

**RESOLUTION NO. 2021- 220**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**COLLEGE PARK REPLAT.**

**WHEREAS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as College Park Replat.

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

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

**Section 2.** A Required Improvements Bond for construction is not required.

**Section 3.** A Required Improvements Bond for maintenance is not required.

**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 or otherwise attached hereto.

**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 1 day of June, 2021.

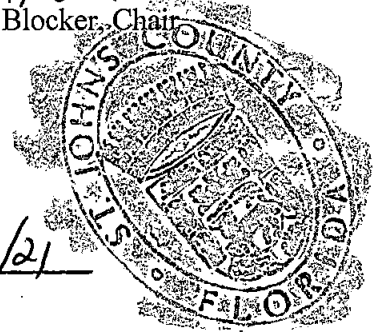
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Jeremiah R. Blocker  
Jeremiah R. Blocker, Chair

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

Sam Halterman  
Deputy Clerk

RENDITION DATE 6/3/21



# COLLEGE PARK REPLAT

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 4 SHEETS

BEING A REPLAT OF ALL OF BLOCKS 23, 23, AND 25; PART OF BLOCKS 24, 34 AND 35; PART OF ALLEYS LYING WITHIN SAID BLOCKS; AND PARTS OF DUNBAR STREET, THIRD STREET, S. LEXINGTON STREET AND SECOND STREET AS SHOWN ON PLAT OF COLLEGE PARK AS RECORDED IN MAP BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ALSO LYING IN GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY

### PARCEL 1:

A REPLAT OF A PORTION OF LOTS 1, 2, 3, 4 BLOCK 23, ALL OF LOTS 5, 6, 7 BLOCK 23, ALL OF LOTS 2, 3, 1, 4, 5, 8, 9, AND 12 BLOCK 24, ALL OF LOTS 1, 4, 5, 8, 9, AND 12 BLOCK 35 TOGETHER WITH A PORTION OF 20 FOOT ALLEY, TOGETHER WITH A PORTION OF LEXINGTON STREET AND COUNTY ROAD 214, SECOND STREET AND THIRD STREET (NOT OPEN) AS SHOWN ON THE PLAT OF COLLEGE PARK, RECORDED IN MAP BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 89°44'41" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1,077.50 FEET; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°15'19" EAST, A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°44'41" EAST, A DISTANCE OF 155.37 FEET; THENCE SOUTH 21°42'56" EAST, A DISTANCE OF 168.15 FEET; THENCE SOUTH 00°05'55" EAST, A DISTANCE OF 1071.42 FEET; THENCE SOUTH 89°50'11" WEST, A DISTANCE OF 197.69; THENCE NORTH 00°06'48" WEST, A DISTANCE OF 677.55 FEET TO THE SOUTHERLY LINE OF LOT 111; THENCE SOUTH 89°47'07" WEST, A DISTANCE OF 197.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DUNBAR STREET; A (40 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 00°06'48" WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 235.32 TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 214, A (75' RIGHT OF WAY AS MONUMENTED AND MAINTAINED); THENCE ALONG LAST SAID RIGHT OF WAY, NORTH 29°25'13" EAST, A DISTANCE OF 352.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 318,782.42 SQUARE FEET AND/OR 7.32± ACRES, MORE OR LESS.

### PARCEL 2:

A REPLAT OF LOT B, BLOCK 23, TOGETHER WITH A PORTION OF DUNBAR STREET, TOCCI ROAD, AND THIRD STREET, A PORTION OF A 20' ALLEY LOCATED IN BLOCK 22 AND BLOCK 25, A PORTION OF LOT 9, 8, 1 BLOCK 22, A PORTION OF LOTS 1, 4, AND J BLOCK 25, A PORTION OF LOTS 1, 4, 11, 7, AND B BLOCK 25, ALL OF LOTS 2, AND 3 BLOCK 25, ALL OF LOTS 2, 3, 6, 7, 10, 11, 4, 5 BLOCK 22, AS SHOWN ON THE PLAT OF COLLEGE PARK, RECORDED IN MAP BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 89°44'41" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 463.24 FEET; THENCE DEPARTING SAID NORTHERLY GOVERNMENT LOT LINE, SOUTH 00°15'19" EAST, A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°44'41" EAST, A DISTANCE OF 384.45 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 67°48'40" EAST, A DISTANCE OF 143.19 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 214, A (75 FOOT RIGHT OF WAY AS MONUMENTED AND MAINTAINED); THENCE SOUTH 29°25'13" WEST ALONG THE LAST MENTIONED NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE 1007.62 FEET; THENCE NORTH 00°07'40" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF GREENE STREET, A (40 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED), A DISTANCE OF 930.13 FEET TO THE POINT OF BEGINNING.

CONTAINING: 241,026.29 SQUARE FEET AND/OR 5.53± ACRES, MORE OR LESS.

### CERTIFICATE OF SURVEYOR

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 PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

JAMES D. HARRISON, JR.  
PROFESSIONAL SURVEYOR & MAPPER,  
LICENSE NUMBER 2647 ALL AMERICAN  
SURVEYORS OF FLORIDA, INC.

### PARCEL 3:

A REPLAT OF LOT 1 BLOCK 34 TOGETHER A PORTION OF LOTS 1, 4, 5, 8, 9, 10 AND 11, ALL IN BLOCK 25, TOGETHER WITH A PORTION OF SECOND STREET (NOT PHYSICALLY OPEN), AND A 20 FOOT ALLEY, AS SHOWN ON THE PLAT OF COLLEGE PARK, RECORDED IN MAP BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 89°44'41" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1077.50 FEET; THENCE SOUTH 00°15'19" EAST, A DISTANCE OF 27.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 214, A (75 FOOT WIDE RIGHT OF WAY AS MONUMENTED AND MAINTAINED); THENCE SOUTH 29°25'13" WEST, ALONG THE LAST MENTIONED RIGHT OF WAY, A DISTANCE OF 443.22 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DUNBAR STREET, A (40 RIGHT OF WAY AS PRESENTLY ESTABLISHED, AND TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'48" EAST, ALONG THE LAST MENTIONED RIGHT OF WAY LINE, A DISTANCE OF 523.46 FEET; THENCE DEPARTING SAID LAST RIGHT OF WAY LINE, SOUTH 89°45'41" WEST, A DISTANCE OF 207.78 FEET; THENCE NORTH 00°07'14" WEST, A DISTANCE OF 63.71 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SECOND STREET, A (40 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) (NOT PHYSICALLY OPEN); THENCE SOUTH 89°48'21" WEST A DISTANCE OF 52.88 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 214; THENCE ALONG THE LAST MENTIONED RIGHT OF WAY LINE, NORTH 29°25'13" EAST, A DISTANCE OF 528.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 73,156.89 SQUARE FEET AND/OR 1.68± ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FIDELITY NATIONAL TITLE INSURANCE COMPANY ON BEHALF OF THE FEE SIMPLE OWNERS OF THE AFFECTED PROPERTY PURSUANT TO THE AUTHORITY VESTED BY THAT CERTAIN PARTIAL-SUMMARY JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 4800, PAGES 1345, ET SEQ., OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ("OWNER") IS THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS COLLEGE PARK REPLAT, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

IN WITNESS WHEREOF, THE "OWNER" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED

WITNESSES:

BY: \_\_\_\_\_

PRINT NAME: M. SCOTT THOMAS

### STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ FOR \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_\_

TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

### CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS COLLEGE PARK REPLAT, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT \_\_\_\_\_

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

THIS IS TO CERTIFY THAT THIS COLLEGE PARK REPLAT, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_

### CERTIFICATE OF APPROVAL—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS COLLEGE PARK REPLAT, HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

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 \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

BRANDON J. PATTY  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

### CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS DAY OF \_\_\_\_\_ A.D. 2021.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
LICENSE NUMBER 4564

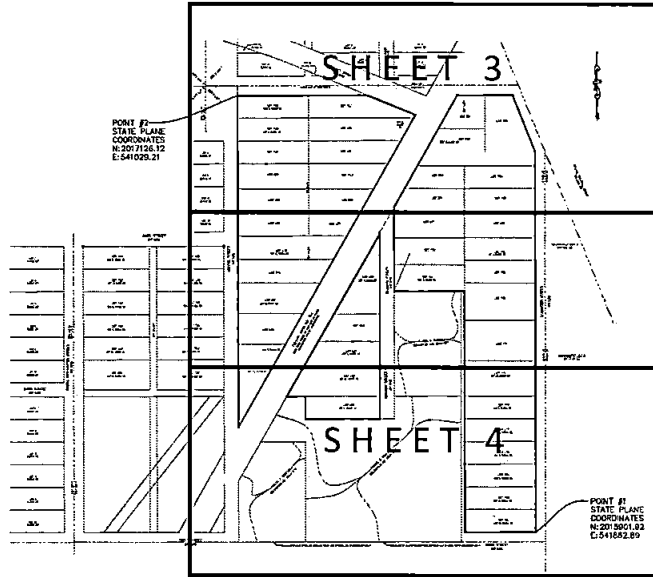
PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

# COLLEGE PARK REPLAT

BEING A REPLAT OF ALL OF BLOCKS 22, 23, AND 25; PART OF BLOCKS 24, 34 AND 35; PART OF ALLEYS LYING WITHIN SAID BLOCKS; AND PARTS OF DUNBAR STREET, THIRD STREET, S. LEXINGTON STREET AND SECOND STREET AS SHOWN ON PLAT OF COLLEGE PARK AS RECORDED IN MAP BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 4 SHEETS



KEY MAP  
(NOT TO SCALE)

**NOTE:**

THIS REPLAT IS INTENDED TO ADDRESS, AMONG OTHER THINGS, EXISTING TITLE OWNERSHIP AND CONSTRUCTION DISCREPANCIES RELATED TO THE ORIGINAL PLAT OF COLLEGE PARK, AS RECORDED ON OR ABOUT APRIL 18, 1918, IN MAP BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH RESPECT TO THE AFFECTED BLOCKS, LOTS, STREETS, AND ALLEYS INCLUDED IN THIS REPLAT. IT IS FURTHER THE INTENTION THAT THIS REPLAT BE AFFORDED EQUAL VESTING, DIGNITY, AND PRIORITY WITH THE ORIGINAL PLAT OF COLLEGE PARK IN THE APPLICATION OF THE STANDARDS, LAWS, RULES, AND REGULATIONS OF THE STATE OF FLORIDA DEPARTMENT OF HEALTH REGARDING ONSITE SEWAGE OR SEPTIC TANK AND DRAINFIELD SYSTEMS AND IN THE APPLICATION OF THE STANDARDS, CODES, ORDINANCES, RULES, AND REGULATIONS OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. NOTWITHSTANDING THE FOREGOING, ANY APPLICATION FOR THE INSTALLATION OF AN ONSITE SEWAGE OR SEPTIC TANK AND DRAINFIELD SYSTEM, OR FOR THE REPAIR AND/OR REPLACEMENT THEREOF, WILL NEED TO COMPLY WITH THE APPLICABLE STANDARDS, LAWS, RULES, AND REGULATIONS OF THE STATE OF FLORIDA DEPARTMENT OF HEALTH FOR APPROVAL.

**NOTES:**

- BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 214 AS BEING NORTH 29°25'13" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 901, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- ALL PLATTED UTILITY 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 ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY IS THE OWNER ON BEHALF OF THE FEE SIMPLE OWNERS OF THE AFFECTED PROPERTY PURSUANT TO THE AUTHORITY VESTED BY THAT CERTAIN PARTIAL SUMMARY JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 4800, PAGES 1345, ET SEQ., OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

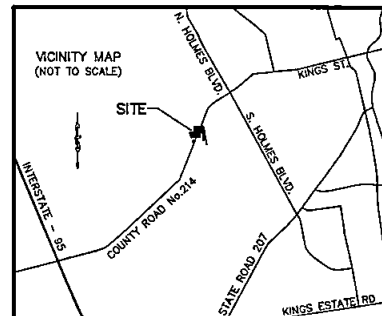
**NOTE:**

THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE COORDINATE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2) & (ELLZEY).  
 DURBIN 2 N: 2092535.8352, E: 509677.0129  
 ELLZEY N: 2030457.6959, E: 524684.1854  
 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE 901 - US SURVEY FEET.

POINT	NORTHING	EASTING	DESCRIPTION
1	2015801.92	541662.89	PRM - SE CORNER OF PLAT
2	2017126.12	541029.21	PRM - NW CORNER OF PLAT

**LEGEND**

- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- R.C.C. POINT OF COMPOUND CURVATURE
- R.P. RADIUS POINT
- P.B. PLAT BOOK
- PD(S) PAGE(S)
- (R) RADIAL LINE
- CI CURVE DATA
- LI LINE DATE
- R/W RIGHT OF WAY
- R RADIUS
- SET 4"x4" CONCRETE MONUMENT STAMPED "3857"
- SET 5/8" IRON ROD STAMPED "3857"
- ⊙ SET NAIL & DISK STAMPED LB "3857"

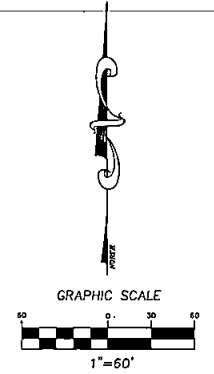
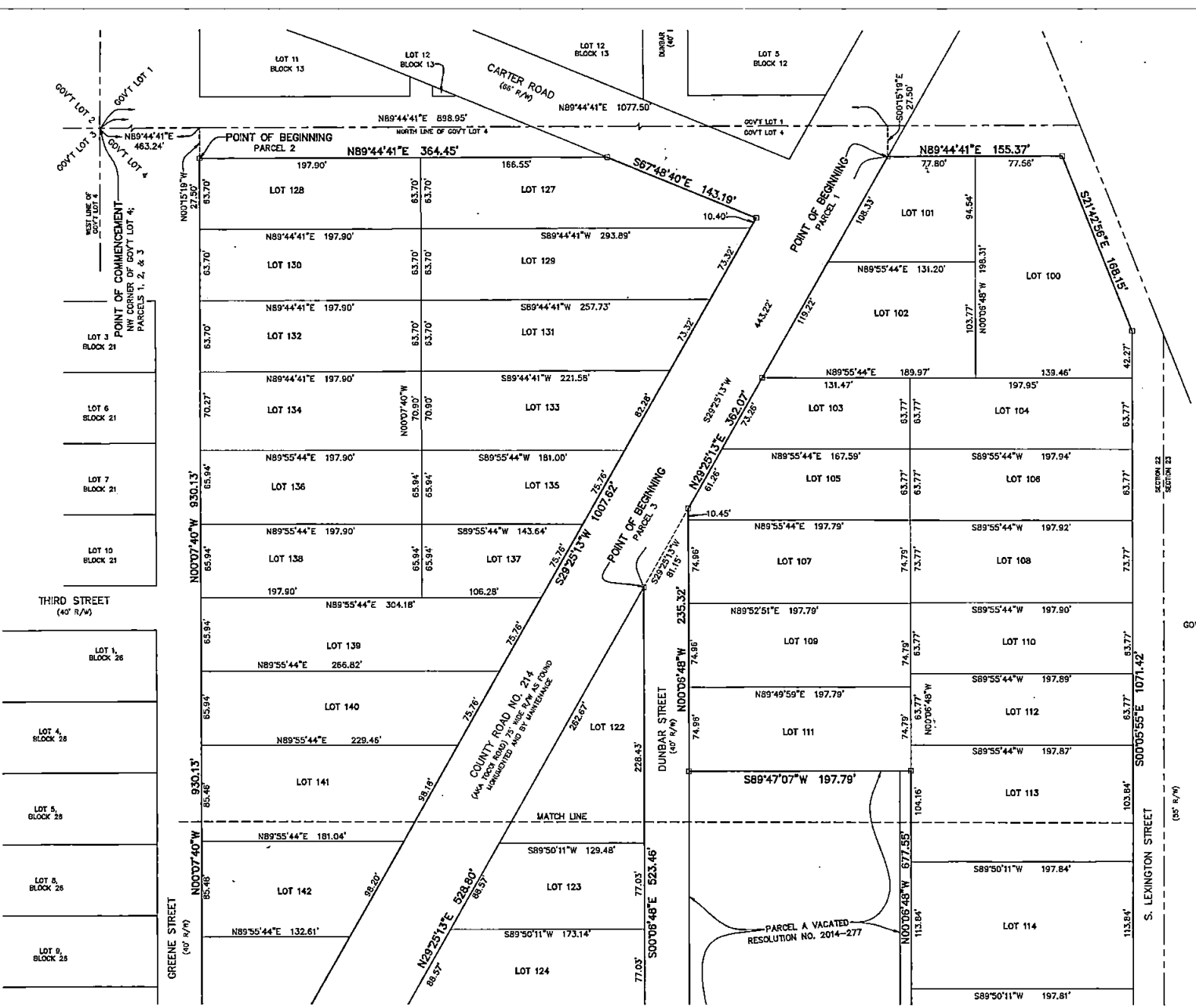


VICINITY MAP  
(NOT TO SCALE)

PREPARED BY  
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
 3751 SAN JOSE PLACE SUITE 15  
 JACKSONVILLE, FLORIDA 32257  
 904-279-0088  
 LICENSED BUSINESS NO. 3857

# COLLEGE PARK REPLAT

BEING A REPLAT OF ALL OF BLOCKS 22, 23, AND 25; PART OF BLOCKS 24, 34 AND 35; PART OF ALLEYS LYING WITHIN SAID BLOCKS; AND PARTS OF DUNBAR STREET, THIRD STREET, S. LEXINGTON STREET AND SECOND STREET AS SHOWN ON PLAT OF COLLEGE PARK AS RECORDED IN MAP BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ALSO LYING IN GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY



MULLEN TRVERSE GRANT,  
SECTION 22,  
SECTION 23

GOVERNMENT LOT 3  
SECTION 23

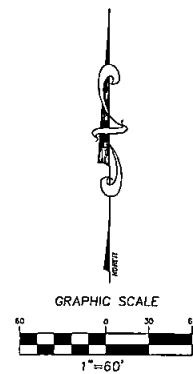
PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

# COLLEGE PARK REPLAT

BEING A REPLAT OF ALL OF BLOCKS 22, 23, AND 25; PART OF BLOCKS 24, 34 AND 35; PART OF ALLEYS LYING WITHIN SAID BLOCKS; AND PARTS OF DUNBAR STREET, THIRD STREET, S. LEXINGTON STREET AND SECOND STREET AS SHOWN ON PLAT OF COLLEGE PARK AS RECORDED IN MAP BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ALSO LYING IN GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 4 OF 4 SHEETS



SOUTH LINE OF PLAT OF COLLEGE PARK AND SOUTH LINE OF NORTH 1/2 OF GOVERNMENT LOT 4

L1 = N00°07'14"W 63.71'  
 L2 = S89°48'21"W 52.88'

PREPARED BY  
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
 3751 SAN JOSE PLACE SUITE 15  
 JACKSONVILLE, FLORIDA 32257  
 904-279-0088  
 LICENSED BUSINESS NO. 3857