

RESOLUTION NO. 2021- 4
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
COASTAL GROVE (REPLAT).**

WHEREAS, ROBERT HAHNEMANN, COASTAL GROVE PV, LLC., AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Coastal Grove.

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 \$1,306,322.18 is required for construction.

Section 3. A Required Improvements Bond in the amount of \$170,389.85 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 19 day of January, 2021.

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

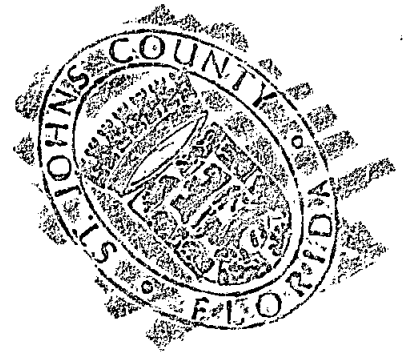
BY: Henry Dean

Henry Dean, Vice Chairman

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

RENDITION DATE 1/21/21

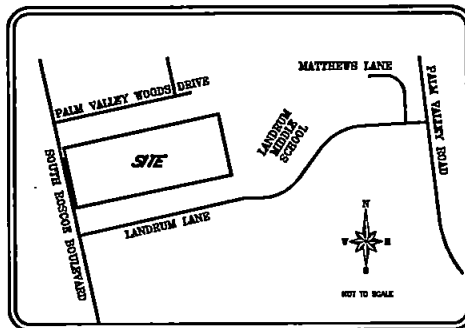
Pam Hatten
Deputy Clerk



COASTAL GROVE

A REPLAT OF LOTS 17 AND 18, PALM VALLEY GARDENS,
AS RECORDED IN MAP BOOK 5, PAGE 58, AND A PORTION OF LOT 1,
PALM VALLEY GARDENS UNIT 2, AS RECORDED IN MAP BOOK 5, PAGE 65,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.
SITUATED IN THE JOS S. SANCHEZ GRANT, SECTION 43, TOWNSHIP 4
SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

VICINITY MAP



CERTIFICATE OF APPROVAL — GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of COASTAL GROVE has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this _____ day of _____ 20__

BY: _____
Director of Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of COASTAL GROVE has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida. This _____ day of _____ 20__ This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

BY: _____
CHAIRMAN, ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW — COUNTY ATTORNEY

This is to certify that this plat of COASTAL GROVE has been examined and approved by the Office of the St. Johns County Attorney on this _____ day of _____ 20__

BY: _____
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 _____ 20__

BY: _____
Brandon J. Patty
Clerk of the Circuit Court & Comptroller

CAPTION

A PARCEL OF LAND SITUATED IN THE JOS S. SANCHEZ GRANT, SECTION 43, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF TRACT 16, PALM VALLEY GARDENS, AS RECORDED IN MAP BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 78°00'10" E, ALONG THE SOUTH LINE OF SAID TRACT 16 OF PALM VALLEY GARDENS, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 78°00'10" E, ALONG THE SOUTH LINE OF SAID TRACT 16 OF PALM VALLEY GARDENS AND THE SOUTH LINE OF PALM VALLEY WOOD ESTATES, AS RECORDED IN MAP BOOK 13, PAGE 28, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 1481.95 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2915, PAGE 1498 OF SAID PUBLIC RECORDS; THENCE S 11°57'00" E, ALONG THE EAST LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 2915, PAGE 1498 AND THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3254, PAGE 1907 AND THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3525, PAGE 30 (PARCEL 2) ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 590.61 FEET TO THE NORTH LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4125, PAGE 439 (LANDRUM ROAD CANAL) OF SAID PUBLIC RECORDS; THENCE S 78°15'03" W, ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4125, PAGE 439 (LANDRUM ROAD CANAL), A DISTANCE OF 1481.87 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH ROSCOE BOULEVARD, AS IT CURRENTLY EXISTS; THENCE N 11°56'54" W, ALONG THE SAID EAST RIGHT OF WAY LINE OF SOUTH ROSCOE BOULEVARD, A DISTANCE OF 3840 FEET TO THE POINT OF BEGINNING.
THE AFORESAID PARCEL CONTAINS 19.884 ACRES MORE OR LESS.

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.

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 _____ 20__

BY: _____
Gail Oliver, P.S.M., County Surveyor
Professional Land Surveyor and Mapper
License Number 4554

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida, as a land surveyor, does hereby certify that he has completed the survey of the lands as shown in the foregoing plat, that said plat is a true and correct representation of the lands surveyed, that the survey was made under his responsible direction and supervision, and that the survey data complies with all the survey requirements of Chapter 177, Florida Statutes, that permanent reference monuments have been placed in accordance with Section 177.091 (7), and permanent control points will be set in accordance with Section 177.091 (8).

Signed and sealed this _____ day of _____ 20__

Michael A. Plesco P.L.S.
License Number 4763
Ancient City Surveyors, Inc. LB# 8177
4425 U.S.-1 South, Suite 401
ST. AUGUSTINE, FLORIDA 32086
(904) 797-9967

PLAT PREPARED BY:
ANCIENT CITY SURVEYORS
ACS INC.
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH - SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-8027
E-MAIL: acs@ancientsurveyors.com

COASTAL GROVE

A REPLAT OF LOTS 17 AND 18, PALM VALLEY GARDENS,
AS RECORDED IN MAP BOOK 5, PAGE 58, AND A PORTION OF LOT 1,
PALM VALLEY GARDENS UNIT 2, AS RECORDED IN MAP BOOK 5, PAGE 65,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.
SITUATED IN THE JOS S. SANCHEZ GRANT, SECTION 43, TOWNSHIP 4
SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET 2 OF 8

ADOPTION AND DEDICATION

Know all men by these present, that the undersigned, COASTAL GROVE PV, LLC, being the owners in fee simple of the lands described in the foregoing caption to this plat do hereby adopt this survey and plat of said lands as the true and correct plat of said lands hereinafter known as COASTAL GROVE and do hereby dedicate the following:

The Road Right of Way designated on the Plat as COASTAL GROVE COURT are irrevocably dedicated to the COASTAL GROVE HOMEOWNERS ASSOCIATION, INC., its Successors and Assigns, in perpetuity, for maintenance of the Rights of Way which are now or hereinafter constructed thereon and will be a private road right of way.

The "Owner", its successors and assigns, hereby grants to the present and future owners of the lots shown on this Plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities and telecommunication companies authorized by said owner in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress and maintenance over and across private roadways shown on this plat. The owner, its successors and assigns, reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

Tract "A" and Tract "B" (Landscape and Tree Preservation Buffer) (Tree removal in Tract "A" and Tract "B" is prohibited), Tract "C" (Stormwater Management Facility/Drainage and Maintenance Easement), Tracts "D" (Conservation Area), All Private Drainage Easements, All Maintenance Easements, All Perimeter Buffers, All Drainage Easements, All Conservation Easements and the 20' Drainage Easement / No Maintenance Drainage Zone are dedicated to the Coastal Grove Homeowners Association, Inc., a Florida Not-for-Profit Corporation.

Those easements denoted as 10' B.E.S. EASEMENT are hereby irrevocably and without reservation dedicated to the City of Jacksonville Beach, a municipal corporation in Duval County, Florida, D/B/A BEACHES ENERGY SERVICES, its successors and assigns, for its use in conjunction with its underground utility distribution system: Provided however, that no utilities other than "B.E.S." may be installed parallel within said easements. BEACHES ENERGY SERVICES hereby reserves the non-exclusive, irrevocable and perpetual right of ingress to and egress from, over, under, and across all roads, streets, ways, boulevards, lanes, and utility easements depicted or dedicated by this plat for its use in the construction, installation, maintenance, or removal of its underground utility distribution system, surface mounted equipment, facilities, and appurtenances, in conjunction with its underground utility distribution system, all lots are subject to an easement for electric and natural gas distribution lines and above ground equipment, facilities, and appurtenances over, under, across, and along a minimum of ten (10') feet in width strip of land adjacent to, abutting, parallel, and concentric with the road right of ways dedicated by this plat. The aforesaid specific ten (10') foot B.E.S. utility easements are subject to the following covenants which shall run with the land:

(1) Electric easements dedicated to BEACHES ENERGY SERVICES and where above ground equipment, facilities, and appurtenances are placed shall remain totally unobstructed in compliance with the utilities' requirements and specifications for equipment clearances from shrubs, trees, plants, fences, and other objects;

(2) Construction or installation of any paving, landscaping, fencing, or improvements placed in, on, above, or under the easement is subject to the BEACHES ENERGY SERVICES right of ingress, egress, maintenance, use, and construction. Any installation is subject to removal by BEACHES ENERGY SERVICES, without prior notice, in order to conduct any work associated with the easement and utility. Replacement or restoration of the installation shall be at the expense of the lot owner.

(3) A minimum easement width of fifteen (15') feet is required, in the case where BEACHES ENERGY SERVICES' utility easement does not abut, is not adjacent to, and is not contiguous to said right of way.

All platted 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 by Section 177.091 (2b), Florida Statutes.

In witness whereof, COASTAL GROVE PV, LLC has caused these presents to be signed this _____ day of _____, 20____

Witness
Name: _____

By: _____
Name: _____ Title: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of L. physical presence or U online notarization, this _____ day of _____, 20____ by ROBERT HAHNEMANN, MANAGER OF COASTAL GROVE PV, LLC., A FLORIDA LIMITED LIABILITY CORPORATION,

Notary Public, State of Florida
Name: _____
My commission expires: _____
My Commission Number is: _____

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

PLAT PREPARED BY:
ANCIENT CITY SURVEYORS INC.
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH - SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-767-9987 FAX: 904-767-8027
E-MAIL: acs-surveys@ancientcity.net



LD#1177

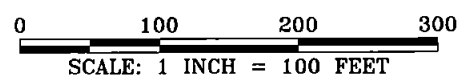
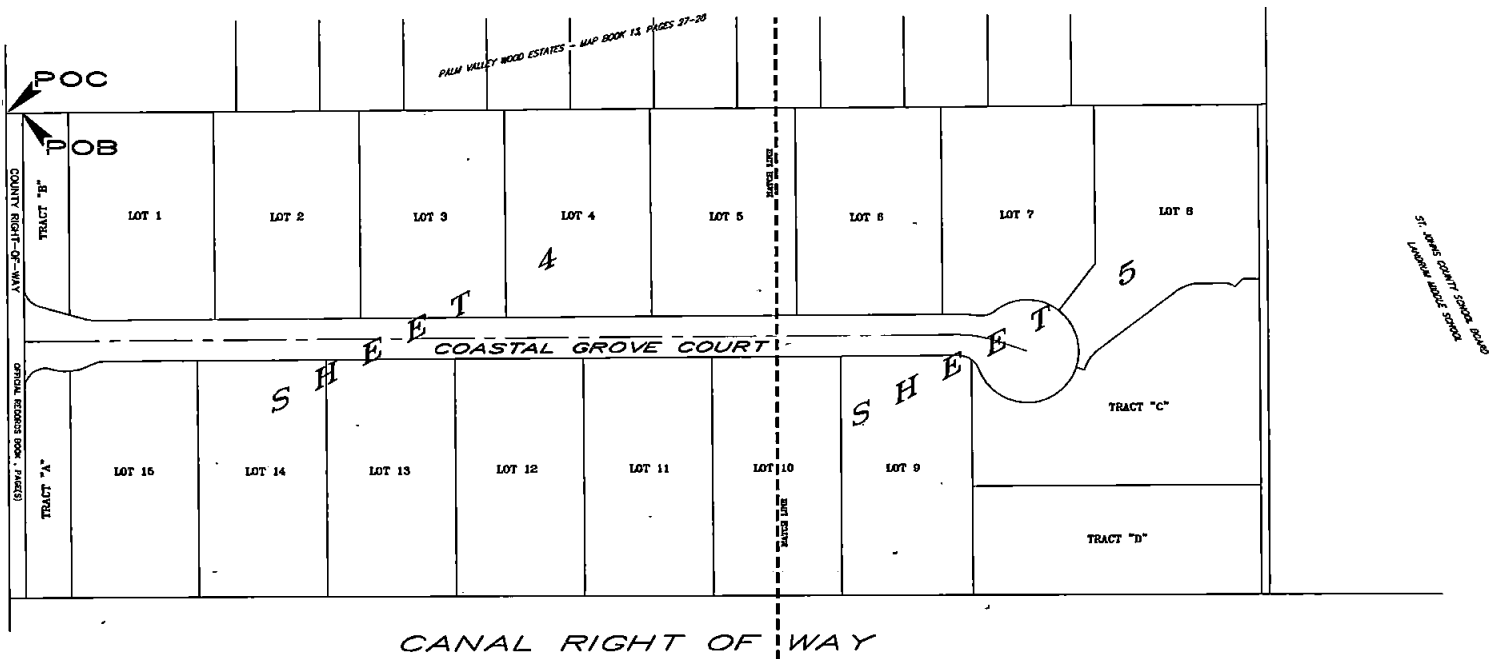
COASTAL GROVE

A REPLAT OF LOTS 17 AND 18, PALM VALLEY GARDENS,
 AS RECORDED IN MAP BOOK 5, PAGE 58, AND A PORTION OF LOT 1,
 PALM VALLEY GARDENS UNIT 2, AS RECORDED IN MAP BOOK 5, PAGE 55,
 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.
 SITUATED IN THE JOS S. SANCHEZ GRANT, SECTION 43, TOWNSHIP 4
 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

KEY MAP



SOUTH ROSCOE BOULEVAD
 COUNTY ROAD NO. 210-A



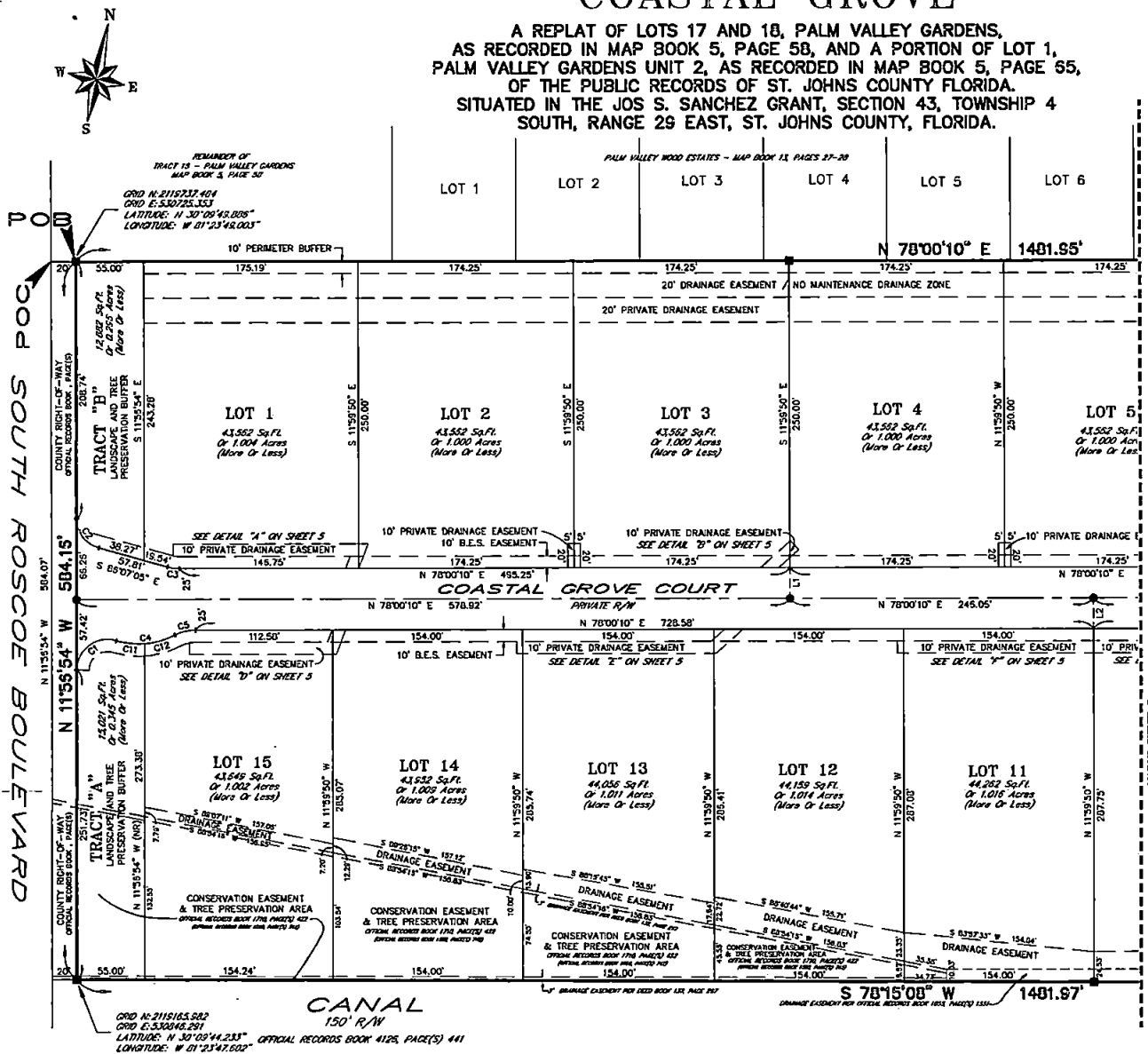
PLAT PREPARED BY:
ANCIENT CITY SURVEYORS
 INC.

ACS
 PROFESSIONAL LAND SURVEYORS

4425 U.S. HIGHWAY No. 1 SOUTH - SUITE 401
 ST. AUGUSTINE, FLORIDA 32086
 PHONE: 904-797-9967 FAX: 904-797-9027
 E-MAIL: acs-surveyors@comcast.net

COASTAL GROVE

A REPLAT OF LOTS 17 AND 18, PALM VALLEY GARDENS,
AS RECORDED IN MAP BOOK 5, PAGE 58, AND A PORTION OF LOT 1,
PALM VALLEY GARDENS UNIT 2, AS RECORDED IN MAP BOOK 5, PAGE 55,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
SITUATED IN THE JOS S. SANCHEZ GRANT, SECTION 43, TOWNSHIP 4
SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
- C1 = CURVE TABLE IDENTIFICATION NUMBER
 - L1 = LINE TABLE IDENTIFICATION NUMBER
 - R/W = RIGHT OF WAY
 - (R) = RADIAL
 - (NR) = NON-RADIAL
 - RP = RADIUS POINT
 - PC = POINT OF CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - POB = POINT OF BEGINNING
 - LB = LICENSED BUSINESS
 - ORB = OFFICIAL RECORDS BOOK
 - Sq.Ft. = SQUARE FEET
 - B.E.S. = BEACHES ENERGY SERVICES
 - = PERMANENT CONTROL POINT
 - = SET NAIL AND DISC - LB # 8177
 - = PERMANENT REFERENCE MONUMENT
 - = SET 4" X 4" CONCRETE MONUMENT - LB # 8177

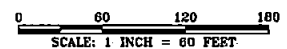
NOTE

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT OF WAY LINE OF SOUTH ROSCOE BOULEVARD HAVING AN ASSUMED BEARING OF N 11°55'54" W.

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 - UNITED STATES FEET - FLORIDA - ZONE EAST, AND WERE OBTAINED USING ASHTECH PROMARK 2 RECEIVERS AND GNSS SOLUTIONS SOFTWARE VERSION 3.8.0.8 AS COMPUTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.

LINE IDENTIFICATION TABLE

LINE	BEARING	DISTANCE
L1	N 11°55'50" W	25.00'
L2	N 11°58'50" W	25.00'



CURVE IDENTIFICATION TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	106°39'03"	45.51'	S 41°21'00" W	48.09'
C2	25.00'	74°10'11"	32.36'	S 48°02'00" E	30.15'
C3	38.00'	159°2'45"	9.99'	N 85°56'32" E	9.95'
C4	64.00'	43°58'50"	49.15'	N 72°39'14" E	47.85'
C5	35.00'	27°20'51"	17.18'	S 64°15'44" W	17.02'
C11	64.00'	20°41'52"	23.12'	N 64°18'13" E	22.89'
C12	64.00'	23°17'50"	25.03'	N 62°18'18" E	25.05'

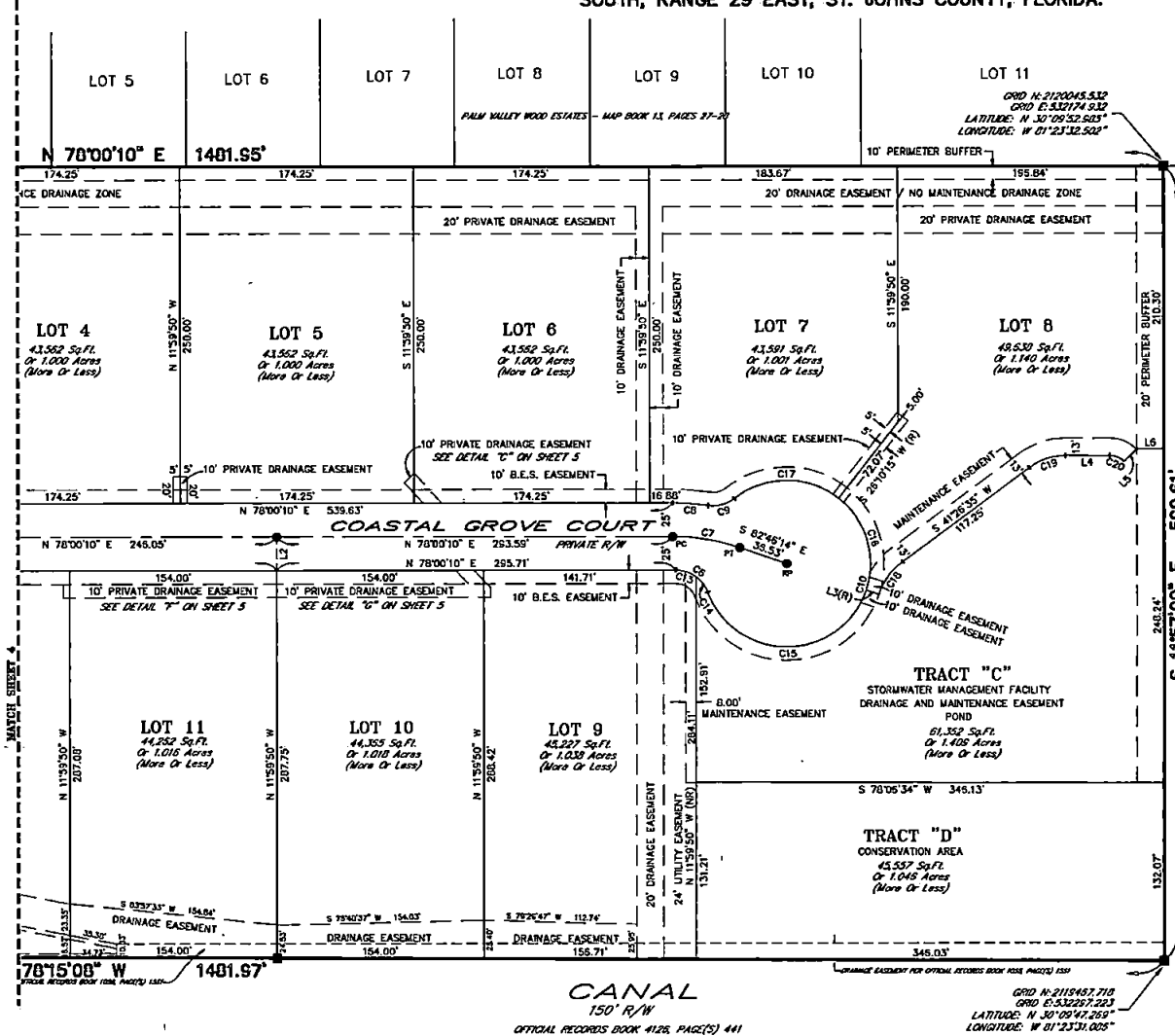
PLAT PREPARED BY:
ANCIENT CITY SURVEYORS
INC.

ACS
PROFESSIONAL LAND SURVEYORS

4425 U.S. HIGHWAY No. 1 SOUTH - SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9887 FAX: 904-797-8027
E-MAIL: acs-surveyors@comcast.net

COASTAL GROVE

A REPLAT OF LOTS 17 AND 18, PALM VALLEY GARDENS,
AS RECORDED IN MAP BOOK 5, PAGE 58, AND A PORTION OF LOT 1,
PALM VALLEY GARDENS UNIT 2, AS RECORDED IN MAP BOOK 5, PAGE 65,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.
SITUATED IN THE JOS S. SANCHEZ GRANT, SECTION 43, TOWNSHIP 4
SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



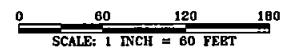
LEGEND

- CI = CURVE IDENTIFICATION NUMBER
- L1 = LINE IDENTIFICATION NUMBER
- R/W = RIGHT OF WAY
- (R) = RADIAL
- (NR) = NON-RADIAL
- RP = RADIUS POINT
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PI = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- POB = POINT OF BEGINNING
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- Sq. Ft. = SQUARE FEET
- B.E.S. = BEACHES ENERGY SERVICES
- = PERMANENT CONTROL POINT
- = SET NAIL AND DISC - LB # 8177
- = PERMANENT REFERENCE MONUMENT
- = SET 4" X 4" CONCRETE MONUMENT - LB # 8177

NOTE

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT OF WAY LINE OF SOUTH ROSCOE BOULEVARD HAVING AN ASSUMED BEARING OF N 11°56'54" W.

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 - UNITED STATES FEET - FLORIDA - ZONE EAST, AND WERE OBTAINED USING ASHTECH PROMARK 2 RECEIVERS AND GRASS SOLUTIONS SOFTWARE VERSION 3.80.8 AS COMPUTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.



LINE	BEARING	DISTANCE
L3	N 83°17'02" W	10.00'
L4	S 78°03'00" W	32.57'
L5	S 33°03'16" W	13.29'
L6	S 78°03'00" W	20.00'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	25.00'	70°08'43"	30.59'	N 65°56'29" W	28.72'
C7	150.15'	19°13'35"	50.59'	S 87°35'50" W	50.15'
C8	175.18'	08°35'01"	28.24'	S 82°17'40" W	28.22'
C9	25.00'	47°00'14"	20.51'	N 63°05'03" E	19.94'
C10	62.00'	28°03'56"	312.22'	N 03°50'54" E	72.42'
C13	25.00'	36°50'48"	18.08'	N 83°34'26" W	15.80'
C14	25.00'	33°15'55"	14.51'	N 49°31'05" W	14.31'
C18	62.00'	14°12'35"	183.08'	N 77°22'55" E	117.03'
C18	62.00'	70°28'43"	78.27'	N 28°35'24" W	71.55'
C17	62.00'	76°35'16"	82.88'	S 77°52'36" W	78.84'
C18	50.00'	38°10'13"	30.69'	S 23°51'28" W	30.21'
C19	45.00'	36°36'25"	28.75'	S 58°44'48" W	28.26'
C20	15.00'	45°00'15"	11.70'	N 79°26'52" W	11.48'

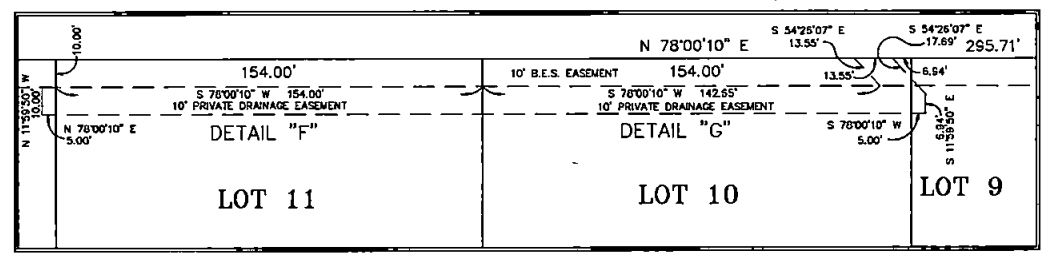
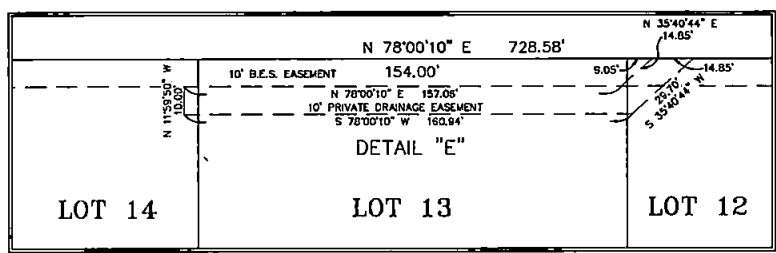
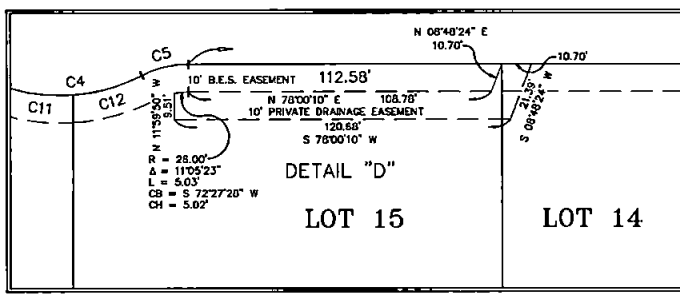
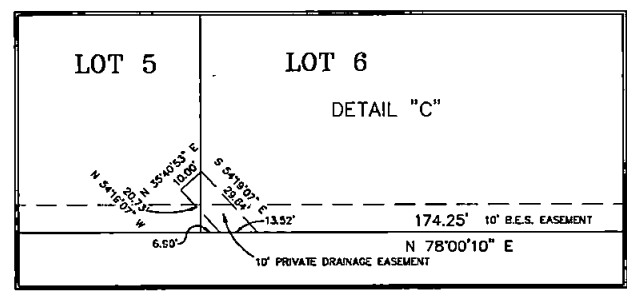
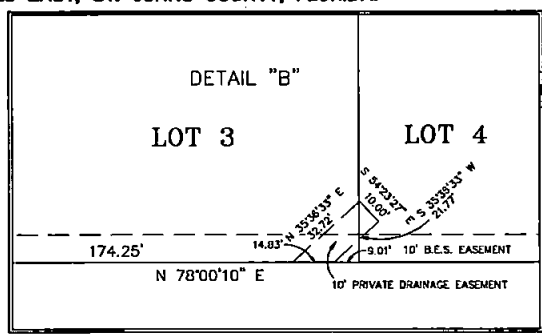
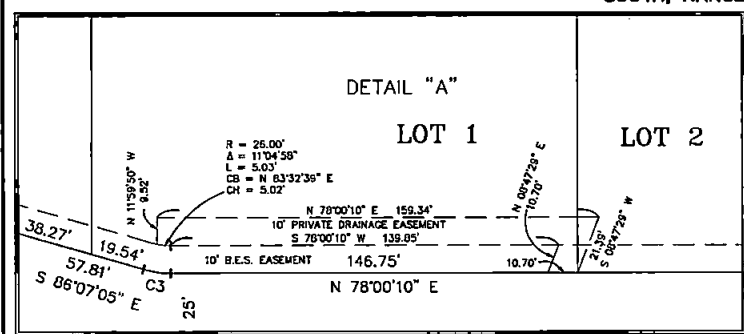
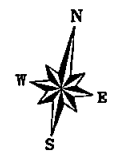
PLAT PREPARED BY:
ANCIENT CITY SURVEYORS
INC.

ACS
PROFESSIONAL LAND SURVEYORS

4425 U.S. HIGHWAY No. 1 SOUTH - SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-8897 FAX: 904-797-8827
E-MAIL: acs-surveys@comcast.net

COASTAL GROVE

A REPLAT OF LOTS 17 AND 18, PALM VALLEY GARDENS,
AS RECORDED IN MAP BOOK 5, PAGE 58, AND A PORTION OF LOT 1,
PALM VALLEY GARDENS UNIT 2, AS RECORDED IN MAP BOOK 5, PAGE 55,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.
SITUATED IN THE JOS S. SANCHEZ GRANT, SECTION 43, TOWNSHIP 4
SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



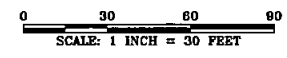
LEGEND

- CI = CURVE TABLE IDENTIFICATION NUMBER
- LI = LINE TABLE IDENTIFICATION NUMBER
- R/W = RIGHT OF WAY
- (R) = RADIAL
- (NR) = NON-RADIAL
- RP = RADIUS POINT
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PI = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- POB = POINT OF BEGINNING
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- Sq.Ft. = SQUARE FEET
- B.E.S. = BEACHES ENERGY SERVICES
- = PERMANENT CONTROL POINT
- = SET NAIL AND DISC - LB # 6177
- = PERMANENT REFERENCE MONUMENT
- = SET 4" x 4" CONCRETE MONUMENT - LB # 6177

NOTE

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT OF WAY LINE OF SOUTH ROSCOE BOULEVARD HAVING AN ASSUMED BEARING OF N 11°56'54" W.

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 - UNITED STATES FEET - FLORIDA - ZONE EAST, AND WERE OBTAINED USING ASHTECH PROMARK 3 RECEIVERS AND GISS SOLUTIONS SOFTWARE VERSION 3.00.0 AS COMPUTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.



CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	35.00'	15°52'45"	9.90'	N 65°55'32" E	9.95'
C4	64.00'	43°56'50"	49.15'	N 72°39'14" E	47.53'
C5	35.00'	27°20'51"	17.38'	S 64°18'44" W	17.02'
C11	64.00'	20°41'52"	23.12'	N 84°18'13" E	22.58'
C12	64.00'	23°17'58"	28.03'	N 62°18'18" E	25.85'

PLAT PREPARED BY:
ANCIENT CITY SURVEYORS
INC.

ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH - SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-0987 FAX: 904-797-8027
E-MAIL: acs-surveyors@comcast.net