

RESOLUTION NO. 2021- 267  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
HAMMOCK OAKS.

WHEREAS, AMH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Hammock Oaks.

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

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

**Section 2.** A Required Improvements Bond in the amount of \$1,017,824.20 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$421,606.20 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 20 day of July, 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

Pam Halterman  
Deputy Clerk

RENDITION DATE 7/21/21



# HAMMOCK OAKS

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE EAST 1/2, OF THE NORTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, IN ST. JOHNS COUNTY, FLORIDA.

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

SHEET ONE (1) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

## CAPTION

A PORTION OF GOVERNMENT LOTS 1 AND 2, AND THE EAST HALF OF THE NORTHWEST QUARTER (E. 1/2, OF NW 1/4), OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, LYING NORTH OF STATE ROAD No. 18, LESS AND EXCEPT THE SITE AS SHOWN ON LEASE AGREEMENT AND SUBJECT TO THE EASEMENT BEING SHOWN THEREON, WHICH IS BEING RETAINED BY THE CURRENT OWNER TO SERVE THE SITE.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, (AND ALSO BEING THE WESTERLY LINE OF THE "ANTONIO HUERTAS GRANT", SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST), WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD/COUNTY ROAD No. 16-A, (FORMERLY KNOWN AS STATE ROAD No. 16, BOULEVARD/HIGHWAY No. 48), AND RUN THENCE NORTH 18°18'29" EAST, ALONG THE AFORESAID EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, (AND ALSO BEING THE WESTERLY LINE OF THE "ANTONIO HUERTAS GRANT", SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST), A DISTANCE OF 58.57 FEET, TO A POINT WHICH LIES ON THE NORTHEASTERLY LINE OF THAT RIGHT OF WAY CONTRIBUTION DEEDED TO ST. JOHNS COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 5019, PAGES 1559 ET SEQ. OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH 48°54'00" WEST, ALONG THE AFORESAID NORTHEASTERLY LINE OF SAID RIGHT OF WAY CONTRIBUTION DEEDED TO ST. JOHNS COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 5019, PAGES 1559 ET SEQ. OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND ALSO LYING 54.00' NORTHEASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 16A ~ MILL CREEK ROAD, A DISTANCE OF 2,038.96 FEET TO A POINT; RUN THENCE NORTH 44°42'22" EAST, DEPARTING FROM AFORESAID NORTHEASTERLY LINE OF THAT RIGHT OF WAY CONTRIBUTION DEEDED TO ST. JOHNS COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 5019, PAGES 1559 ET SEQ. OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 212.28 FEET, TO A POINT; RUN THENCE NORTH 14°58'28" EAST, A DISTANCE OF 301.94 FEET, TO A POINT ON THE NORTHERLY LINE OF THE EAST 1/2, OF THE NORTHWEST 1/4, OF SECTION 18; RUN THENCE NORTH 88°45'27" EAST, ALONG THE NORTHERLY LINE OF THE AFORESAID EAST 1/2, OF THE NORTHWEST 1/4, OF SECTION 18, A DISTANCE OF 666.38 FEET, TO THE NORTHEAST CORNER OF SAID EAST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 18, AND ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 1, SECTION 18; RUN THENCE NORTH 89°13'25" EAST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 18, A DISTANCE OF 1,269.13 FEET, TO A POINT ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 18, (AND ALSO BEING THE WESTERLY LINE OF AFORESAID "ANTONIO HUERTAS GRANT", SECTION 38; RUN THENCE, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 1, AND THEN ALONG THE EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 18, (AND ALSO BEING THE WESTERLY LINE OF THE "ANTONIO HUERTAS GRANT", SECTION 38, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 19°30'59" WEST, A DISTANCE OF 1,083.56 FEET, TO A POINT;  
COURSE No. 2: RUN THENCE, SOUTH 18°18'29" WEST, A DISTANCE OF 836.81 FEET, TO A POINT ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD/COUNTY ROAD No. 16-A, AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS, BEING USED AS A "CELL TOWER":  
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE COMMON LINE OF SECTIONS 17, 18 AND 38, THE "ANTONIO HUERTAS GRANT", AND RUN THENCE, SOUTH 19°30'59" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 18, (AND ALSO BEING THE WESTERLY LINE OF SECTION 38, THE "ANTONIO HUERTAS GRANT"), A DISTANCE OF 471.53 FEET, TO A POINT; RUN THENCE, NORTH 70°30'19" WEST, A DISTANCE OF 165.62 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE THE FOLLOWING FOUR (4) COURSES AROUND THE "CELL TOWER" SITE:  
COURSE No. 1: RUN THENCE, SOUTH 19°31'45" WEST, A DISTANCE OF 100.02 FEET, TO A POINT;  
COURSE No. 2: RUN THENCE, NORTH 70°35'28" WEST, A DISTANCE OF 100.34 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 19°43'35" EAST, A DISTANCE OF 100.02 FEET, TO A POINT;  
COURSE No. 4: RUN THENCE, SOUTH 70°35'28" EAST, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,207,715 SQUARE FEET OR 50.68 ACRES, MORE OR LESS, IN AREA, AFTER THE "LESS AND EXCEPT" PARCEL IS TAKEN OUT OF THE TOTAL.

SURVEYOR'S COMMENTS REGARDING THE EASEMENTS SHOWN ON THAT PLAT PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 15, 2021

a. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 949, PAGE 1800

SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT A PORTION OF THE PLATTED PROPERTY AND IS GRAPHICALLY SHOWN ON SHEETS 6, 7 AND 8

b. RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 1715, PAGE 864.

SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT A PORTION OF THE PLATTED PROPERTY, IT HAS A RESTRICTIVE COVENANT FOR FALL ZONE WHICH STATES: "IN ACCORDANCE WITH ST. JOHNS COUNTY ZONING REQUIREMENTS, LANDLORD GRANTS UNTO TENANT A NON-EXCLUSIVE FALL ZONE RADIUS EXTENDING 180 FEET FROM THE CENTER OF THE TOWER TO DESCRIBE A CIRCLE WITHIN WHICH NO RESIDENTIAL, HOSPITAL, SCHOOL OR EMERGENCY SHELTER BE ERRECTED.

c. TEMPORARY ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1729, PAGE 816.

SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT A PORTION OF THE PLATTED PROPERTY AND IS GRAPHICALLY SHOWN ON SHEETS 4, 8 AND 9

d. DECLARATION OF UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4749, PAGE 1784 AND CONSENT AND JOINDER TO SEWER EASEMENTS AT ARBOR MILL AT MILL CREEK RECORDED IN OFFICIAL RECORDS BOOK 5168 PAGE 140.

SURVEYOR'S COMMENT: NO, THIS EASEMENT IS LOCATED IN ARBOR MILL AT MILL CREEK, AND THE SUBJECT PROPERTY IS THE BENEFITED PROPERTY LISTED

e. NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4789, AGE 1448

SURVEYOR'S COMMENT: NO, THIS EASEMENT IS LOCATED ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 16-A/MILL CREEK ROAD NORTH OF ARBOR MILL AT MILL CREEK, AND THE SUBJECT PROPERTY IS THE BENEFITED PROPERTY LISTED.

f. ORDINANCE No. 2019-78 RECORDED IN OFFICIAL RECORDS BOOK 4882, AGE 1442.

SURVEYOR'S COMMENT: THE PATTED LANDS IS A PORTION OF THE LANDS CONTAINED WITHIN THIS ORDINANCE WHICH LIST SETBACKS AND OTHER RESTRICTIONS.

g. EASEMENT FOR UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 4994, PAGE 497 AND AMENDED AND RESTATED EASEMENT FOR UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 5012, PAGE 1883.

SURVEYOR'S COMMENT: THE EASEMENT CONTAINED IN OFFICIAL RECORDS BOOK 4994, PAGE 497 DOES NOT AFFECT THE SUBJECT PROPERTY, HOWEVER THE AMENDED AND RESTATED EASEMENT IS A BLANKET EASEMENT OVER THE PLATTED LANDS.

h. DEED OF DEDICATION - RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 5019, PAGE 1559

SURVEYOR'S COMMENT: THIS DEED OF DEDICATION IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE LEGAL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "HAMMOCK OAKS", 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.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS "NEEDMAN DRIVE", "BANYAN FOREST DRIVE", "CARLUTOS WAY", "FORNELLS WAY", AND "OLIVEWOOD PLACE", (ALL PUBLIC ROAD RIGHTS-OF-WAY), ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE DRAINAGE EASEMENTS AS SHOWN ON THIS 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 THIS PLAT.

TRACT "U", (UTILITY, INCLUDING A LIFT STATION) AS SHOWN HEREON IS HEREBY IRREVOCABLY DEDICATED FEE SIMPLE TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, AS IS THE "SEWER EASEMENT" SITUATED WITHIN TRACT "U" (UTILITY) WHICH FOR THE SOLE AND EXCLUSIVE RIGHTS FOR THE CONSTRUCTION OF UNDERGROUND SEWAGE COLLECTION IN FAVOR OF ST. JOHNS COUNTY UTILITY DEPARTMENT.

TRACTS "SWMF-1", "SWMF-2" AND "SWMF-3", (STORMWATER MANAGEMENT FACILITIES), TRACTS "D-1" AND "D-2", (OPEN SPACE), TRACT "C" (CONSERVATION/UPLAND BUFFER/OPEN SPACE) AND TRACTS "O-1", "O-2" AND "O-3" (DEVELOPMENT EDGE/LANDSCAPE/MAINTENANCE/OPEN SPACE), TOGETHER WITH THOSE EASEMENTS DESIGNATED AS "15' DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS", "DRAINAGE EASEMENTS" AND "DRAINAGE AND ACCESS EASEMENTS" AS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF AMH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), ITS SUCCESSORS AND ASSIGNS, EXCEPT AS HEREAFTER PROVIDED. ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTION OR MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREAFTER PROVIDED. AMH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER") SHALL HAVE THE SOLE AND ABSOLUTE RIGHT (BUT NOT THE OBLIGATION) TO CONVEY ANY OR ALL TRACTS, ANY OR ALL EASEMENTS DESIGNATED ON THIS PLAT (EXCEPT FOR THOSE EASEMENTS DESIGNATED AS "10' FPL EASEMENTS") TO ANY RESPONSIBLE PROPERTY OWNERS ASSOCIATION APPROVED FOR THE CAPTIONED PROPERTY.

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 OWNER, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER, RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY OR OR PERSON AS WILL ASSUME THE OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "C", (CONSERVATION/UPLAND BUFFER/OPEN SPACE) IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES, AS GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10' FPL EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, AMH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE "OWNER" HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

## AMH DEVELOPMENT LLC A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME

## AMH DEVELOPMENT LLC A DELAWARE LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 2021 BY GEOFFREY REID, VICE PRESIDENT OF AMH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

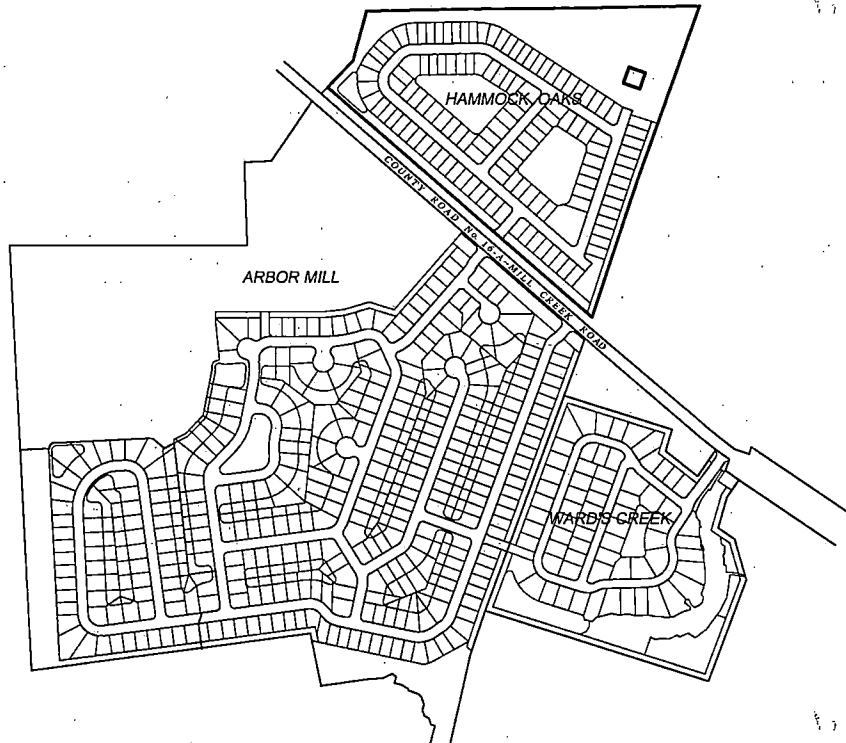
By: \_\_\_\_\_  
GEOFFREY REID  
VICE PRESIDENT  
AMH DEVELOPMENT LLC  
A DELAWARE LIMITED LIABILITY COMPANY

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
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# HAMMOCK OAKS

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE EAST 1/2, OF THE NORTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, IN ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S COMMENTS REGARDING THE EASEMENT(S) LISTED IN THE PLAT PROPERTY INFORMATION REPORT PREPARED BY



**GENERAL NOTES**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAID 1983 (1980), FLORIDA EAST ZONE, (ZONE 801), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHEASTERLY MONUMENTED RIGHT OF WAY LINE OF "COUNTY ROAD No. 18-A" - WILL CREEK ROAD, AS N 48°54'00" W.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL&L) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 ST. JOHNS COUNTY, FLORIDA.

- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

- 6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- 7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAID 1983 (1980), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR USE BASE MAPPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT, ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

THE ST. JOHNS COUNTY GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:

- a) CONTROL POINT "G113", WITH A PUBLISHED COORDINATE VALUE OF (N): 2,066,037.270161, AND (E): 458,768.627478
- b) CONTROL POINT "G114", WITH A PUBLISHED COORDINATE VALUE OF (N): 2,066,070.542891, AND (E): 457,528.338248

**ABBREVIATIONS USED IN THIS PLAT**

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MANGMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
P.O.I.	POINT OF INTERSECTION
PT	POINT OF TANGENCY
P.O.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
THP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CF	TABULATED CURVE TABLE
L2S	TABULATED LINE TABLE
R/W	RIGHT OF WAY
D.O.T.	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
MAP	MAP BOOK
P.B.	PLAT BOOK
P.B.	PAGE
WL	WATCH LINE
EA-E	EA ELECTRIC EASEMENT
EA-GE	EA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
ESMT	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
SURMID	

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

SHEET TWO (2) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS

SEE SHEET THREE (3) FOR KEY MAP

**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 \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

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

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

BY: \_\_\_\_\_  
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES.

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

**CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY THAT THIS PLAT OF "HAMMOCK OAKS" HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

**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 \_\_\_\_\_, 2021.

GAIL OLIVER, PLS. COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
LICENSE No. 4564

**CERTIFICATE OF REVIEW-COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THIS PLAT OF "HAMMOCK OAKS" HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

**LEGENDS USED IN THIS PLAT**

LEGEND	DEFINITION	HATCHING USED IN THIS PLAT	DEFINITION
◇	SET 4" x 4" CONCRETE MANGMENT WITH POK, STAMPED "P.L.S. LD 444"	[Dotted Hatching]	DEVIATES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS
◆	ROUND 4" x 4" CONCRETE MANGMENT WITH POK, STAMPED "P.L.S. LD 444"	[Cross-hatch Hatching]	DEVIATES PRESERVED WETLANDS
●	SET P.K. NAIL & POK, STAMPED "P.C.P. LD 444"		

# HAMMOCK OAKS

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE EAST 1/2, OF THE NORTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, IN ST. JOHNS COUNTY, FLORIDA.

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

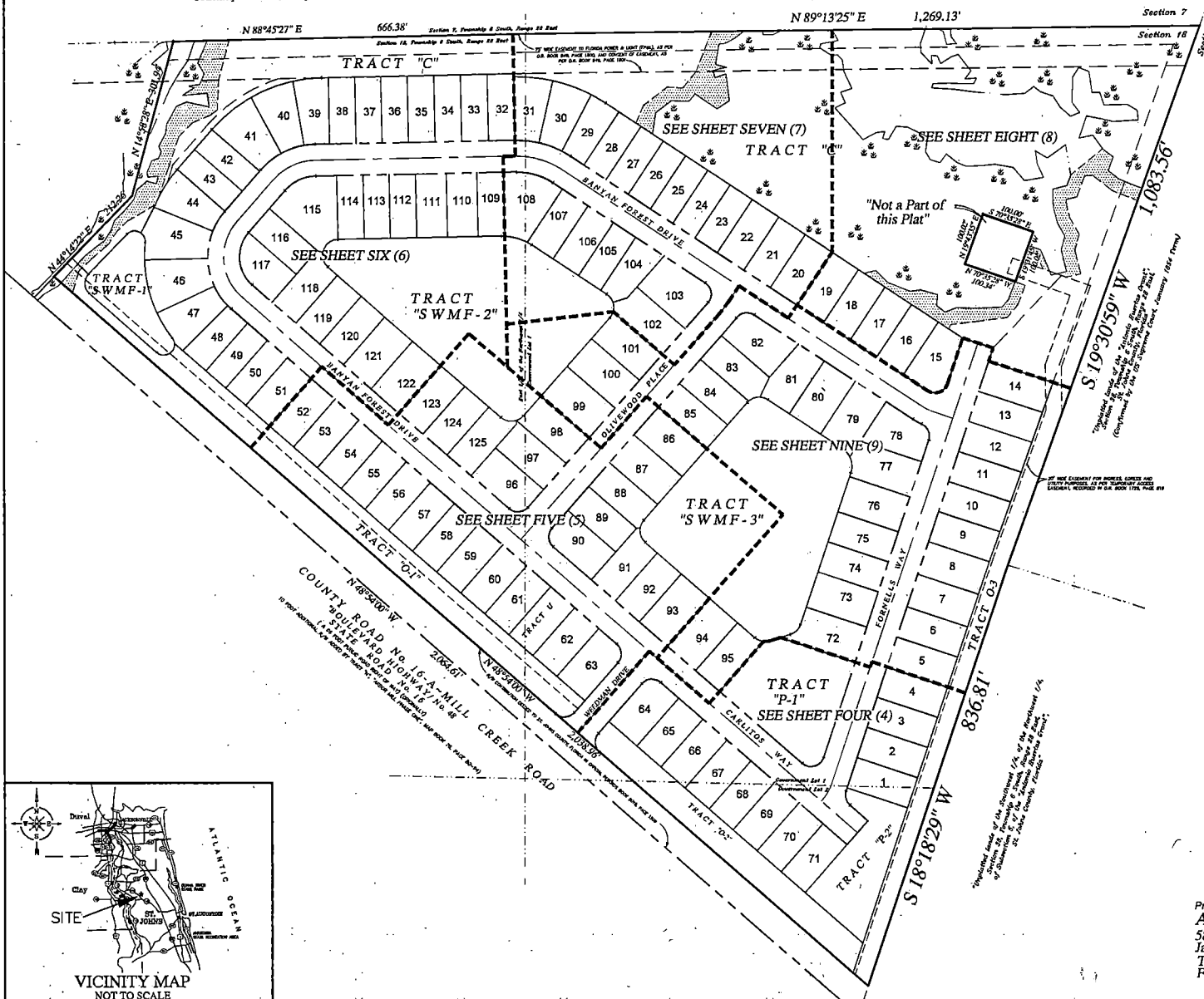
SHEET THREE (3) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS

## KEY MAP - Not to Scale

"Unplatted lands of the Southwest 1/4, of Section 7,  
Township 6 South, Range 28 East, St. Johns County, Florida"

"Unplatted lands of Government Lot 3, Section 7,  
Township 6 South, Range 28 East, St. Johns County, Florida"



Prepared by:  
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# HAMMOCK OAKS

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE EAST 1/2, OF THE NORTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, IN ST. JOHNS COUNTY, FLORIDA.

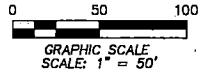
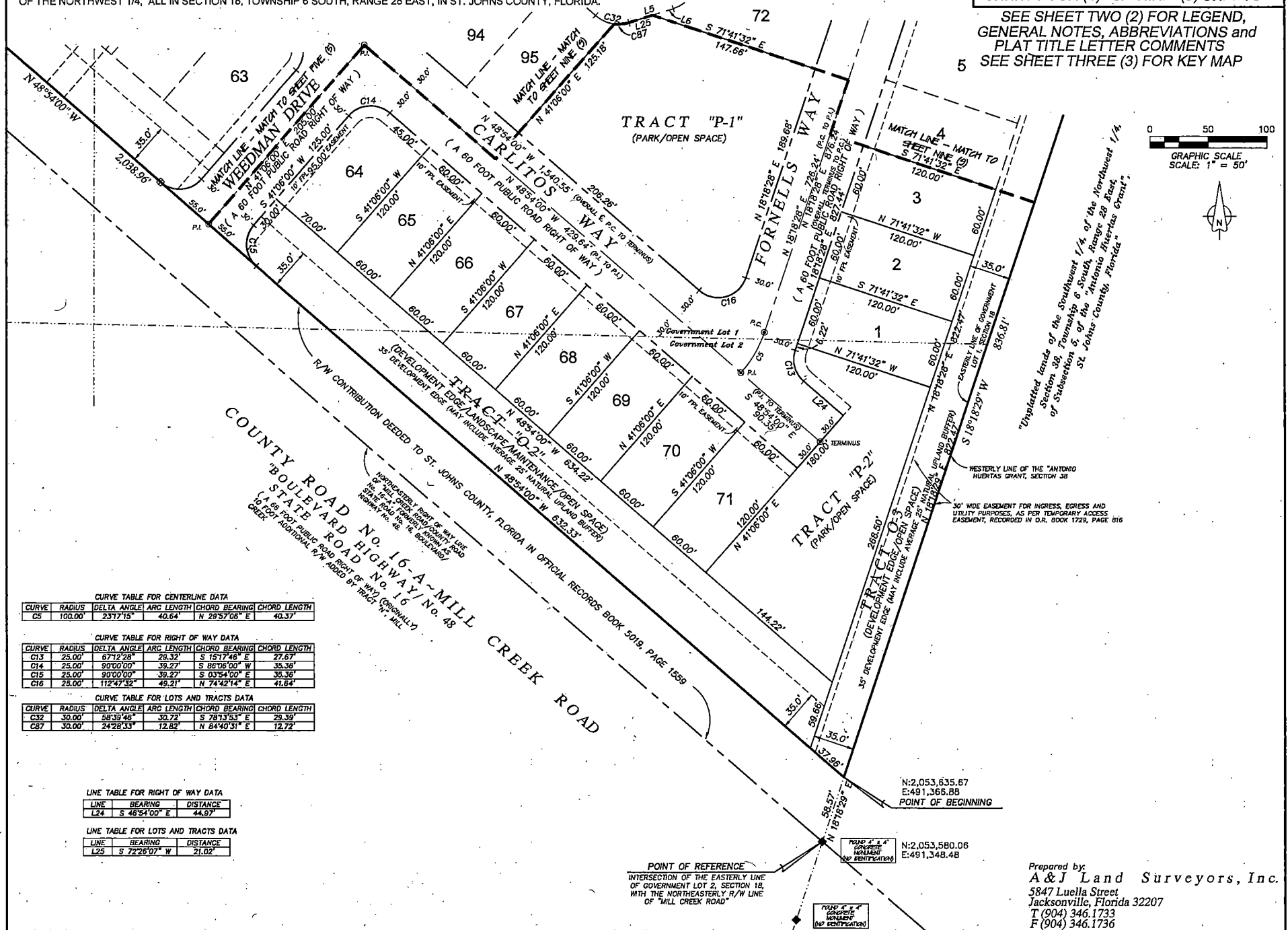
TRACT SWMF-3"  
(STORMWATER MANAGEMENT FACILITY)

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

SHEET FOUR (4) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS AND PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



"Unplatted lands of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 6 South, Range 28 East, St. Johns County, Florida."

30' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, AS PER TEMPORARY ACCESS EASEMENT, RECORDED IN D.L. BOOK 1729, PAGE 816

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CS	100.00'	23°17'15"	40.64'	N 29°57'08" E	40.37'

CURVE TABLE FOR RIGHT OF WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	25.00'	67°12'28"	29.32'	S 15°17'46" E	27.67'
C14	25.00'	90°00'00"	39.27'	S 86°06'00" W	35.36'
C15	25.00'	90°00'00"	39.27'	S 03°54'00" E	35.36'
C16	25.00'	112°47'52"	49.21'	N 74°42'14" E	41.84'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	30.00'	58°39'48"	30.72'	S 78°13'53" E	29.39'
C37	30.00'	24°26'33"	12.62'	N 84°40'51" E	12.72'

LINE TABLE FOR RIGHT OF WAY DATA

LINE	BEARING	DISTANCE
L24	S 48°54'00" E	44.87'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L25	S 72°28'07" W	21.02'

POINT OF REFERENCE  
INTERSECTION OF THE EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 18, WITH THE NORTHEASTERLY R/W LINE OF "MILL CREEK ROAD"

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# HAMMOCK OAKS

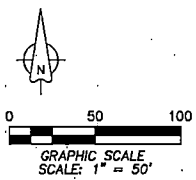
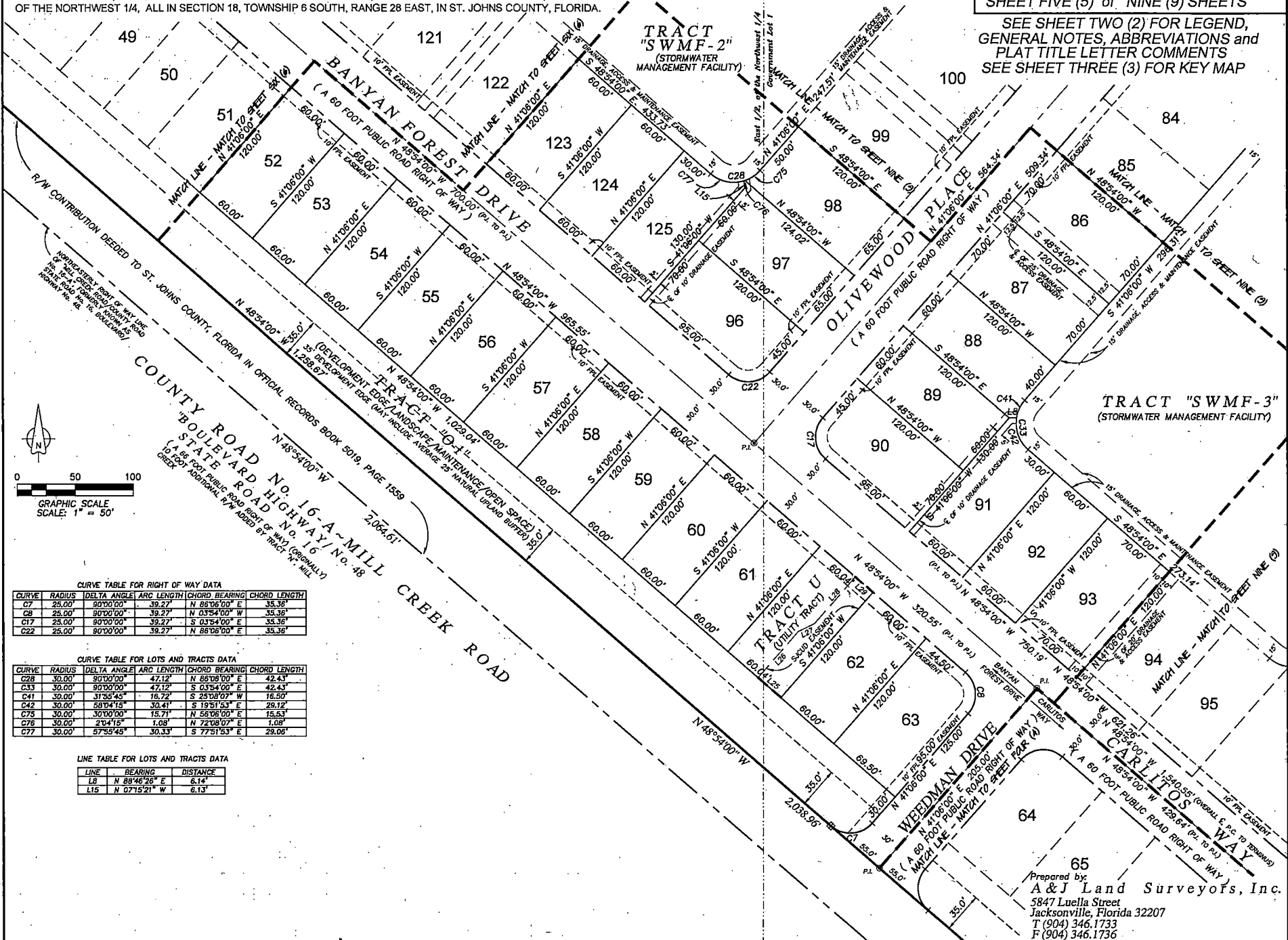
A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE EAST 1/2, OF THE NORTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, IN ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

SHEET FIVE (5) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS AND PLAT TITLE LETTER COMMENTS SEE SHEET THREE (3) FOR KEY MAP



CURVE TABLE FOR RIGHT OF WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	25.00'	90°00'00"	39.27'	N 88°08'00" E	35.36'
C8	25.00'	90°00'00"	39.27'	N 03°54'00" W	35.36'
C17	25.00'	90°00'00"	39.27'	S 03°54'00" E	35.36'
C22	25.00'	90°00'00"	39.27'	N 88°08'00" E	35.36'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C28	30.00'	90°00'00"	47.12'	N 88°08'00" E	42.43'
C33	30.00'	90°00'00"	47.12'	S 03°54'00" E	42.43'
C41	30.00'	31°35'45"	16.72'	S 25°02'07" W	16.50'
C42	30.00'	58°04'15"	30.41'	S 19°51'53" E	29.72'
C75	30.00'	30°00'00"	15.71'	N 56°06'00" E	15.53'
C78	30.00'	2°24'15"	1.08'	N 72°08'07" E	1.08'
C77	30.00'	57°55'45"	30.33'	S 77°51'53" E	28.06'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
LB	N 88°46'26" E	6.14'
L15	N 07°19'21" W	6.13'

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# HAMMOCK OAKS

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE EAST 1/2, OF THE NORTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, IN ST. JOHNS COUNTY, FLORIDA.

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

SHEET SIX (6) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

Unplatted lands of the Southwest 1/4, of Section 7, Township 6 South, Range 28 East, St. Johns County, Florida

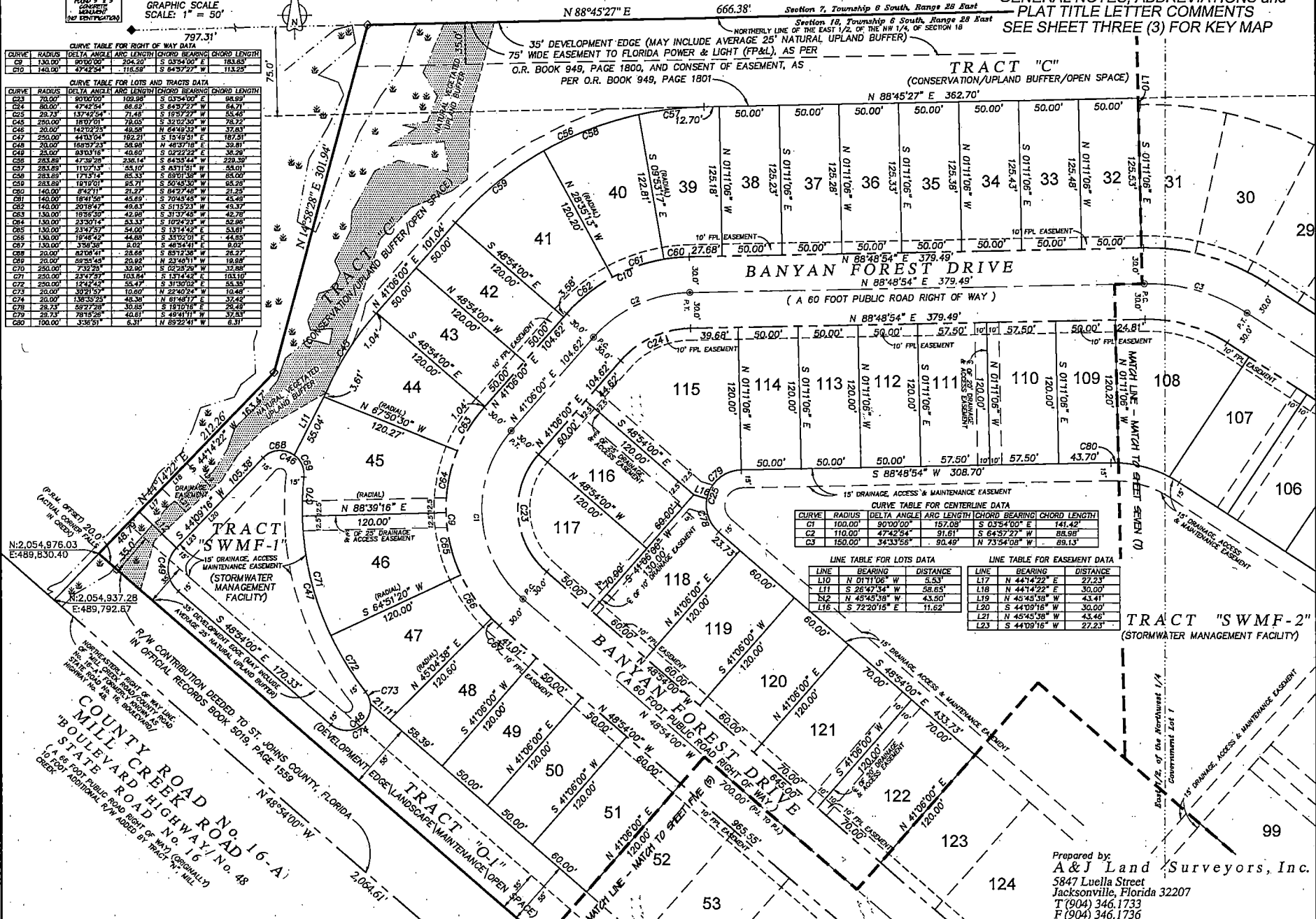
GRAPHIC SCALE  
SCALE: 1" = 50'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	130.00'	90°00'00"	204.20'	S 03°54'00" E	183.80'
C10	140.00'	47°42'54"	115.59'	S 64°57'27" W	113.29'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	70.00'	90°00'00"	109.99'	S 03°54'00" E	98.89'
C24	80.00'	47°42'54"	86.62'	S 64°57'27" W	84.71'
C25	29.73'	137°42'54"	71.46'	S 103°57'27" W	63.46'
C45	280.00'	18°07'01"	79.05'	S 32°02'30" W	78.72'
C46	20.00'	142°07'35"	49.58'	N 64°48'33" W	37.89'
C47	250.00'	44°03'54"	182.31'	S 12°48'51" E	187.81'
C48	20.00'	166°07'23"	56.88'	N 48°37'16" E	58.81'
C49	20.00'	83°03'16"	40.60'	S 02°22'22" E	38.29'
C56	283.89'	17°13'14"	85.33'	S 69°01'39" W	85.00'
C59	283.89'	16°10'01"	85.73'	S 50°43'30" W	85.28'
C60	140.00'	89°21'14"	212.71'	S 84°12'41" W	213.29'
C61	140.00'	18°41'56"	45.69'	S 70°43'45" W	45.49'
C62	140.00'	20°18'47"	49.63'	S 51°15'23" W	49.37'
C63	130.00'	18°36'30"	42.80'	S 41°17'45" W	42.78'
C64	130.00'	23°30'14"	53.33'	S 10°24'23" W	52.88'
C65	130.00'	23°47'57"	54.00'	S 13°14'42" E	53.61'
C66	130.00'	19°48'49"	44.88'	S 23°20'24" W	44.58'
C67	130.00'	3°58'58"	8.02'	S 48°54'41" E	8.02'
C68	20.00'	82°08'41"	28.66'	S 83°12'35" W	28.27'
C69	20.00'	89°58'15"	30.79'	S 84°12'41" W	30.39'
C70	20.00'	7°32'35"	39.90'	S 02°25'26" W	39.88'
C71	250.00'	23°47'57"	103.64'	S 13°14'42" E	103.10'
C72	250.00'	12°42'41"	212.71'	S 31°15'23" W	213.29'
C73	20.00'	30°01'55"	10.00'	S 31°15'23" W	10.46'
C74	20.00'	136°35'25"	48.30'	N 61°48'17" E	37.42'
C76	28.73'	89°27'58"	30.85'	S 18°10'16" E	29.49'
C78	28.73'	78°19'58"	43.61'	S 41°41'11" E	42.49'
C80	100.00'	33°58'51"	6.31'	N 89°22'41" W	6.31'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	90°00'00"	157.08'	S 03°54'00" E	141.42'
C2	110.00'	47°42'54"	91.61'	S 64°57'27" W	88.98'
C3	150.00'	34°33'56"	80.49'	N 73°54'08" W	89.13'

LINE TABLE FOR LOTS DATA

LINE	BEARING	DISTANCE
L10	N 01°11'06" W	5.53'
L11	S 26°47'34" W	58.65'
L12	N 48°45'38" W	43.50'
L16	S 72°20'15" E	11.62'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L17	N 44°14'22" E	27.23'
L18	N 44°14'22" E	30.00'
L19	N 45°45'38" W	43.41'
L20	S 44°09'16" W	30.00'
L21	N 45°45'38" W	43.46'
L23	S 44°09'16" W	27.23'

CONTRIBUTION DEDED TO ST. JOHNS COUNTY, FLORIDA  
IN OFFICIAL RECORDS BOOK 3010, PAGE 1559  
COUNTY ROAD NO. 16-A  
BOULEVARD HIGHWAY NO. 16  
STATE ROAD RIGHT OF WAY (ORIGINALLY 54' ± 6" 100' PUBLIC ROAD RIGHT OF WAY (ORIGINALLY 54' ± 6" Additional R/W Note of Tract "C", NULL EASE)

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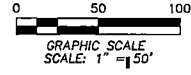
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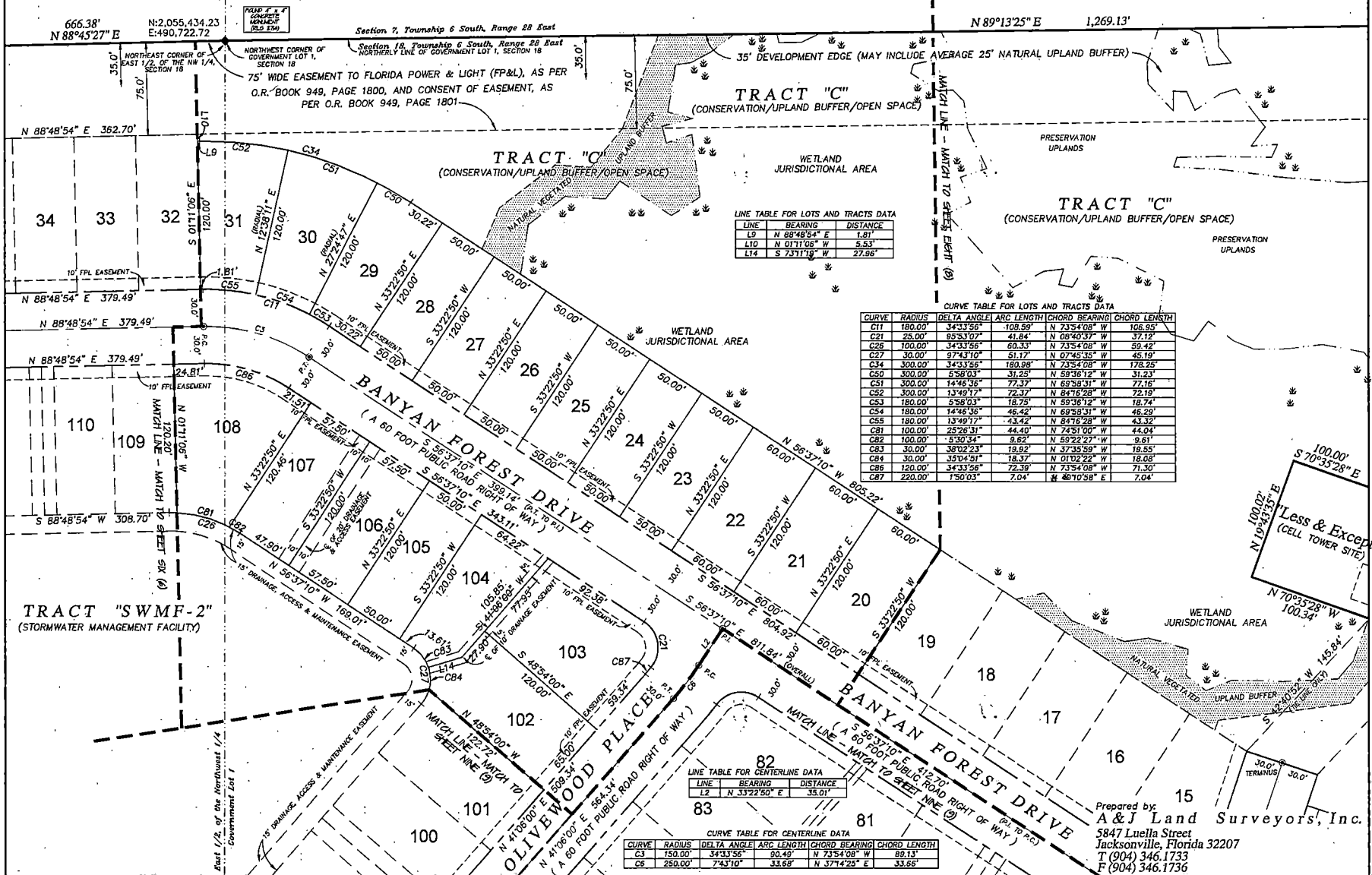
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET SEVEN (7) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



"Unplatted lands of the Southwest 1/4, of Section 7, Township 6 South, Range 28 East, St. Johns County, Florida"



LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L9	N 88°48'54" E	1.81'
L10	N 01°11'05" W	5.53'
L14	S 73°11'18" W	27.96'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	180.00'	34°33'56"	108.59'	N 73°54'08" W	106.85'
C21	25.00'	89°53'07"	41.84'	N 08°40'57" W	37.12'
C26	100.00'	34°33'56"	60.83'	N 73°54'08" W	59.42'
C27	30.00'	97°43'10"	51.17'	N 07°45'35" W	45.19'
C34	300.00'	34°33'56"	180.98'	N 73°54'08" W	178.25'
C50	300.00'	5°58'03"	31.23'	N 89°36'12" W	31.23'
C51	300.00'	14°48'56"	72.37'	N 89°36'12" W	71.16'
C52	300.00'	13°49'17"	72.37'	N 84°16'28" W	72.19'
C53	180.00'	5°58'03"	18.75'	N 89°36'12" W	18.74'
C54	180.00'	14°48'36"	46.42'	N 89°36'12" W	46.29'
C55	180.00'	13°49'17"	43.42'	N 84°16'28" W	43.32'
C61	100.00'	25°26'31"	44.40'	N 74°51'00" W	44.04'
C62	100.00'	5°30'34"	9.62'	N 89°22'27" W	9.61'
C63	30.00'	38°02'23"	19.62'	N 37°35'59" W	19.55'
C64	30.00'	35°04'51"	18.37'	N 01°02'22" W	18.08'
C66	120.00'	34°33'56"	72.38'	N 73°54'08" W	71.30'
C67	220.00'	1°50'03"	7.04'	N 46°10'58" E	7.04'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L2	N 33°22'50" E	35.01'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	150.00'	34°33'56"	90.49'	N 73°54'08" W	89.13'
C6	250.00'	7°43'10"	33.68'	N 37°14'25" E	33.68'

Less & Except (CELL TOWER SITE)

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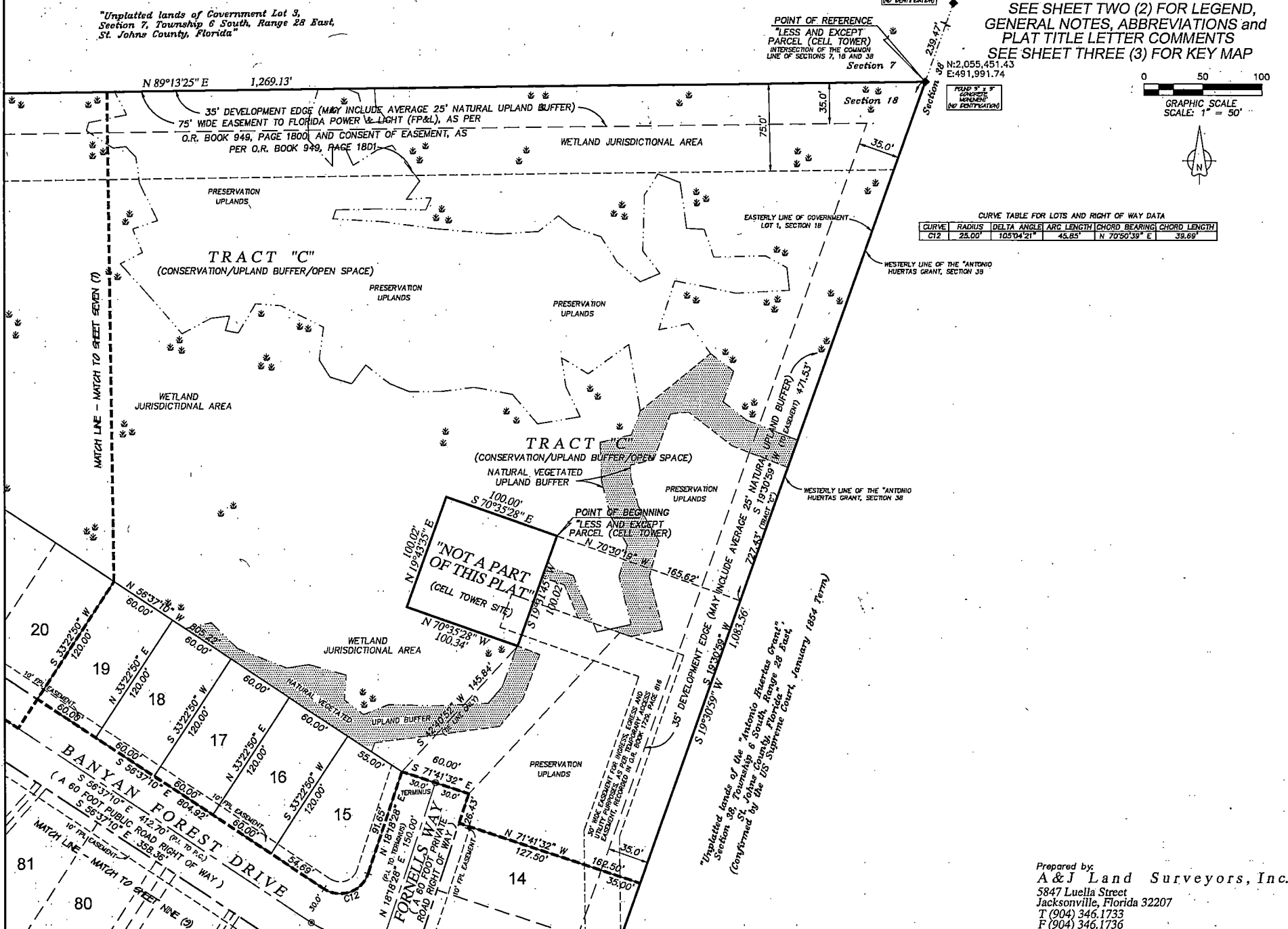
"Unplatted lands of Government Lot 3, Section 7, Township 6 South, Range 28 East, St. Johns County, Florida"

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

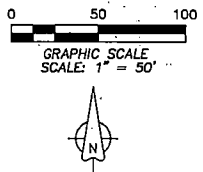
SHEET EIGHT (8) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



CURVE TABLE FOR LOTS AND RIGHT OF WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	25.00'	105°14'21"	45.85'	N 70°50'59" E	39.69'



"Unplatted lands of the 'Antonio Huertas Grant' Section 38, Township 6 South, Range 28 East, St. Johns County, Florida (confirmed by the US Supreme Court, January 1884 Term)"

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