

RESOLUTION NO. 2021- 434
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E.

WHEREAS, NGMB PROPERTIES, LLC, A FLORIDA 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 Parkland Preserve Phase 3B, 3C, 3D AND 3E.

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 is not required.

Section 3. A Required Improvements Bond is not 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.

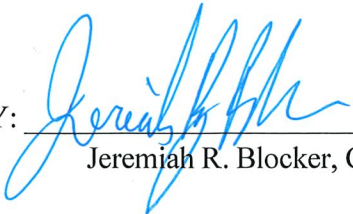
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 19th 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 OCT 21 2021



PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E

A PART OF SECTIONS 2 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 2 OF 11 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT NGMB PROPERTIES, LLC, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LANDLORD OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN WHICH SHALL HEREINAFTER BE KNOWN AS PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E, AND HAVE CAUSED THE SAME TO BE SURVEYED AND BOUNDARIED THIS PLAT BEING MADE BY ACCORDANCE WITH SAID SURVEY AS HEREIN ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

TRACT "A" (CONSERVATION), TRACT "B" (STORMWATER MANAGEMENT FACILITY), TRACT "C" (COMMON AREA), TRACT "D" (COMMON AREA), TRACT "E" (COMMON AREA), TRACT "F" (CONSERVATION) AND TRACT "G" (COMMON AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HEREINAFTER PROVIDED, SO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, POND, DITCH OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED. THE OWNER WILL CONVEY THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT TO THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").

UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH EASEMENTS FOR MAINTENANCE OF WATER AND SEWER SYSTEMS OVER THE STREETS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT.

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 HELD, DELIVERY, PICKUP AND THE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL SERVICE, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATIONS COMPANIES AUTHORIZED BY SAID OWNER TO WRITE TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGES LIES 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 UNDISTURBED AND ABSOLUTE RIGHT TO ERECT, CONSTRUCT OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A BURDENANCE OR NUISANCE ON ANY PART OF THE LAND SHOWN HEREON.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME TO CONVEY TO ANY RESPONSIBLE PROPERTY OWNER ASSOCIATION OR THE CDD ALL OR ANY PART OF THE LANDS OF THIS PLAT DESIGNATED AS TRACTS OR EASEMENTS, INCLUDING ALL UNDISTURBED EASEMENTS FOR DRAINAGE OR UTILITIES. THE UNDERSIGNED OWNER HEREBY RESERVES FOR HIMSELF AND HIS SUCCESSORS AND ASSIGNS THE SOLE AND ABSOLUTE RIGHT TO OR NOT UTILITY PROVIDER EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIRS AND ERECTION OF UTILITIES OR FACILITIES THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS OF THE LAND DESCRIBED HEREON OR THE OWNERS OF ADJACENT LANDS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO HIMSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNOR OR ANY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY FACILITY THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS HEREAFTER PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

THREE EASEMENTS DESIGNATED P1 ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

ALL RELATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. 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 199.79(2), FLORIDA STATUTES.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE ENCLOSED BY THEIR CDDY ELIATED OR HAS ACTED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

IN WITNESS WHEREOF, I HAVE CAUSED THAT NGMB PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2011, ON BEHALF OF THE COMPANY.

NGMB PROPERTIES, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: MANUJALD BATHINI - ITS MANAGED MEMBER

WITNESS: _____ FIRST NAME _____

WITNESS: _____ FIRST NAME _____

NOTARY FOR NGMB PROPERTIES, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR E-CONSENT NOTARIZATION, THIS _____ DAY OF _____, 2011, BY MANUJALD BATHINI, MANAGED MEMBER OF NGMB PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PRINT NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY ON THIS _____ DAY OF _____, 2011.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2011.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2011. THIS ACCEPTANCE SHALL NOT BE REEMER AS REQUIRED FOR CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DEDICATION FOR MORTGAGEE - D.R. HORTON, INC. - JACKSONVILLE

A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT PURSUANT TO THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 102, PAGE 99, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT D.R. HORTON, INC., A DELAWARE CORPORATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THIS PLAT FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

BY: _____ WITNESS _____

AUTHORIZED SIGNATORY PRINT NAME _____

FIRST NAME _____ WITNESS _____

TITLE _____ PRINT NAME _____

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR E-CONSENT NOTARIZATION, THIS _____ DAY OF _____, 2011, BY _____ OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE FOREGOING INSTRUMENT, AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PRINT NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

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 117, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2011.

BRANDY B. PERRY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMANCE TO FLORIDA STATUTES, CHAPTER 117, PART 1, PLATING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2011.

GUL OLIVER, P.A.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 494

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION. THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 1, CHAPTER 117, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 117, PART 1, PLATING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2011.

NATHAN D. PERRET, P.E.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 499
PERRET AND ASSOCIATES, INC.

DEDICATION FOR MORTGAGEE - OAKNORTH US, INC.

A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT PURSUANT TO THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 139, PAGE 35, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT OAKNORTH US, INC. BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THIS PLAT FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

BY: _____ WITNESS _____

AUTHORIZED SIGNATORY PRINT NAME _____

FIRST NAME _____ WITNESS _____

TITLE _____ PRINT NAME _____

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR E-CONSENT NOTARIZATION, THIS _____ DAY OF _____, 2011, BY _____ OF OAKNORTH US, INC., A DELAWARE CORPORATION, ON BEHALF OF THE FOREGOING INSTRUMENT, AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PRINT NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

PREPARED BY:

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 8715

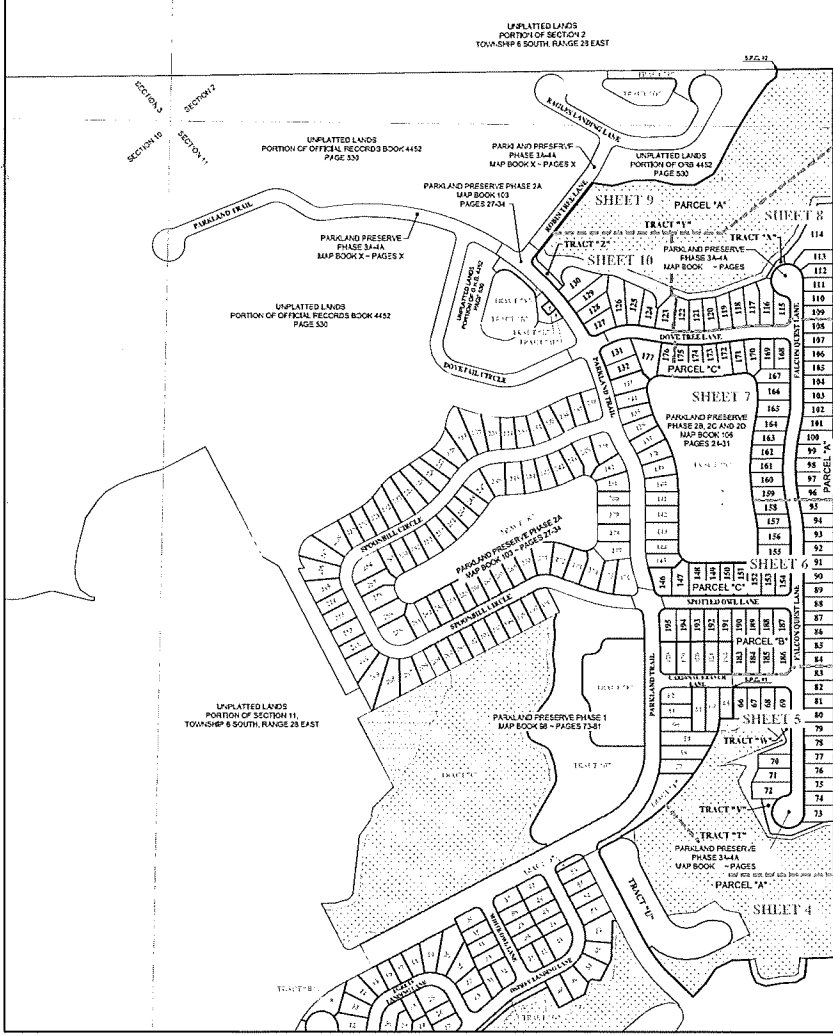
PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E

A PART OF SECTIONS 2 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

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SHEET 3 OF 11 SHEETS



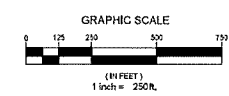
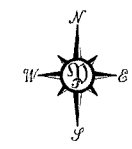
- NOTES**
- 1) ALL DIMENSIONS SHOWN HERE ON ARE BASED ON THE SOUTH BOUNDARY LINE OF CARDINAL BRANCH LANE AS SHOWN HEREON.
 - 2) THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM.
 - 3) NOTICE: THIS PLAN, AS REQUIRED BY ITS CREATOR, FORMS THE OFFICIAL DEPARTMENT OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CASE BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - 4) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONNECTION WITH THE UNRECORDED ELECTRICAL DISTRIBUTION SYSTEM.
 - 5) THE LANDS SHOWN HEREON ARE SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 1375, PAGE 114 AND OFFICIAL RECORDS BOOK 403, PAGE 51, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (SEE SHEET 11)
 - 6) THE LANDS SHOWN HEREON ARE SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 474, PAGE 79 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (SEE SHEET 11)
 - 7) THE LANDS SHOWN HEREON ARE SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 242, PAGE 1663 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (SEE SHEET 11)
 - 8) THE LANDS SHOWN HEREON ARE SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 173, PAGE 81 AND OFFICIAL RECORDS BOOK 332, PAGE 1020, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (AS SHOWN HEREON)
 - 9) THE LANDS SHOWN HEREON ARE SUBJECT TO AN UNDERGROUND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 331, PAGE 43 AND OFFICIAL RECORDS BOOK 314, PAGE 93, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (AS SHOWN HEREON)

LEGEND

- DENOTES SET "C" REBAR STAMPED PER I.L. 6715
- DENOTES FOUND "C" REBAR STAMPED PER I.L. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED I.L. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED I.L. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED I.L. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED I.L. 6715
- CT DENOTES TABULATED CURVE DATA
- LT DENOTES TABULATED LEG DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.P.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (S) DENOTES SPLIT LINE
- (E) EASTING
- (N) NORTH-SOUTH
- (C) CENTERLINE
- (CB) CHORD BEARINGS
- (D) DELTA
- (R) RADIAL POINT
- (M) MONUMENT
- (P) FLORIDA POWER AND LIGHT EASEMENT
- (O) OFFICIAL RECORDS BOOK
- (L) UNRESTRICTED DRAINAGE AND ACCESS EASEMENT
- (S) STATE PLANE COORDINATE

STATE PLANE COORDINATE TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2555143.877	511744.314	NORTHWEST CORNER OF LOT 6A
2	2551743.874	511726.268	NORTHEAST CORNER OF TRACT "Y"



PREPARED BY:
PERRET AND ASSOCIATES, INC.
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
 PHONE (904) 805-0030 - L.B. NO. 6715

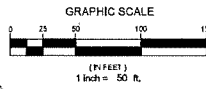
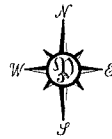
PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E

A PART OF SECTIONS 2 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

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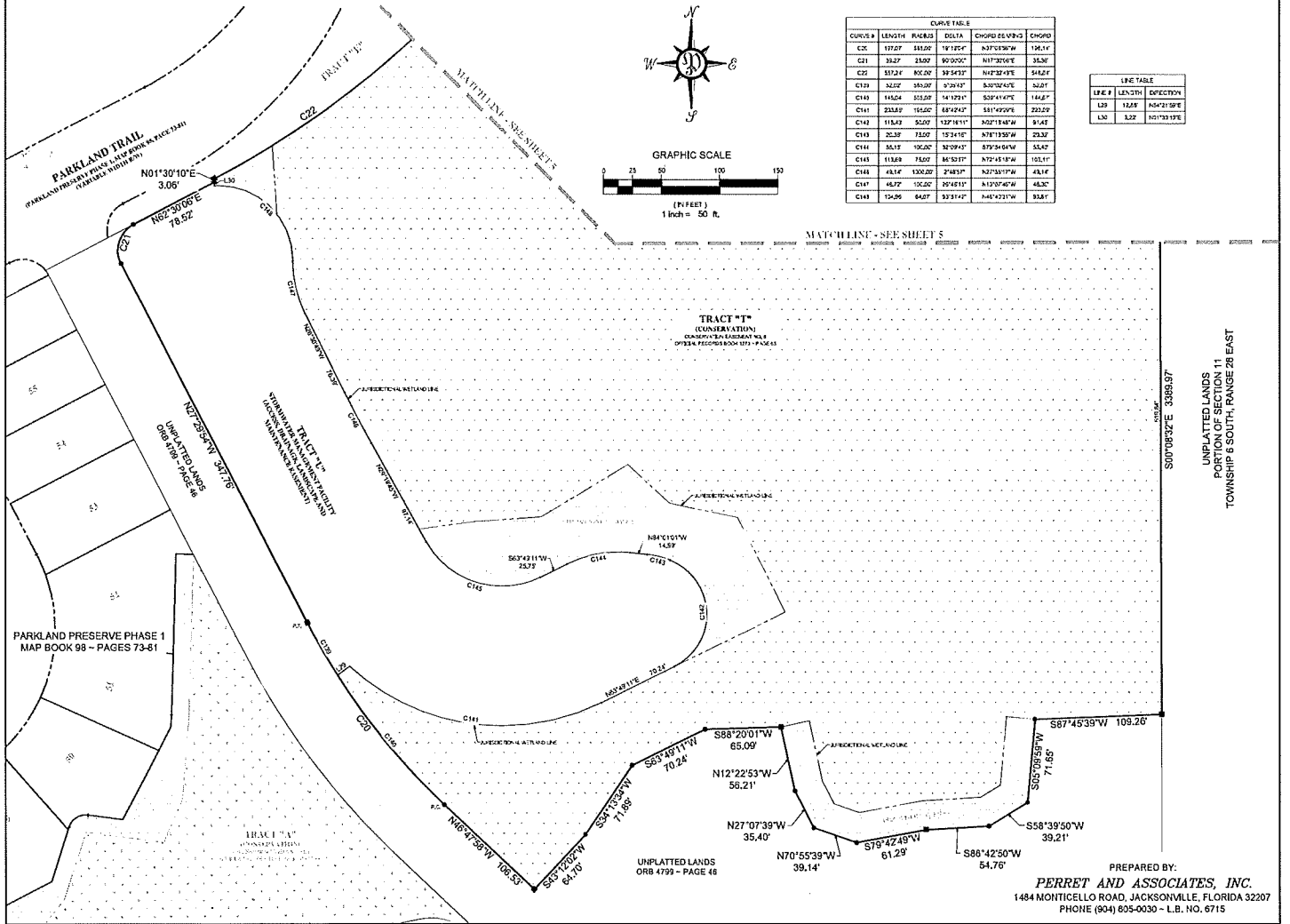
SHEET 4 OF 11 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C22	127.27	185.00	9°12'00"	N27°15'00"W	126.14
C21	39.27	250.00	9°00'00"	N17°20'00"E	38.36
C23	57.24	85.00	33°54'33"	N42°32'45"E	54.24
C128	26.27	185.00	9°20'45"	S37°02'45"E	26.01
C143	145.24	225.00	14°12'30"	S39°41'45"E	144.25
C141	233.29	155.00	68°42'42"	S41°09'29"E	223.29
C142	118.29	225.00	12°09'15"	S27°14'00"W	117.43
C140	32.29	225.00	12°34'15"	S71°13'57"W	32.32
C144	55.14	105.00	32°59'45"	S79°34'04"W	53.42
C145	113.63	75.00	45°53'33"	N72°45'18"W	105.11
C146	48.14	130.00	2°48'15"	N27°53'17"W	48.14
C147	46.77	105.00	20°48'15"	N19°07'46"W	46.30
C148	126.95	64.27	52°31'42"	N46°42'31"W	93.61

LPC TABLE		
LPC #	LENGTH	SECTION
L28	12.28	N42°32'45"E
L29	3.22	N17°20'00"E

MATCHLINE - SEE SHEET 5



UNPLATTED LANDS
PORTION OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 28 EAST

PREPARED BY:
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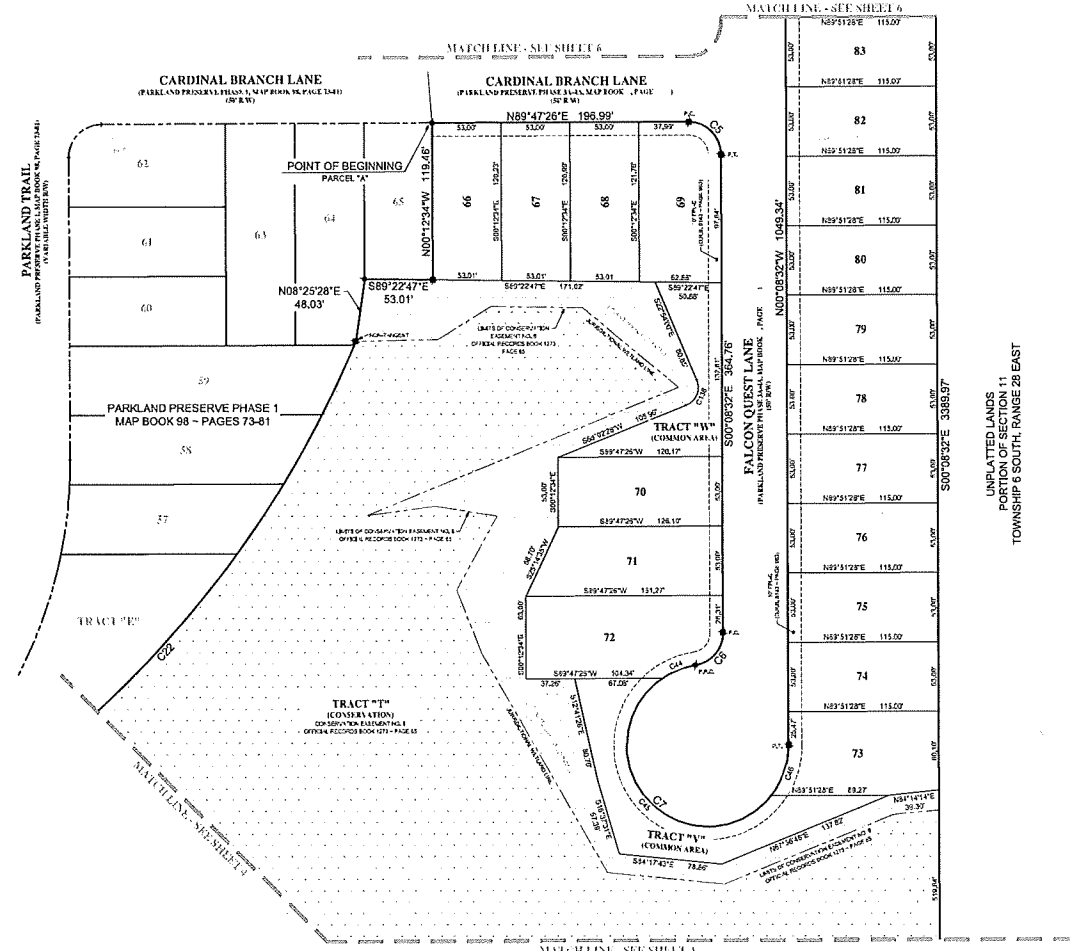
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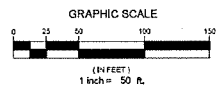
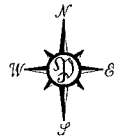
MAP BOOK

PAGE

SHEET 5 OF 11 SHEETS
(SEE SHEET 4 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	76.92	25.07	87°04'12"	S41°19'31"E	31.31
C2	13.52	25.07	81°24'21"	S49°32'42"W	32.61
C3	165.27	17.73	151°04'21"	S49°30'00"	42.07
C4	132.24	30.00	37°54'33"	N42°32'42"E	56.62
C5	27.72	62.00	23°28'33"	S08°47'33"W	27.44
C6	113.62	62.00	111°28'18"	S43°44'12"E	122.17
C7	41.89	62.00	38°21'11"	N°32°25"E	43.77
C13	23.74	15.67	87°41'11"	N22°25'36"	21.34



PREPARED BY:
PERRET AND ASSOCIATES, INC.
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PHONE (904) 605-0020 - L.B. NO. 6715

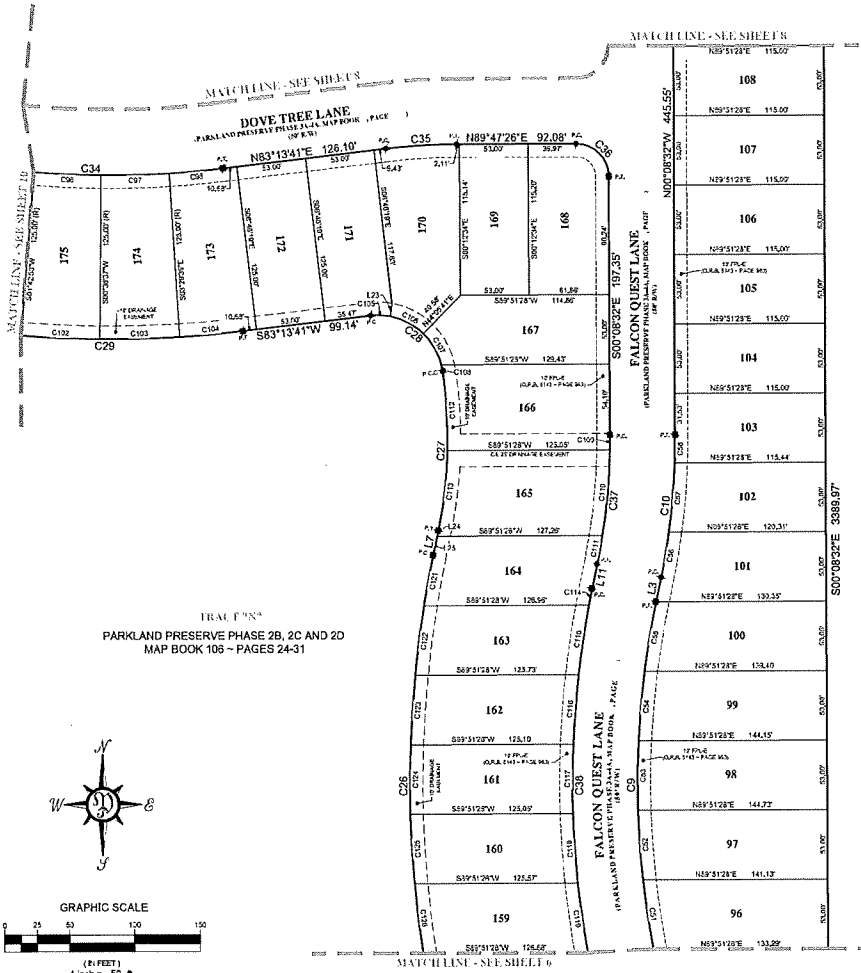
PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E

A PART OF SECTIONS 2 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

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SHEET 7 OF 11 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



LINE TABLE			
LINE #	LENGTH	BEARING	SECTION
L3	18.17	N10°41'27"E	
L7	18.17	N10°41'27"E	
L11	18.17	S11°41'27"W	
L23	6.94	N10°41'27"E	
L24	4.47	S11°41'27"W	
L25	14.64	S11°41'27"W	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	241.73	81.00	23°34'37"	N02°50'37"W	274.71
C10	108.37	35.00	11°37'37"	N03°50'37"W	128.37
C11	394.87	125.00	27°51'43"	N03°50'37"W	322.37
C12	182.30	57.50	27°51'43"	S11°41'27"W	191.73
C13	77.23	24.38	8°37'31"	N02°50'37"W	82.82
C14	214.14	69.00	14°35'31"	N02°50'37"W	230.82
C15	292.74	93.00	14°35'31"	S04°19'15"W	303.12
C16	34.67	11.00	6°33'03"	N04°30'34"E	34.38
C17	36.28	11.50	6°33'03"	S04°30'34"E	35.38
C18	98.17	31.00	11°37'37"	S03°50'37"W	94.96
C19	333.82	107.50	31°54'11"	S03°50'37"W	343.43
C20	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C21	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C22	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C23	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C24	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C25	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C26	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C27	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C28	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C29	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C30	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C31	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C32	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C33	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C34	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C35	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C36	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C37	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C38	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C39	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C40	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C41	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C42	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C43	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C44	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C45	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C46	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C47	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C48	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C49	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C50	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C51	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C52	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C53	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C54	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C55	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C56	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C57	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C58	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C59	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C60	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C61	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C62	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C63	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C64	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C65	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C66	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C67	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C68	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C69	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C70	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C71	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C72	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C73	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C74	333.82	107.50	31°54'11"	S04°30'34"E	343.43
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C78	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C79	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C80	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C81	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C82	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C83	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C84	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C85	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C86	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C87	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C88	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C89	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C90	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C91	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C92	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C93	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C94	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C95	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C96	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C97	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C98	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C99	333.82	107.50	31°54'11"	S04°30'34"E	343.43
C100	333.82	107.50	31°54'11"	S04°30'34"E	343.43

UNPLATTED LANDS
PORTION OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 28 EAST

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715

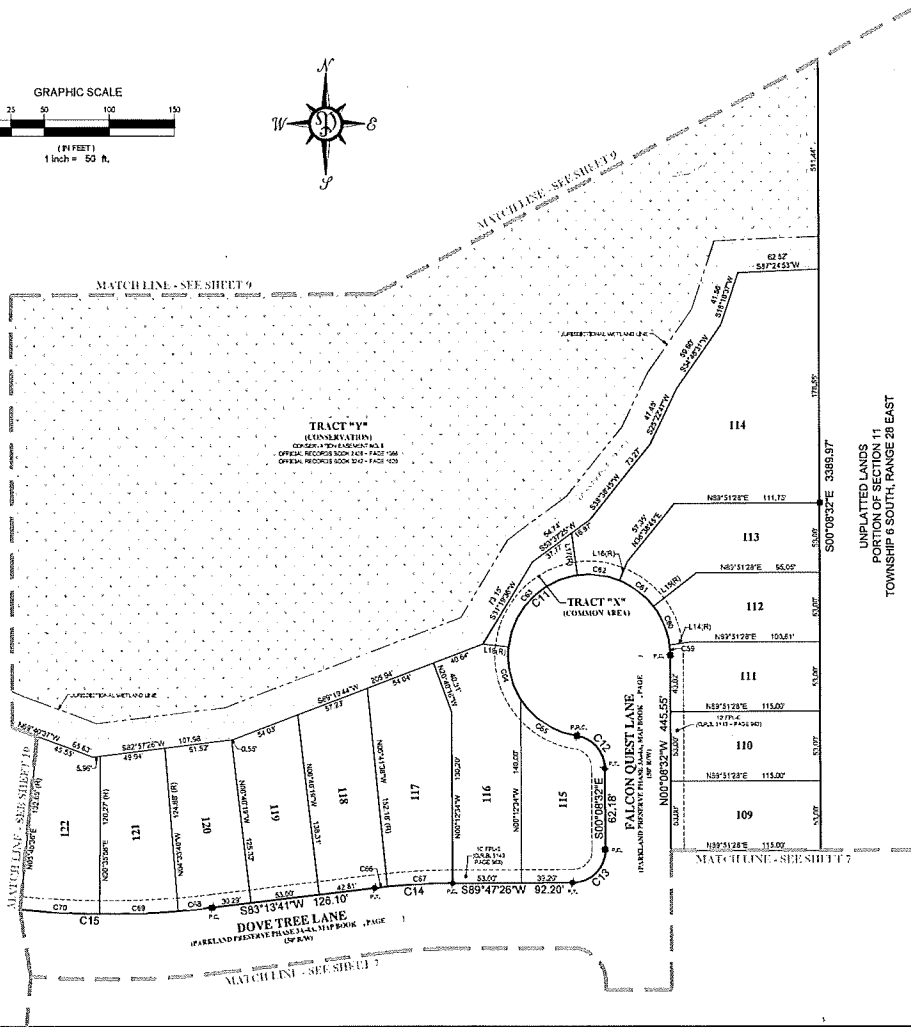
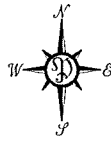
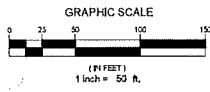
PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E

A PART OF SECTIONS 2 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

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SHEET 8 OF 11 SHEETS
(SEE SHEET 9 FOR GENERAL NOTES AND LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L14(P)	15.02	N82°13'1"E
L15(P)	41.53	N52°17'2"E
L16(P)	15.02	N22°13'1"E
L17(P)	32.48	N07°32'0"W
L18(P)	13.62	N87°54'0"W

CURVE TABLE

CURVE #	LENGTH	RAJ.R.D.	DELTA	C-CORD	DEAP.P.D.	C-CORD
C11	248.87	42.00	241°24'2"	849293.74	849293.74	84.00
C12	33.52	32.00	81°24'2"	840293.74	840293.74	33.51
C13	35.27	32.00	87°33'5"	841077.74	841077.74	35.27
C14	62.13	32.00	83°34'4"	838324.74	838324.74	62.13
C15	12.73	87.00	183°12'	N87°12'30"W	12.73	12.73
C16	8.51	82.00	72°15'	N02°52'45"W	8.51	8.51
C18	32.82	42.00	32°39'0"	N22°39'15"W	32.82	32.82
C19	32.58	42.00	32°38'45"	N22°37'15"W	32.58	32.58
C20	32.82	42.00	32°38'15"	N22°35'15"W	32.82	32.82
C21	82.25	42.00	71°50'30"	844261.74	844261.74	82.25
C24	15.81	42.00	30°34'24"	817140.74	817140.74	15.81
C25	32.00	42.00	47°52'30"	817327.74	817327.74	32.00
C26	8.51	25.00	150°41'	807492.74	807492.74	8.51
C27	62.20	62.00	87°05'	807492.74	807492.74	62.20
C28	26.58	42.00	21°13'30"	N84°30'00"E	26.58	26.58
C29	62.00	62.00	57°03'30"	N83°10'00"E	62.00	62.00
C30	62.00	62.00	90°00'	S89°48'30"E	62.00	62.00

UNPLATTED LANDS
PORTION OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 28 EAST

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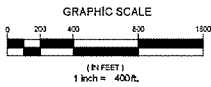
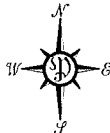
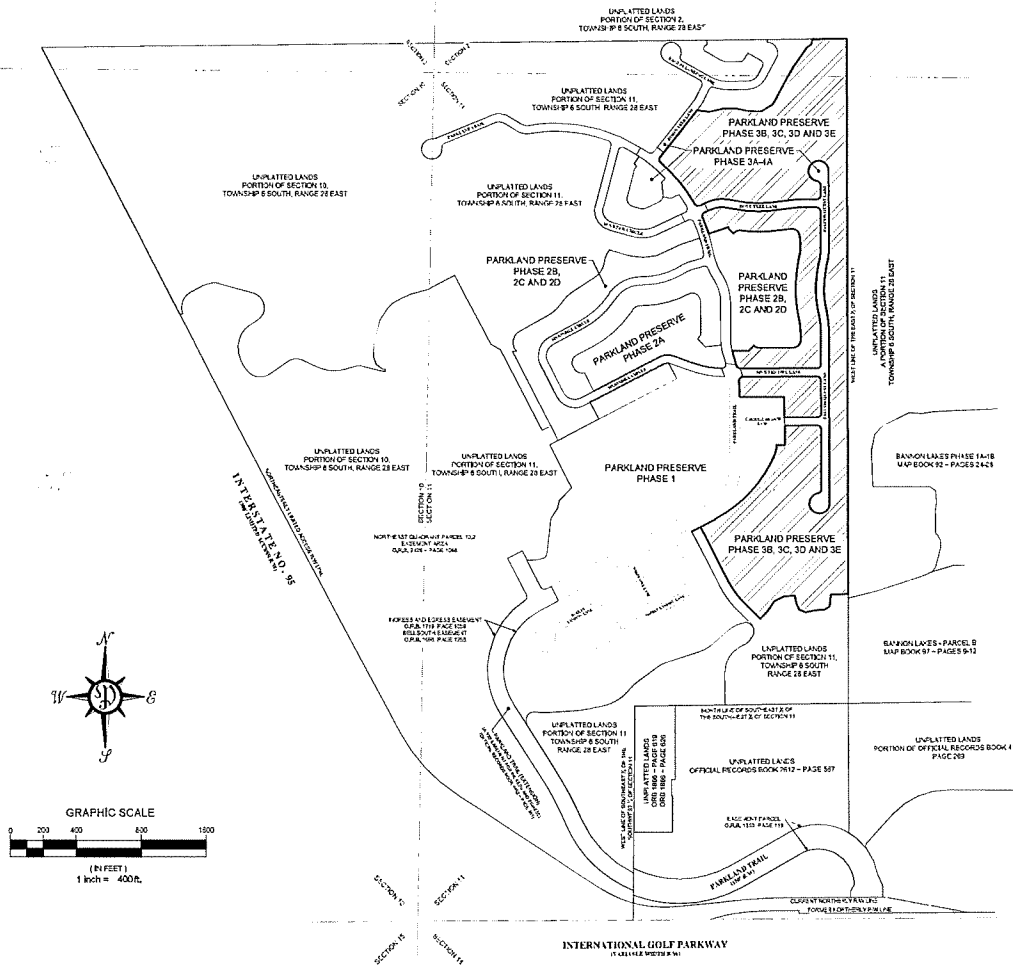
PARKLAND PRESERVE PHASE 3B, 3C, 3D AND 3E

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SHEET 11 OF 11 SHEETS
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