

**RESOLUTION NO. 2024-60**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SILVERLEAF MEADOWS (SILVERLEAF PARCEL 33) PHASE**

**3.**

**WHEREAS, AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE 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 Silver Meadows (Silverleaf Parcel 33) Phase 3.

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

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

**Section 2.** A Required Improvements Bond in the amount of \$1,676,537.64 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$218,678.82 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.

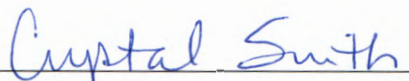
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 20th day of February, 2024.

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

Rendition Date: FEB 20 2024

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

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

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



# SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 3

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR NOTES

### CAPTION

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Parcel 33, as described and recorded in Official Records Book 5599, page 1425, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 6, thence South 86°53'51" West, along the Southerly line of said Section 6, a distance of 1279.41 feet to the Southeast corner of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of said Public Records; thence North 18°25'13" East, departing said Southerly line and along the Westerly line of said Parcel 22C, a distance of 93.52 feet to the Southeast corner of said Parcel 33 and the Point of Beginning.

From said Point of Beginning, thence South 86°53'51" West, departing said Westerly line of Parcel 22C and along the Southerly line of said Parcel 33, a distance of 1235.19 feet to the Southwest corner thereof, said corner lying on the Easterly line of Parcel 22 West Area 2A, as described and recorded in Official Records Book 5537, page 736, of said Public Records; thence North 01°08'37" West, along said Easterly line, 108.09 feet to a point hereinafter referred to as Reference Point A; thence continue North 01°08'37" West, along said Easterly line, 530.20 feet; thence North 14°18'01" East, continuing along said Easterly line, 199.20 feet; thence North 86°53'51" East, departing said Easterly line, 182.80 feet; thence South 55°23'49" East, 63.20 feet to a point on a non-tangent curve concave Southeast having a radius of 25.00 feet; thence Northeast along the arc of said curve, 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 41°53'51" East, 35.36 feet; thence North 86°53'51" East, 505.00 feet; thence South 03°06'09" East, 129.22 feet; thence South 54°00'34" East, 14.42 feet to a point on a non-tangent curve concave Easterly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 39°05'35", an arc length of 34.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 16°26'39" West, 33.46 feet; thence South 03°06'09" East, 193.19 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet; thence Southeast along the arc of said curve, through a central angle of 95°14'52", an arc length of 83.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°43'35" East, 73.87 feet; thence North 81°38'59" East, 70.33 feet to the point of curvature of a curve concave Northwest having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 63°13'46", an arc length of 55.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 50°12'08" East, 52.42 feet; thence North 18°25'13" East, 117.35 feet; thence South 71°34'47" East, 120.00 feet; thence South 62°01'04" East, 50.70 feet; thence South 71°34'47" East, 112.49 feet to a point that bears North 72°47'42" East, 1350.51 feet from said Reference Point A; thence continue South 71°34'47" East, 87.51 feet to a point lying on said Westerly line of Parcel 22C; thence South 18°25'13" West, along said Westerly line, 435.35 feet to the Point of Beginning.

Containing 20.51 acres, more or less.

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

This is to certify that this plot of SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 3 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 MEADOWS (SILVERLEAF PARCEL 33) PHASE 3 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 MEADOWS (SILVERLEAF PARCEL 33) PHASE 3 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. Potts, Clerk  
Clerk of the Circuit Court & Comptroller

### ADOPTION & DEDICATION

This is to certify that AG EHC # (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 MEADOWS (SILVERLEAF PARCEL 33) PHASE 3, 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 of Mosler Avenue and Sliffs Mill 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 plot.

Those easements designated as "TPL 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.

Tracts "A" and "B" (Stormwater Management Facility and Drainage Easement), Tract "C" (Conservation) and Tracts "D", "E" and "F" (Open Space) 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 said tracts 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 plot.

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.

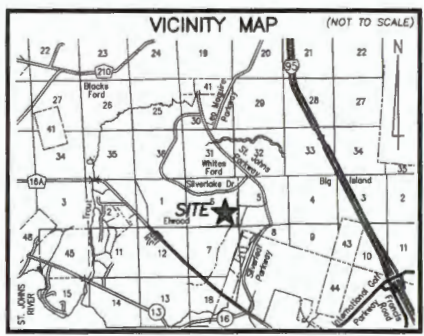
OWNER: AG EHC # (LEN) MULTI STATE 1, LLC  
a Delaware limited liability company  
By: Essential Housing Asset Management, LLC  
an Arizona limited liability company,  
its Authorized Agent  
By: Steven S. Benson  
Manager

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 # (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 \_\_\_\_\_  
Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_  
Personally Known \_\_\_\_\_ or produced Identification \_\_\_\_\_  
Type of Identification produced \_\_\_\_\_

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.

PREPARED BY:  
Donald A. Bradshaw, County Surveyor  
Professional Surveyor and Mapper  
License Number 5515  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 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 above plot 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.

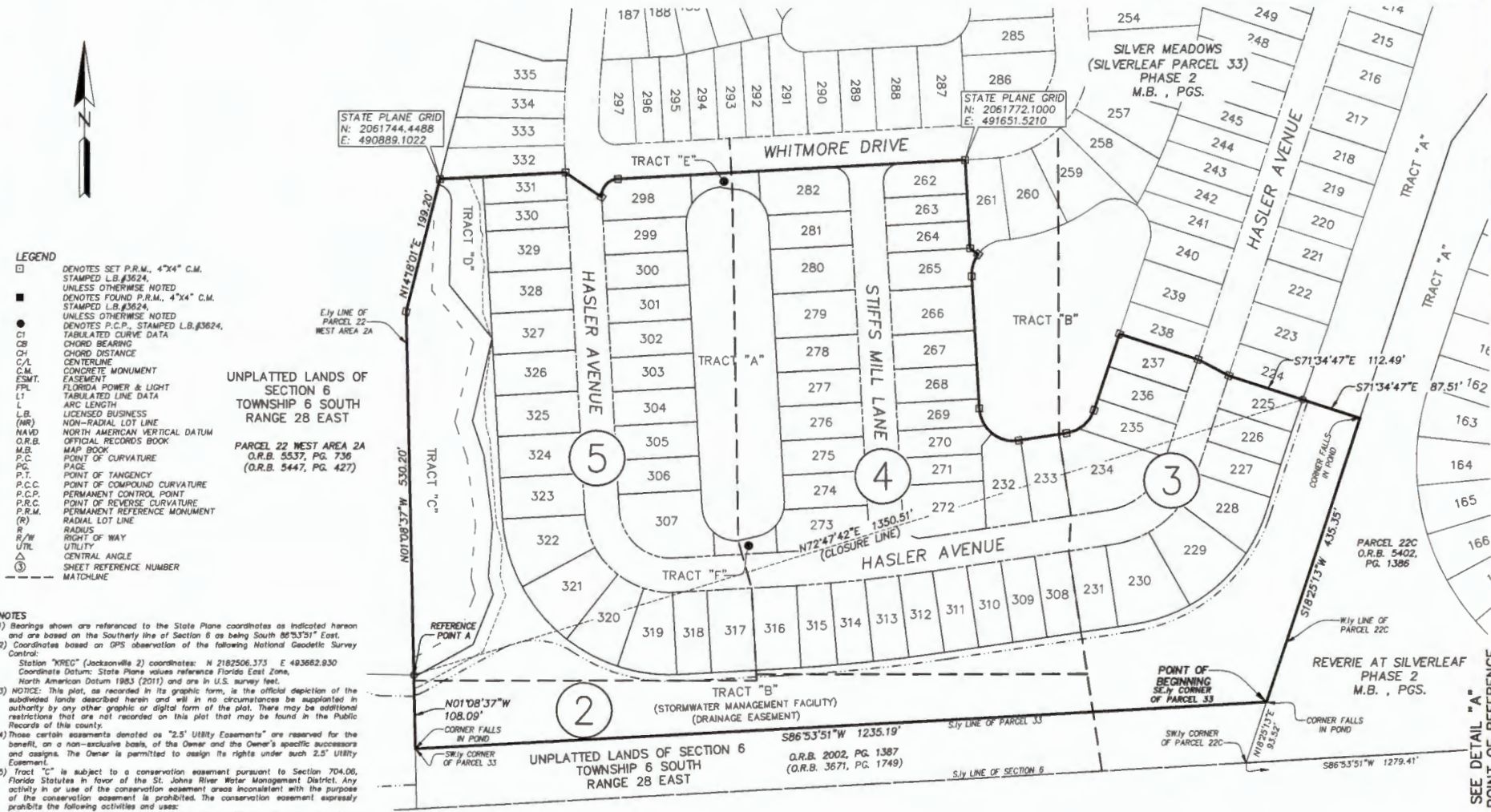
G. C. Colyer, III  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6963  
ETM Surveying & Mapping, Inc.  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Certificate of Authorization No. L.B. 3624

# SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 3

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 5 SHEETS

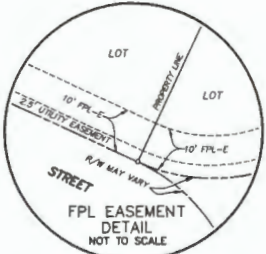


**LEGEND**

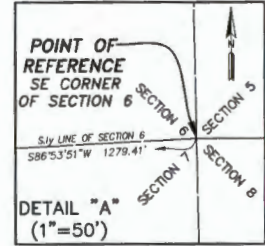
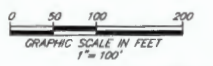
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
- UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
- C1 CHORD BEARING
- CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- FASEMT. FASEMENT
- F.P.L. FLORIDA POWER & LIGHT TABULATED LINE DATA
- L1 ARC LENGTH
- L.B. LICENSED BUSINESS
- (NR) NON-RADIAL LOT LINE
- NAVD NORTH AMERICAN VERTICAL DATUM
- O.R.B. 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 OF WAY
- R/W RIGHT OF WAY
- UTIL UTILITY
- CENTRAL ANGLE
- SHEET REFERENCE NUMBER
- MATCHLINE

**NOTES**

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southern line of Section 6 as being South 85°37'51" East.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control: Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493682.930 Coordinates Datum: State Plane voies reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 3) 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.
- 4) 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.
- 5) Tract "C" 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 areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
  - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
  - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
  - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
  - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
  - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
  - (f) Activities detrimental to ariatopage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
  - (g) Acts or uses detrimental to such retention of land or water areas.
  - (h) 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.
- 6) 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.
- 7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measures unless otherwise noted.
- 8) 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.



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  
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SEE DETAIL "A" FOR POINT OF REFERENCE

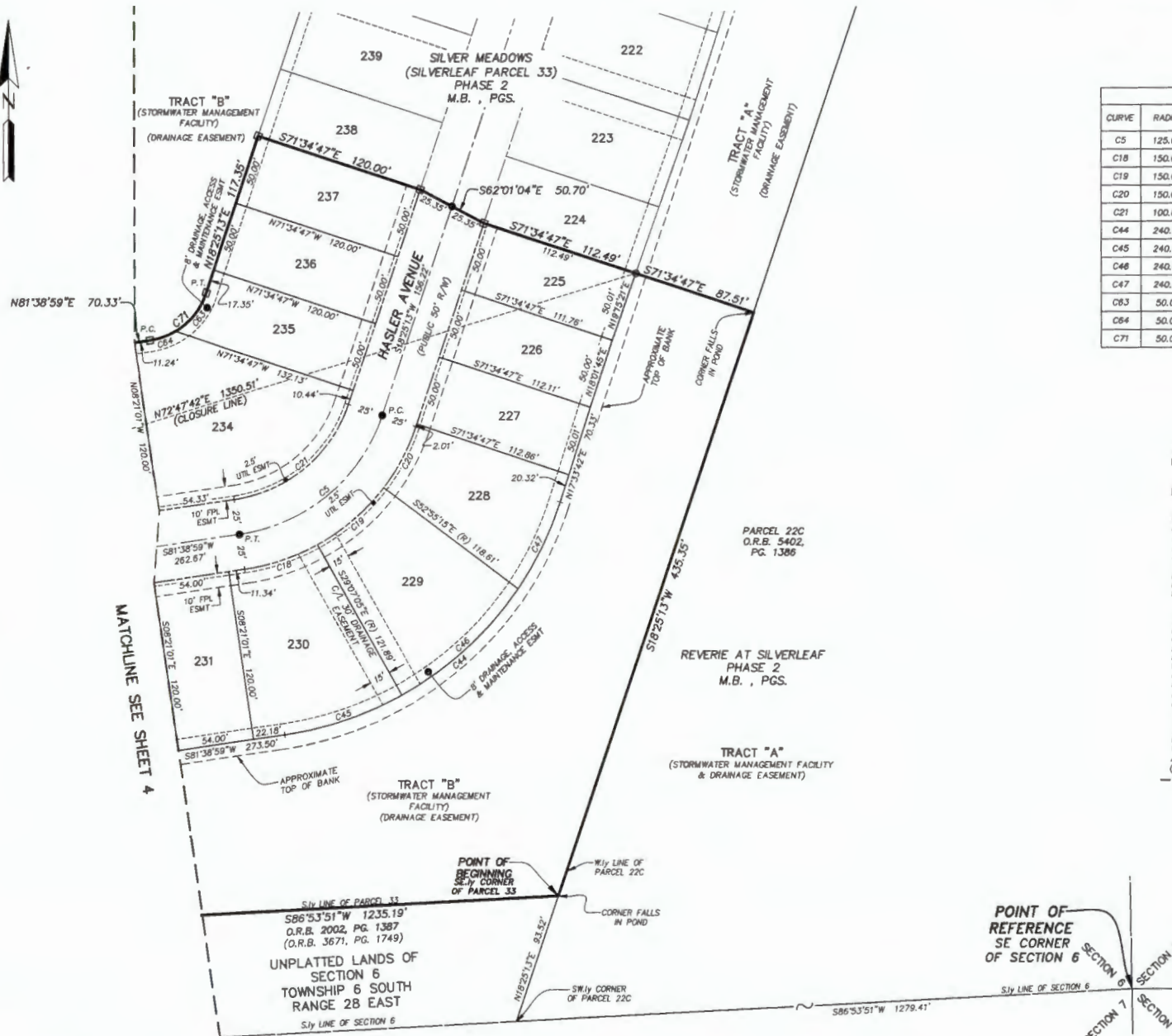
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A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	125.00'	63°3'46"	137.85'	N50°02'06"E	131.05'
C18	150.00'	20°46'04"	54.37'	N71°15'57"E	54.07'
C19	150.00'	23°48'10"	62.32'	N48°58'30"E	61.87'
C20	150.00'	18°39'32"	48.85'	N27°44'30"E	48.63'
C21	100.00'	63°3'46"	110.36'	N50°02'06"E	104.84'
C44	240.00'	64°05'17"	268.45'	N49°36'20"E	254.67'
C45	240.00'	20°33'18"	87.50'	N71°12'20"E	87.01'
C46	240.00'	26°52'02"	112.54'	N47°19'39"E	111.51'
C47	240.00'	18°19'57"	88.41'	N25°43'40"E	88.18'
CB3	50.00'	40°46'21"	35.59'	N38°48'23"E	34.83'
CB4	50.00'	22°27'25"	19.60'	N70°25'16"E	19.47'
C71	50.00'	63°3'46"	55.18'	N50°02'06"E	52.42'

### 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
- C1 CHORD BEARING
- CB CHORD DISTANCE
- CH CENTERLINE
- C/L CONCRETE MONUMENT EASEMENT
- FPL FLORIDA POWER & LIGHT
- LI 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
- PG. PAGE
- P.T. POINT OF TANGENCY
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- 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

PREPARED BY:  
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 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
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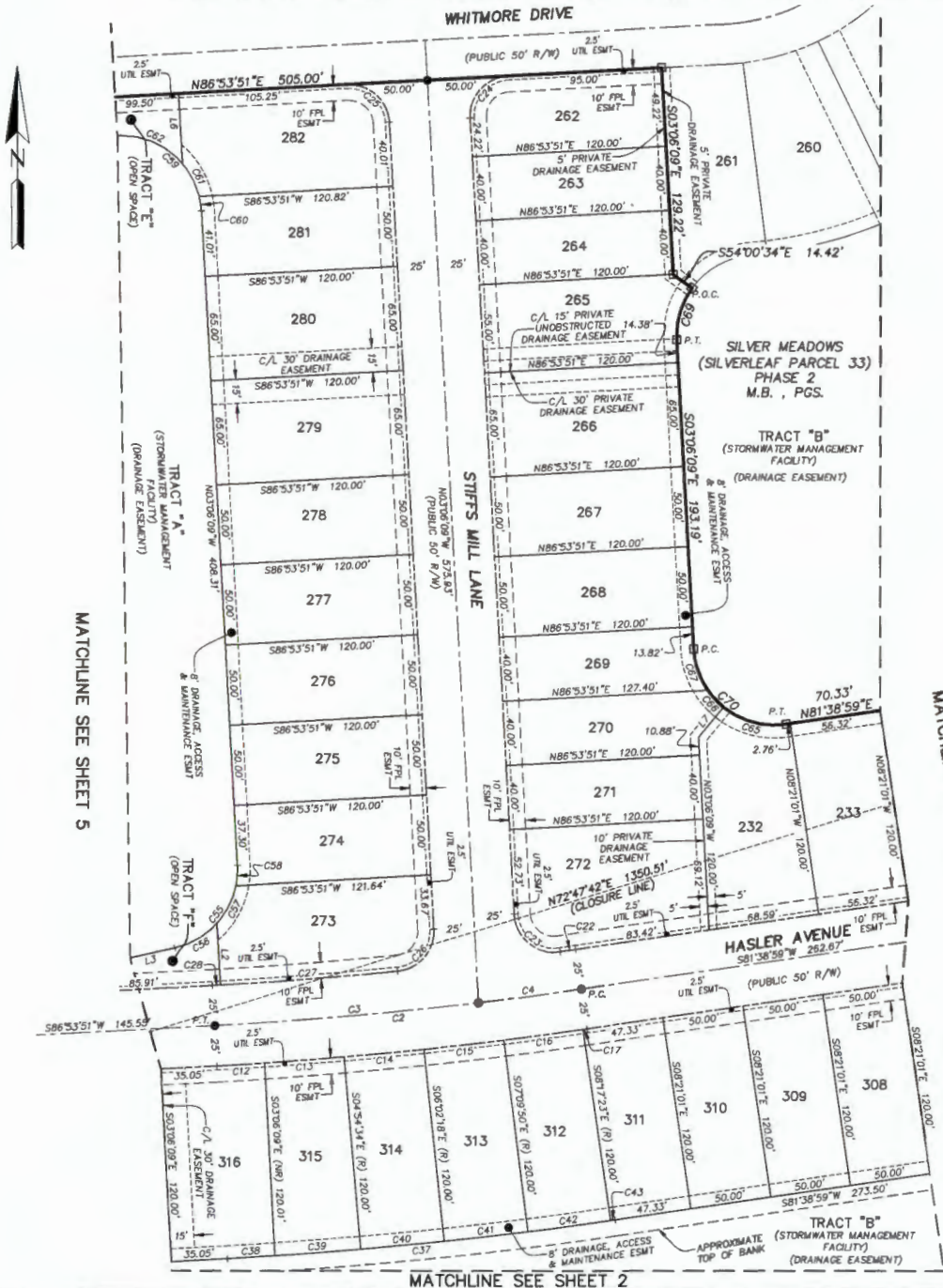
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SHEET 4 OF 5 SHEETS

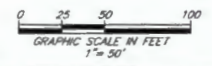
SEE SHEET 2 FOR NOTES



- LEGEND**
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  - MAP BOOK
  - POINT OF CURVATURE
  - PAGE
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  - PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RIGHT OF WAY
  - UTILITY
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	2500.00'	57°45'22"	228.98'	N84°16'25"E	228.90'
C3	2500.00'	3°46'18"	164.57'	N85°00'42"E	164.54'
C4	2500.00'	1°28'35"	64.41'	N82°23'16"E	64.41'
C12	2525.00'	0°40'47"	29.95'	N86°33'28"E	29.95'
C13	2525.00'	1°07'38"	49.68'	N85°39'15"E	49.68'
C14	2525.00'	1°07'44"	49.76'	N84°31'34"E	49.75'
C15	2525.00'	1°07'32"	49.61'	N83°23'56"E	49.61'
C16	2525.00'	1°07'32"	49.61'	N82°16'23"E	49.61'
C17	2525.00'	0°03'38"	2.67'	N81°40'48"E	2.67'
C22	2475.00'	0°13'35"	9.78'	N81°45'46"E	9.78'
C23	25.00'	95°01'17"	41.46'	S50°36'48"E	36.87'
C24	25.00'	89°59'39"	39.27'	S41°53'51"W	35.38'
C25	25.00'	90°00'00"	39.27'	N48°06'09"W	35.38'
C26	25.00'	87°19'21"	38.10'	N40°33'32"E	34.52'
C27	2475.00'	2°33'53"	110.79'	N85°30'09"E	110.78'
C28	2475.00'	0°06'46"	4.87'	N86°50'28"E	4.87'
C37	2645.00'	57°45'22"	242.26'	N84°16'25"E	242.18'
C38	2645.00'	0°38'56"	29.95'	N86°34'23"E	29.95'
C39	2645.00'	1°06'29"	53.47'	N85°40'11"E	53.46'
C40	2645.00'	1°07'44"	52.12'	N84°31'34"E	52.12'
C41	2645.00'	1°07'32"	51.96'	N83°23'56"E	51.96'
C42	2645.00'	1°07'32"	51.96'	N82°16'23"E	51.96'
C43	2645.00'	0°03'38"	2.80'	N81°40'48"E	2.80'
C55	50.00'	80°30'19"	70.25'	N37°09'01"E	64.62'
C56	50.00'	35°29'32"	30.97'	N59°39'24"E	30.48'
C57	50.00'	307°8'02"	26.44'	N26°45'37"E	26.14'
C58	50.00'	1°42'44"	12.84'	N04°15'13"E	12.80'
C59	50.00'	90°00'00"	78.54'	N48°06'09"W	70.71'
C60	50.00'	10°21'40"	9.04'	N08°16'59"W	9.03'
C61	50.00'	28°59'10"	23.55'	N28°57'23"W	23.33'
C62	50.00'	52°39'01"	48.95'	N66°46'34"W	44.39'
C65	50.00'	47°21'44"	41.33'	S74°40'09"E	40.16'
C66	50.00'	16°8'21"	14.23'	S42°50'06"E	14.18'
C67	50.00'	31°34'47"	27.58'	S18°53'32"E	27.21'
C69	50.00'	39°05'35"	34.12'	S16°26'39"W	33.46'
C70	50.00'	85°14'52"	83.12'	S50°43'35"E	73.87'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S03°12'55"E	38.67'
L3	N77°24'10"E	28.64'
L6	N03°08'09"W	43.67'
L7	N39°00'43"E	24.56'



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 5824

# SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 3

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR NOTES

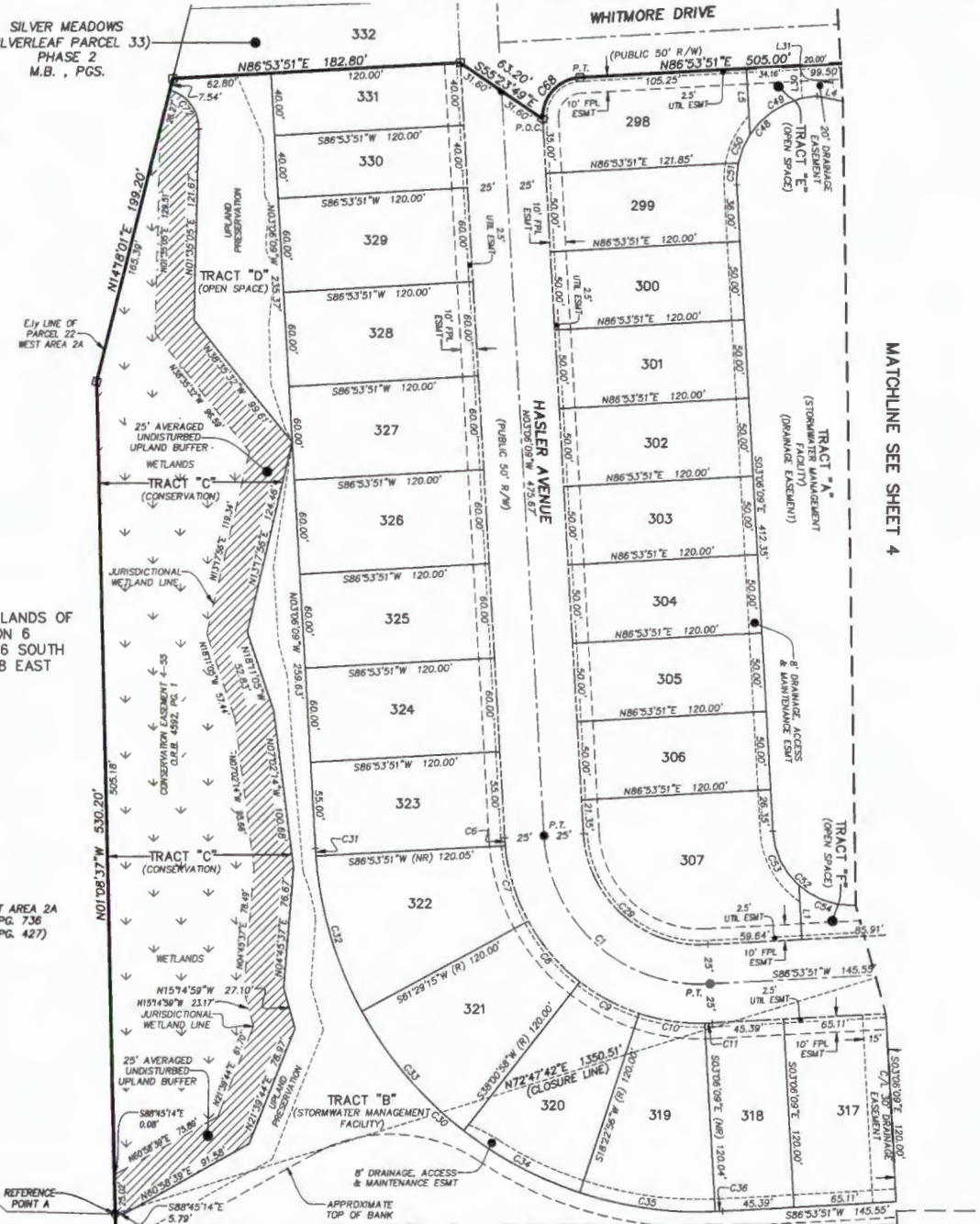
SILVER MEADOWS  
(SILVERLEAF PARCEL 33)  
PHASE 2  
M.B., PGS.



E/LY LINE OF  
PARCEL 22  
WEST AREA 2A

UNPLATTED LANDS OF  
SECTION 6  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST

PARCEL 22 WEST AREA 2A  
O.R.B. 5537, PG. 736  
(O.R.B. 5447, PG. 427)



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 2

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	100.00'	90°00'00"	157.08'	S48°06'09"E	141.42'
C6	125.00'	2°17'27"	5.00'	S04°14'32"E	5.00'
C7	125.00'	2°30'09"	50.44'	S16°57'10"E	50.10'
C8	125.00'	2°32'17"	51.21'	S40°14'54"E	50.85'
C9	125.00'	19°38'02"	42.83'	S81°48'03"E	42.63'
C10	125.00'	19°18'01"	42.14'	S81°16'35"E	41.84'
C11	125.00'	2°10'03"	4.73'	N87°38'33"E	4.73'
C29	75.00'	90°00'00"	117.81'	S48°06'09"E	106.07'
C30	245.00'	90°00'00"	384.85'	S48°06'09"E	346.48'
C31	245.00'	1°10'07"	5.00'	S03°41'12"E	5.00'
C32	245.00'	2°41'28"	103.68'	S16°23'30"E	102.89'
C33	245.00'	2°32'17"	100.37'	S40°14'54"E	99.67'
C34	245.00'	19°38'02"	83.96'	S81°48'03"E	83.55'
C35	245.00'	20°22'44"	87.14'	S81°48'26"E	86.68'
C36	245.00'	1°06'20"	4.73'	N87°27'02"E	4.73'
C48	34.00'	90°00'00"	84.82'	S41°53'51"W	76.37'
C49	54.00'	54°06'42"	51.00'	S59°50'30"W	49.12'
C50	54.00'	20°51'44"	18.66'	S22°21'17"W	19.55'
C51	54.00'	15°01'34"	14.16'	S04°24'38"W	14.12'
C52	50.00'	90°00'00"	78.54'	S48°06'09"E	70.71'
C53	50.00'	45°00'00"	39.27'	S25°38'09"E	38.27'
C54	50.00'	45°00'00"	39.27'	S70°38'09"E	38.27'
C68	25.00'	90°00'00"	39.27'	N41°53'51"E	35.36'
C72	25.00'	76°57'28"	33.43'	N36°43'39"W	31.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°06'09"E	34.64'
L4	S79°03'58"E	18.49'
L5	N03°06'09"W	42.34'
L30	N03°06'09"W	20.86'
L31	N03°06'09"W	22.60'

- 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
  - C1 TABULATED CURVE DATA
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - CL 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
  - MAP BOOK
  - M.B. MAP BOOK
  - P.C. POINT OF CURVATURE
  - PG. 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
  - UTL UTILITY
  - △ CENTRAL ANGLE
  - ④ SHEET REFERENCE NUMBER
  - - - MATCHLINE



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