

RESOLUTION NO. 2024-61
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SEABROOK VILLAGE PHASE 2.

WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Seabrook Village Phase 2.

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 \$4,038,712.86 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$2,044,369.98 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.

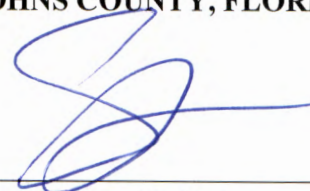
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for

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.

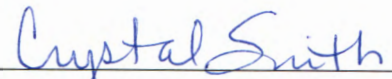
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of February, 2024.

**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



SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 25 SHEETS

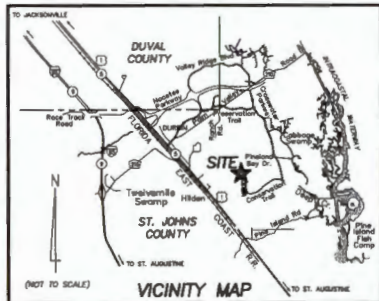
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 12, Township 5 South, Range 28 East together with a portion of Sections 6, 7 and 18, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

From said Point of Beginning, commence at the Northwestly of Palm Crest at Nocua, a plat recorded in Map Book 116, pages 56 through 68, of the Public Records of said county thence South 02°32'57" West, along the Westerly line of said plat, 1594.66 feet to the Northeastly corner of Seabrook Village Phase 1, a plat recorded in Map Book 117, pages 1 through 18, of said Public Records; thence South 77°31'20" West, along the Northeastly line of said Seabrook Village Phase 1, a distance of 396.37 feet to a point on a non-tangent curve concave Easterly having a radius of 740.00 feet; thence Northerly, departing said Northerly line and along the arc of said curve, through a central angle of 10°49'40", an arc length of 139.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°03'50" West, 139.84 feet; thence North 01°39'00" West, 286.95 feet to the point of curvature of a curve concave Westerly having a radius of 720.00 feet; thence Northerly along the arc of said curve, through a central angle of 17°03'39", an arc length of 214.39 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°10'50" West, 213.60 feet; thence North 18°42'39" West, 364.27 feet to the point of curvature of a curve concave Southwestly having a radius of 860.00 feet; thence Northwestly along the arc of said curve, through a central angle of 39°59'54", an arc length of 387.62 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°32'26" West, 379.93 feet; thence Northwestly along the arc of a curve concave Northerly having a radius of 640.00 feet, through a central angle of 47°36'13", an arc length of 531.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 34°34'07" West, 516.58 feet; thence North 10°46'00" West, 560.86 feet to the point of curvature of a curve concave Easterly having a radius of 1040.00 feet; thence Northerly along the arc of said curve, through a central angle of 16°05'00", an arc length of 291.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°43'30" West, 290.98 feet; thence North 05°19'00" East, 109.50 feet to the point of curvature of a curve concave Westerly having a radius of 960.00 feet; thence Northerly along the arc of said curve, through a central angle of 30°13'00", an arc length of 506.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 08°47'30" West, 500.44 feet; thence South 65°06'00" West, along a non-tangent line, 880.45 feet; thence North 02°37'07" West, 282.55 feet; thence North 23°16'14" West, 2439.39 feet to a point lying on the Westerly line of Palm Breeze Mitigation Area, as described and recorded in Official Records Book 4271, page 1981, of said Public Records; thence North 14°34'15" West, along said Westerly line, 873.83 feet to the Northwestly corner thereof; thence North 45°43'30" East, along the Northerly line of said Palm Breeze Mitigation Area, 261.41 feet; thence North 02°06'47" East, departing said Northerly line, 262.74 feet to a point lying on the Southerly line of Section 1, of said Township 5 South, Range 28 East; thence North 89°12'31" East, along said Southerly line, 224.51 feet to the Southeastly corner thereof; thence North 01°10'10" West, along the Easterly line of said Section 1, a distance of 117.36 feet; thence Due East, departing said Easterly line, 1159.37 feet; thence South 19°43'38" East, 2688.68 feet to a point lying on the Westerly line of Greenway Mitigation Area "A", as described and recorded in Official Records Book 2629, page 721, of said Public Records; thence South 18°27'05" East, along said Westerly line, 1299.67 feet to the Southwestly corner thereof; thence South 20°30'14" East, 1360.95 feet to the Point of Beginning.

Containing 203.39 acres, more or less.



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Seabrook Village Phase 2 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2023. 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

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 stated this _____ day of _____, 2023.

Andree Q. Knappert
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6511

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4021, Page 1029, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Witness _____

Printed Name _____

Witness _____

Printed Name _____

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee
By: Talamato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: Richard T. Roy
Chair

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Richard T. Roy, Chair of the Talamato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Florida at Large

Printed Name _____

My Commission Expires _____
Commission Number _____

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Seabrook Village Phase 2 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2023.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Seabrook Village Phase 2 has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2023.

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 _____, 2023.

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

Witness _____

Print Name _____

Witness _____

Print Name _____

OWNER

Talamato Community Development District
a local unit of special-purpose government
established pursuant to Chapter 190, Florida Statutes

By: Richard T. Roy
Chair

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Richard T. Roy, Chair of Talamato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the Talamato Community Development District, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of _____
My Commission Expires _____
Commission Number _____

Printed Name _____

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 _____, 2023.

Donald A. Bradshaw, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 5513

ADOPTION AND DEDICATION

This is to certify that Sonac Company, LLC, a Delaware limited liability company and Talamato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Owners"), are the lawful owners of the lands described in the caption shown hereon which shall hereafter be known as SEABROOK VILLAGE PHASE 2, and have 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.

The road right of ways shown on this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, sidewalks, and drainage improvements which are now or hereafter constructed thereon.

All drainage easements and unobstructed drainage, 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.

Tract "C" (Open Space), Tracts "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S" and "T" (Landscape, Open Space & Drainage), Tracts "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KK", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ"

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 Owners, their successors and assigns. The undersigned Owners retain the obligation for maintenance of these privately owned easements; provided however, the undersigned Owners reserve 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.

Those easements designated as "2.5' Access 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.

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 Owners, their successors and assigns; provided however, the undersigned Owners reserve 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 Owners, their successors and assigns, as a landscape buffer for the adjacent pump station.

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

Owners, their 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, at 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 "FPL Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. The "2.5' Access Easements" are for accessing the "FPL Easements" to maintain, repair and replace the electric utility improvements located within those easements, together with the right to cross over and under the "2.5' Access Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "2.5' Access Easements" paralling the easement property without the written consent of the Owner, its successors and assigns. 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 Owners have caused this plat and dedication to be executed by their duly elected officers, acting by and with the authority of its board of directors.

Witness _____

Printed Name _____

Witness _____

Printed Name _____

Witness _____

Printed Name _____

OWNER
Sonac Company, LLC
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Sonac Company, 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 Florida at Large
My Commission expires _____
Commission Number _____

Printed Name _____

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

SEABROOK VILLAGE PHASE 2

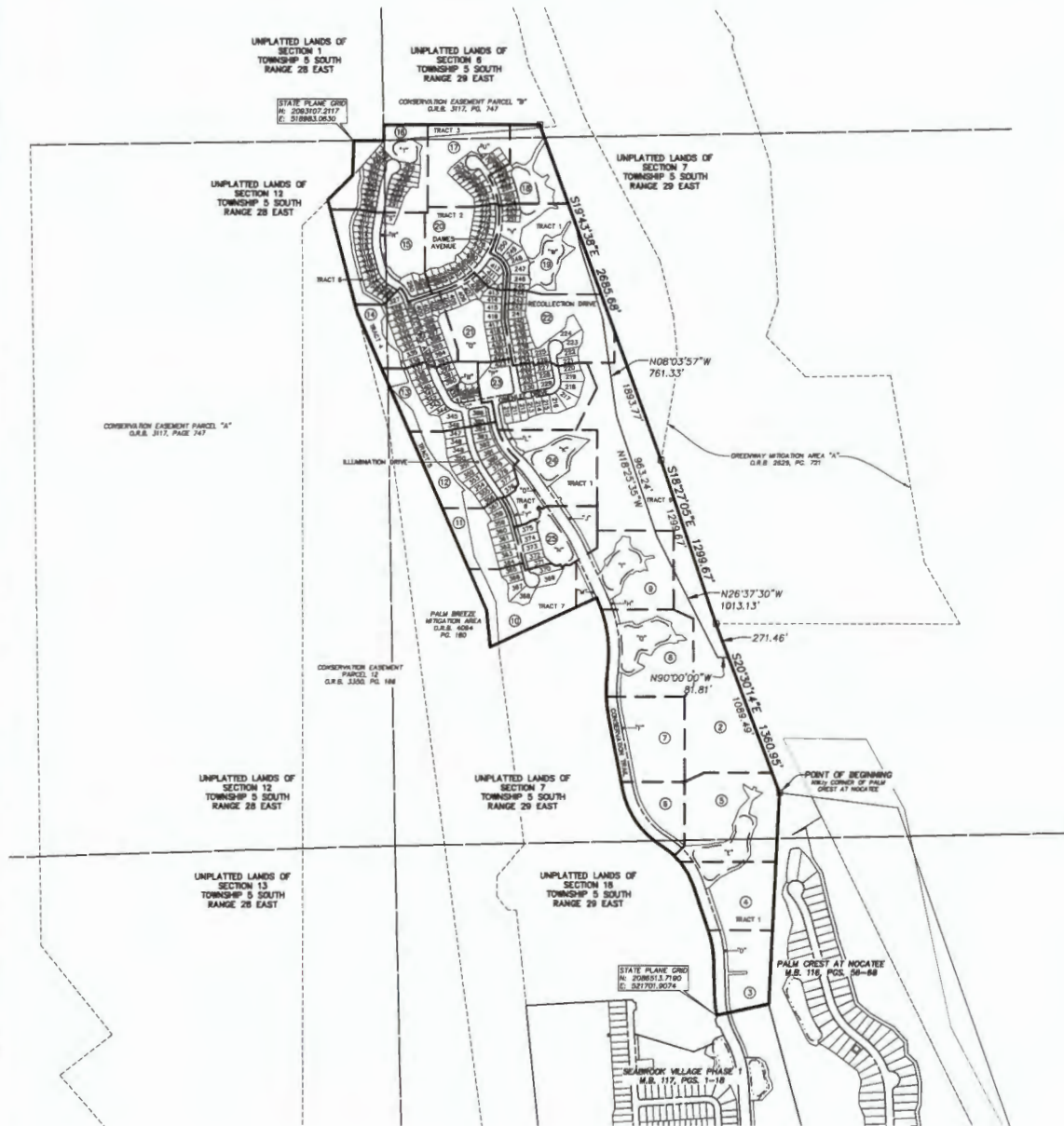
BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 25 SHEETS

NOTES

- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the westerly line of Palm Crest at Nocatee as being South 02°52'37" West.
- 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 plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanting in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
- Pursuant to the provisions of Section 177.091(28), Florida Statutes, all plotted 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' Access Easements" are reserved for the benefit, on a non-exclusive basis, for the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
- Tracts 1, 2, 3, 4, 5, 6, 7, 8 and 9 are 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:
 - 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 unsightly 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 uses, 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 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 measures unless otherwise noted.
- Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979, Official Records Book 3303, page 571, Official Records Book 3872, Page 914 and Official Records Book 5232, page 1500 of the Public Records of St. Johns County, Florida. (blanket in nature)



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
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
N/T	NON-TANGENT
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL-E	FLORIDA POWER & LIGHT EASEMENT
AE	ACCESS EASEMENT
ESMT	EASEMENT
NAD83	NORTH AMERICAN VERTICAL DATUM
—	STREET NAME CHANGE POINT
---	MATCHLINE
①	SHEET REFERENCE NUMBER



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

SEABROOK VILLAGE PHASE 2

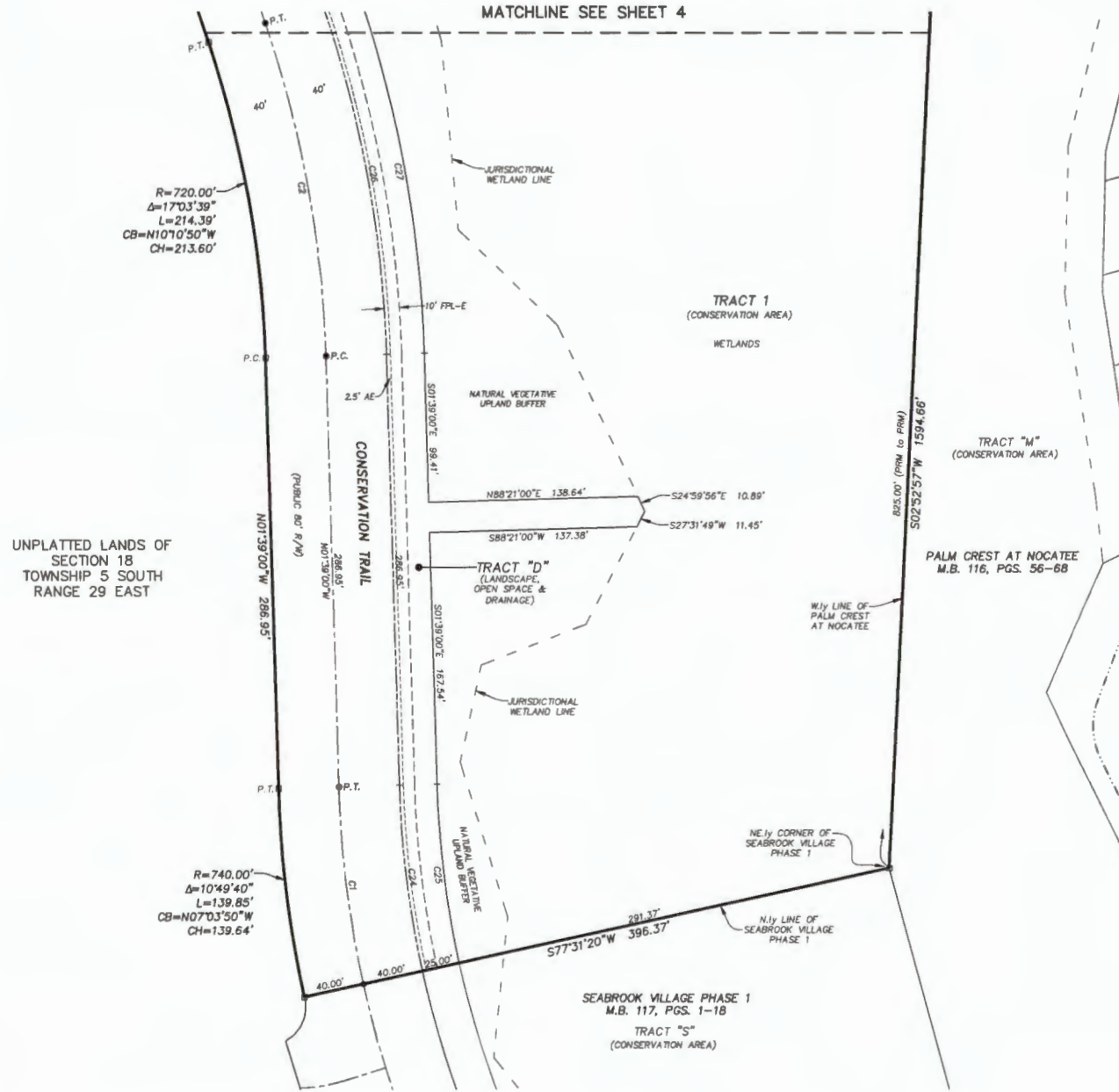
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MAP BOOK PAGE

SHEET 3 OF 25 SHEETS

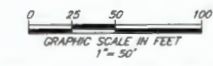
SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 4



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	700.00'	10°49'40"	132.29'	N07°03'50"W	132.09'
C2	780.00'	17°03'39"	226.31'	N10°10'50"W	225.47'
C24	660.00'	10°49'40"	124.73'	S07°03'50"E	124.54'
C25	635.00'	10°49'40"	120.00'	S07°03'50"E	119.82'
C26	800.00'	17°03'39"	238.22'	N10°10'50"W	237.34'
C27	825.00'	17°03'39"	245.66'	N10°10'50"W	244.75'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, 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
 - 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.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - TABLET CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - |— STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

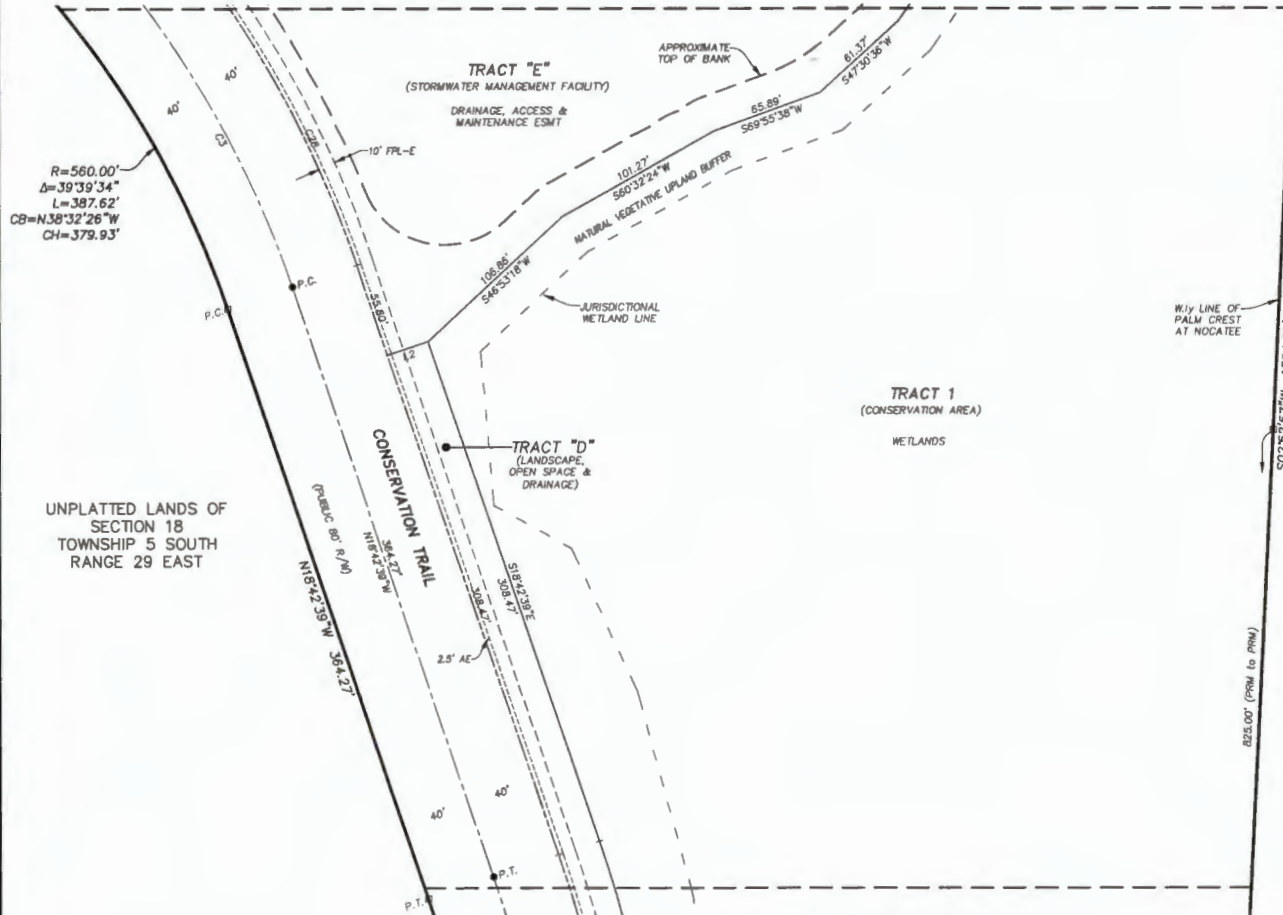
MAP BOOK PAGE

SHEET 4 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 5

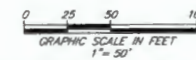


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	600.00'	39°39'34"	415.31'	N38°32'26"W	407.07'
C2B	640.00'	26°34'20"	300.54'	N32°09'50"W	297.78'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S71°17'21"W	25.00'

- 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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 - CONCRETE MONUMENT
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 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
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 - P.C. POINT OF CURVATURE
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 - P.C. PAGE
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 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

MATCHLINE SEE SHEET 3



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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 5 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L3	S73°17'27"E	9.08'
L4	N16°06'29"E	25.00'
L5	S73°17'27"E	25.00'
L8	S16°06'29"W	25.00'

UNPLATTED LANDS OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 29 EAST

POINT OF BEGINNING NW 1/4 CORNER OF PALM CREST AT NOCATEE

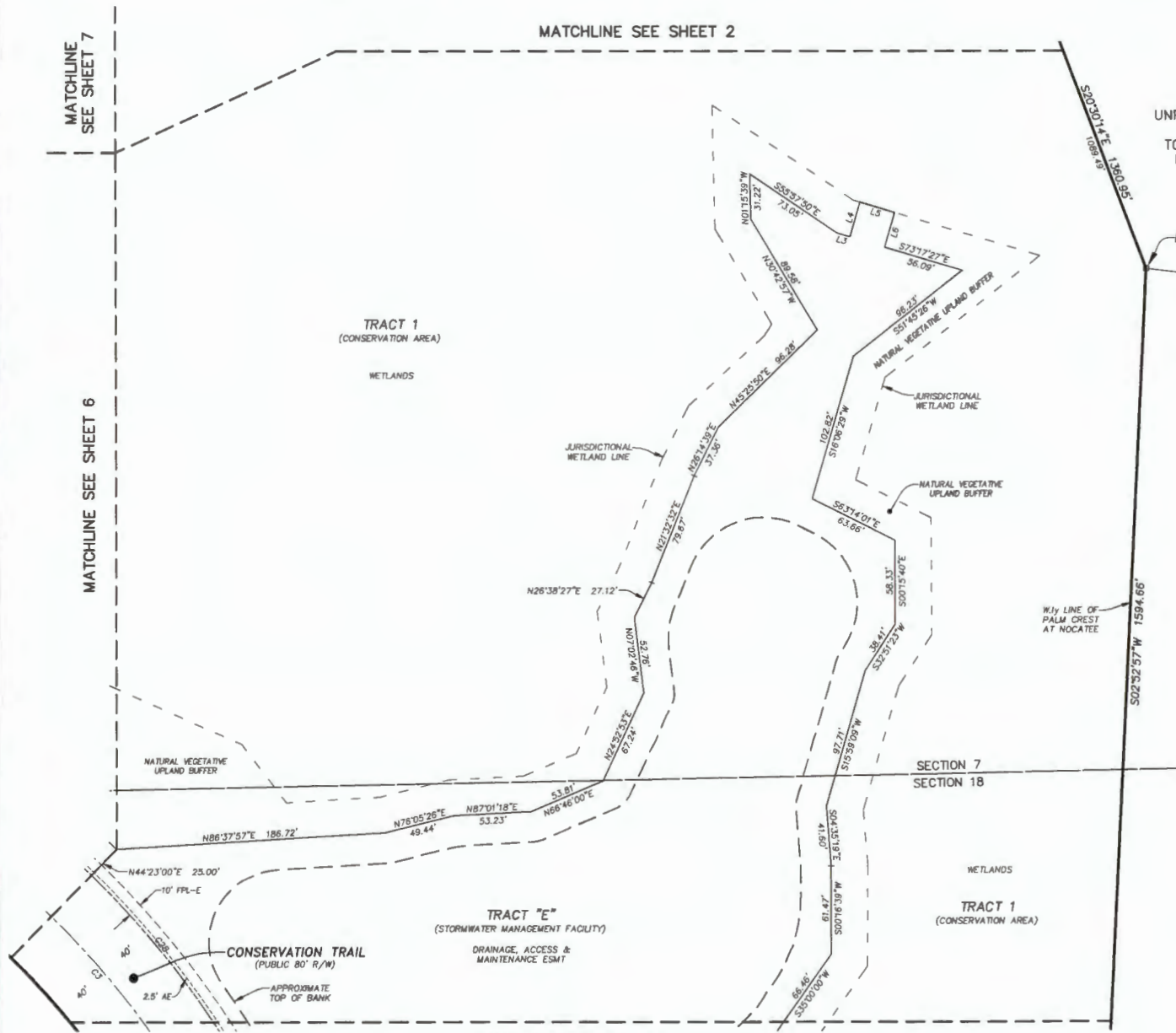
TRACT "M" (CONSERVATION AREA) PALM CREST AT NOCATEE M.B. 116, PGS. 56-68



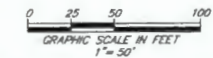
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	600.00'	39°38'34"	415.31'	N38°32'26"W	407.07'
C2B	640.00'	26°54'20"	300.54'	N32°09'50"W	297.78'

LEGEND

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- R. RADIUS
- Δ CENTRAL ANGLE
- L. ARC LENGTH
- CB. CHORD BEARING
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- M.B. MAP BOOK
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- AE ACCESS EASEMENT
- ESMT. EASEMENT
- NAD. NORTH AMERICAN VERTICAL DATUM
- -|- STREET NAME CHANGE POINT
- - - - MATCHLINE
- (3) SHEET REFERENCE NUMBER



MATCHLINE SEE SHEET 4



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SEABROOK VILLAGE PHASE 2

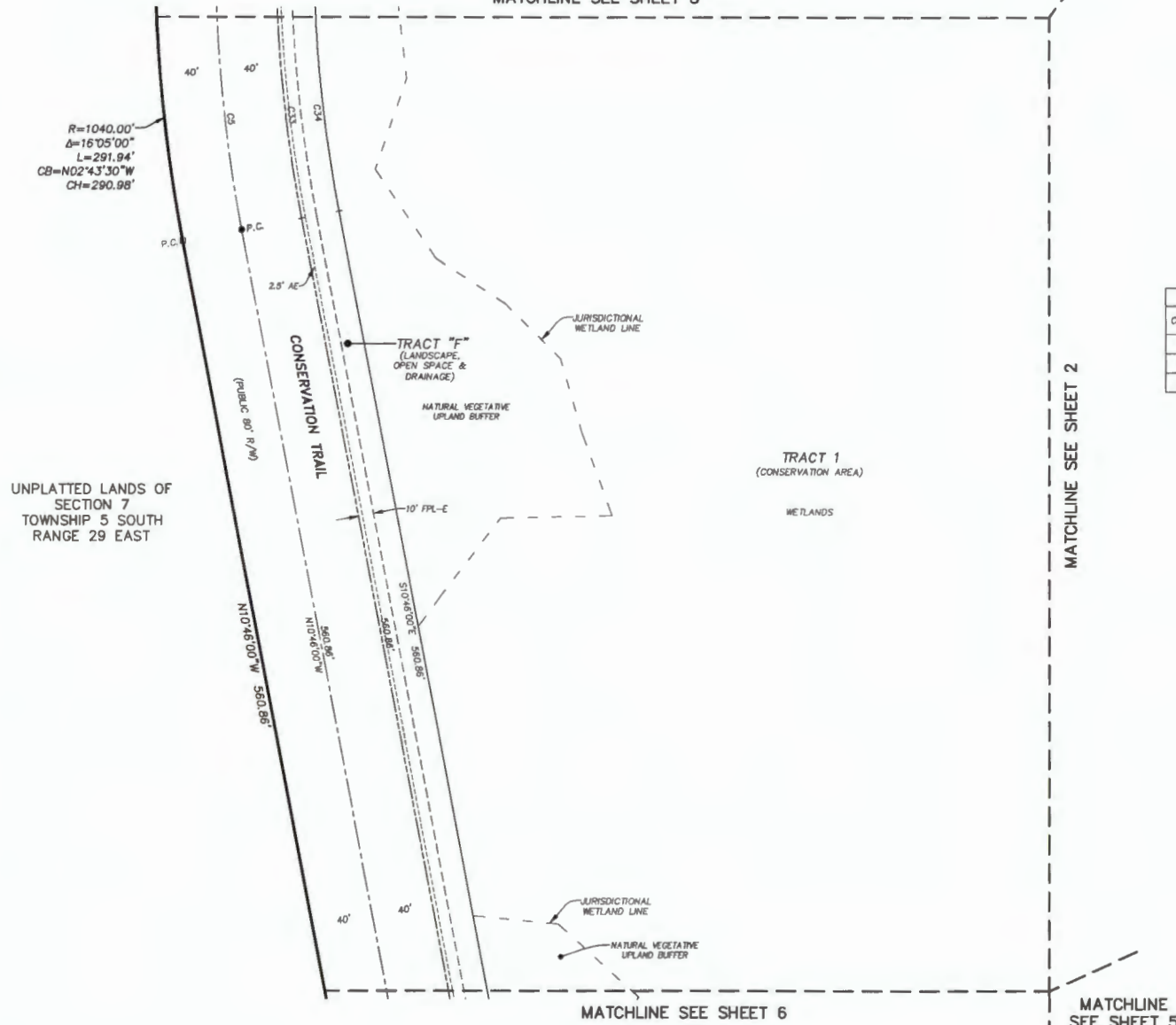
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MAP BOOK PAGE

SHEET 7 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 8



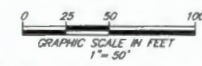
UNPLATTED LANDS OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 29 EAST

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 5

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1000.00'	16°05'00"	280.71'	N02°43'30"W	279.79'
C33	960.00'	16°05'00"	268.48'	S02°43'30"E	268.59'
C34	935.00'	16°05'00"	262.46'	S02°43'30"E	261.60'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
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 - R. RADIUS
 - Δ. CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
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 - P.T. POINT OF TANGENCY
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 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E. FLORIDA POWER & LIGHT EASEMENT
 - AE. ACCESS EASEMENT
 - EASMT. EASEMENT
 - NAD. NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
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JACKSONVILLE, FL 32258 (904) 642-8550
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SEABROOK VILLAGE PHASE 2

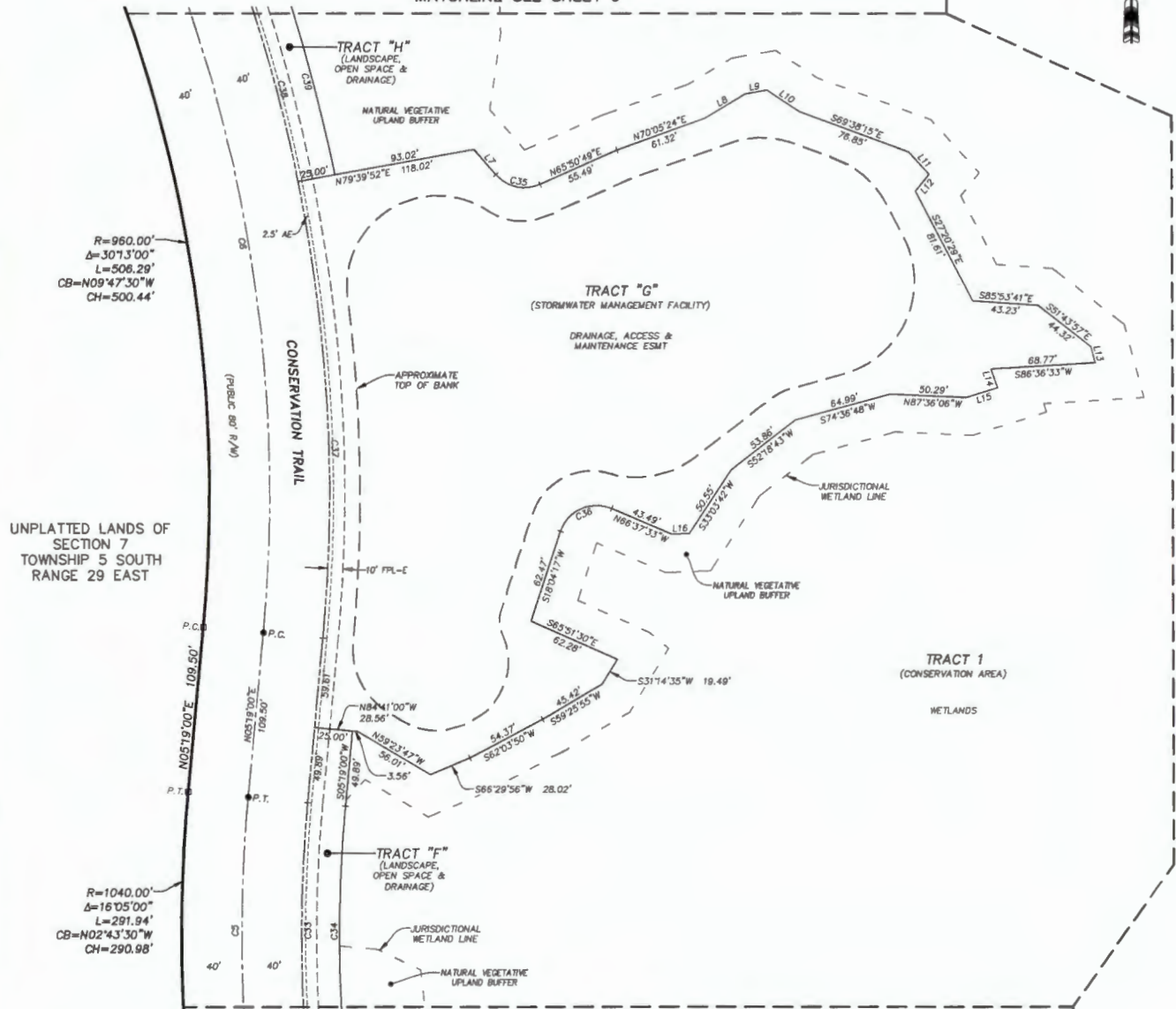
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MAP BOOK PAGE

SHEET 8 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 9



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1000.00'	16°05'00"	280.71'	N02°43'30"W	278.79'
C6	1000.00'	30°13'00"	527.38'	N09°47'30"W	521.29'
C33	960.00'	16°05'00"	268.48'	S02°43'30"E	268.59'
C34	935.00'	16°05'00"	262.46'	S02°43'30"E	261.60'
C35	25.00'	73°22'57"	32.02'	S77°27'42"E	29.68'
C36	25.00'	95°18'10"	41.58'	S65°43'22"W	36.95'
C37	1040.00'	18°45'15"	304.11'	N03°03'37"W	303.03'
C38	1040.00'	10°28'33"	190.15'	N16°40'31"W	188.88'
C39	1065.00'	10°44'36"	199.70'	N16°47'00"W	199.40'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S40°48'14"E	21.89'
L8	N58°38'37"E	31.23'
L9	N80°08'32"E	15.00'
L10	S59°10'04"E	25.37'
L11	S42°15'48"E	20.05'
L12	S38°34'21"W	14.37'
L13	S14°41'51"E	11.18'
L14	S19°05'18"E	13.18'
L15	S72°38'08"W	21.11'
L16	S87°46'42"W	11.12'

UNPLATTED LANDS OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 29 EAST

MATCHLINE SEE SHEET 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, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - CH POINT OF CURVATURE
 - P.C. POINT OF CURVATURE
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 - M.B. MAP BOOK
 - PS PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - +—+—+ STREET NAME CHANGE POINT
 - - - - - MATCHLINE
 - ① SHEET REFERENCE NUMBER

MATCHLINE SEE SHEET 7



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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SEABROOK VILLAGE PHASE 2

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MAP BOOK PAGE

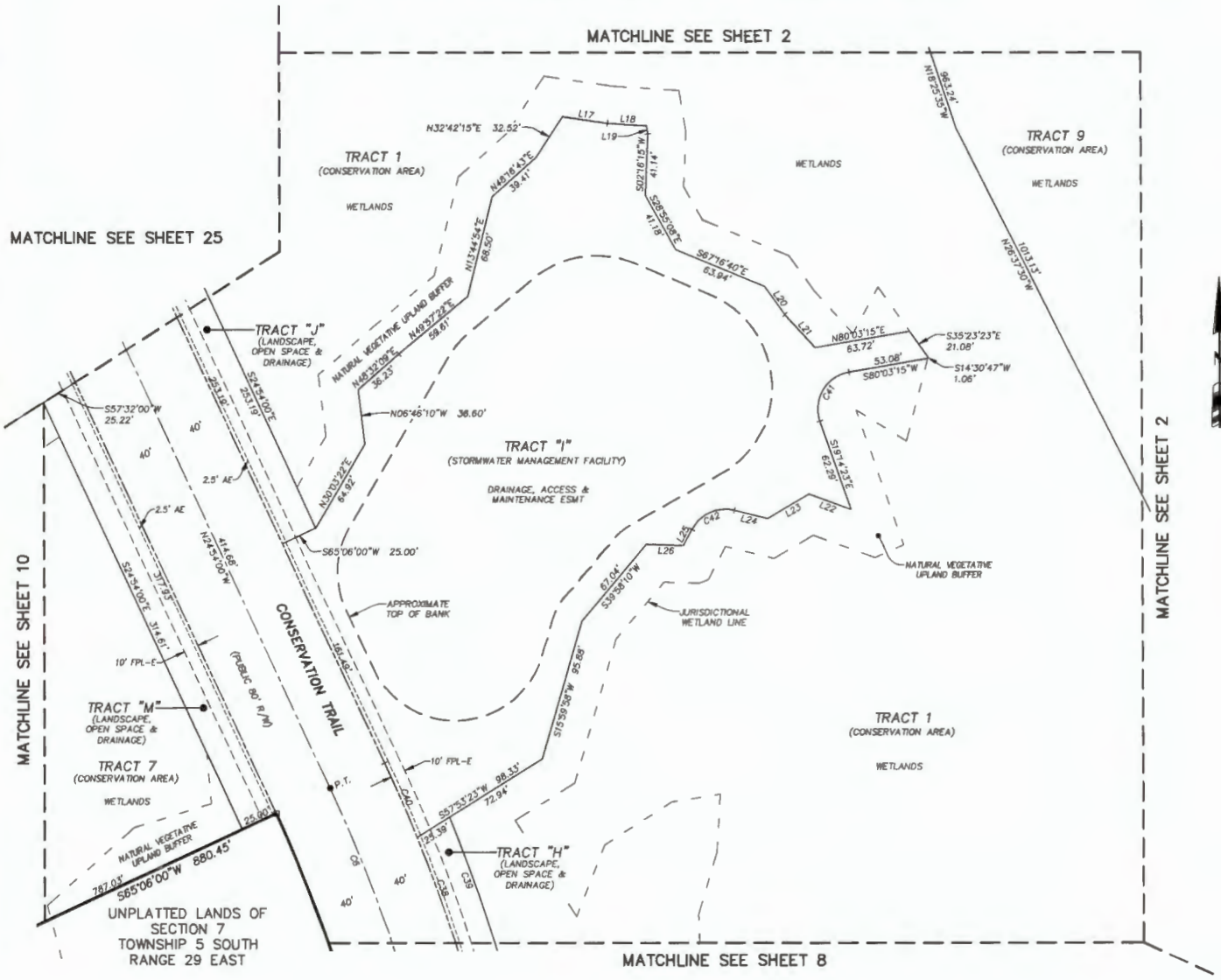
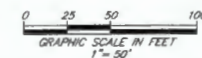
SHEET 9 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1000.00'	301°3'00"	527.36'	N09°47'30"W	521.29'
C38	1040.00'	10°28'33"	190.15'	N16°40'31"W	189.88'
C39	1065.00'	10°44'36"	199.70'	N16°47'00"W	199.40'
C40	1040.00'	2°59'13"	54.22'	N23°24'24"W	54.21'
C41	25.00'	89°17'38"	43.33'	S30°24'26"W	38.10'
C42	25.00'	78°26'51"	33.36'	S85°40'41"W	30.84'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S81°39'47"E	30.02'
L18	S86°10'46"E	26.05'
L19	S09°16'59"E	5.60'
L20	S35°40'09"E	23.19'
L21	S42°13'37"E	29.90'
L22	N70°06'28"W	29.51'
L23	S59°26'41"W	32.00'
L24	N76°05'54"W	22.87'
L25	S27°27'15"W	12.09'
L26	N88°15'28"W	24.51'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - 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
 - CD CHORD DISTANCE
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 - L1 TABULATED LINE DATA
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 - C/L CENTERLINE
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 - PL PAGE
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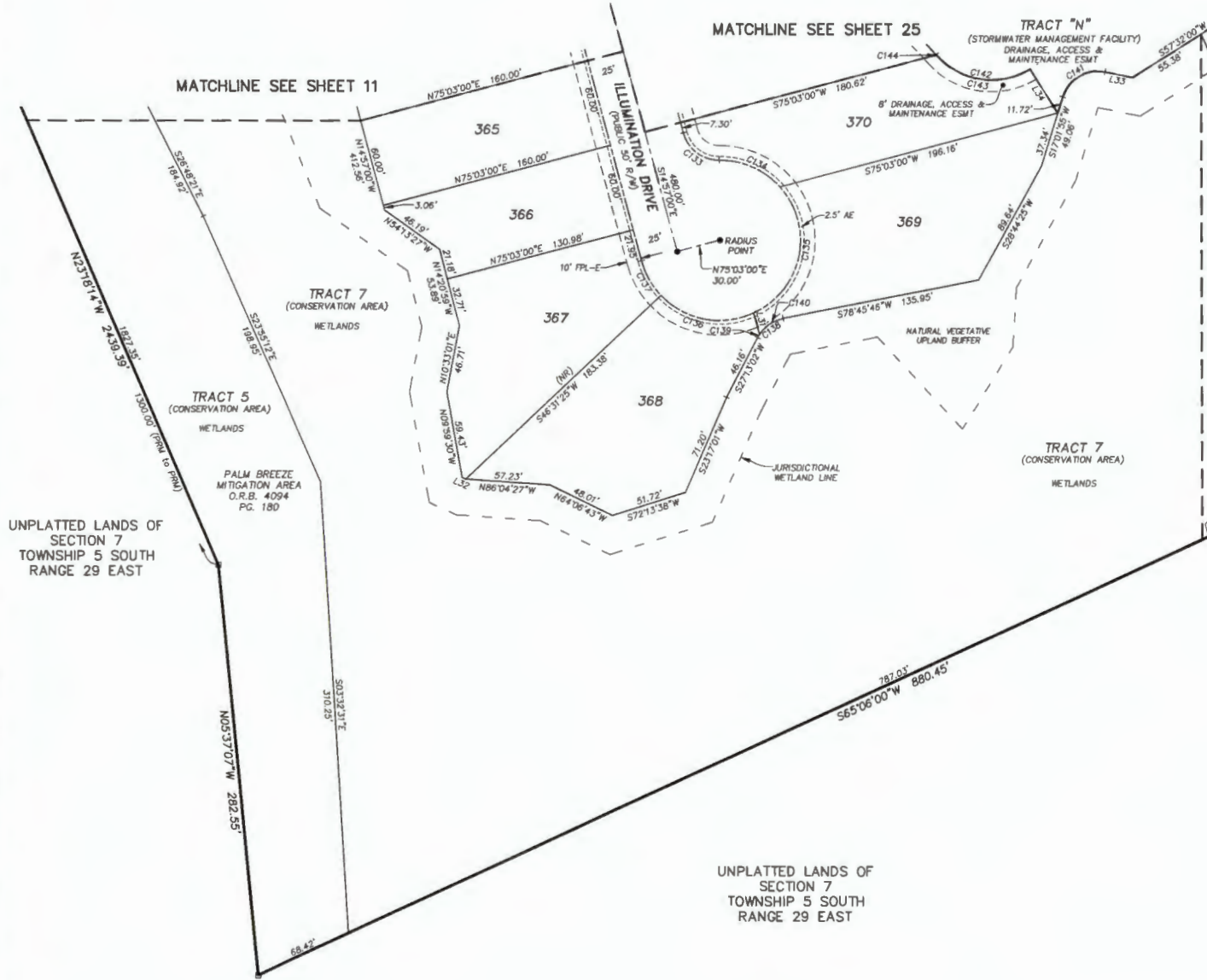
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BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 10 OF 25 SHEETS

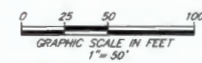
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C133	25.00'	75°31'21"	32.95'	S52°42'40"E	30.62'
C134	55.00'	48°48'09"	48.82'	N66°05'16"W	45.41'
C135	55.00'	106°48'28"	102.53'	N11°42'02"E	88.31'
C136	55.00'	71°22'44"	68.52'	S79°12'22"E	84.17'
C137	55.00'	28°34'00"	27.42'	S29°14'00"E	27.14'
C138	25.00'	51°32'44"	22.49'	S52°59'24"W	21.74'
C139	25.00'	6°00'18"	2.62'	S30°13'11"W	2.62'
C140	25.00'	45°32'26"	19.87'	S55°59'33"W	19.35'
C141	25.00'	84°32'58"	36.89'	S59°18'24"W	33.63'
C142	50.00'	80°57'53"	70.68'	S81°16'04"E	64.92'
C143	50.00'	80°41'03"	70.41'	S81°24'29"E	64.73'
C144	50.00'	0°24'30"	0.24'	S40°55'32"E	0.24'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S15°24'26"E	15.08'
L32	N65°39'13"W	2.78'
L33	N78°25'07"W	19.47'
L34	N31°45'00"W	35.67'

- LEGEND**
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 - CD. CHORD DISTANCE
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 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CI. TABULATED CURVE DATA
 - LI. TABULATED LINE DATA
 - R/W. RIGHT OF WAY
 - C/L. CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - D.R.B. OFFICIAL RECORDS BOOK
 - FLR-E. FLORIDA POWER & LIGHT EASEMENT
 - AE. ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - +— STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ⑩ SHEET REFERENCE NUMBER



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

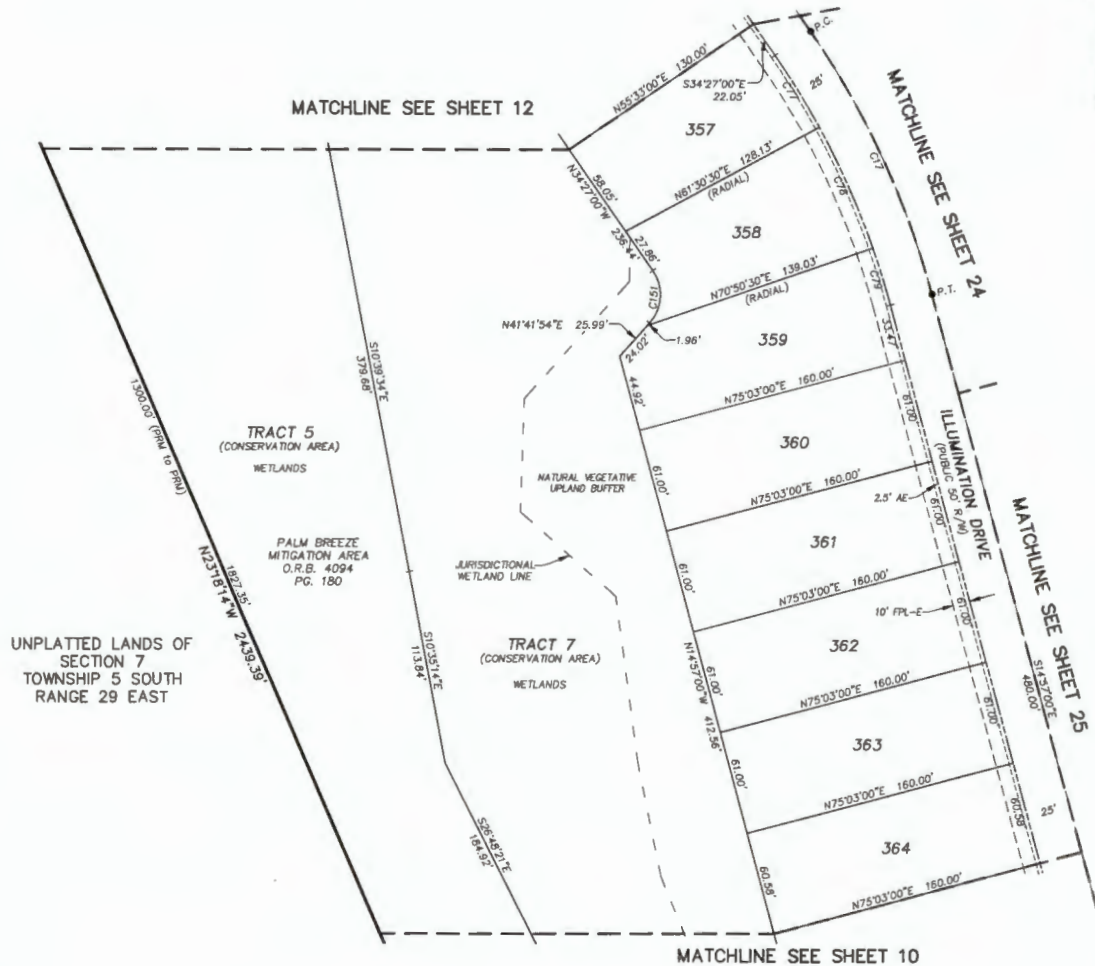
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 11 OF 25 SHEETS

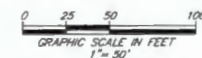
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	500.00'	19°30'00"	170.17'	S24°42'00"E	169.35'
C77	475.00'	5°57'30"	48.40'	N31°28'15"W	49.37'
C78	475.00'	9°20'00"	77.38'	N23°49'30"W	77.29'
C79	475.00'	47°2'30"	34.89'	N17°03'15"W	34.88'
C151	25.00'	76°08'54"	33.23'	N03°37'27"E	30.83'

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
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- CT TABULATED CURVE DATA
- LT TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PL. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL-E FLORIDA POWER & LIGHT EASEMENT
- AE ACCESS EASEMENT
- ESMT. EASEMENT
- NAVO NORTH AMERICAN VERTICAL DATUM
- +— STREET NAME CHANGE POINT
- - - MATCHLINE
- ③ SHEET REFERENCE NUMBER



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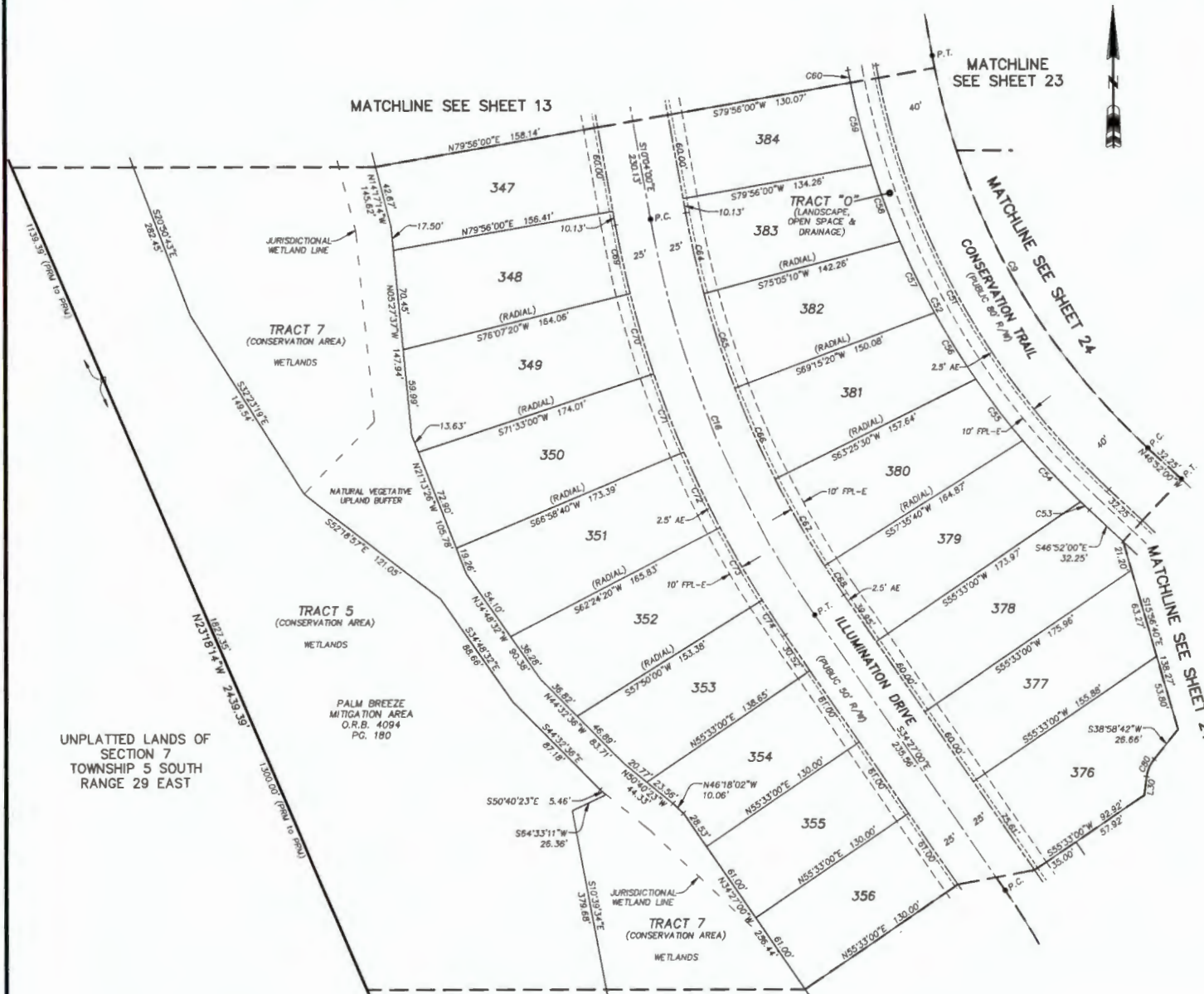
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 12 OF 25 SHEETS

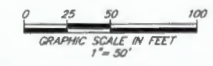
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	500.00'	38°48'00"	321.14'	N28°28'00"W	315.65'
C16	715.00'	24°23'00"	304.28'	S22°15'30"E	301.99'
C51	540.00'	36°48'00"	346.83'	S28°28'00"E	340.90'
C52	560.00'	36°48'00"	359.68'	S28°28'00"E	353.53'
C53	560.00'	0°52'46"	8.59'	S46°25'37"E	8.59'
C54	560.00'	6°04'28"	59.36'	S42°37'01"E	59.34'
C55	560.00'	5°33'16"	54.29'	S37°08'11"E	54.27'
C56	560.00'	5°36'07"	55.08'	S31°32'30"E	55.06'
C57	560.00'	5°43'08"	55.89'	S25°51'54"E	55.87'
C58	560.00'	5°31'46"	57.31'	S20°04'27"E	57.28'
C59	560.00'	6°08'24"	60.18'	S14°03'50"E	60.15'
C60	560.00'	0°53'08"	8.88'	S10°31'34"E	8.88'
C64	690.00'	4°30'30"	38.37'	S12°29'25"E	38.36'
C65	690.00'	5°48'30"	70.22'	S17°49'45"E	70.19'
C66	690.00'	5°48'30"	70.22'	S23°39'35"E	70.19'
C67	690.00'	5°48'30"	70.22'	S29°29'25"E	70.19'
C68	690.00'	2°02'40"	24.62'	S33°25'40"E	24.62'
C69	740.00'	3°48'40"	49.22'	S11°58'20"E	49.21'
C70	740.00'	4°34'20"	59.05'	S16°09'50"E	59.04'
C71	740.00'	4°34'20"	59.05'	S20°44'10"E	59.04'
C72	740.00'	4°34'20"	59.05'	S25°18'30"E	59.04'
C73	740.00'	4°34'20"	59.05'	S29°52'50"E	59.04'
C74	740.00'	2°17'00"	29.49'	S33°16'30"E	29.49'
C80	25.00'	31°07'27"	13.58'	S23°24'59"W	13.41'

- 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
 - 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
 - OB ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
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 - +— STREET NAME CHANGE POINT
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LINE TABLE		
LINE	BEARING	LENGTH
L.30	S07°51'15"W	13.33'



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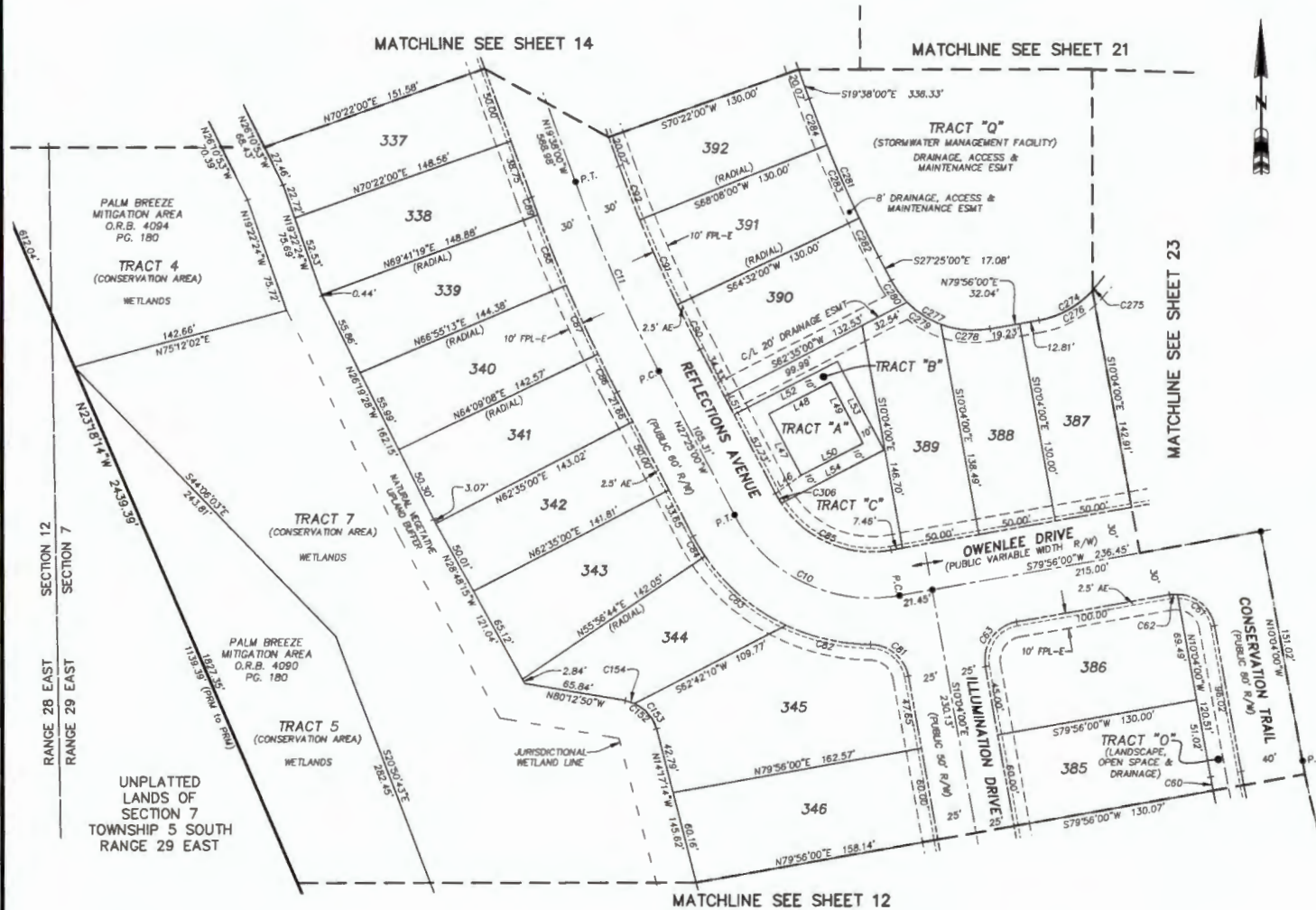
SEABROOK VILLAGE PHASE 2

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MAP BOOK PAGE

SHEET 13 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

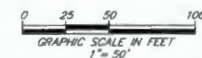


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	100.00'	72°39'00"	126.80'	N83°44'30"W	118.47'
C11	985.00'	7°47'00"	133.81'	N23°31'30"W	133.70'
C60	560.00'	0°55'08"	8.98'	S10°31'34"E	8.98'
C61	25.00'	78°27'47"	34.24'	N49°17'53"W	31.62'
C62	25.00'	11°32'13"	5.03'	S85°42'07"W	5.03'
C63	25.00'	90°00'00"	39.27'	S34°58'00"W	33.36'
C81	25.00'	79°23'03"	34.84'	N49°45'32"W	31.62'
C82	130.00'	24°38'47"	55.92'	S77°07'40"E	55.49'
C83	130.00'	30°43'00"	89.77'	S49°25'46"E	88.94'
C84	130.00'	8°38'16"	15.08'	S30°44'08"E	15.05'
C85	70.00'	86°41'21"	81.48'	S66°43'19"E	76.95'
C86	1015.00'	1°34'08"	27.79'	S26°37'56"E	27.79'
C87	1015.00'	2°48'05"	49.04'	S24°27'49"E	49.03'
C88	1015.00'	2°48'05"	49.04'	S21°41'44"E	49.03'
C89	1015.00'	0°40'41"	12.01'	S19°58'21"E	12.01'
C90	955.00'	1°57'00"	32.50'	S26°26'30"E	32.50'
C91	955.00'	3°36'00"	60.00'	S23°40'00"E	59.99'
C92	955.00'	2°14'00"	37.22'	S20°45'00"E	37.22'
C152	25.00'	65°55'36"	28.77'	N47°15'02"W	27.21'
C153	25.00'	50°52'27"	22.20'	N39°43'28"W	21.48'
C154	25.00'	15°03'09"	6.57'	N72°41'16"W	6.55'
C274	60.00'	40°08'23"	42.00'	N59°52'48"E	41.15'
C275	60.00'	1°48'23"	1.89'	N40°43'48"E	1.89'
C276	60.00'	38°18'00"	40.11'	N60°47'00"E	39.37'
C277	60.00'	72°38'00"	76.08'	S63°44'30"E	71.08'
C278	60.00'	30°31'04"	32.31'	S84°38'28"E	31.92'
C279	60.00'	25°05'47"	26.28'	S56°40'02"E	26.07'
C280	60.00'	18°42'09"	17.49'	S35°46'05"E	17.43'
C281	825.00'	7°47'00"	112.07'	S23°31'30"E	111.99'
C282	825.00'	1°57'00"	28.08'	S26°26'30"E	28.08'
C283	825.00'	3°36'00"	51.84'	S23°40'00"E	51.83'
C284	825.00'	2°14'00"	32.16'	S20°45'00"E	32.16'
C306	70.00'	5°57'39"	7.28'	S30°23'49"E	7.28'

- 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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 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - ∠ CENTRAL ANGLE
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LINE	BEARING	LENGTH
L46	N54°50'16"E	20.26'
L47	N27°25'00"W	45.00'
L48	N62°35'00"E	45.00'
L49	N27°25'00"W	45.00'
L50	N62°35'00"E	45.00'
L51	S27°29'00"E	13.29'
L52	N62°35'00"E	75.08'
L53	N27°25'00"W	65.00'
L54	N62°35'00"E	74.70'

TRACT LEGEND	
TRACT NAME	USAGE
TRACT "A"	PUMP STATION TRACT
TRACT "B"	LANDSCAPE BUFFER TRACT
TRACT "C"	OPEN SPACE



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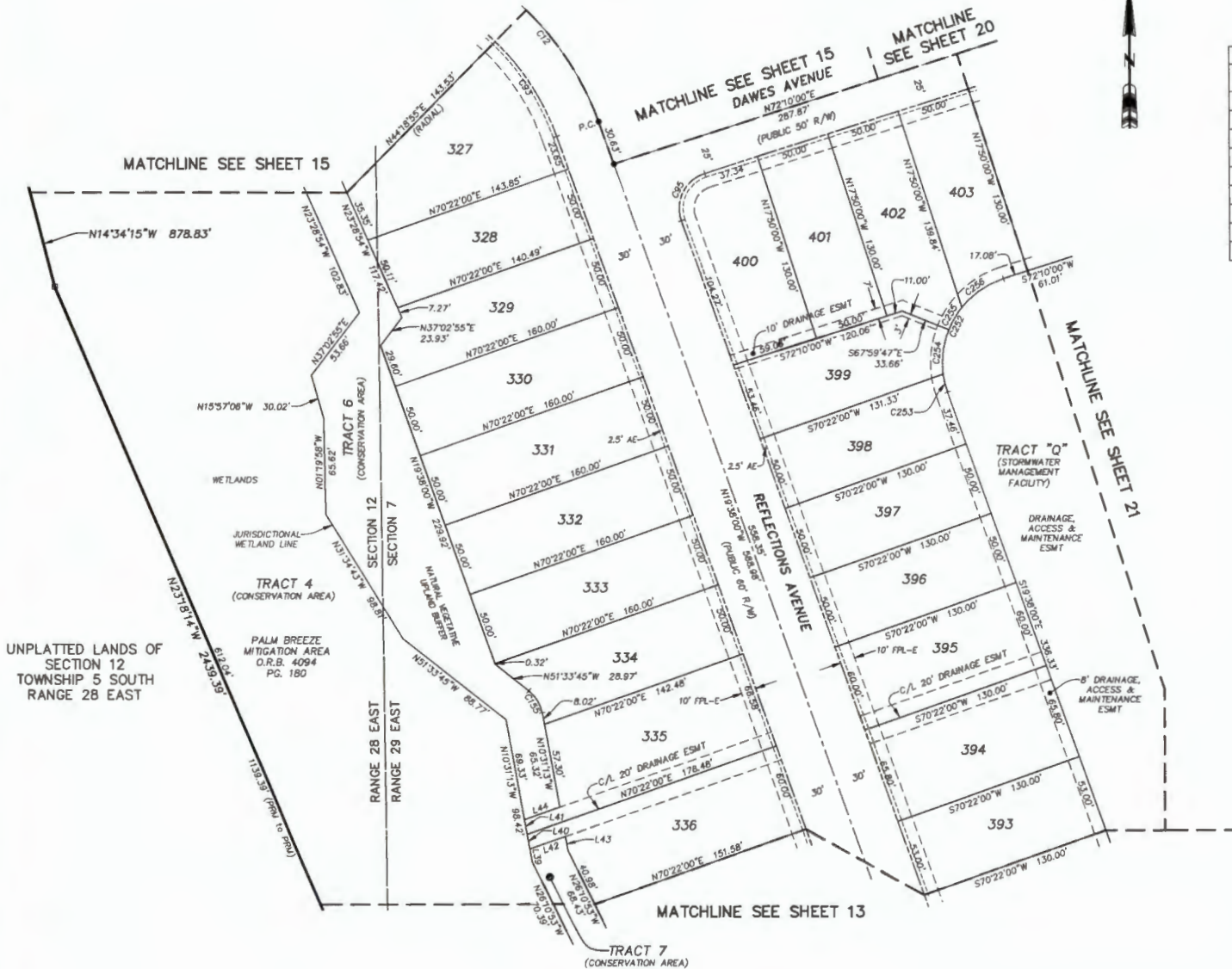
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 14 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



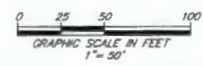
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	200.00'	39°27'12"	137.72'	N39°21'56"W	135.01'
C93	170.00'	26°03'05"	77.30'	N32°39'33"W	76.83'
C95	25.00'	91°48'00"	40.08'	S26°16'00"W	35.81'
C155	23.00'	41°02'32"	17.91'	N31°02'29"W	17.53'
C252	60.00'	91°48'00"	96.13'	S26°16'00"W	86.18'
C253	60.00'	12°04'03"	12.64'	S13°33'59"E	12.61'
C254	60.00'	29°34'10"	30.87'	S07°13'08"W	30.62'
C255	60.00'	16°53'08"	17.68'	S30°26'48"W	17.62'
C256	60.00'	33°16'41"	34.85'	S55°31'39"W	34.36'

LINE TABLE		
LINE	BEARING	LENGTH
L39	S10°31'16"E	8.83'
L40	S10°31'13"E	10.13'
L41	S10°31'13"E	10.13'
L42	S70°22'00"W	23.32'
L43	N10°31'13"W	8.41'
L44	S70°22'00"W	23.32'

UNPLATTED LANDS OF SECTION 12 TOWNSHIP 5 SOUTH RANGE 28 EAST

PALM BREEZE MITIGATION AREA O.R.B. 4094 PG. 180

- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3824. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3824.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3824.
 - 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
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 - PG. PAGE
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 - F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
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 - EASEMENT
 - ESMT. NORTH AMERICAN VERTICAL DATUM
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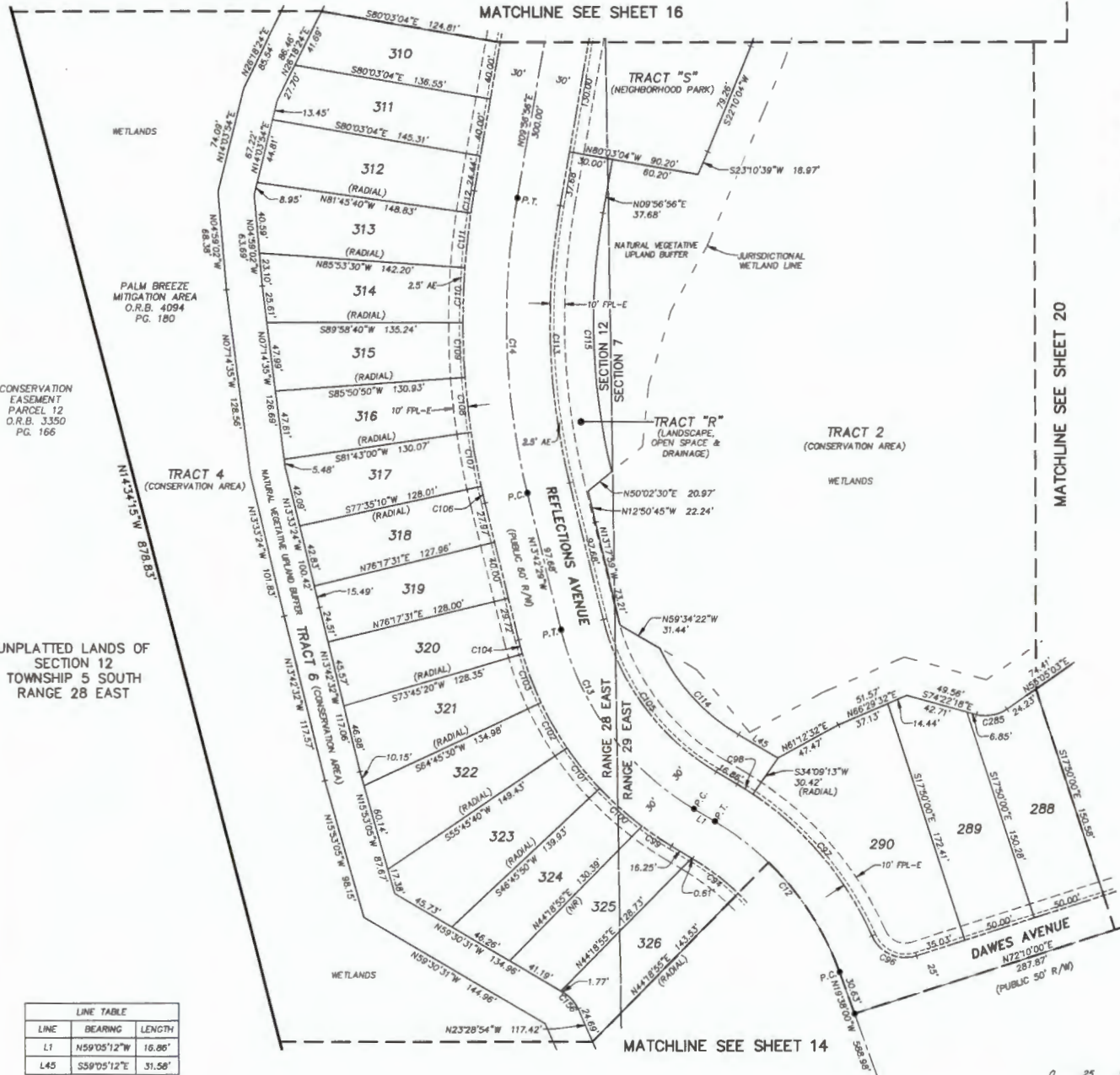
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MAP BOOK PAGE

SHEET 15 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	200.00'	39°27'12"	137.72'	N39°21'30"W	135.01'
C13	200.00'	45°22'43"	158.40'	N38°23'51"W	154.29'
C14	500.00'	23°39'25"	206.45'	N01°52'47"W	204.98'
C94	170.00'	13°24'07"	39.78'	N52°23'09"W	38.87'
C96	25.00'	84°13'24"	38.75'	S85°43'18"E	33.53'
C97	230.00'	32°14'11"	128.41'	N39°43'41"W	127.71'
C98	230.00'	37°42'28"	130.01'	N57°27'59"W	130.01'
C99	230.00'	8°07'48"	24.61'	S56°01'18"E	24.60'
C100	230.00'	9°43'14"	39.02'	S48°05'47"E	38.87'
C101	230.00'	8°59'50"	36.12'	S38°44'15"E	36.08'
C102	230.00'	8°59'50"	36.12'	S29°44'25"E	36.08'
C103	230.00'	8°59'50"	36.12'	S20°44'35"E	36.08'
C104	230.00'	2°32'11"	10.18'	S14°58'35"E	10.18'
C105	170.00'	45°22'43"	134.84'	S38°23'51"E	131.15'
C106	530.00'	17°17'39"	11.97'	S13°03'40"E	11.97'
C107	530.00'	4°07'50"	38.21'	S10°20'55"E	38.20'
C108	530.00'	4°07'50"	38.21'	S06°13'05"E	38.20'
C109	530.00'	4°07'50"	38.21'	S02°05'15"E	38.20'
C110	530.00'	4°07'50"	38.21'	S02°02'35"W	38.20'
C111	530.00'	4°07'50"	38.21'	S06°10'25"W	38.20'
C112	530.00'	1°42'36"	15.82'	S09°05'38"W	15.82'
C113	470.00'	23°39'25"	194.06'	S01°52'47"E	192.68'
C114	140.00'	33°41'55"	82.34'	S42°14'14"E	81.16'
C115	440.00'	23°34'49"	181.08'	S01°50'29"E	179.81'
C156	25.00'	36°01'38"	15.72'	N41°29'42"W	15.46'
C285	25.00'	50°32'39"	22.05'	N80°21'23"E	21.35'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M.
- STAMPED L.B.#3224 UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3224 UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°05'12"W	16.86'
L45	S59°05'12"E	31.56'



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

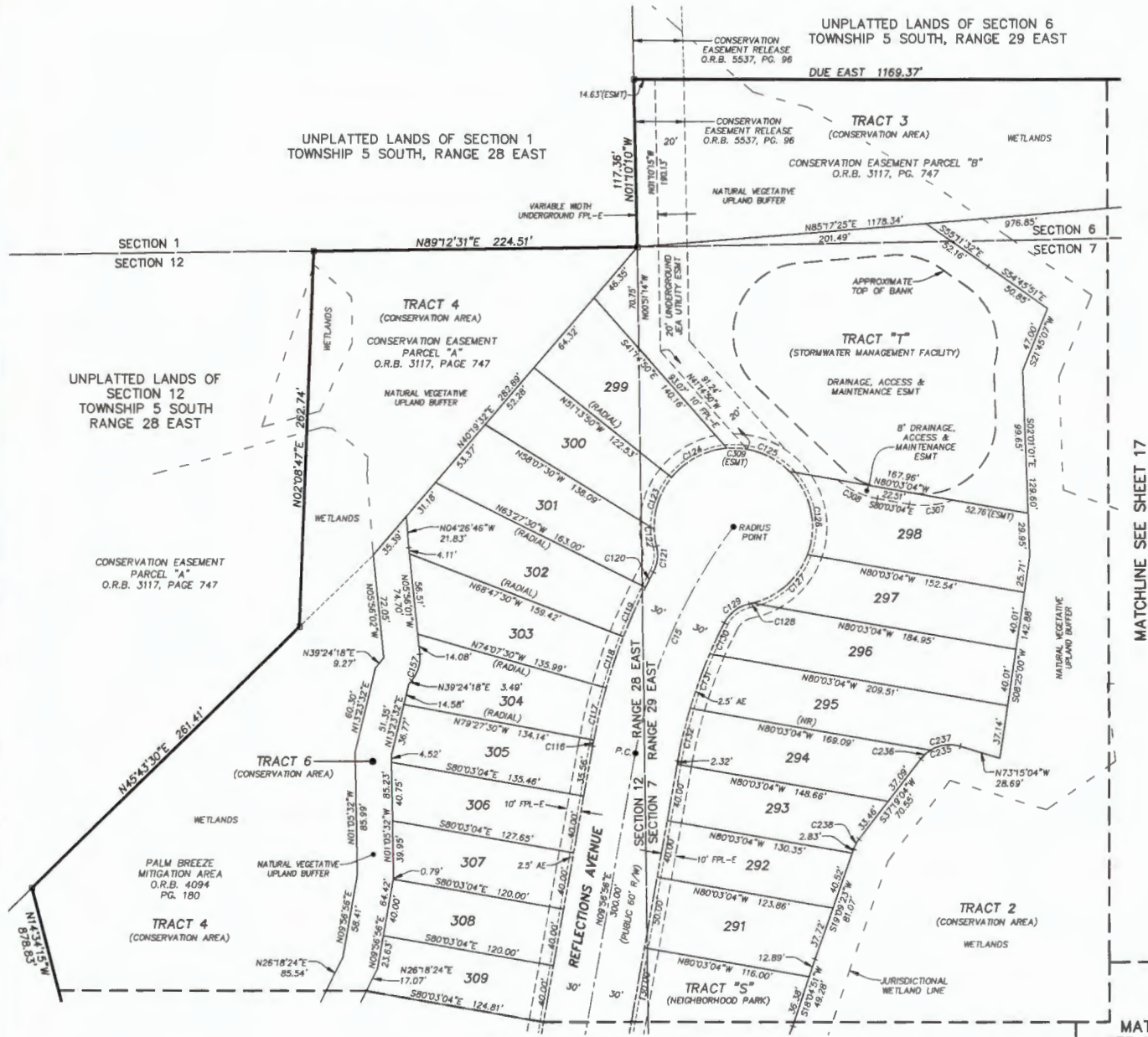
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 16 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	375.00'	26°34'34"	173.84'	N23°14'13"E	172.38'
C116	405.00'	0°35'34"	4.19'	S10°14'43"W	4.19'
C117	405.00'	5°20'00"	37.70'	S13°12'30"W	37.69'
C118	405.00'	5°20'00"	37.70'	S18°32'30"W	37.69'
C119	405.00'	5°20'00"	37.70'	S23°52'30"W	37.69'
C120	405.00'	1°41'13"	11.82'	S27°23'06"W	11.82'
C121	25.00'	42°33'40"	18.57'	N06°56'52"E	18.15'
C122	55.00'	12°39'12"	12.15'	S08°00'22"E	12.12'
C123	55.00'	40°26'56"	38.83'	S18°32'42"W	38.03'
C124	55.00'	46°39'58"	44.79'	S62°05'59"W	43.56'
C125	55.00'	49°48'22"	47.78'	N89°41'01"W	46.29'
C126	55.00'	65°18'50"	62.70'	N12°08'25"W	59.38'
C127	55.00'	65°01'50"	52.83'	N48°01'55"E	50.82'
C128	55.00'	2°35'34"	2.81'	N77°00'36"E	2.81'
C129	25.00'	51°34'08"	22.50'	S52°41'20"W	21.75'
C130	345.00'	3°56'36"	23.74'	S24°55'59"W	23.74'
C131	345.00'	6°44'31"	40.80'	S19°35'28"W	40.57'
C132	345.00'	6°16'14"	37.76'	S13°05'03"W	37.74'
C157	25.00'	45°20'20"	19.78'	N16°44'09"E	19.27'
C235	25.00'	69°25'52"	30.30'	S72°02'00"W	28.48'
C236	25.00'	20°33'09"	8.97'	S47°35'58"W	8.92'
C237	25.00'	48°52'44"	21.33'	S82°18'34"W	20.69'
C238	25.00'	18°09'40"	7.92'	S28°14'14"W	7.89'
C307	58.00'	30°27'01"	30.82'	N84°43'25"E	30.46'
C308	58.00'	30°27'01"	30.82'	S64°49'33"E	30.46'
C309	55.00'	14°30'12"	13.92'	N87°19'06"W	13.88'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3024, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3024, UNLESS OTHERWISE NOTED
 - DENOTES SET P.C.P., STAMPED L.B.#3024, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.C.P., STAMPED L.B.#3024, 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
 - △ CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - MATCHLINE
 - ① SHEET REFERENCE NUMBER



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ETM SURVEYING & MAPPING, INC.
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SEABROOK VILLAGE PHASE 2

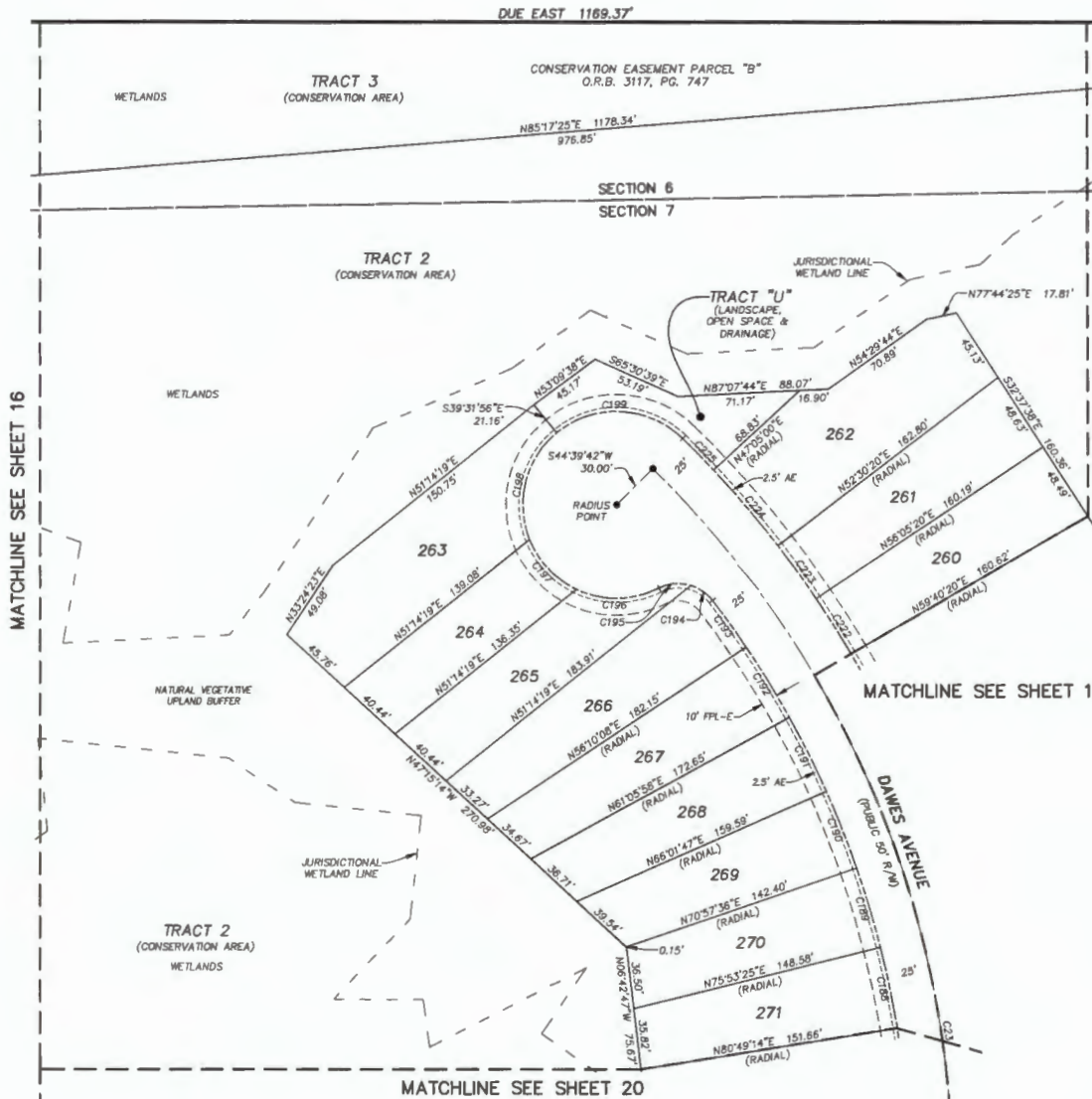
BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

UNPLATTED LANDS OF SECTION 6
TOWNSHIP 5 SOUTH, RANGE 29 EAST

MAP BOOK PAGE

SHEET 17 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	580.00'	73°46'18"	759.68'	N08°27'09"W	708.26'
C188	565.00'	4°35'49"	48.62'	N11°38'41"W	48.80'
C189	565.00'	4°35'49"	48.62'	N16°34'30"W	48.80'
C190	565.00'	4°35'49"	48.62'	N21°30'19"W	48.80'
C191	565.00'	4°35'49"	48.62'	N26°26'08"W	48.80'
C192	565.00'	4°35'49"	48.62'	N31°21'57"W	48.80'
C193	565.00'	3°25'46"	33.82'	N35°32'45"W	33.82'
C194	25.00'	35°56'28"	15.68'	N55°3'53"W	15.43'
C195	25.00'	43°39'25"	19.05'	S84°58'11"W	18.59'
C196	55.00'	52°03'43"	49.98'	N89°10'20"E	48.27'
C197	55.00'	42°47'40"	41.08'	S43°23'59"E	40.13'
C198	55.00'	72°28'13"	89.57'	S14°13'57"W	65.02'
C199	55.00'	84°11'39"	80.82'	N87°28'07"W	73.74'
C222	615.00'	3°35'00"	38.46'	N32°07'10"W	38.46'
C223	615.00'	3°35'00"	38.46'	N35°42'10"W	38.46'
C224	615.00'	5°25'20"	58.20'	N40°12'20"W	58.18'
C225	615.00'	2°25'18"	25.99'	N44°07'39"W	25.99'

LEGEND

- DIMOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
- DIMOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
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- 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
- CD. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FLN-E FLORIDA POWER & LIGHT EASEMENT
- AE ACCESS EASEMENT
- ESMT. EASEMENT
- NAD. NORTH AMERICAN VERTICAL DATUM
- STREET NAME CHANGE POINT
- - - MATCHLINE
- ③ SHEET REFERENCE NUMBER



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

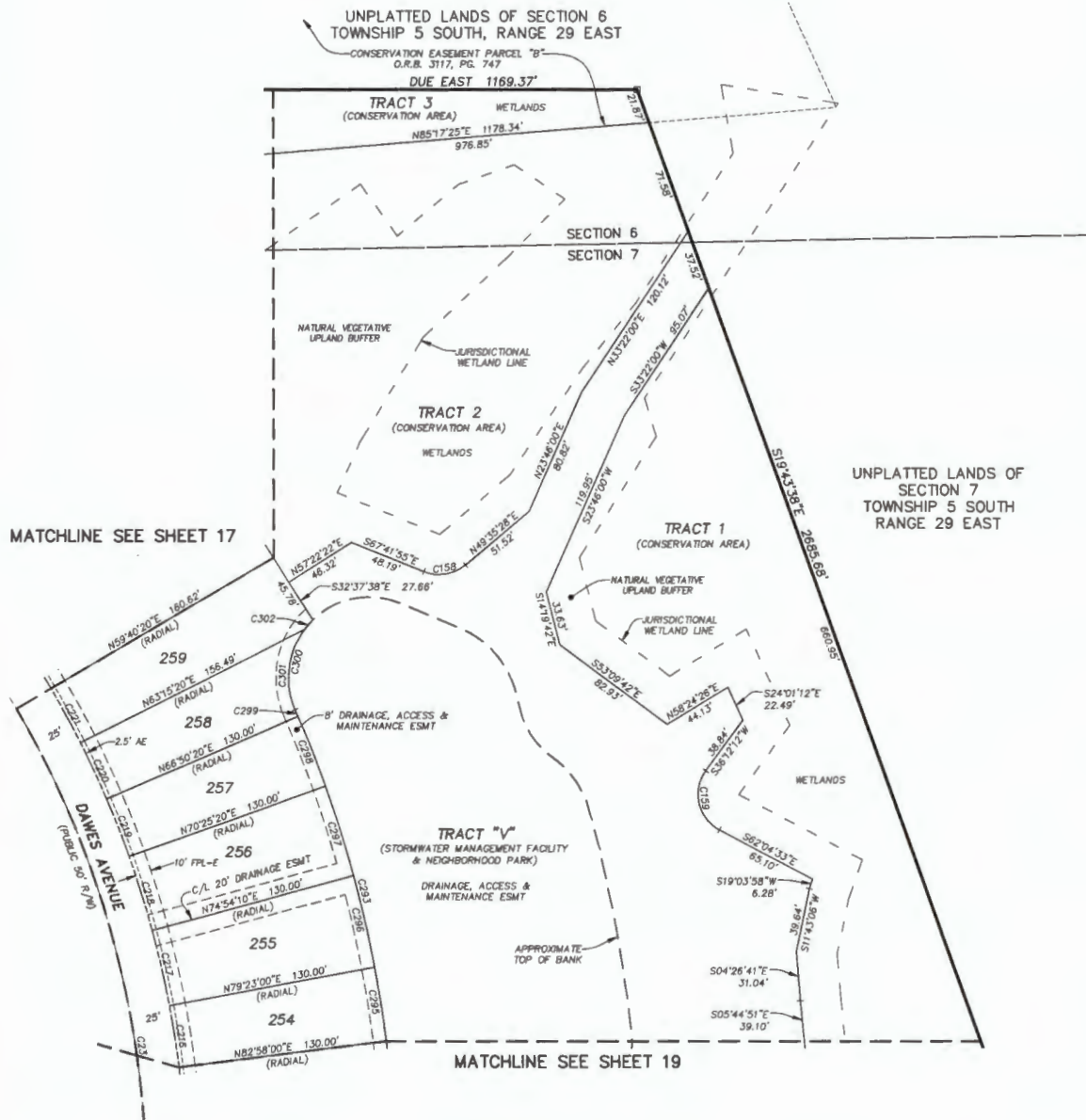
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

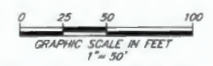
SHEET 18 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	590.00'	73°48'18"	759.66'	N08°27'09"W	708.26'
C158	25.00'	82°42'37"	27.36'	N80°58'48"E	26.02'
C159	25.00'	88°16'45"	42.88'	S12°56'10"E	37.82'
C216	615.00'	3°33'00"	38.46'	N08°49'30"W	38.46'
C217	615.00'	4°28'50"	48.09'	N12°51'25"W	48.09'
C218	615.00'	4°28'50"	48.09'	N17°20'15"W	48.09'
C219	615.00'	3°33'00"	38.46'	N21°22'10"W	38.46'
C220	615.00'	3°35'00"	38.46'	N24°57'10"W	38.46'
C221	615.00'	3°35'00"	38.46'	N28°32'10"W	38.46'
C293	745.00'	18°32'22"	241.06'	N14°14'45"W	240.01'
C295	745.00'	3°35'00"	46.59'	N08°49'30"W	46.59'
C296	745.00'	4°28'50"	58.26'	N12°51'25"W	58.24'
C297	745.00'	4°28'50"	58.26'	N17°20'15"W	58.24'
C298	745.00'	3°35'00"	46.59'	N21°22'10"W	46.59'
C299	745.00'	0°21'16"	4.61'	N23°20'18"W	4.61'
C300	50.00'	89°23'19"	60.55'	S11°10'44"W	56.92'
C301	50.00'	80°21'19"	52.67'	S06°39'44"W	50.27'
C302	50.00'	8°02'00"	7.88'	S41°21'23"W	7.87'

- 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
 - CD. CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
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 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - PP-E FLORIDA POWER & LIGHT EASEMENT
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 - NAD83 NORTH AMERICAN VERTICAL DATUM
 - ↔ STREET NAME CHANGE POINT
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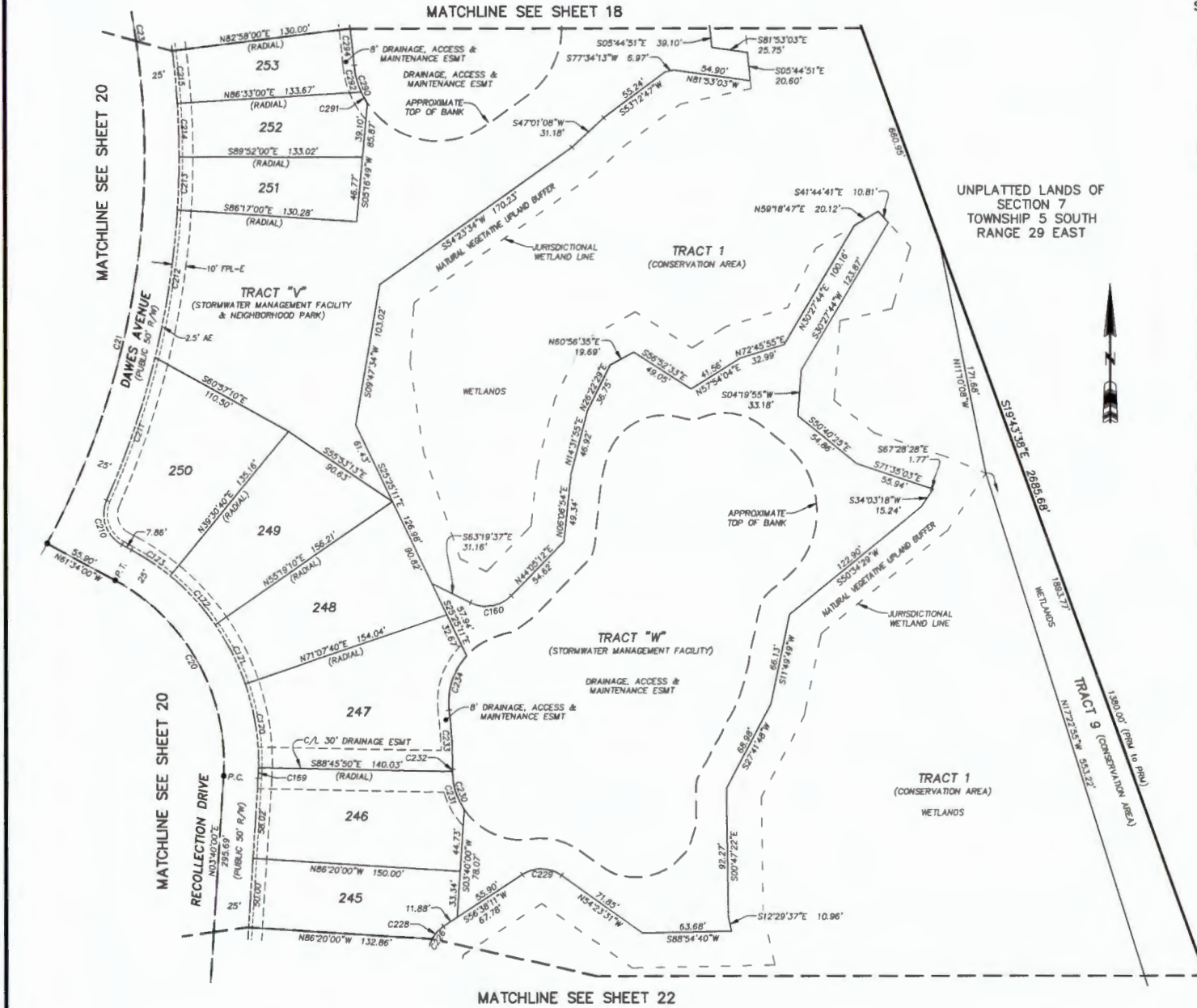
SEABROOK VILLAGE PHASE 2

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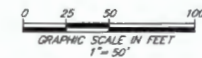
SHEET 19 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	150.00'	85°14'00"	170.78'	N28°37'00"W	161.70'
C21	590.00'	117°30'18"	1210.00'	N13°24'51"E	1008.82'
C23	590.00'	73°46'18"	759.66'	N08°27'09"W	708.26'
C160	25.00'	72°35'10"	31.67'	N80°22'47"E	29.60'
C169	178.00'	2°25'50"	7.42'	N02°27'05"E	7.42'
C170	175.00'	20°08'30"	81.42'	N08°49'05"W	61.10'
C171	175.00'	15°48'30"	48.28'	N26°46'35"W	48.13'
C172	175.00'	15°48'30"	48.28'	N42°35'05"W	48.13'
C173	175.00'	11°04'40"	33.84'	N06°01'40"W	33.78'
C210	25.00'	85°31'09"	37.31'	S18°48'25"E	33.95'
C211	615.00'	10°10'18"	109.18'	N18°32'01"E	109.03'
C212	615.00'	10°03'53"	108.03'	N08°44'56"E	107.89'
C213	615.00'	3°38'00"	38.46'	N01°38'30"E	38.46'
C214	615.00'	3°38'00"	38.46'	N01°39'30"W	38.46'
C215	615.00'	3°38'00"	38.46'	N05°14'30"W	38.46'
C226	25.00'	52°36'18"	22.95'	S30°20'02"W	22.18'
C228	25.00'	28°15'42"	12.33'	S42°30'20"W	12.21'
C229	25.00'	68°58'18"	30.09'	N88°52'40"W	28.31'
C230	30.00'	34°56'01"	30.49'	S16°30'27"E	30.02'
C231	50.00'	33°11'21"	28.96'	S17°22'47"E	28.56'
C232	50.00'	1°44'40"	1.52'	S00°05'13"W	1.52'
C233	315.00'	7°46'43"	42.78'	N02°35'48"W	42.73'
C234	50.00'	49°00'57"	42.77'	S17°41'19"W	41.48'
C290	80.00'	27°57'55"	29.29'	S18°37'31"E	29.00'
C291	60.00'	8°33'30"	8.96'	S28°39'44"E	8.95'
C292	60.00'	19°24'26"	20.32'	S14°40'48"E	20.23'
C294	745.00'	2°03'27"	26.75'	N06°00'17"W	26.75'

- 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
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - ℓ ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
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 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
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 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PAGE
 - Q.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
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 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
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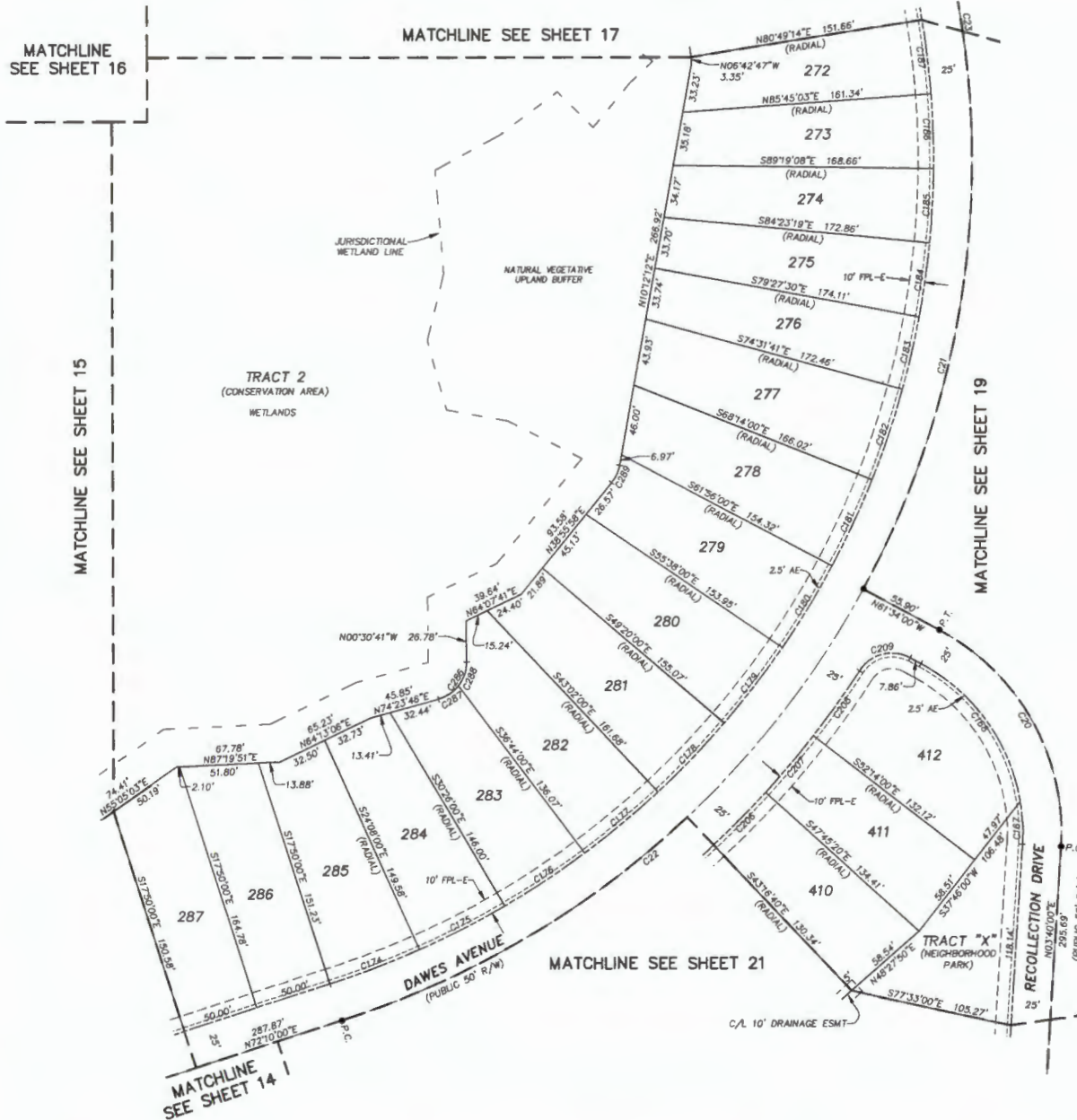
SEABROOK VILLAGE PHASE 2

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MAP BOOK PAGE

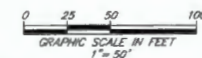
SHEET 20 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	150.00'	85°14'00"	170.78'	N28°57'00"W	161.70'
C21	590.00'	117°30'18"	1210.00'	N13°24'51"E	1008.82'
C22	590.00'	43°44'00"	450.34'	N50°18'00"E	439.49'
C23	590.00'	73°46'18"	759.86'	N08°27'09"W	708.26'
C167	125.00'	12°46'42"	27.88'	N02°43'21"W	27.82'
C168	125.00'	52°27'18"	114.44'	N35°20'21"W	110.48'
C174	565.00'	6°18'00"	62.12'	N69°01'00"E	62.09'
C175	565.00'	6°18'00"	62.12'	N82°43'00"E	62.09'
C176	565.00'	6°18'00"	62.12'	N56°25'00"E	62.09'
C177	565.00'	6°18'00"	62.12'	N50°07'00"E	62.09'
C178	565.00'	6°18'00"	62.12'	N43°49'00"E	62.09'
C179	565.00'	6°18'00"	62.12'	N37°31'00"E	62.09'
C180	565.00'	6°18'00"	62.12'	N31°13'00"E	62.09'
C181	565.00'	6°18'00"	62.12'	N24°55'00"E	62.09'
C182	565.00'	6°17'41"	62.07'	N18°37'10"E	62.04'
C183	565.00'	4°35'49"	48.62'	N13°00'25"E	48.60'
C184	565.00'	4°35'49"	48.62'	N08°04'35"E	48.60'
C185	565.00'	4°35'49"	48.62'	N03°08'46"E	48.60'
C186	565.00'	4°35'49"	48.62'	N01°47'03"W	48.60'
C187	565.00'	4°35'49"	48.62'	N06°52'52"W	48.60'
C206	615.00'	4°28'40"	48.06'	N44°29'00"E	48.05'
C207	615.00'	4°28'40"	48.06'	N40°00'20"E	48.05'
C208	615.00'	4°31'09"	52.09'	N35°20'25"E	52.07'
C209	25.00'	85°31'08"	37.31'	S75°40'25"W	33.95'
C286	25.00'	74°34'27"	32.68'	N36°56'32"E	30.41'
C287	25.00'	38°41'24"	16.01'	N56°03'04"E	15.74'
C288	25.00'	38°3'03"	16.68'	N18°35'50"E	16.37'
C289	25.00'	28°43'46"	12.54'	N24°34'05"E	12.40'

- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3824 UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3824 UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3824, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CH CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
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 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAD80 NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ① 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

SEABROOK VILLAGE PHASE 2

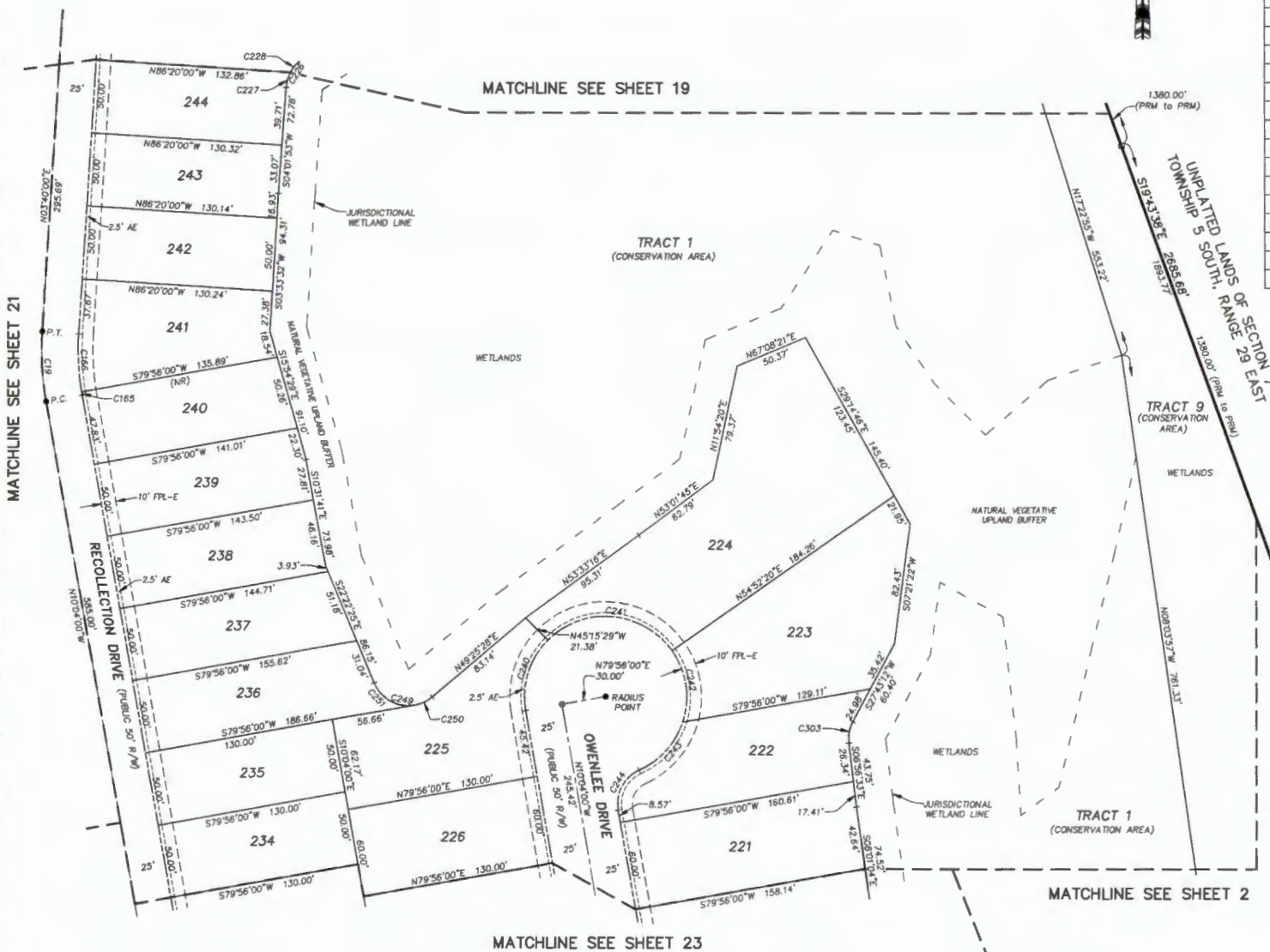
BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 22 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	200.00'	13°44'00"	47.94'	N03°12'00"W	47.82'
C165	175.00'	0°42'41"	2.17'	S09°42'40"E	2.17'
C166	175.00'	13°01'19"	39.77'	S02°50'40"E	39.69'
C226	25.00'	52°36'18"	22.95'	S30°20'02"W	22.16'
C227	25.00'	24°20'38"	10.62'	S16°12'11"W	10.54'
C228	25.00'	28°15'42"	12.33'	S42°30'20"W	12.21'
C240	55.00'	54°48'31"	52.61'	S17°20'15"W	50.83'
C241	55.00'	100°07'48"	98.12'	N85°11'35"W	84.35'
C242	55.00'	53°18'25"	51.17'	N08°28'28"W	49.35'
C243	55.00'	47°16'36"	45.38'	N41°49'03"E	44.11'
C244	25.00'	73°31'21"	32.95'	S27°41'40"W	30.62'
C249	25.00'	108°12'07"	47.21'	S76°28'29"E	40.50'
C250	25.00'	30°30'39"	13.31'	N84°40'44"E	13.16'
C251	25.00'	77°41'38"	33.90'	S81°13'13"E	31.36'
C303	25.00'	34°39'45"	13.12'	S10°23'19"W	14.89'



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824. UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824. UNLESS OTHERWISE NOTED
 - P.R.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.E. 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.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (RW) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK PAGE
 - PRC. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - MAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

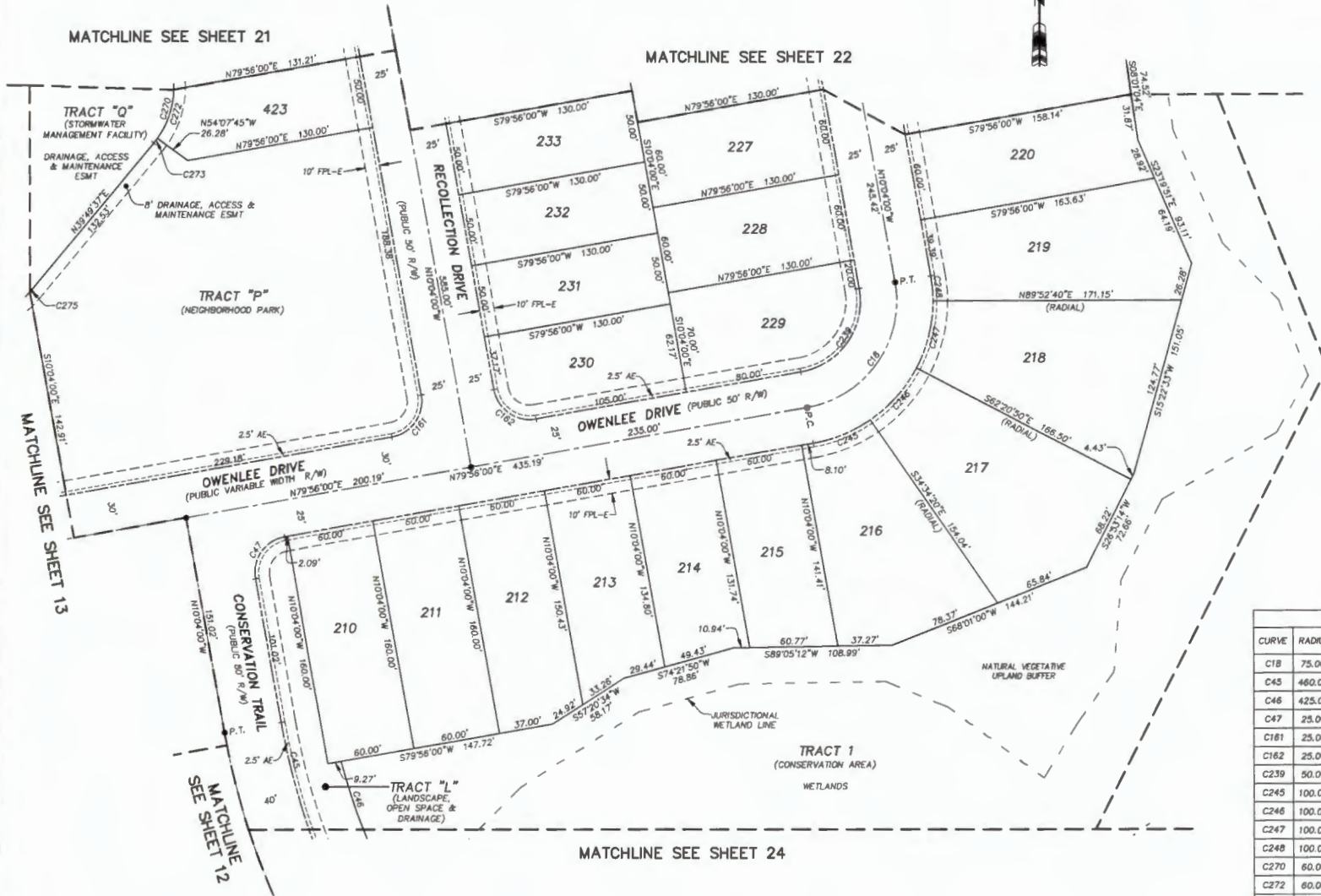
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

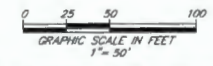
SHEET 23 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



- 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
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - H/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.D. PLAT
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - MATCHLINE
 - SHEET REFERENCE NUMBER

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	75.00'	90°00'00"	117.81'	N34°56'00"E	106.07'
C45	460.00'	36°48'00"	295.45'	S28°28'00"E	290.40'
C46	425.00'	22°46'22"	168.92'	S28°02'20"E	167.81'
C47	25.00'	90°00'00"	39.27'	S34°56'00"W	35.38'
C181	25.00'	90°00'00"	39.27'	N34°56'00"E	35.38'
C182	25.00'	90°00'00"	39.27'	S55°04'00"E	35.38'
C239	50.00'	90°00'00"	78.54'	N34°56'00"E	70.71'
C245	100.00'	24°30'20"	42.77'	N67°40'50"E	42.45'
C246	100.00'	27°48'30"	48.48'	N41°32'25"E	48.00'
C247	100.00'	27°48'30"	48.48'	N13°45'55"E	48.00'
C248	100.00'	9°56'40"	17.38'	N05°05'40"W	17.33'
C270	60.00'	49°53'37"	52.25'	N14°52'48"E	50.61'
C272	60.00'	34°24'15"	36.03'	N18°40'07"E	35.49'
C273	80.00'	3°57'22"	4.14'	N37°50'56"E	4.14'
C275	60.00'	1°48'23"	1.89'	N40°43'48"E	1.89'



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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 24 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	800.00'	12°25'00"	173.37'	N40°39'30"W	173.03'
C9	500.00'	36°48'00"	321.14'	N28°28'00"W	315.85'
C17	500.00'	19°30'00"	170.17'	S24°42'00"E	169.35'
C45	480.00'	36°48'00"	295.45'	S28°28'00"E	290.40'
C46	428.00'	22°46'22"	188.92'	S26°02'20"E	187.81'
C49	780.00'	12°25'00"	184.70'	N40°39'30"W	184.39'
C50	740.00'	12°25'00"	180.37'	N40°39'30"W	180.05'
C75	525.00'	19°30'00"	178.68'	N24°42'00"W	177.82'
C76	560.00'	19°30'00"	190.59'	N24°42'00"W	189.67'
C80	25.00'	31°07'27"	13.56'	S23°24'59"W	13.41'
C150	25.00'	62°08'32"	27.11'	N45°16'13"E	25.81'
C304	25.00'	31°28'54"	13.74'	S30°35'33"W	13.57'
C305	840.00'	12°25'00"	182.04'	N40°39'30"W	181.68'

LINE TABLE

LINE	BEARING	LENGTH
L27	S43°08'00"W	35.00'
L28	S46°52'00"E	27.96'
L29	S69°45'17"W	8.34'
L30	S07°51'15"W	13.33'
L35	N57°26'16"E	27.85'
L36	N61°01'41"E	34.20'
L37	N76°20'29"E	27.83'
L38	S51°09'28"E	31.88'



- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M.
 - STAMPED L.B.#324, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M.
 - STAMPED L.B.#324, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#324
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - P.C.P. STAMPED L.B.#324
 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - OB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. CASEMENT
 - NAD NORTH AMERICAN VERTICAL DATUM
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SEABROOK VILLAGE PHASE 2

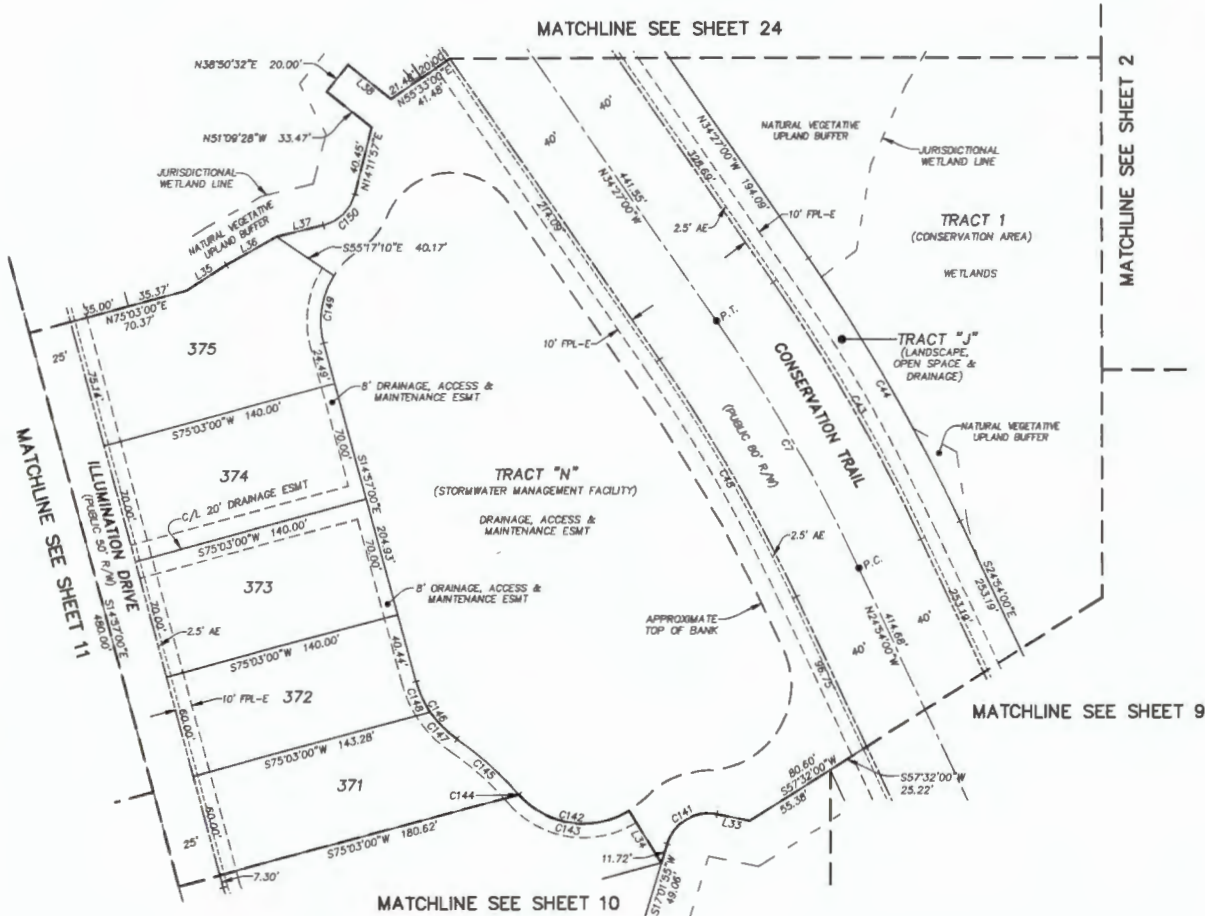
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MAP BOOK PAGE

SHEET 25 OF 25 SHEETS

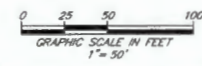
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	1000.00'	9°33'00"	166.68'	N29°40'30"W	166.49'
C43	1040.00'	9°33'00"	173.35'	N29°40'30"W	173.15'
C44	1065.00'	9°33'00"	177.51'	N29°40'30"W	177.31'
C48	980.00'	9°33'00"	180.01'	N29°40'30"W	159.63'
C141	25.00'	84°32'58"	36.89'	S59°18'24"W	33.63'
C142	50.00'	80°37'53"	70.66'	S81°16'04"E	64.92'
C143	50.00'	80°41'03"	70.41'	S81°24'29"E	64.73'
C144	50.00'	07°18'50"	0.24'	S40°55'32"E	0.24'
C145	195.00'	147°02'2"	48.61'	N47°55'38"W	48.49'
C146	60.00'	40°07'09"	42.01'	S35°00'35"E	41.16'
C147	60.00'	21°05'40"	22.09'	S44°31'19"E	21.97'
C148	60.00'	19°01'29"	19.92'	S24°27'44"E	19.83'
C149	50.00'	47°18'52"	41.29'	S08°42'26"W	40.13'
C150	25.00'	82°08'32"	27.11'	N48°16'13"E	25.81'



LINE TABLE		
LINE	BEARING	LENGTH
L33	N78°25'07"W	19.47'
L34	N31°45'00"W	35.67'
L35	N57°26'16"E	27.85'
L36	N81°01'41"E	34.20'
L37	N76°20'29"E	27.83'
L38	S51°09'28"E	31.88'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
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