

RESOLUTION NO. 2021- 414  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
PRESERVE AT BANNON LAKES PHASE 2A

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RREF III-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RREF III-P-EP ARAGON INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RREF-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Preserve at Bannon Lakes Phase 2A.

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 \$1,587,658.27 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$202,743.39 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.

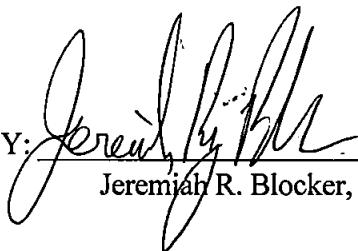
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

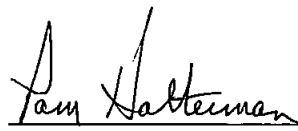
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 5 day of October, 2021.

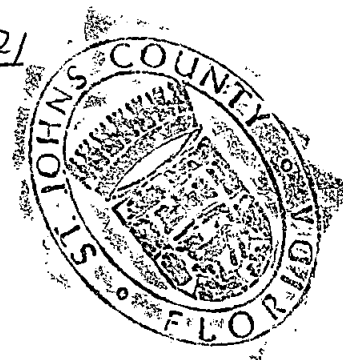
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Jeremiah R. Blocker, Chair

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

  
Deputy Clerk

RENDITION DATE 10/7/21



# Preserve at Bannon Lakes Phase 2A

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 6 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

## CAUTION

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY CORNER OF THE NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE PLAT OF BANNON LAKES PHASE 1A-2, AS RECORDED IN MAP BOOK 80, PAGES 49 THROUGH 52, INCLUSIVE, OF SAID PUBLIC RECORDS AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 47.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°56'19" WEST, 47.95 FEET, TO THE NORTHERLY LINE OF SAID PLAT OF BANNON LAKES PHASE 1A-2; THENCE SOUTH 53°14'57" WEST, ALONG LAST SAID LINE, 57.88 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 62.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°20'52" EAST, 58.78 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 105.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°15'55" WEST, 105.28 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 109.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°28'17" WEST, 88.77 FEET; THENCE NORTH 42°38'18" EAST, 55.52 FEET; THENCE NORTH 29°57'48" EAST, 78.92 FEET; THENCE NORTH 19°28'30" EAST, 56.92 FEET; THENCE NORTH 71°10'53" WEST, 125.00 FEET; THENCE NORTH 18°49'07" EAST, 39.08 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°48'07" EAST, 35.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 71°10'53" EAST, 28.55 FEET; THENCE NORTH 18°56'28" EAST, 109.93 FEET; THENCE SOUTH 71°13'24" EAST, 91.10 FEET; THENCE NORTH 41°06'05" EAST, 38.39 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.13 FEET, AN ARC DISTANCE OF 64.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°49'24" WEST, 60.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 437.83 FEET, AN ARC DISTANCE OF 78.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°22'38" EAST, 78.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°25'11" EAST, 255.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 74.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°17'48" EAST, 68.04 FEET; THENCE NORTH 31°10'28" EAST, 55.57 FEET; THENCE SOUTH 59°29'05" EAST, 38.28 FEET; THENCE SOUTH 19°43'02" EAST, 37.68 FEET; THENCE SOUTH 23°57'16" EAST, 41.07 FEET; THENCE SOUTH 23°50'16" EAST, 10.62 FEET; THENCE SOUTH 49°18'33" EAST, 40.91 FEET; THENCE SOUTH 69°23'48" EAST, 54.72 FEET; THENCE SOUTH 84°57'13" EAST, 65.80 FEET; THENCE NORTH 82°54'01" EAST, 19.07 FEET; THENCE SOUTH 07°06'48" EAST, 39.21 FEET; THENCE SOUTH 79°35'25" EAST, 271.81 FEET; THENCE SOUTH 78°38'04" EAST, 60.05 FEET; THENCE SOUTH 78°38'10" EAST, 10.02 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 194.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°48'20" WEST, 191.38 FEET; THENCE SOUTH 41°59'07" EAST, 20.47 FEET; THENCE SOUTH 45°36'58" WEST, 14.72 FEET; THENCE SOUTH 10°21'50" WEST, 125.00 FEET; THENCE SOUTH 03°51'33" WEST, 347.98 FEET, THE NORTHERLY LINE OF THE PLAT OF BANNON LAKES PHASE 1B-2, AS RECORDED IN MAP BOOK 83, PAGES 34 THROUGH 39, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID NORTHERLY LINE OF SAID PLAT OF BANNON LAKES PHASE 1B-2, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 86°30'45" WEST, 41.25 FEET; COURSE NO. 2: SOUTH 89°52'22" WEST, 84.59 FEET; COURSE NO. 3: NORTH 88°09'57" WEST, 111.92 FEET; COURSE NO. 4: NORTH 69°53'14" WEST, 163.18 FEET; COURSE NO. 5: NORTH 71°58'16" WEST, 69.54 FEET; THENCE SOUTH 33°47'38" WEST, 20.42 FEET; THENCE SOUTH 43°19'54" WEST, 86.83 FEET; THENCE NORTH 65°05'09" WEST, 15.27 FEET; THENCE NORTH 65°05'07" WEST, 145.69 FEET; THENCE SOUTH 69°34'14" WEST, 17.62 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 49.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°20'48" EAST, 48.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 33°27'47" EAST, 21.70 FEET, TO THE AFORESAID NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD; THENCE SOUTH 56°32'13" WEST, ALONG SAID NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD, 80.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 14.11 ACRES, MORE OR LESS.

## 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/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE 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, 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 (6).

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 6788  
CLARY & ASSOCIATES, INC.  
3630 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257  
LICENSE NO. LB3731

## CERTIFICATE OF APPROVAL AND ACCEPTANCE

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

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

## CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

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

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

## CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF PRESERVE AT BANNON LAKES PHASE 2A HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
OFFICE OF THE ST. JOHNS 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 \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
BRANDON J. PATTY, CLERK  
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 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
GAIL OLIVER, PLS. COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564



# Preserve at Bannon Lakes Phase 2A

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 6 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("PULTE"), AND RREF II-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RREF II-P-EP ARAGON INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RREF II-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (COLLECTIVELY "RREF" AND, TOGETHER WITH PULTE, COLLECTIVELY, THE "OWNERS"), ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS PRESERVE at Bannon Lakes Phase 2A, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAYS DESIGNATED IN THIS PLAT AS BANNON LAKES BOULEVARD AND CEDAR PRESERVE LANE, ARE HEREBY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS 2A-1 AND 2A-3 (PARK AND OPEN SPACE), TRACTS 2A-4 AND 2A-8 (OPEN SPACE), TRACT 2A-5 (STORM WATER MANAGEMENT FACILITY), TRACT 2A-7 (NEIGHBORHOOD PARK/ OPEN SPACE/ UTILITY) AND TRACT 2A-8 (LANDSCAPE, SIGNAGE), SHALL REMAIN PRIVATELY OWNED BY PULTE AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, PULTE RESERVES THE RIGHT TO CONVEY TITLE TO ANY OR ALL OF SAID TRACTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THE EASEMENTS SHOWN ON THIS PLAT AS "DRAINAGE EASEMENT" (D.E.), AND TRACT 2A-5 (STORMWATER MANAGEMENT FACILITY) SHOWN ON THIS PLAT SHALL PERMIT ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FACILITY TRACTS. THE FOREGOING RIGHT OF THE COUNTY TO DISCHARGE STORMWATER SHALL NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE COUNTY FOR THE CONSTRUCTION OR MAINTENANCE OF THE DRAINAGE SYSTEM.

TRACT 2A-2 (CONSERVATION) SHALL REMAIN PRIVATELY OWNED BY RREF II-P-EP BANNON MITIGATION, LLC AND THE SOLE AND EXCLUSIVE PROPERTY OF RREF II-P-EP BANNON MITIGATION, LLC, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, RREF II-P-EP BANNON MITIGATION, LLC RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SAID TRACT 2A-2 IS SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 1339 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "UTILITY & ACCESS EASEMENT" (SUO-U.E.) ARE HEREBY IRREVOCABLY AND DEDICATED TO ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, AS UTILITY AND ACCESS EASEMENTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT).

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. PULTE RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS CREATED BY THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED, HOWEVER, PULTE RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

PULTE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL OF THE EASEMENTS CREATED BY THIS PLAT.

ANY UTILITY EASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(28), 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY PULTE, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "PL EASEMENT" AND "PPL" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

PULTE HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS, TRACTS, OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, RREF II-P-EP ARAGON INVESTMENTS, LLC, RREF II-P-EP CYPRESS CREEK FARMS, LLC, AND RREF II-P-EP BANNON MITIGATION, LLC HAVE CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OR APPOINTED OFFICERS OR AGENTS ACTING BY AND WITH THE AUTHORITY UNDER THEIR RESPECTIVE GOVERNING DOCUMENTS.

### PULTE HOME COMPANY, LLC

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

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

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

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

PRINT NAME: \_\_\_\_\_

### NOTARY FOR PULTE HOME COMPANY, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN \_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

NAME: \_\_\_\_\_

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

MY COMMISSION NUMBER IS: \_\_\_\_\_

### RREF II-P-EP BANNON MITIGATION, LLC

RREF II-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

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

PRINT NAME: \_\_\_\_\_

### NOTARY FOR RREF II-P-EP BANNON MITIGATION, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF RREF II-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN \_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

NAME: \_\_\_\_\_

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

MY COMMISSION NUMBER IS: \_\_\_\_\_

### RREF II-P-EP ARAGON INVESTMENTS, LLC

RREF II-P-EP ARAGON INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

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

PRINT NAME: \_\_\_\_\_

### NOTARY FOR RREF II-P-EP ARAGON INVESTMENTS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF RREF II-P-EP ARAGON INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN \_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

NAME: \_\_\_\_\_

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

MY COMMISSION NUMBER IS: \_\_\_\_\_

### RREF II-P-EP CYPRESS CREEK FARMS, LLC

RREF II-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

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

PRINT NAME: \_\_\_\_\_

### NOTARY FOR RREF II-P-EP CYPRESS CREEK FARMS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF RREF II-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN \_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

NAME: \_\_\_\_\_

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

MY COMMISSION NUMBER IS: \_\_\_\_\_

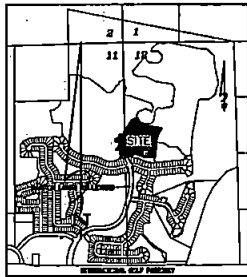


# Preserve at Bannon Lakes Phase 2A

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 6 SHEETS  
6 LOTS AND 8 TRACTS THIS PHASE



VICINITY MAP  
NOT TO SCALE

SECTION 12  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST  
(UNPLATTED)

SECTION 11  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST  
(UNPLATTED)

SECTION 12  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST  
(UNPLATTED)

## General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD AS S 56°32'13" W (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983/1950 NGS ADJUSTMENT).

2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELEIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051.

G050 N 2055870.5021 E 511532.7838

G051 N 2088974.3148 E 504321.1345

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2059434.01	514809.05	PRM-MOST N'LY CORNER OF TRACT "2A-6"
2	2059181.87	515381.75	PRM-MOST E'LY CORNER OF TRACT "2A-7"

3. 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 BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)

4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.

5. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.

6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

7. CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

8. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

9. EACH EASEMENT SHOWN ON THIS PLAT AND DESIGNATED AS AN UNOBSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID UNOBSTRUCTED EASEMENT BY AUTHORIZED PERSONS OR ENTITIES. THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH AFFECTED LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

10. THE NUMBERING OF LOTS ON THIS PLAT INCLUDE LOTS 239 THROUGH 243, INCLUSIVE.

## THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.B.	PG.	EASEMENT	SHOWN HEREON
O.R.B. 4175,	PG. 1339	CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 4150,	PG. 827	AMENDED MASTER DECLARATION	BLANKETS SITE EXCLUDING TRACT 2A-2
O.R.B. 4284,	PG. 709	AMENDMENT TO MASTER DECLARATION	BLANKETS SITE EXCLUDING TRACT 2A-2
O.R.B. 4595,	PG. 1583	SECOND AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
O.R.B. 4640,	PG. 165	THIRD AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
O.R.B. 4766,	PG. 1974	FOURTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
O.R.B. 4933,	PG. 1105	FIFTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
O.R.B. 4935,	PG. 1560	AMENDED FIFTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
O.R.B. 4944,	PG. 700	SECOND AMENDED FIFTH AMENDMENT	BLANKETS SITE EXCLUDING TRACTS
O.R.B. 5115,	PG. 70	EASEMENT AGREEMENT	SHOWN HEREON
O.R.B. 5204,	PG. 1252	FIRST AMENDMENT EASEMENT AGREEMENT	SHOWN HEREON

## Point of Beginning

W'LY CORNER OF N'LY TERMINUS OF BANNON LAKES BOULEVARD BANNON LAKES PHASE 1  
M.B. 81, PGS. 38-42

## ASH BREEZE COVE

BANNON LAKES PHASE 1A-2  
M.B. 90, PGS. 49-52

BANNON LAKES PHASE 1B-2  
M.B. 83, PGS. 34-39

## LEGEND

R/W	= RIGHT OF WAY	P.C.C.	= POINT OF COMPOUND CURVATURE
M.B.	= MAP BOOK	P.R.C.	= POINT OF REVERSE CURVATURE
O.R.B.	= OFFICIAL RECORDS BOOK	N.T.	= POINT OF NON TANGENCY
PG(S).	= PAGE(S)	(R)	= RADIAL LINE
CH	= CHORD DISTANCE	D.E.	= DRAINAGE EASEMENT
R	= RADIUS	CI	= TABULATED CURVE DATA
Δ	= DELTA ANGLE	F.P.L.E.	= FLORIDA POWER AND LIGHT EASEMENT
L	= ARC LENGTH	U.E.	= UTILITY EASEMENT
R.P.	= RADIUS POINT	S.M.F.	= STORMWATER MANAGEMENT FACILITY
C	= CENTERLINE	A.T.B.	= APPROXIMATE TOP OF BANK
P.C.	= POINT OF CURVATURE	P.D.E.	= PRIVATE DRAINAGE EASEMENT
P.T.	= POINT OF TANGENCY	T.L.O.	= TIE LINE ONLY
S.A.W.L.	= STATE JURISDICTIONAL WETLAND LINE		

U.D.E.	= UNOBSTRUCTED DRAINAGE EASEMENT
J.W.L.	= JURISDICTIONAL WETLAND LINE
S.G.U.E.	= ST. JOHNS COUNTY UTILITY & ACCESS EASEMENT
U.D.&A.E.	= UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
U.D.A.& M.E.	= UNOBSTRUCTED DRAINAGE, MAINTENANCE AND ACCESS EASEMENT

⊙	= PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
⊠	= 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
⊙	= SET 5/8" REBAR WITH CAP "P.R.M. LB 3731"



NOTES UPLAND BUFFER



NOTES JURISDICTIONAL WETLANDS

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

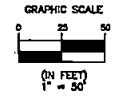
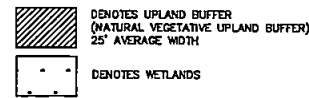
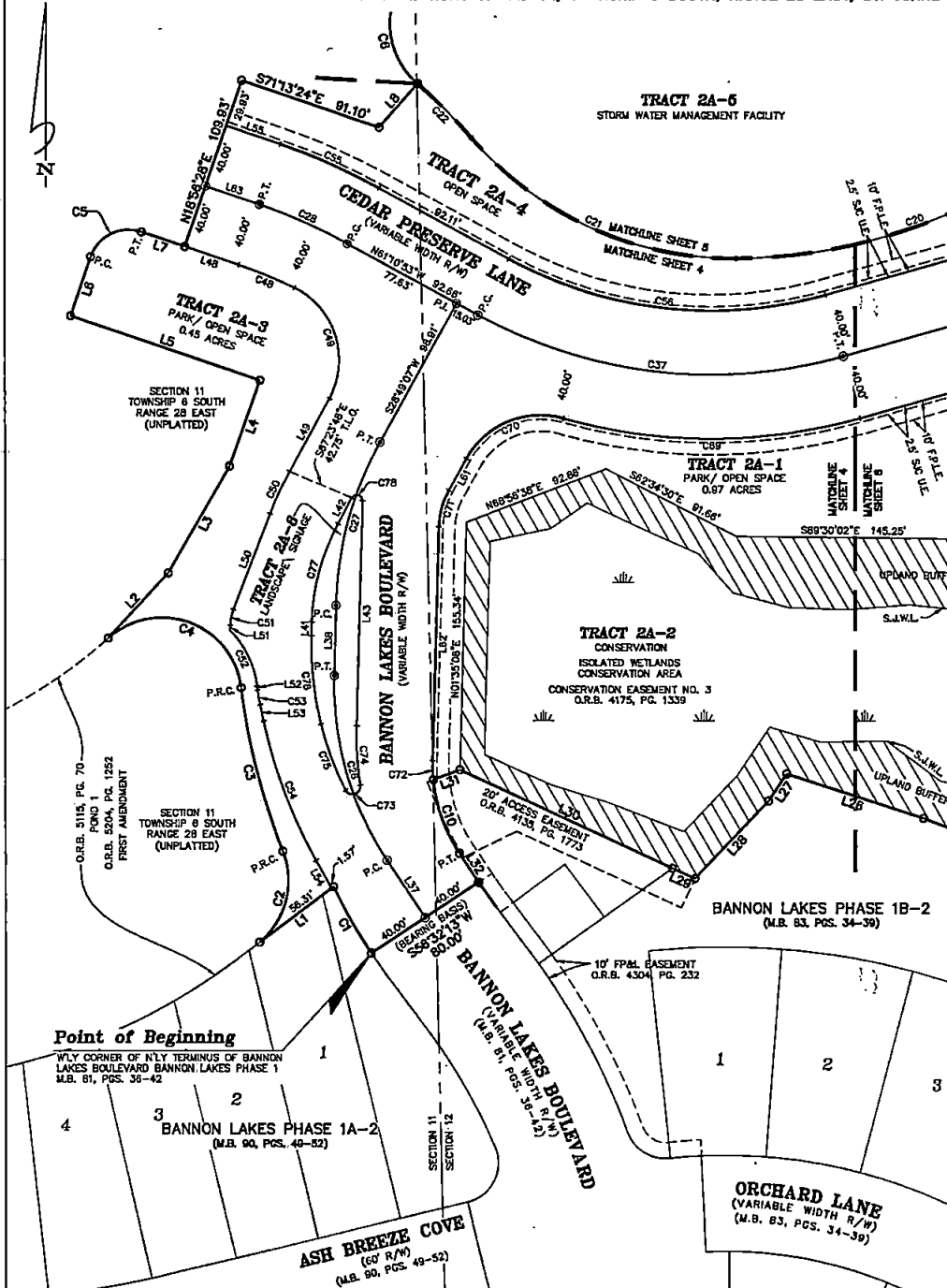
# Preserve at Bannon Lakes Phase 2A

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 6 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE						LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	LINE	BEARING	DISTANCE
C1	390.00'	47.98'	7°02'57"	N29°56'19"W	47.95'	L1	S53°14'57"W	57.88'
C2	50.00'	62.81'	71°58'33"	N14°20'52"E	58.76'	L2	N42°38'18"E	55.52'
C3	410.00'	105.55'	14°44'59"	N14°19'55"W	103.26'	L3	N29°57'46"E	76.92'
C4	50.00'	109.22'	125°09'42"	N69°28'17"W	88.77'	L4	N19°28'30"E	58.82'
C5	25.00'	38.27'	60°00'00"	N63°49'07"E	35.36'	L5	N71°10'53"W	125.00'
C6	50.13'	64.87'	74°09'02"	N11°49'24"W	60.44'	L6	N18°49'07"E	39.08'
C10	100.00'	49.28'	28°13'58"	S19°20'48"E	48.76'	L7	S71°10'53"E	28.55'
C20	337.40'	230.19'	39°05'28"	N69°57'41"E	225.76'	L8	N41°08'05"E	39.39'
C21	213.12'	188.70'	50°11'32"	S85°23'49"E	180.79'	L28	N71°58'16"W	89.54'
C22	318.19'	47.75'	8°35'53"	N44°35'59"W	47.70'	L27	S33°47'38"W	20.42'
C26	200.00'	122.34'	35°02'55"	S15°55'20"E	120.44'	L28	S43°19'54"W	68.83'
C27	225.00'	106.90'	27°13'20"	S15°11'48"W	105.90'	L29	N65°05'08"W	15.27'
C28	350.00'	61.09'	10°00'00"	N66°10'53"W	61.01'	L30	N65°05'07"W	145.69'
C37	300.00'	234.48'	44°47'00"	S83°34'23"E	228.58'	L31	S89°34'14"W	17.62'
C48	310.00'	37.50'	6°55'48"	N67°42'59"W	37.47'	L32	S33°27'47"E	21.70'
C49	50.00'	81.21'	93°03'33"	N17°43'19"W	72.57'	L37	S33°27'47"E	42.75'
C50	212.00'	28.99'	7°50'04"	S24°53'28"W	28.97'	L38	S01°35'08"W	43.97'
C51	30.00'	10.15'	19°23'16"	S11°18'46"W	10.10'	L41	N01°35'08"E	8.78'
C52	60.00'	39.38'	37°59'21"	N25°41'38"W	38.68'	L42	N28°48'28"E	18.44'
C53	103.50'	9.26'	5°07'41"	S09°38'58"E	9.26'	L43	S01°35'08"W	141.02'
C54	310.00'	93.29'	17°14'28"	S20°38'22"E	82.93'	L48	S71°10'53"E	35.83'
C55	390.00'	88.07'	10°00'00"	N66°10'53"W	67.98'	L49	S28°48'28"W	52.24'
C56	280.00'	203.22'	44°46'59"	S83°34'24"E	198.09'	L50	S20°58'24"W	64.29'
C69	340.00'	187.10'	31°31'49"	N69°52'39"E	184.75'	L51	S01°35'08"W	3.05'
C70	52.50'	70.41'	76°50'31"	S67°13'18"W	65.25'	L52	S07°05'07"E	2.72'
C71	50.00'	23.75'	27°12'55"	S15°11'35"W	23.53'	L53	S12°01'07"E	10.52'
C72	100.00'	11.90'	6°48'57"	S01°49'21"E	11.89'	L54	S28°15'36"E	19.88'
C73	5.00'	14.07'	181°12'01"	N72°01'37"E	9.87'	L55	N71°10'53"W	35.66'
C74	210.50'	37.32'	10°09'32"	S03°29'38"E	37.27'	L61	N28°48'02"E	22.55'
C75	185.00'	44.48'	13°48'09"	S20°29'18"E	44.35'	L62	N01°35'08"E	148.75'
C76	210.00'	55.87'	15°11'21"	S06°00'33"E	55.51'	L63	S71°10'53"E	35.75'
C77	135.00'	64.14'	27°13'20"	S15°11'48"W	63.54'			
C78	3.50'	9.33'	152°48'40"	N74°48'12"W	8.80'			



# Preserve at Bannon Lakes Phase 2A

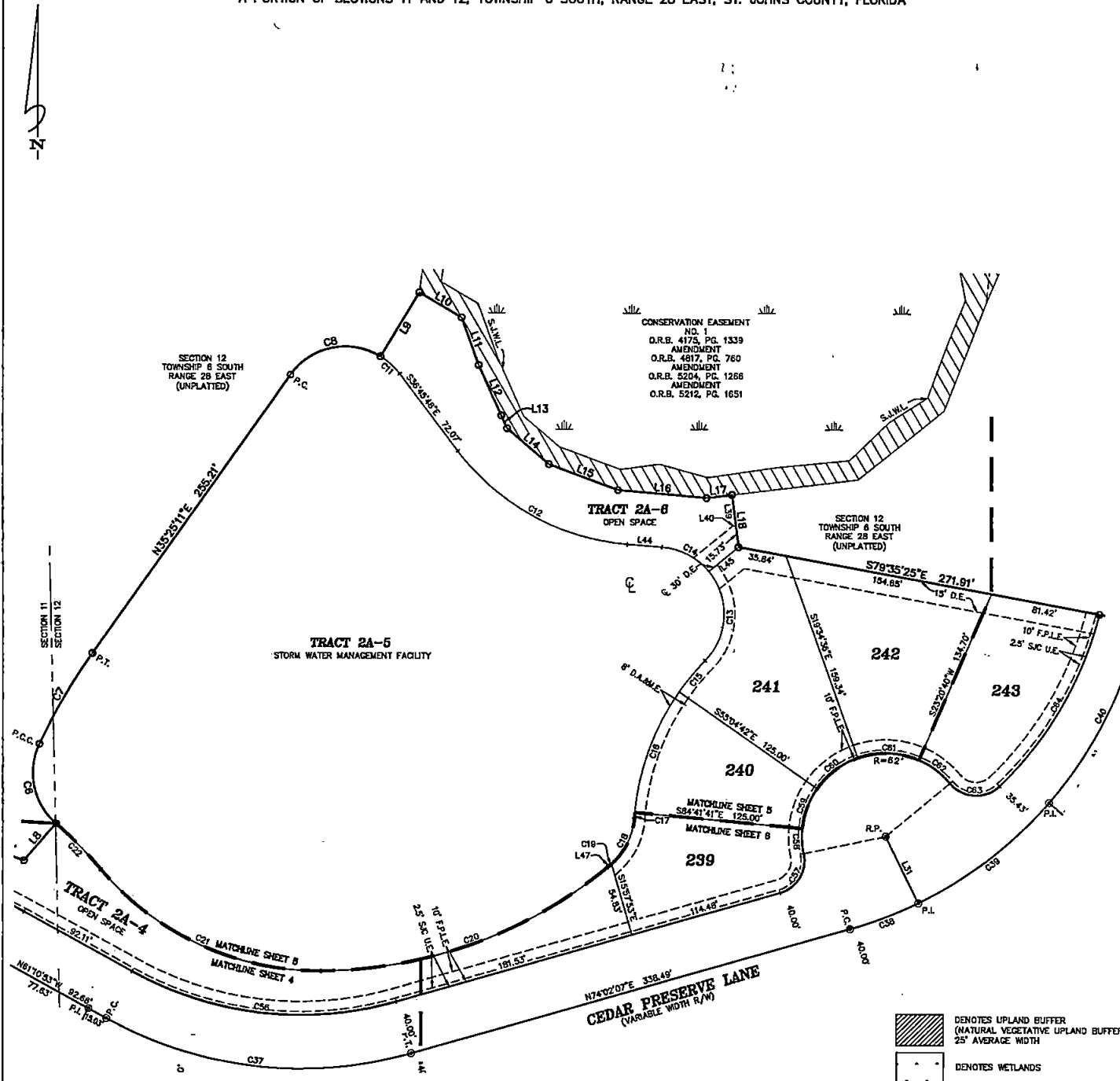
A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

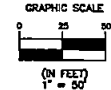
SHEET 5 OF 6 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L8	N41°08'05"E	38.39'	L17	N82°54'01"E	19.07'
L9	N31°10'28"E	55.57'	L18	S07°06'48"E	39.21'
L10	S59°28'05"E	38.28'	L39	S07°06'48"E	23.49'
L11	S19°43'02"E	37.66'	L40	N79°38'10"W	2.25'
L12	S23°57'16"E	41.07'	L44	S85°23'22"E	25.88'
L13	S23°58'16"E	10.62'	L45	N50°31'24"E	28.60'
L14	S49°16'33"E	40.91'	L47	N50°24'57"E	2.48'
L15	S69°23'48"E	54.72'			
L16	S84°57'13"E	65.80'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	50.13'	64.87'	74°09'02"	N11°43'24"W	60.44'
C7	437.83'	78.33'	1°15'02"	N30°22'38"E	78.23'
C8	50.00'	74.83'	85°45'10"	N78°17'46"E	68.04'
C11	50.00'	19.25'	22°03'51"	N47°47'43"W	19.14'
C12	174.00'	147.77'	48°39'35"	S81°05'35"E	143.37'
C13	50.00'	72.97'	83°36'59"	N02°19'54"E	66.68'
C14	50.00'	40.10'	45°56'47"	N62°26'59"W	39.03'
C15	187.00'	30.05'	9°13'05"	S39°31'50"W	30.05'
C16	187.00'	98.66'	29°36'59"	S20°06'49"W	95.59'
C17	187.00'	4.16'	1°16'28"	S04°40'05"W	4.16'
C18	50.00'	38.93'	44°36'34"	N26°20'08"E	37.95'
C19	50.00'	1.55'	1°46'32"	N49°31'41"E	1.55'
C20	337.40'	230.19'	39°05'28"	N69°57'41"E	225.76'
C21	213.12'	165.70'	50°11'32"	S65°23'49"E	180.79'
C22	318.18'	47.75'	8°35'53"	N44°35'59"W	47.70'
C37	300.00'	234.48'	44°47'00"	S83°34'23"E	228.56'
C38	305.00'	54.35'	10°12'35"	N88°55'49"E	54.28'
C40	305.00'	151.84'	28°29'09"	N28°25'37"E	150.08'
C58	260.00'	203.22'	44°46'59"	S83°34'24"E	198.09'
C57	25.00'	37.53'	89°01'05"	N31°01'34"E	34.11'
C58	82.00'	18.71'	17°17'17"	S03°20'20"E	18.64'
C59	82.00'	32.05'	28°36'59"	S20°06'49"W	31.69'
C60	82.00'	38.42'	35°30'08"	S52°40'21"W	37.80'
C61	82.00'	46.45'	42°55'16"	N88°05'58"W	45.37'
C62	82.00'	29.08'	26°51'22"	N53°13'39"W	28.80'
C63	25.00'	41.18'	94°22'56"	S88°59'27"E	38.68'



 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH  
 DENOTES WETLANDS

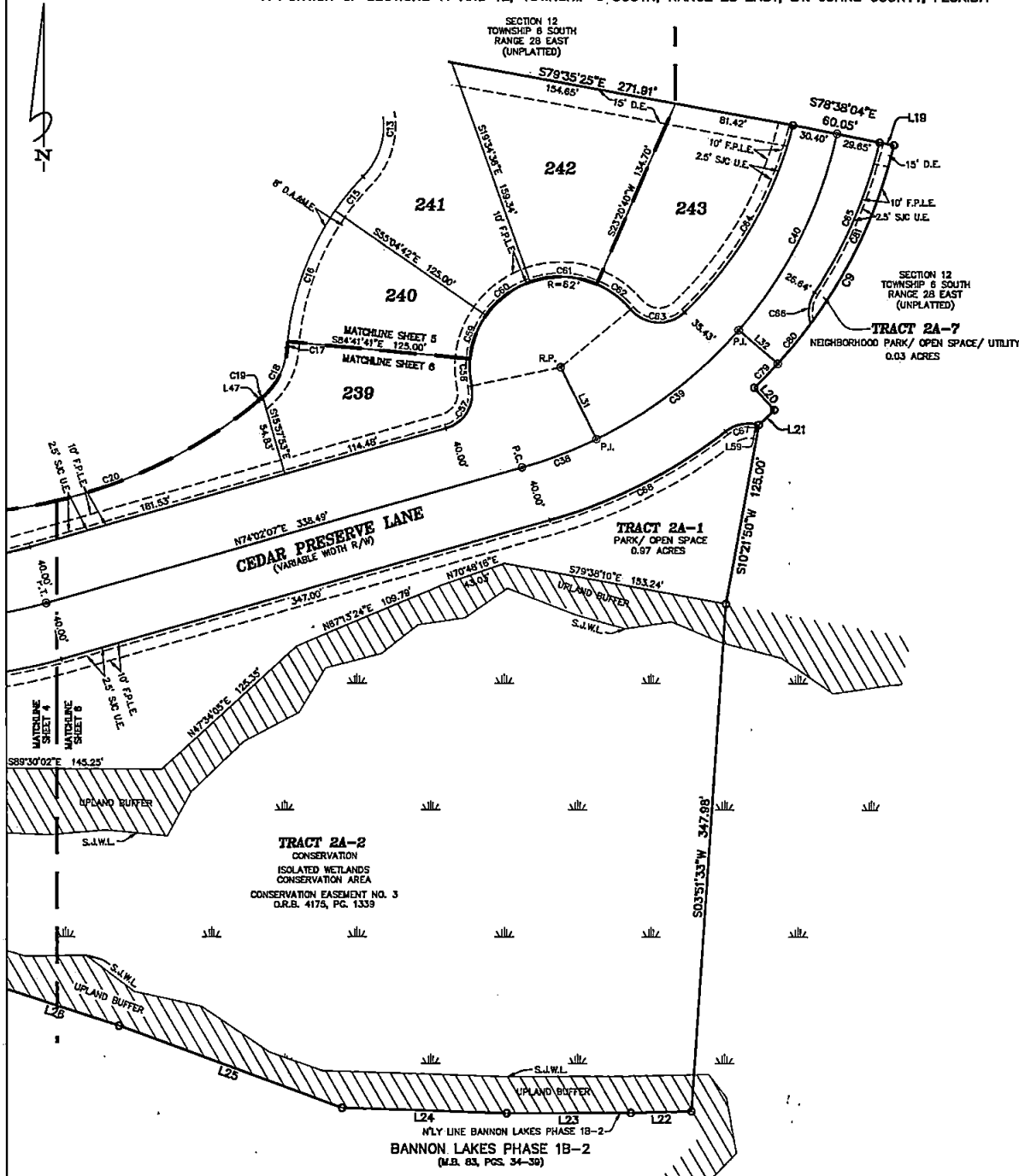


  
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# Preserve at Bannon Lakes Phase 2A

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6, SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 6 OF 6 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L19	S79°38'10"E	10.02'
L20	S41°59'07"E	20.47'
L21	S45°36'58"W	14.72'
L22	S88°30'45"W	41.25'
L23	S89°52'22"W	84.59'
L24	N88°09'57"W	111.92'
L25	N69°53'14"W	183.18'
L26	N71°58'16"W	89.54'
L31	S26°10'28"E	55.00'
L32	S49°19'48"E	35.12'
L47	N50°24'57"E	2.48'
L59	S79°38'10"E	2.54'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	340.00'	184.01'	32°41'38"	S29°48'20"W	191.38'
C13	50.00'	72.87'	83°36'59"	N02°16'54"E	66.66'
C15	187.00'	30.09'	9°13'03"	S39°31'50"W	30.05'
C16	187.00'	86.68'	29°36'59"	S20°06'49"W	95.59'
C17	187.00'	4.16'	1°16'28"	S04°40'05"W	4.16'
C18	50.00'	38.93'	44°36'34"	N26°20'08"E	37.95'
C19	50.00'	1.55'	1°46'32"	N49°31'41"E	1.55'
C20	337.40'	230.19'	39°05'29"	N69°57'41"E	225.78'
C38	305.00'	54.35'	10°12'35"	N68°55'49"E	54.28'
C39	305.00'	123.26'	23°09'20"	N52°14'52"E	122.43'
C40	305.00'	151.64'	28°29'09"	N26°25'37"E	150.08'
C57	25.00'	37.53'	86°01'05"	N31°01'34"E	34.11'
C58	82.00'	18.71'	1°17'17"	S03°20'20"E	18.64'
C59	82.00'	32.05'	29°36'59"	S20°06'49"W	31.69'
C60	82.00'	38.42'	35°30'08"	S52°40'21"W	37.80'
C61	82.00'	46.45'	42°53'18"	N88°06'58"W	45.37'
C62	82.00'	29.06'	26°51'22"	N53°13'39"W	28.80'
C63	25.00'	41.18'	94°22'58"	S88°59'27"E	36.68'
C64	270.00'	149.75'	31°46'44"	N20°55'43"E	147.84'
C65	330.00'	112.23'	19°29'07"	N23°17'44"E	111.69'
C66	25.00'	22.47'	51°29'55"	S07°17'20"W	21.72'
C67	25.00'	21.17'	48°31'32"	S76°06'04"W	20.55'
C68	350.00'	135.59'	22°11'48"	N62°56'12"E	134.75'
C79	340.00'	23.08'	3°53'07"	N44°12'34"E	23.05'
C80	340.00'	35.19'	5°55'48"	N39°16'07"E	35.17'
C81	340.00'	135.76'	22°52'41"	N24°53'53"E	134.88'

