

RESOLUTION NO. 2010- 118

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM MAIN STREET COMMUNITY DEVELOPMENT DISTRICT TO ST. JOHNS COUNTY FOR THE REALIGNMENT OF COUNTY ROAD NO. 16A AT ITS INTERSECTION WITH COUNTY ROAD NO. 210.

RECITALS

WHEREAS, per the requirements of the Inter-Local Agreement, approved and adopted by Resolution No. 2006-447, Main Street Community Development District (“District”) has executed and presented to St. Johns County (“County”) a Special Warranty Deed, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying the right-of-way for the realignment of County Road No. 16A at its intersection with County Road No. 210; and

WHEREAS, the construction of the right-of-way has been completed and the improvements have been inspected and approved by the St. Johns County Development Review Department, subject to any outstanding claims that may be pending pertaining to the construction project; and

WHEREAS, the right-of-way improvements provide a safer intersection and acceptance of the Special Warranty Deed is in the best interest of the County for the health, safety and welfare of its citizens.

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

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as finds of fact.

Section 2. The Special Warranty Deed is hereby accepted for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Special Warranty Deed in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED this 1st day of June, 2010.

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

By: _____

Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk

Robin L. Platt
Deputy Clerk

RENDITION DATE 6/4/2010

This space reserved for use by
the Clerk of the Circuit Court

This Instrument Prepared by:

Jonathan Johnson, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 4th day of May, 2010, by the **Main Street Community Development District**, a local unit of special-purpose government, having an address of 14785 St. Augustine Road, Suite 4, Jacksonville, FL 32258, hereinafter called "Grantor", to **St. Johns County**, a political subdivision of the State of Florida, c/o the St. Johns County Board of County Commissioners, 500 San Sebastian View, St. Augustine, FL. 32084, hereinafter called "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and good and valuable non-monetary consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situated in St. Johns County, Florida, as more particularly described in attached **Exhibit A** (hereinafter, the "Property").

Together with any interest that Grantor may have in the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold unto Grantee and Grantee's successors and assigns in fee simple forever.

Subject, however, to the following encumbrances, conditions and restrictions:

- (i) All applicable governmental regulations; and
- (ii) All matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose same.

With respect to any easement herein reserved by Grantor, Grantor hereby expressly reserves unto itself, its successors and assigns, all other rights and privileges necessary or

convenient for the full enjoyment of the easements reserved. In the event of any action to enforce any reservation or restriction contained herein, the prevailing party shall be entitled to recover reasonable attorney's fees and costs associated with such action from the other party. The easements and restrictions contained herein shall run with the land and accrue to the benefit of and be enforceable by the parties hereto and their successors and assigns.

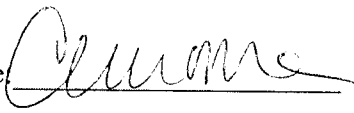
Grantor warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, Florida Statutes, in relation to this transfer of title.

Grantor hereby specially warrants the title to the Land subject to the foregoing encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.


IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

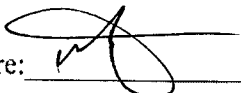
Signed, sealed and delivered
in our presence as witnesses:

GRANTOR:
Main Street Community
Development District

Signature: 

Print Name: Christine M. Brown
Name: _____


By: 
Printed Philip B. Jones
Chairman

Signature: 

Printed Name: Matthew J. Fitzpatrick

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 4th day of May, 2010, by Philip B Jones, as Chairman of Main Street Community Development District, a local unit of special-purpose government.



Notary Public, State of _____
My Commission Expires: _____
Serial No. _____

Personally known OR produced identification _____
Identification produced _____



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EXHIBIT A

Laprise/Neal & Venus Bahman Parcels

Legal Description

PARCEL #1:

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST; BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 32, WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD #16, THENCE RUN WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD #16, A DISTANCE OF 1148.01 FEET TO THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING, RUN WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD #16 A DISTANCE OF 210.00 FEET; THENCE RUN NORTH 05°10' WEST A DISTANCE OF 210.00 FEET TO AN IRON PIPE; RUN THENCE EAST, PARALLEL TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD #16, A DISTANCE OF 210.00 FEET TO AN IRON PIPE; RUN THENCE SOUTH 05°10' EAST 210.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AND DESCRIBED AS:

A PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 32, WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD #16, A DISTANCE OF 1148.01 FEET TO THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING, RUN WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD #16, A DISTANCE OF 210.00 FEET; THENCE RUN NORTH 05°10' WEST A DISTANCE OF 210.00 FEET TO AN IRON PIPE; RUN THENCE EAST, PARALLEL TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD #16, A DISTANCE OF 210.00 FEET TO AN IRON PIPE; RUN THENCE SOUTH 05°10' EAST 210.00 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTHEAST OF THE RIGHT OF WAY FOR COUNTY ROAD NO. C-210 (FORMERLY STATE ROAD NO. S-210), SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, (FORMERLY STATE ROAD NO. S-210, A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), WITH THE NORTHERLY MONUMENTED RIGHT OF WAY LINE OF COUNTY ROAD NO. C-16A, (FORMERLY STATE ROAD NO. S-16 AND STATE ROAD NO. S-16A, A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), SAID POINT LYING ON THE ARC OF A CURVE, LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, AND BEING THE AFORESAID NORTHERLY MONUMENTED RIGHT OF WAY LINE OF COUNTY ROAD NO. C-16A, HAVING A RADIUS OF 3,658.17 FEET, THROUGH A CENTRAL ANGLE OF 05°33'01" TO THE RIGHT, AN ARC DISTANCE OF 354.37 FEET, TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1797, PAGE 990 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (AND ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1619, PAGE 991 OF THE AFORESAID PUBLIC RECORDS), TO THE POINT OF BEGINNING. LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°46'02" EAST, 354.23 FEET.

FROM THE POINT OF BEGINNING, THIS DESCRIBED, CONTINUE ALONG THE ARC OF LAST SAID CURVE HAVING A RADIUS OF 3,658.17 FEET, THROUGH A CENTRAL ANGLE OF 03°17'44" TO THE RIGHT, AN ARC DISTANCE OF 210.41 FEET, TO A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1619, PAGE 991. LAST SAID ARC BEING

Laprise/Neal & Venus Bahman Parcels

SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°11'25" EAST, 210.39 FEET; RUN THENCE NORTH 01°05'52" WEST, DEPARTING FROM AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-16A AND RUNNING ALONG THE AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1619, PAGE 991 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 208.07 FEET, TO THE NORTHEAST CORNER OF LAST SAID LANDS, RUN THENCE SOUTH 85°12'34" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS; A DISTANCE OF 210.14 FEET, TO A POINT ON THE AFORESAID WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1619, PAGE 991 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, (AND ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1797, PAGE 990 OF THE AFORESAID PUBLIC RECORDS) RUN THENCE SOUTH 00°54'16" EAST, ALONG LAST SAID LINE, A DISTANCE OF 197.05 FEET TO THE POINT OF BEGINNING.

PARCEL #2:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, LYING SOUTHEASTERLY OF THE RIGHT-OF-WAY FOR STATE ROAD #210, EXCEPTING THE RIGHT-OF-WAY FOR STATE ROAD #16-A (FORMERLY STATE ROAD #16)

MORE PARTICULARLY DESCRIBED AS: A PARCEL OF LAND, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTHEAST OF THE RIGHT OF WAY FOR COUNTY ROAD NO. C-210 (FORMERLY STATE ROAD NO. S-210), SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210 (FORMERLY STATE ROAD NO. S-210, A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), WITH THE NORTHERLY MONUMENTED RIGHT OF WAY LINE OF COUNTY ROAD NO. C-16A (FORMERLY STATE ROAD NO. S-16 AND STATE ROAD NO. S-16A, A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND RUN THENCE, ALONG THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

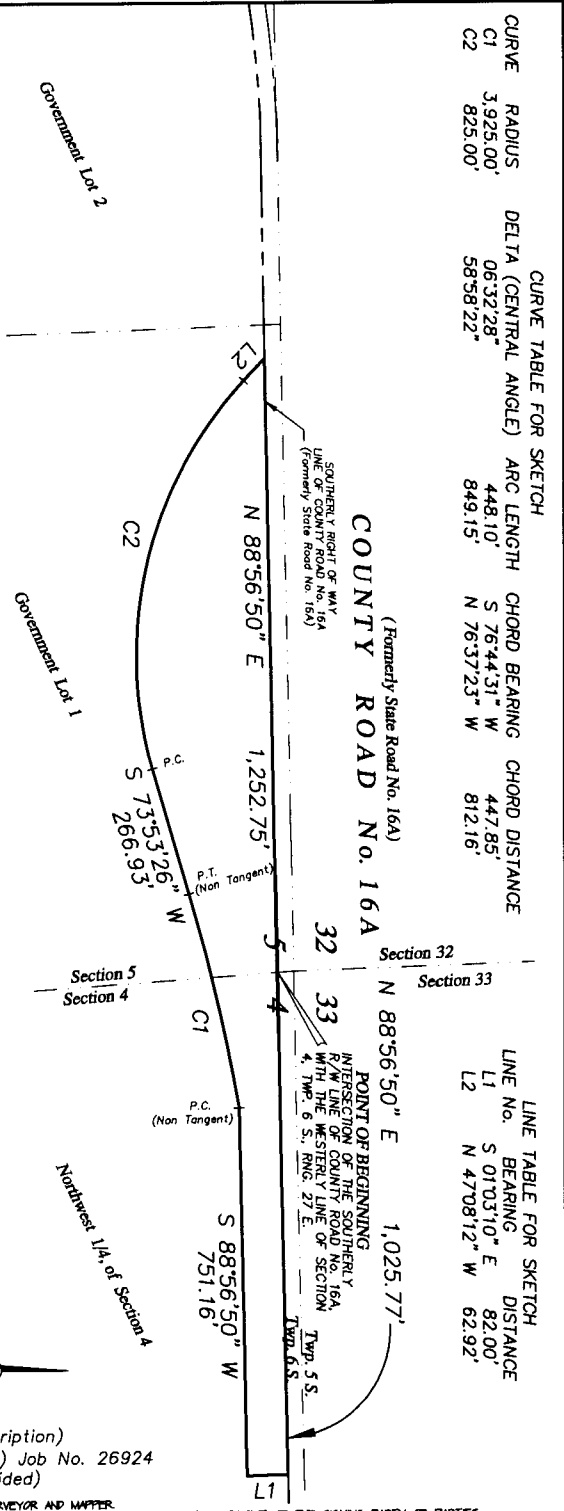
COURSE NO. 1: NORTH 42°37'16" EAST, A DISTANCE OF 160.76 FEET TO A POINT; COURSE NO. 2: SOUTH 47°22'44" EAST, A DISTANCE OF 2.00 FEET TO A POINT; COURSE NO. 3: NORTH 42°37'16" EAST, A DISTANCE OF 349.29 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1797, PAGE 990 OF THE CURRENT PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE SOUTH 00°54'16" EAST, ALONG LAST SAID LINE A DISTANCE OF 335.49 FEET TO A POINT ON THE NORTHERLY MONUMENTED RIGHT OF WAY LINE OF COUNTY ROAD NO. C-16A. SAID POINT ALSO BEING ON THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 3,658.17 FEET, THROUGH A CENTRAL ANGLE OF 05°33'01" TO THE LEFT, AN ARC DISTANCE OF 354.37 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210 AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°46'02" WEST 354.23 FEET.

CURVE TABLE FOR SKETCH

CURVE	RADIUS	DELTA (CENTRAL ANGLE)	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3,925.00'	06°32'28"	448.10'	S 76°44'31" W	447.85'
C2	825.00'	58°58'22"	849.15'	N 76°37'23" W	812.16'

LINE TABLE FOR SKETCH

LINE NO.	BEARING	DISTANCE
L1	S 01°03'10" E	82.00'
L2	N 47°08'12" W	62.92'



MAP SHOWING SKETCH OF

REVERSED August 5, 2009
 A PARCEL OF LAND, BEING A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16A, (FORMERLY STATE ROAD NO. 16A), A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 7806 WITH THE WESTERLY LINE OF SAID SECTION 4, TOWNSHIP 6 SOUTH, RANGE 27 EAST, (AND ALSO BEING THE EASTERLY LINE OF SAID SECTION 5); RUN THENCE NORTH 88°56'50" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16A, A DISTANCE OF 1,025.77 FEET, TO A POINT; RUN THENCE SOUTH 01°03'10" EAST, DEPARTING FROM AFORESAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 82.00 FEET, TO A POINT; RUN THENCE SOUTH 88°56'50" WEST, PARALLEL WITH, AND 82.00 FEET SOUTHERLY OF, WHEN MEASURED AT RIGHT ANGLES, THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16A, A DISTANCE OF 751.16 FEET, TO THE POINT OF CURVATURE (NON RADIAL), OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 3,925.00 FEET, THROUGH A CENTRAL ANGLE OF 06°32'28" TO THE LEFT, AN ARC DISTANCE OF 448.10 FEET, TO THE POINT OF TANGENCY (NON RADIAL) OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°44'31" WEST, 447.85 FEET; RUN THENCE SOUTH 73°53'26" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 266.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 825.00 FEET, THROUGH A CENTRAL ANGLE OF 58°58'22" TO THE RIGHT, AN ARC DISTANCE OF 849.15 FEET, TO A POINT; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°37'23" WEST, 812.16 FEET; RUN THENCE NORTH 47°08'12" WEST, A DISTANCE OF 62.92 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16A; RUN THENCE NORTH 88°56'50" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16A, A DISTANCE OF 1,252.75 FEET, TO A POINT ON THE AFORESAID EASTERLY LINE OF SAID SECTION 5, (AND ALSO BEING THE WESTERLY LINE OF SAID SECTION 4), AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 344,340 SQUARE FEET, OR 7.905 ACRES, MORE OR LESS, IN AREA.

REVISED, August 05, 2009 (to correct Sketch and Legal Description)
 REVISED, November 13, 2006 (New Title Commitment provided) Job No. 26924
 REVISED, January 24, 2006 (to Review Title Commitment provided)

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:
 1. BEARINGS ARE BASED ON THE SOUTH R/W LINE OF COUNTY ROAD 16A.
 2. THIS IS A MAP TO SHOW SKETCH OF THE LANDS DESCRIBED. THIS IS NOT A FIELD SURVEY.
 3. ELEVATIONS SHOWN THIS (50) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1928 (NGVD OF 1928).
 4. BY GRABING PLOTS ONLY, THE PROPERTY SHOWS PERSON LINES WITHIN ZONES:
 AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: _____; MAP REVISED DATE: _____
 5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.

LEGEND

<input type="checkbox"/>	NOTES CONCRETE MONUMENT	DATE	OCTOBER 3, 2009
-x-x	NOTES FENCE	SCALE	1" = 300'
o	NOTES 1/2" IRON PIPE SET (AS NOTED)	JOB NO.	22926
●	NOTES IRON PIPE FOUND (AS NOTED)	" BOOK(S)	
x	NOTES CROSS CUT	FILE(S)	
		COMPUTER	RINERAMER-ACQUISITION REVISED
		FILE NAME	

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LD 6661
 PROFESSIONAL LAND SURVEYORS OFFICE (304) 346-1799
 5647 LILLELA STREET JACKSONVILLE, FLORIDA 32207 FAX: (304) 346-1796

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 60F-6.0, (FORMERLY CHAPTER 29F1-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.021, FLORIDA STATUTES.

JONATHAN B. BOWAN, STATE OF FLORIDA,
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING	W.F.	WIRE FENCE
P.O.R.	POINT OF REFERENCE	C.L.T.	CHAIN LINK FENCE
P.C.	POINT OF CURVATURE	W.P.F.	WOOD PRIVACY FENCE
P.T.	POINT OF TANGENCY	A/C	AIR CONDITIONER
P.C.C.	POINT OF COMPOUND CURVE	O.H.L.	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R.E.	RADIUS EQUALS
R/W	RIGHT OF WAY	A.L.E.	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	C.B. & D.	CHORD BEARING & DISTANCE EQUALS
P.B.	PLAT BOOK	Δ	DELTA OR CENTRAL ANGLE EQUALS
P.R.	PUBLIC RECORDS	I.P.F.	IRON PIPE FOUND
P.R.L.	BUILDING RESTRICTION LINE	C.C.	CONCRETE