

RESOLUTION NO. 2021- 97
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TREATY OAKS PHASE 2 UNITS 4 AND 5.

WHEREAS, DOUBLE EAGLE DEVELOPMENT, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Treaty Oaks Phase 2 Units 4 and 5.

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 \$253,509.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$192,500.12 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 16 day of March, 2021.

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

BY: *Jeremiah B. Blocker*
Jeremiah B. Blocker, Chair

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

Sam Halterman
Deputy Clerk

RENDITION DATE 3/18/21



TREATY OAKS PHASE 2 UNITS 4 AND 5

A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CAPTION

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, A VARIABLE WIDTH RIGHT-OF-WAY, THENCE NORTH 88° 40' 06" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 370.85 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 88° 40' 06" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1,080.00 FEET TO THE NORTHWEST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 836, PAGE 1608 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE DEPARTING SAID NORTH LINE SOUTH 00° 41' 27" WEST AND ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 836, PAGE 1608, A DISTANCE OF 655.87 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY RECORDED IN OFFICIAL RECORDS BOOK 1090, PAGE 829 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00° 49' 38" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 804.16 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRINKHOFF ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE SOUTH 89° 17' 23" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BRINKHOFF ROAD, A DISTANCE OF 310.63 FEET TO A POINT ON THE BOUNDARY LINE OF TREATY OAKS PHASE ONE UNIT ONE AS RECORDED IN MAP BOOK 78, PAGES 28 THROUGH 34 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING NORTHERLY LINE OF SAID BRINKHOFF ROAD AND ALONG THE BOUNDARY OF SAID TREATY OAKS PHASE ONE UNIT ONE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00° 42' 37" WEST, 50.00 FEET; COURSE NO. 2: NORTH 55° 12' 07" WEST, 250.00 FEET; COURSE NO. 3: NORTH 89° 59' 13" WEST, 615.23 FEET; COURSE NO. 4: NORTH 00° 00' 47" EAST, 575.89 FEET TO A POINT ON THE SOUTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 3556, PAGE 314; THENCE SOUTH 89° 13' 54" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 107.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01° 19' 54" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 465.30 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 28.45 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DOUBLE EAGLE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY "OWNER" IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN KNOWN AS TREATY OAKS PHASE 2 UNITS 4 AND 5 HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE ROAD RIGHT-OF-WAY DESIGNATED ON THE PLAT AS GRANITE AVE AND MARBLE CT, IS IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND DRAINAGE, WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO ST. JOHNS COUNTY UTILITY DEPARTMENT (SJCUD), ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS-OF-WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF SJCUD UTILITIES, TOGETHER WITH THE RIGHT OF SJCUD, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED HEREON.

THE DRAINAGE EASEMENTS AND THE LAKES/STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT, SHALL CONSTITUTE EASEMENTS FOR THE PURPOSE OF THE MANAGEMENT, RETENTION, AND DISTRIBUTION OF STORMWATER AND FOR OTHER DRAINAGE PURPOSES, AND SUCH EASEMENTS SHALL BE RESERVED TO THE BENEFIT OF THE TREATY OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORP., THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJWMD), AND ST. JOHNS COUNTY, FLORIDA. THE DRAINAGE EASEMENTS AND THE LAKES/STORMWATER MANAGEMENT FACILITIES SHALL BENEFIT AND ALLOW THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORM WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS-OF-WAY HEREBY DEDICATED, INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN HEREON. THE DRAINAGE EASEMENTS AND THE LAKES/STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE TREATY OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORP., WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

TITLE TO TRACTS "A" & "B" (COMMON AREA), TRACTS "C" & "T" (CONSERVATION AREA), TRACT "D", "G", & "H" (OPEN SPACE) & TRACT "E" (STORMWATER MANAGEMENT FACILITY) ARE HEREBY DEDICATED TO THE TREATY OAKS HOMEOWNERS ASSOCIATION, INC., WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE HEREBY DEDICATED TO THE TREATY OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORP. THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT SHALL LIE WITH THE TREATY OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORP.

THOSE EASEMENTS DESIGNATED AS "PPAL" ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

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 BY SECTION 177.094 (2)(b), FLORIDA STATUTES.

THE OWNERS HEREBY RESERVE 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 POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE _____ DAY OF _____ 2021.

DOUBLE EAGLE DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: EAST WIND PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

WITNESS

WITNESS

PRINT NAME

BY: VICTOR J. NARUSAS
AS ITS MANAGER

PRINT NAME

STATE OF FLORIDA, COUNTY OF ST. DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2021, BY VICTOR NARUSAS, MANAGER OF EAST WIND PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

(SIGN)

(PRINT NAME)

MY COMMISSION EXPIRES:

MORTGAGEE'S JOINDER:

FL PROPERTY PORTFOLIO 1, LLC, OWNER OF THAT MORTGAGE, RECORDED IN O.R. BOOK 3381, PAGE 1400, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND AS AMENDED OR MODIFIED FROM TIME TO TIME AND INCLUDING SUCH OTHER DOCUMENTS AS ARE EXECUTED IN CONNECTION WITH SAID MORTGAGE, HEREBY CONSENTS TO THE PLAT AND JOINS IN ITS DEDICATION.

FL PROPERTY PORTFOLIO 1, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

WITNESS

PRINT NAME

BY: CHRISTOPHER WEST
ITS MANAGER

PRINT NAME

STATE OF FLORIDA COUNTY OF ST. JOHNS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2021, BY CHRISTOPHER WEST AS MANAGER OF FL PROPERTY PORTFOLIO 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

(SIGN)

(PRINT NAME)

MY COMMISSION EXPIRES:

MORTGAGEE'S JOINDER:

SR 207 INVESTMENT COMPANY, LLC, OWNER OF THAT MORTGAGE, RECORDED IN O.R. BOOK 3953, PAGE 1806, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND AS AMENDED OR MODIFIED FROM TIME TO TIME AND INCLUDING SUCH OTHER DOCUMENTS AS ARE EXECUTED IN CONNECTION WITH SAID MORTGAGE, HEREBY CONSENTS TO THE PLAT AND JOINS IN ITS DEDICATION.

SR 207 INVESTMENT COMPANY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

WITNESS

PRINT NAME

BY: CHRISTOPHER WEST
ITS MANAGER

PRINT NAME

STATE OF FLORIDA COUNTY OF ST. JOHNS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2021, BY CHRISTOPHER WEST AS MANAGER OF SR 207 INVESTMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

(PRINT NAME)

MY COMMISSION EXPIRES:

(SIGN)

CERTIFICATE OF APPROVAL - 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 THIS _____ DAY OF _____ 2021.

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL - COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____ 2021.

OFFICE OF THE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2021. THIS ACCEPTANCE OF DEDICATED AREAS, IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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____.

BRANDON J. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ 2021.

PATRICIA GAIL OLIVER, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, FL CERTIFICATE NO. 4564

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS _____ DAY OF _____ 2021.

RICHARD P. CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)
1643 WALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 956-2623
WEBSITE: clarsonfl.com

BY: _____
WILLIAM D. FRINSTON
PROFESSIONAL SURVEYOR & MAPPER
NO. 6793, STATE OF FLORIDA



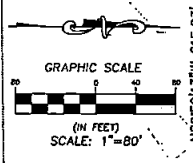
Prepared By:

RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Waldo Avenue, Jacksonville, FL 32207
Phone: 904.956.2623 - Website: clarsonfl.com

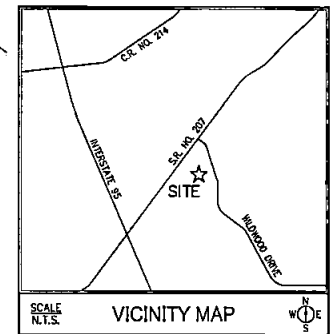
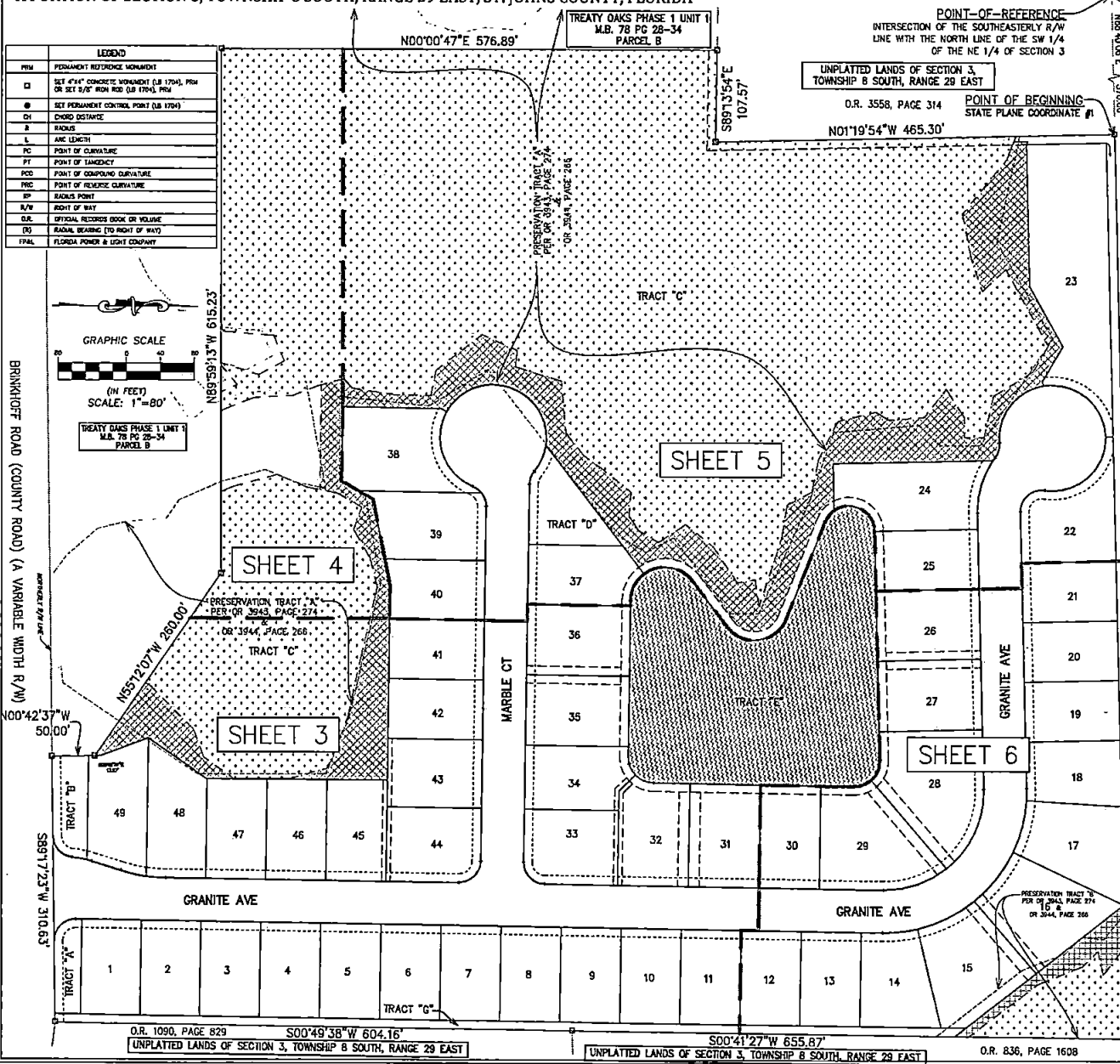
TREATY OAKS PHASE 2 UNITS 4 AND 5

A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
□	SET 4"x4" CONCRETE MONUMENT (S.R. 1704), PRM OR SET 8"x8" FROM RECORD OR TRIM, PRM
●	SET PERMANENT CONTROL POINT (S.R. 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMMENCING CURVATURE
PRC	POINT OF REVERSE CURVATURE
BP	RADIUS POINT
R/W	RIGHT OF WAY
S.R.	OFFICIAL RECORDS BOOK OR VOLUME
(R)	RADIAL BEARING (TO RIGHT OF WAY)
TPAL	FLORIDA POWER & LIGHT COMPANY




BRANKHOFF ROAD (COUNTY ROAD) (A VARIABLE WIDTH R/W)



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2001895.7143	540196.6295	POINT OF BEGINNING, PRM
2	2001921.3493	541256.3173	NORTHEASTERLY CORNER OF TRACT "F", PRM

- NOTES:
- BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE.
 - 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.
 - THOSE EASEMENTS DESIGNATED AS "TPAL" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FELLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF 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 MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVERAGED WIDTH OF 25 FEET, 10 FOOT MINIMUM, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
 - THIS PLAT CONTAINS A TOTAL OF 49 LOTS AND 6 TRACTS.

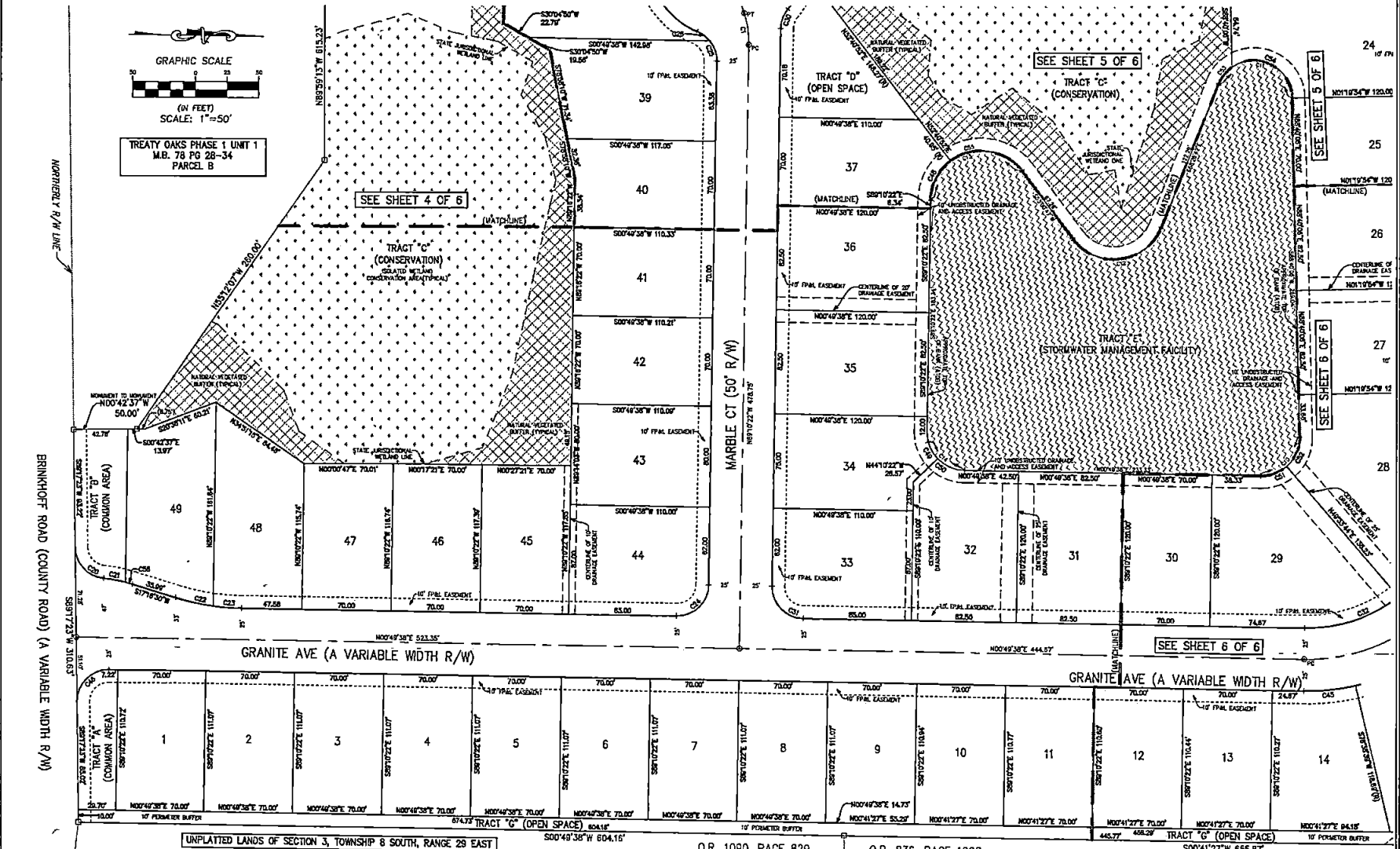
Prepared By:

RICHARD P. CLARSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 - Website: clarkson.com

S:\Subdivisions\St. Johns County\Treaty Oaks\Phase 2 Units 4 and 5\116-128 Subdivision\plat.dwg

TREATY OAKS PHASE 2 UNITS 4 AND 5

A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	23.58'	86.00'	187°10'	S81°40'04"W	25.47'
C10	48.83'	30.00'	92°09'02"	N45°15'06"W	43.82'
C11	82.83'	30.00'	137°06'48"	N10°08'42"E	68.81'
C12	84.79'	40.00'	121°37'30"	S07°42'58"E	61.78'
C13	84.28'	40.00'	142°11'50"	S18°04'47"E	75.68'
C14	47.15'	30.00'	80°00'00"	N45°44'38"E	42.43'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C20	36.37'	25.00'	83°49'31"	N47°23'00"E	33.38'
C22	30.83'	185.00'	92°01'07"	N23°37'55"E	30.59'
C23	22.48'	185.00'	83°37'42"	N44°18'29"E	22.48'
C24	38.27'	25.00'	80°00'00"	N44°02'22"W	33.35'
C25	17.38'	25.00'	38°47'31"	S70°55'33"W	17.00'
C26	12.52'	25.00'	28°41'58"	S38°41'10"W	12.36'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C30	16.79'	25.00'	35°29'09"	S18°55'41"E	16.44'
C31	38.27'	25.00'	90°00'00"	N45°49'30"E	33.36'
C32	78.20'	115.00'	52°27'28"	N18°54'06"W	72.84'
C45	40.84'	185.00'	141°00'	N07°15'57"W	40.74'
C46	35.71'	25.00'	81°00'28"	S45°12'22"E	35.67'
C48	36.20'	40.00'	51°11'14"	S81°14'45"E	34.88'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C48	23.56'	30.00'	43°00'00"	N81°14'36"E	22.88'
C50	23.56'	30.00'	48°00'00"	N231°4'36"E	22.88'
C51	22.31'	30.01'	42°24'37"	N222°2'53"W	21.71'
C52	26.04'	30.01'	44°43'02"	N82°22'05"W	25.23'
C53	17.34'	30.00'	33°08'53"	S51°31'16"E	17.10'
C54	85.31'	30.00'	124°45'30"	S37°02'05"W	53.18'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C55	83.00'	40.00'	90°15'00"	S07°32'50"W	56.77'
C56	5.72'	113.00'	2°54'00"	S15°49'28"W	5.72'

UNPLATTED LANDS OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST



Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
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S:\Subdivisions\St. Johns County\Treaty Oaks\Phase 2 Units 4 and 5\18-128 Subdivision\dwg\PLAT.dwg

TREATY OAKS PHASE 2 UNITS 4 AND 5

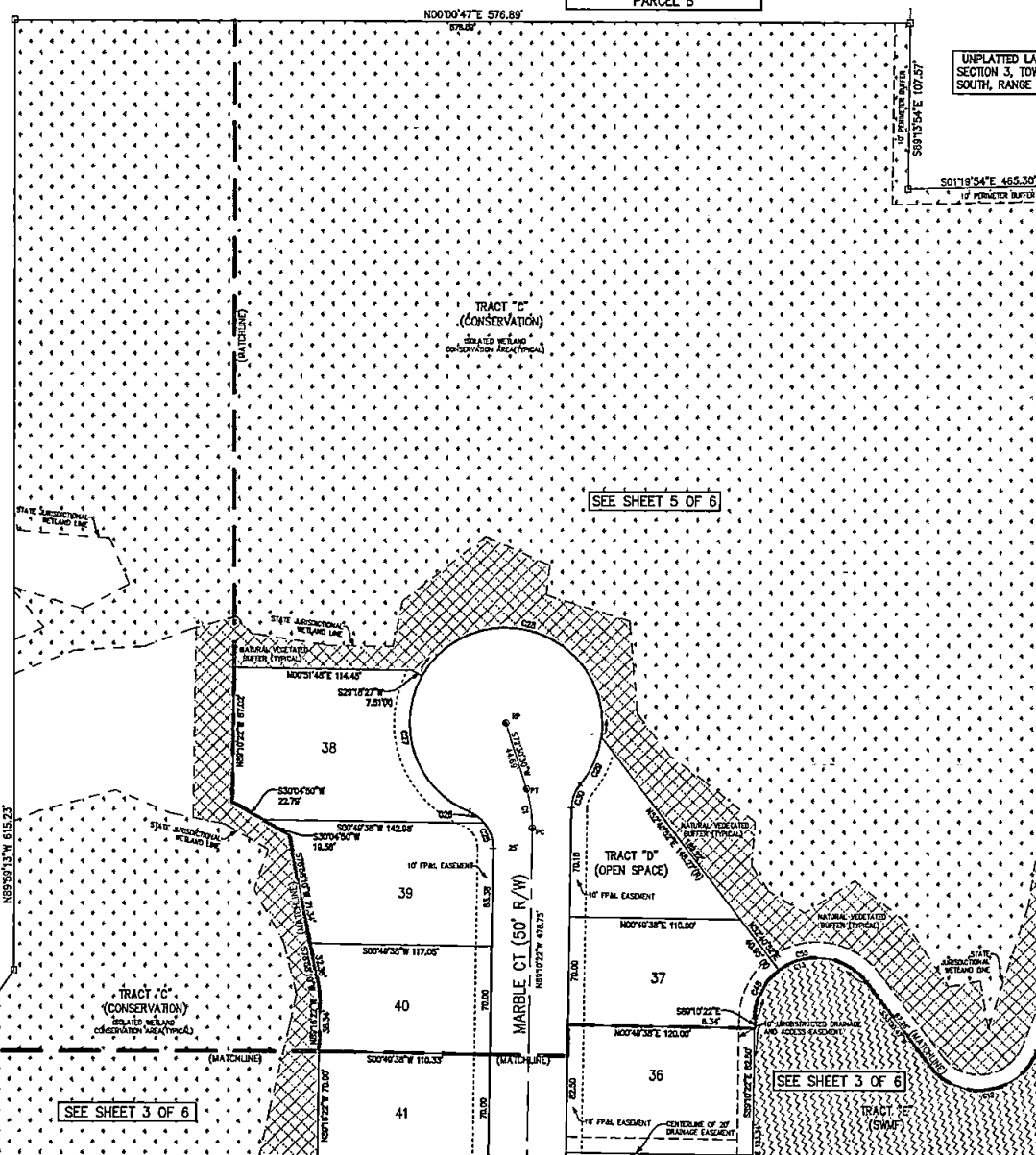
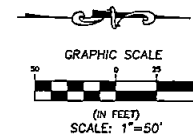
A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 4 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

TREATY OAKS PHASE 1 UNIT 1
M.B. 78 PG 28-34
PARCEL B

UNPLATTED LANDS OF
SECTION 3, TOWNSHIP 8
SOUTH, RANGE 29 EAST



SEE SHEET 5 OF 6

SEE SHEET 3 OF 6

TREATY OAKS PHASE 1 UNIT 1
M.B. 78 PG 28-34
PARCEL B

SEE SHEET 3 OF 6

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	25.55'	85.00'	181°09"	S81°00'00"W	25.47'
C12	84.71'	43.00'	121°27'30"	S57°12'00"E	66.97'
C13	83.23'	42.00'	142°11'00"	S18°04'17"E	73.44'
C22	17.34'	75.00'	38°47'31"	S70°25'32"W	17.02'
C28	12.82'	75.00'	38°41'26"	S36°11'10"W	12.31'
C27	104.87'	83.00'	85°26'11"	N70°48'20"E	92.52'
C28	171.87'	83.00'	158°40'01"	S18°35'29"W	121.46'
C29	33.81'	82.00'	31°50'14"	N88°21'24"W	33.44'
C30	18.79'	25.00'	34°28'02"	S89°54'45"E	16.45'
C48	36.30'	40.00'	81°51'14"	S53°4'45"E	34.98'
C55	83.00'	40.00'	80°19'39"	S07°50'30"W	36.77'

BIRNKHOF ROAD (COUNTY ROAD) (A VARIABLE WIDTH R/W) NORTHERLY R/W LINE

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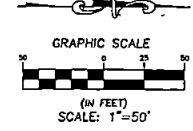
TREATY OAKS PHASE 2 UNITS 4 AND 5

A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 5 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

TREATY OAKS PHASE 1 UNIT 1
M.B. 78 PG 28-34
PARCEL B

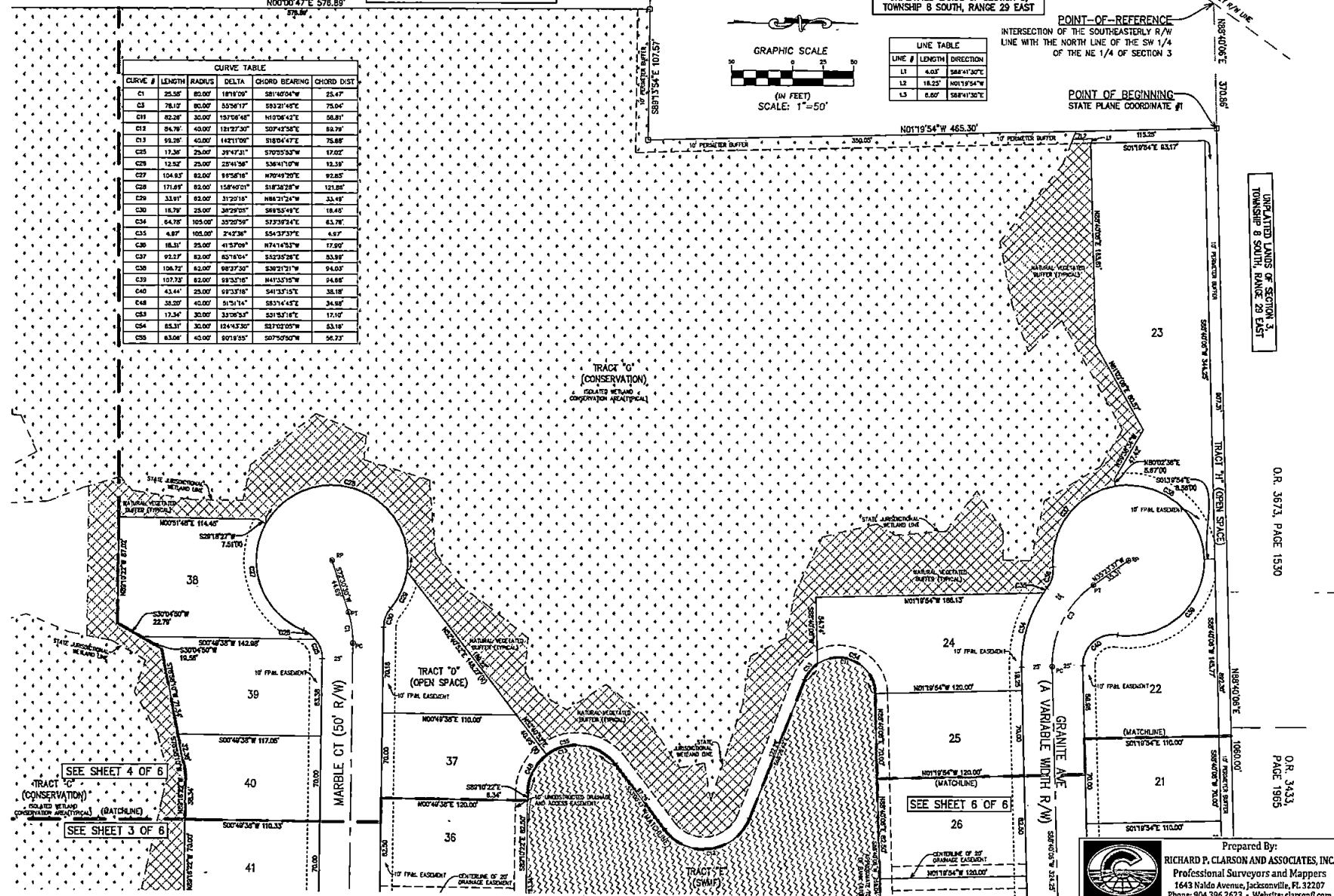
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	25.58'	80.00'	181°09'	S81°40'54"W	25.47'
C3	78.17'	80.00'	59°56'17"	S93°21'49"E	75.04'
C11	82.28'	30.00'	157°56'48"	N10°06'42"E	56.81'
C12	84.78'	40.00'	131°27'30"	S07°42'38"E	88.79'
C13	58.20'	40.00'	142°17'09"	S18°04'47"E	75.88'
C25	17.30'	25.00'	37°47'31"	S70°35'53"W	17.02'
C26	12.52'	25.00'	23°41'58"	S38°41'10"W	12.19'
C27	104.83'	82.00'	9°55'18"	N70°49'20"E	92.85'
C28	171.89'	82.00'	158°40'51"	S18°38'28"W	121.84'
C29	33.81'	82.00'	31°25'18"	N88°21'24"W	33.48'
C30	18.79'	25.00'	38°29'23"	S88°55'49"E	18.45'
C34	64.70'	105.00'	33°22'59"	S73°39'24"E	63.78'
C35	4.87'	105.00'	7°42'38"	S54°37'37"E	4.87'
C36	18.51'	25.00'	41°57'09"	N74°14'53"W	17.90'
C37	92.27'	82.00'	85°16'54"	S32°35'28"E	53.98'
C38	106.72'	82.00'	98°37'50"	S38°21'21"W	94.65'
C39	107.33'	82.00'	58°32'57"	N41°53'30"W	94.86'
C40	43.41'	25.00'	57°33'16"	S41°33'16"E	38.18'
C48	38.20'	40.00'	81°51'14"	S83°14'47"E	34.88'
C53	17.34'	25.00'	34°26'37"	S21°53'18"E	17.10'
C54	85.31'	30.00'	124°43'30"	S27°02'05"W	53.15'
C55	83.04'	40.00'	80°19'55"	S07°59'50"W	96.27'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.03'	S88°47'30"E
L2	18.25'	N01°19'54"W
L3	6.80'	S88°47'30"E

POINT-OF-REFERENCE
INTERSECTION OF THE SOUTHEASTERLY R/W
LINE WITH THE NORTH LINE OF THE SW 1/4
OF THE NE 1/4 OF SECTION 3

POINT OF BEGINNING
STATE PLANE COORDINATE #1



SEE SHEET 4 OF 6
SEE SHEET 3 OF 6

SEE SHEET 6 OF 6



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UNPLATTED LANDS OF SECTION 3
TOWNSHIP 8 SOUTH, RANGE 29 EAST

O.R. 3673, PAGE 1530

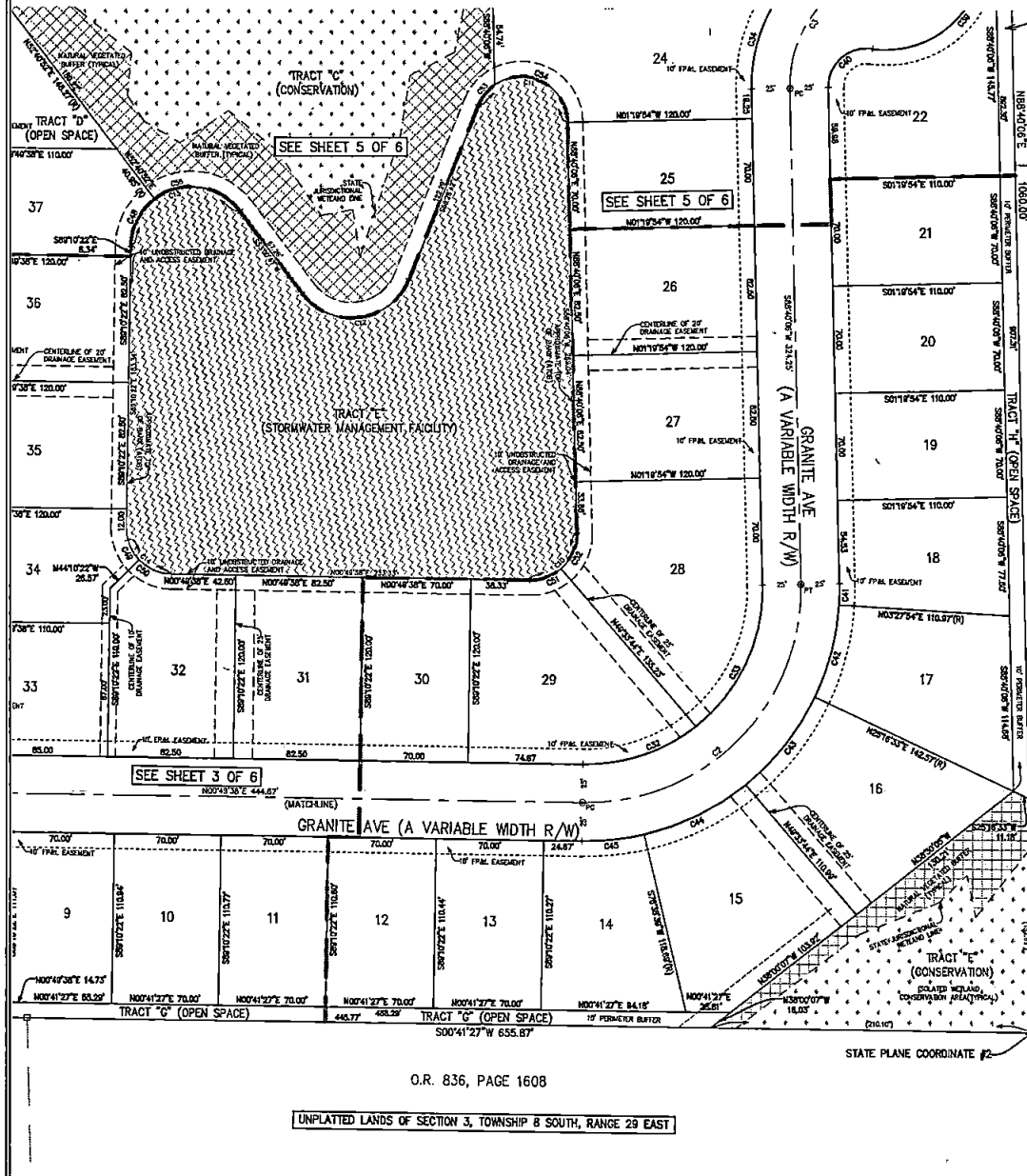
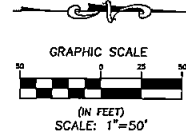
O.R. 3433,
PAGE 1965

TREATY OAKS PHASE 2 UNITS 4 AND 5

A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 6 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



O.R. 3673,
PAGE 1530


UNPLATTED LANDS OF SECTION 3,
TOWNSHIP 8 SOUTH, RANGE 29 EAST

O.R. 3433, PAGE 1985

UNPLATTED LANDS OF SECTION 3,
TOWNSHIP 8 SOUTH, RANGE 29 EAST

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	225.10'	140.00'	82°09'32"	N45°15'00"W	201.85'
C3	78.10'	80.00'	55°56'17"	S83°21'48"E	73.04'
C10	48.25'	35.00'	82°09'32"	N45°15'00"W	43.22'
C11	80.28'	30.00'	137°55'48"	N10°54'42"E	98.81'
C12	84.78'	40.00'	123°27'30"	S07°42'50"E	94.78'
C13	78.25'	40.00'	142°11'50"	S18°54'47"E	73.86'
C14	47.12'	30.00'	80°00'00"	N45°48'38"E	43.43'
C19	70.20'	115.00'	33°27'21"	N18°54'00"W	77.84'
C23	105.78'	115.00'	32°42'03"	N45°56'32"W	122.09'
C24	84.78'	120.00'	33°20'59"	S73°02'24"E	63.79'
C40	43.44'	25.00'	89°23'18"	S41°33'15"E	38.18'
C41	13.87'	105.00'	4°47'44"	N48°58'00"W	13.81'
C42	82.81'	105.00'	21°48'38"	S78°37'47"W	82.43'
C43	73.57'	105.00'	25°32'44"	N51°57'04"W	72.55'
C44	74.38'	105.00'	25°49'30"	N28°16'01"W	73.73'
C45	60.84'	105.00'	14°11'00"	N08°10'32"W	40.74'
C46	38.20'	40.00'	51°51'54"	S83°14'43"E	34.69'
C49	33.56'	30.00'	45°00'00"	N68°19'38"E	22.60'
C50	33.56'	30.00'	45°00'00"	N23°19'38"E	22.60'
C51	23.31'	30.00'	42°24'27"	N20°22'53"W	21.71'
C52	26.04'	30.00'	49°43'03"	N16°28'00"W	25.23'
C53	17.34'	30.00'	33°08'53"	S51°33'18"E	17.10'
C54	85.31'	30.00'	124°43'30"	S17°02'05"W	93.18'
C55	63.08'	40.00'	80°18'50"	S07°50'30"W	58.73'

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