24"E	24.55'
C91	42.00'	8°00'37"	5.87'	S41°16'31"E	5.87'
C92	42.00'	47°49'20"	35.06'	S69°11'29"E	34.05'

- 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
 - TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - EASEMENT
 - FLORIDA POWER & LIGHT TABULATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS
 - NON-RADIAL LOT LINE
 - NORTH AMERICAN VERTICAL DATUM
 - OFFICIAL RECORDS BOOK
 - MAP BOOK
 - POINT OF CURVATURE
 - PAGE
 - POINT OF TANGENCY
 - POINT OF COMPOUND CURVATURE
 - PERMANENT CONTROL POINT
 - POINT OF REVERSE CURVATURE
 - PERMANENT REFERENCE MONUMENT
 - RADIAL LOT LINE
 - RADIUS
 - RIGHT OF WAY
 - UTILITY
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - MATCHLINE

SEE SHEET 2 FOR POINT OF REFERENCE

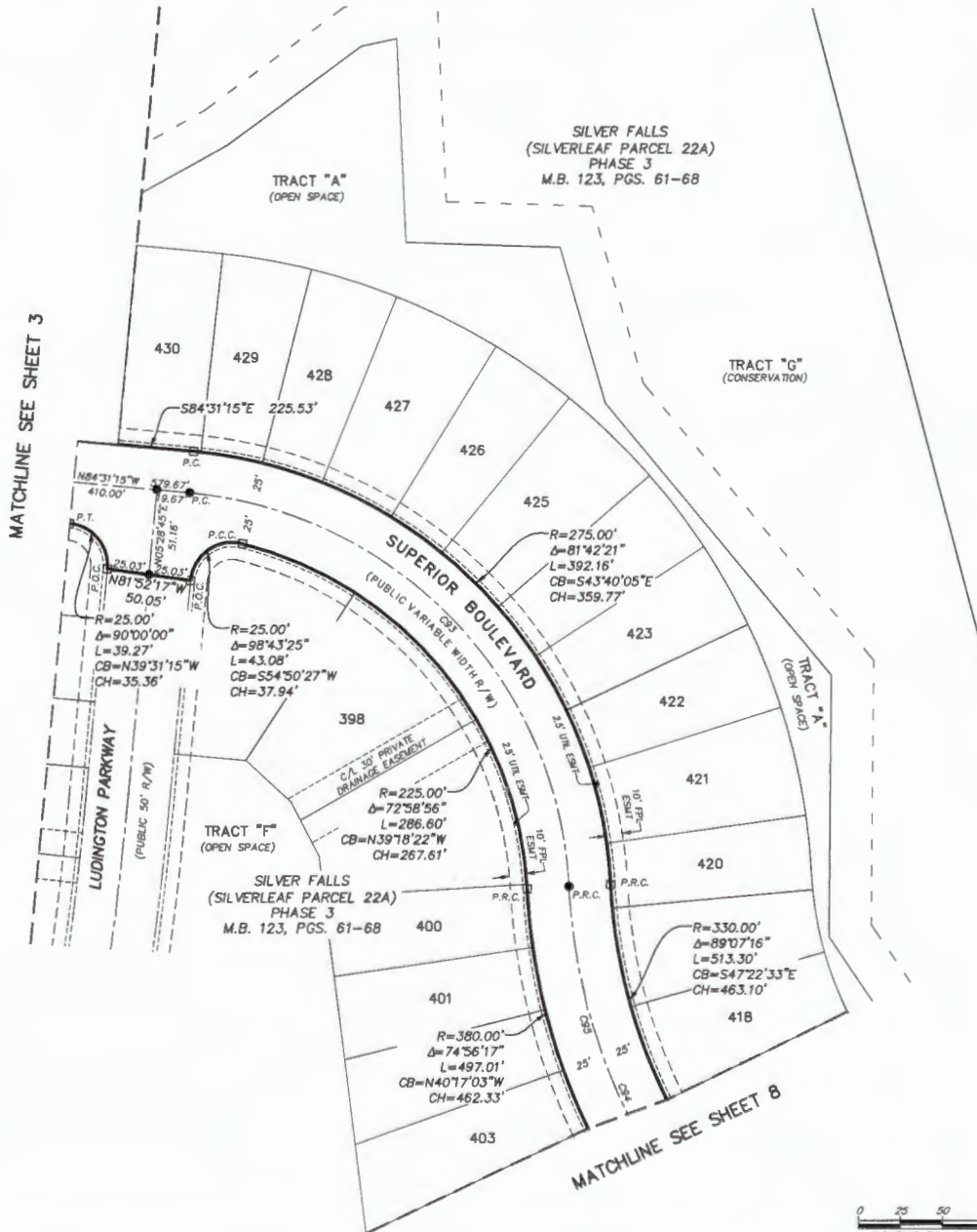
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MAP BOOK PAGE

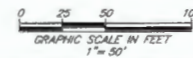
SHEET 7 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB3	250.00'	81°42'21"	356.51'	N43°40'05"W	327.06'
CB4	355.00'	89°07'16"	552.19'	S47°22'33"E	498.18'
CB5	355.00'	82°1'46"	508.25'	S43°49'48"E	465.94'

- 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
 - TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - E.S.M.T. EASEMENT
 - F.P.L. FLORIDA POWER & LIGHT
 - L. TABULATED LINE DATA
 - L. ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - P.C. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R. RADIUS
 - R/W RIGHT OF WAY
 - U.T.E. UTILITY
 - Δ CENTRAL ANGLE
 - (3) SHEET REFERENCE NUMBER
 - MATCHLINE



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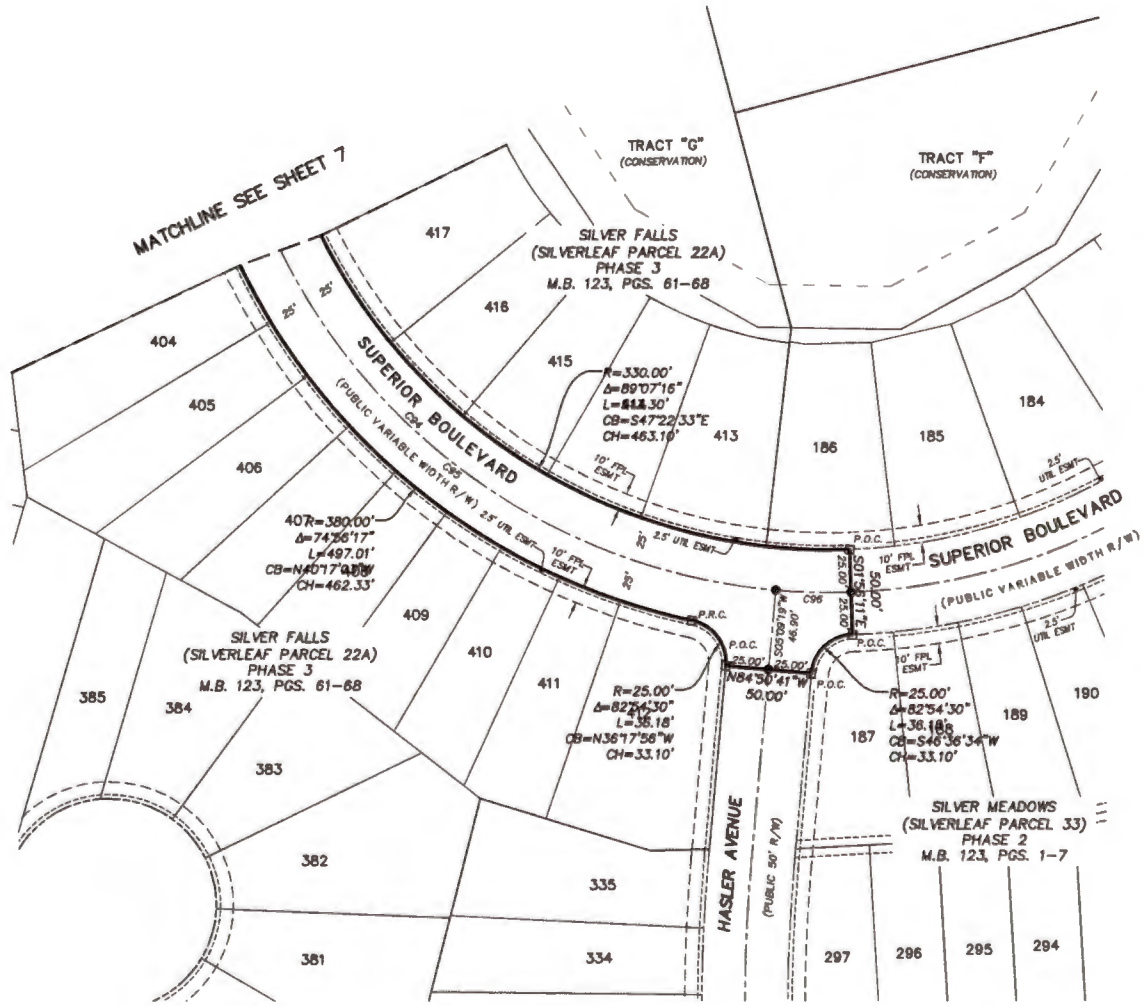
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MAP BOOK PAGE

SHEET 8 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB4	335.00'	89°07'16"	592.19'	S47°22'33"E	498.18'
CB5	335.00'	82°01'46"	508.25'	S43°49'46"E	465.94'
CB6	335.00'	7°05'30"	43.94'	S88°23'26"E	43.91'

- LEGEND**
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 - DENOTES P.C.P., STAMPED L.B.#3624
 - CT TABULATED CURVE DATA
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C/L CENTERLINE
 - C/M CONCRETE MONUMENT
 - EASEMENT
 - FPL FLORIDA POWER & LIGHT
 - LT TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAD80 NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - P.G. PAGE
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 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
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 - UTL UTILITY
 - Δ CENTRAL ANGLE
 - (3) SHEET REFERENCE NUMBER
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