

RESOLUTION NO. 2022-169
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TURNBULL CREEK ROAD AT GRAND OAKS PHASE 2.

WHEREAS, DAY LATE ENTERPRISES, INC., A FLORIDA CORPORATION (“DAY LATE”), AND GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Turnbull Creek Road at Grand Oaks Phase 2.

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 \$2,258,154.71 has been filed with the Clerk’s office.

Section 3. A Required Improvements Bond in the amount of \$1,403,037.59 will be 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 mortgages 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 7 day of June, 2022.

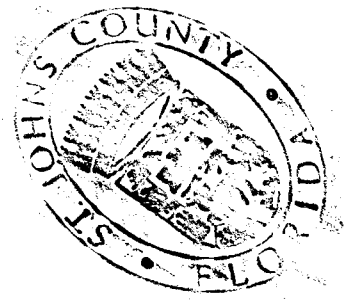
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: *Henry Dean*
Henry Dean, Chair

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

Sam Halterman
Deputy Clerk

Rendition Date 6/9/22



Turnbull Creek Road at Grand Oaks Phase 2

A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 9 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CAPTION:

A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE MOST SOUTHERLY CORNER OF THE PLAT OF GRAND OAKS PHASE 1D UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 76 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1D UNIT 1 AND ALONG AND AROUND THE ARC OF A CURVE LEADING EASTERLY, CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 79.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°41'12" EAST, 79.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, AS RECORDED IN MAP BOOK 102, PAGES 82 THROUGH 71, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID WESTERLY LINE OF THE PLAT OF TURNBULL CREEK ROAD AT GRAND OAKS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°58'50" WEST, 27.87 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 77°51'08" WEST, 5.00 FEET; COURSE NO. 3: SOUTH 12°08'52" EAST, 100.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°08'52" EAST, 42.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 12°08'52" EAST, 121.14 FEET; COURSE NO. 6: SOUTH 77°51'08" WEST, 10.00 FEET, THENCE NORTH 12°08'52" WEST, 121.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°08'52" WEST, 28.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°51'08" WEST, 191.44 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 328.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°00'45" WEST, 322.70 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 136.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°13'56" WEST, 133.70 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 44.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°27'42" WEST, 44.50 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 58°20'11" WEST, 83.31 FEET; THENCE NORTH 38°21'23" EAST, 10.03 FEET; THENCE NORTH 58°20'11" WEST, 182.51 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 110.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°32'44" WEST, 110.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°48'37" WEST, 243.40 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 25.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°32'14" WEST, 24.49 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 187.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°25'18" WEST, 148.76 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 25.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°39'58" WEST, 24.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 325.17 FEET; THENCE SOUTH 18°38'24" WEST, 10.55 FEET; THENCE NORTH 90°00'00" WEST, 20.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 164.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°32'14" WEST, 163.21 FEET; THENCE SOUTH 46°47'47" WEST, 83.34 FEET; THENCE SOUTH 09°58'01" WEST, 90.03 FEET; THENCE SOUTH 28°27'08" EAST, 100.49 FEET; THENCE SOUTH 58°57'50" WEST, 72.95 FEET; THENCE SOUTH 40°56'28" WEST, 152.89 FEET; THENCE SOUTH 10°12'51" EAST, 127.58 FEET; THENCE SOUTH 53°28'19" WEST, 18.83 FEET; THENCE NORTH 38°31'41" WEST, 60.09 FEET; THENCE NORTH 75°34'03" WEST, 105.86 FEET; THENCE NORTH 77°21'25" WEST, 80.00 FEET; THENCE NORTH 12°38'35" EAST, 18.37 FEET; THENCE NORTH 77°21'25" WEST, 180.25 FEET; THENCE NORTH 04°43'41" EAST, 77.88 FEET; THENCE SOUTH 82°28'48" WEST, 100.22 FEET; THENCE SOUTH 07°21'11" WEST, 77.68 FEET; THENCE SOUTH 70°19'31" WEST, 80.73 FEET; THENCE SOUTH 42°21'39" WEST, 10.19 FEET; THENCE NORTH 78°46'17" WEST, 57.55 FEET; THENCE NORTH 78°56'41" WEST, 49.08 FEET; THENCE SOUTH 83°44'28" WEST, 104.46 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 31.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°49'44" WEST, 31.27 FEET; THENCE SOUTH 80°30'11" WEST, 95.12 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 23.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°40'34" WEST, 23.59 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78°51'19" WEST, 114.14 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 382.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°31'30" WEST, 345.75 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 24.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°35'02" WEST, 44.18 FEET, TO

THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°31'57" EAST, 309.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 53.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°08'47" EAST, 52.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 213.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°07'40" EAST, 201.59 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 77.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°44'27" EAST, 65.72 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 204.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°58'44" EAST, 203.54 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 62.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°53'41" EAST, 58.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 68°34'46" EAST, 135.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 65.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°18'52" WEST, 48.31 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 524.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°58'08" EAST, 360.97 FEET, TO THE POINT OF REVERSE 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 78.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°54'48" EAST, 71.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°59'19" EAST, 199.19 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 34.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°57'23" EAST, 33.83 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 77.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°10'21" EAST, 77.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 28.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°34'13" EAST, 24.89 FEET, THENCE SOUTH 84°37'10" EAST, 65.36 FEET; THENCE SOUTH 44°19'33" EAST, 34.59 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 21.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°24'02" EAST, 20.44 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 191.89 FEET, AN ARC DISTANCE OF 145.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°27'47" EAST, 142.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 23.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°27'47" EAST, 23.49 FEET, THENCE NORTH 35°17'28" EAST, 54.87 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 193.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°58'21" EAST, 181.76 FEET; THENCE NORTH 52°15'48" EAST, 80.88 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 331.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°23'03" EAST, 325.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 538.88 FEET; THENCE NORTH 00°00'00" EAST, 61.94 FEET; THENCE NORTH 87°19'40" EAST, 153.48 FEET; THENCE NORTH 11°31'11" WEST, 110.11 FEET, TO THE SOUTHWESTERLY LINE OF THE PLAT OF GRAND OAKS PHASE 1D UNIT 2, AS RECORDED IN MAP BOOK 111, PAGES 48 THROUGH 54, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, AND EASTERLY ALONG SAID SOUTHWESTERLY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 22°21'41" EAST, 580.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 104.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°24'21" EAST, 104.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 47.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°25'02" EAST, 46.57 FEET; COURSE NO. 4: NORTH 89°34'22" EAST, 29.42 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 241.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°35'41" EAST, 239.77 FEET, TO THE POINT OF BEGINNING.

CONTAINING 26.55 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, PLAT PLATTING STANDARDS, 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 _____, 2022.

BY:
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, INC.
3830 DROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
LICENSE NO. LB3731

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2022, 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 _____, 2022.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF TURNBULL CREEK ROAD AT GRAND OAKS PHASE 2, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS ____ DAY OF _____, 2022.

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 _____, 2022.

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 _____, 2022.

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



Turnbull Creek Road at Grand Oaks Phase 2

A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 9 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DAY LATE ENTERPRISES INC. A FLORIDA CORPORATION, ("DAY LATE") AND GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("CDD"), (COLLECTIVELY WITH DAY LATE, "OWNERS") ARE COLLECTIVELY THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS TURNBULL CREEK ROAD AT GRAND OAKS PHASE 2, AND THAT THEY 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 RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS TURNBULL CREEK ROAD, MAPLE GLEN ROAD, ROCKWOOD DRIVE AND SMITH RANCH ROAD ARE HEREBY DEDICATED TO THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT (THE "CDD"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT 2 (STORMWATER MANAGEMENT FACILITY, LANDSCAPE AND UTILITIES) AND TRACTS 7, 8 AND 10 (STORMWATER MANAGEMENT FACILITY) ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE GRAND OAKS DEVELOPMENT. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO ONE OR MORE PROPERTY OWNERS ASSOCIATIONS OR OTHER ENTITIES AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION WITH RESPECT TO ALL OR ANY OF SAID TRACTS.

TRACTS 1, 3, 4, 5 AND 6 (LANDSCAPE/ UTILITIES) ARE HEREBY DEDICATED TO THE CDD. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO ONE OR MORE PROPERTY OWNERS ASSOCIATIONS OR OTHER ENTITIES AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION WITH RESPECT TO ALL OR ANY OF SAID TRACTS. THE OWNER OF SAID TRACTS AND/OR THE CDD RESERVE THE RIGHT TO GRANT FUTURE ACCESS AND UTILITY EASEMENTS THROUGH PORTIONS OF SAID TRACTS.

TRACT 9 (CONSERVATION) IS HEREBY DEDICATED TO THE CDD. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID TRACT; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO ONE OR MORE PROPERTY OWNERS ASSOCIATIONS OR OTHER ENTITIES AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION WITH RESPECT TO SAID TRACT. A PORTION OF SAID TRACT 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 5210, PAGE 1080 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (D.E.), ARE HEREBY DEDICATED TO THE CDD AS NON-EXCLUSIVE DRAINAGE EASEMENTS TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE (INCLUDING RIGHTS OF INGRESS AND EGRESS) DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS SHOWN ON THIS PLAT AND OTHER LANDS WITHIN THE GRAND OAKS SUBDIVISION, AND FOR DRAINAGE PURPOSES. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID DRAINAGE IMPROVEMENTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "F.P.L.E." ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

ANY UTILITY EASEMENTS SHOWN HEREON 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 177.001(28) OF THE FLORIDA STATUTES. 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE OWNER, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE RESPECTIVE OWNER THEREOF, AND ITS SUCCESSORS AND ASSIGNS AND GRANTEES OF SAID EASEMENTS.

EACH OWNER 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 OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, DAY LATE ENTERPRISES INC. A FLORIDA CORPORATION, ("OWNER") HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS PRESIDENT ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS AND GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS CHAIRMAN.

DAY LATE ENTERPRISES INC. A FLORIDA CORPORATION

DAY LATE ENTERPRISES INC.,
A FLORIDA CORPORATION

BY: _____

NAME: DENNIS M. SMITH, JR.

TITLE: PRESIDENT

WITNESS: _____

PRINT: _____

WITNESS: _____

PRINT: _____

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED
PURSUANT TO CHAPTER 190, FLORIDA STATUTES

BY: _____

PRINT NAME: _____

TITLE: _____

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

NOTARY FOR DAY LATE ENTERPRISES INC. A FLORIDA CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2022, A.D., BY DENNIS M. SMITH, JR., AS PRESIDENT OF DAY LATE ENTERPRISES INC., A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION. WHO IS PERSONALLY KNOWN ___ OR PRODUCED IDENTIFICATION ___ TYPE OF IDENTIFICATION PRODUCED _____

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

NOTARY FOR GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2022, A.D., BY _____ AS _____ OF GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR THE DISTRICT, WHO IS PERSONALLY KNOWN ___ OR PRODUCED IDENTIFICATION ___ TYPE OF IDENTIFICATION PRODUCED _____

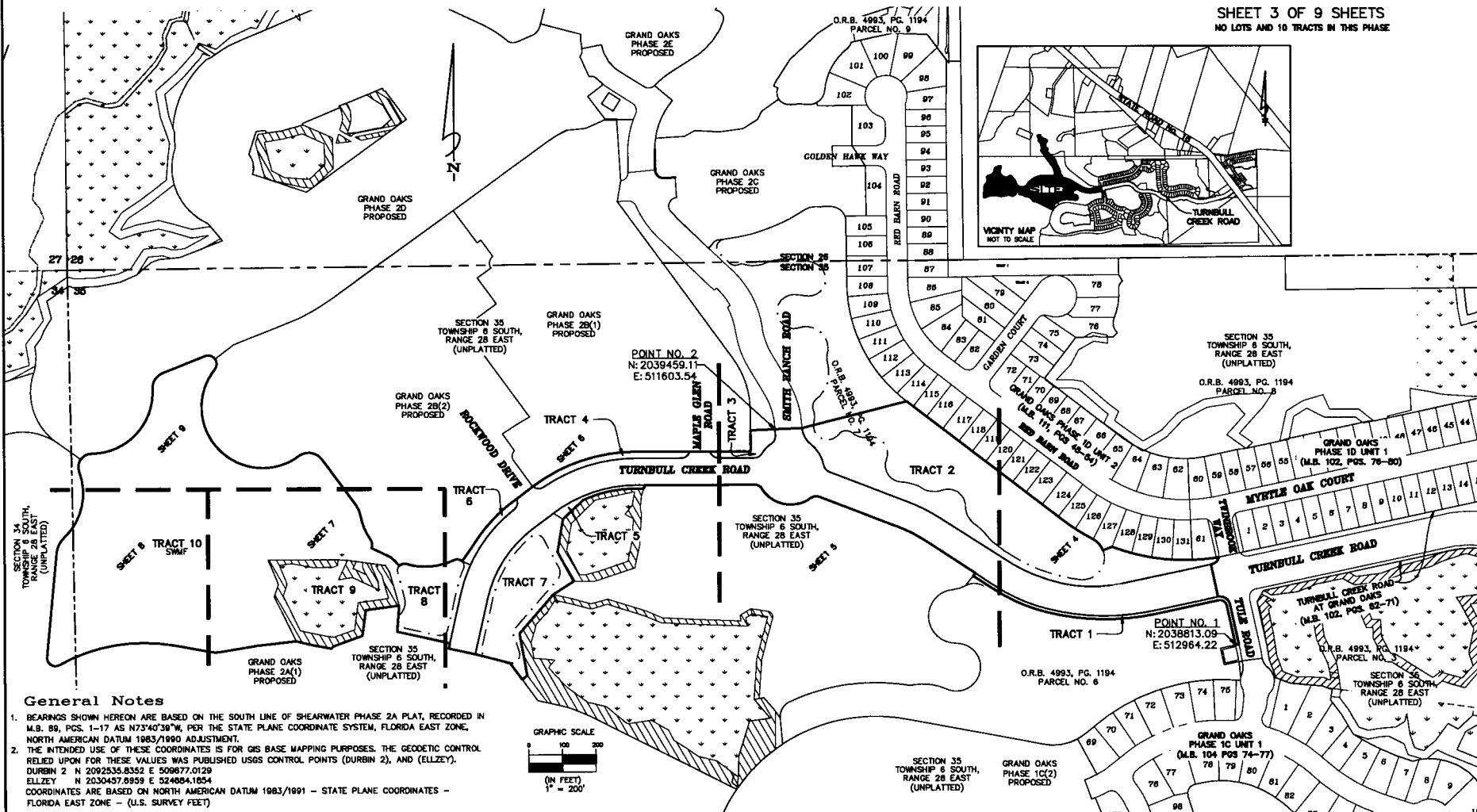
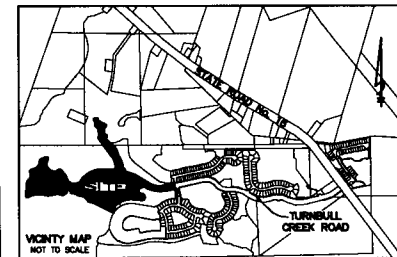
NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

Turnbull Creek Road at Grand Oaks Phase 2

A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

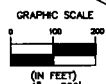
SHEET 3 OF 9 SHEETS
NO LOTS AND 10 TRACTS IN THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SHEARWATER PHASE 2A PLAT, RECORDED IN M.B. 89, PGS. 1-17 AS N73°40'38"W, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELLZEY).
DURBIN 2 N 2092535.8352 E 509877.0129
ELLZEY N 2030457.8995 E 524884.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES).
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 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.

POINT	NORTHING	EASTING	DESCRIPTION
1	2038813.09	512964.22	PRM-MOST S'LY CORNER TRACT 1
2	2038458.11	511603.54	PRM-MOST N'LY CORNER TRACT 3



LEGEND

- D.E. = DRAINAGE EASEMENT
- U.D.E. = UNOBTSTRUCTED DRAINAGE EASEMENT
- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C(S). = PAGE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- ⊙ = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF REVERSE TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- T.L.O. = THE LINE ONLY
- (R) = RADIAL LINE
- ST. JOHNS COUNTY UTILITY DEPARTMENT UTILITY EASEMENT
- FL.P.E. = FLORIDA POWER AND LIGHT EASEMENT
- S.W.M.F. = STORMWATER MANAGEMENT FACILITY
- ATB = APPROXIMATE TOP OF BANK
- S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE
- = 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"
- ATB = APPROXIMATE TOP OF BANK
- = JURISDICTIONAL WETLANDS
- ⬇ = DENOTES STATE JURISDICTIONAL WETLANDS
- ▨ = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
O.R.B. 4895, PG. 1545 EASEMENT FP&L SHOWN HEREON
O.R.B. 5210, PAGE 1090 EASEMENT CONSERVATION SHOWN HEREON



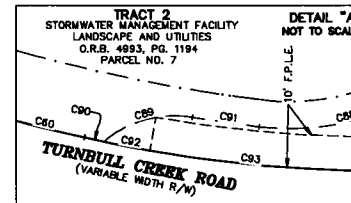
Turnbull Creek Road at Grand Oaks Phase 2

A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

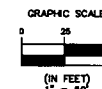
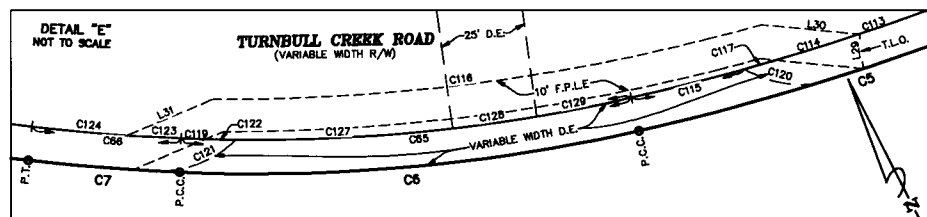
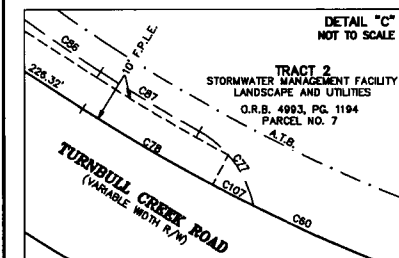
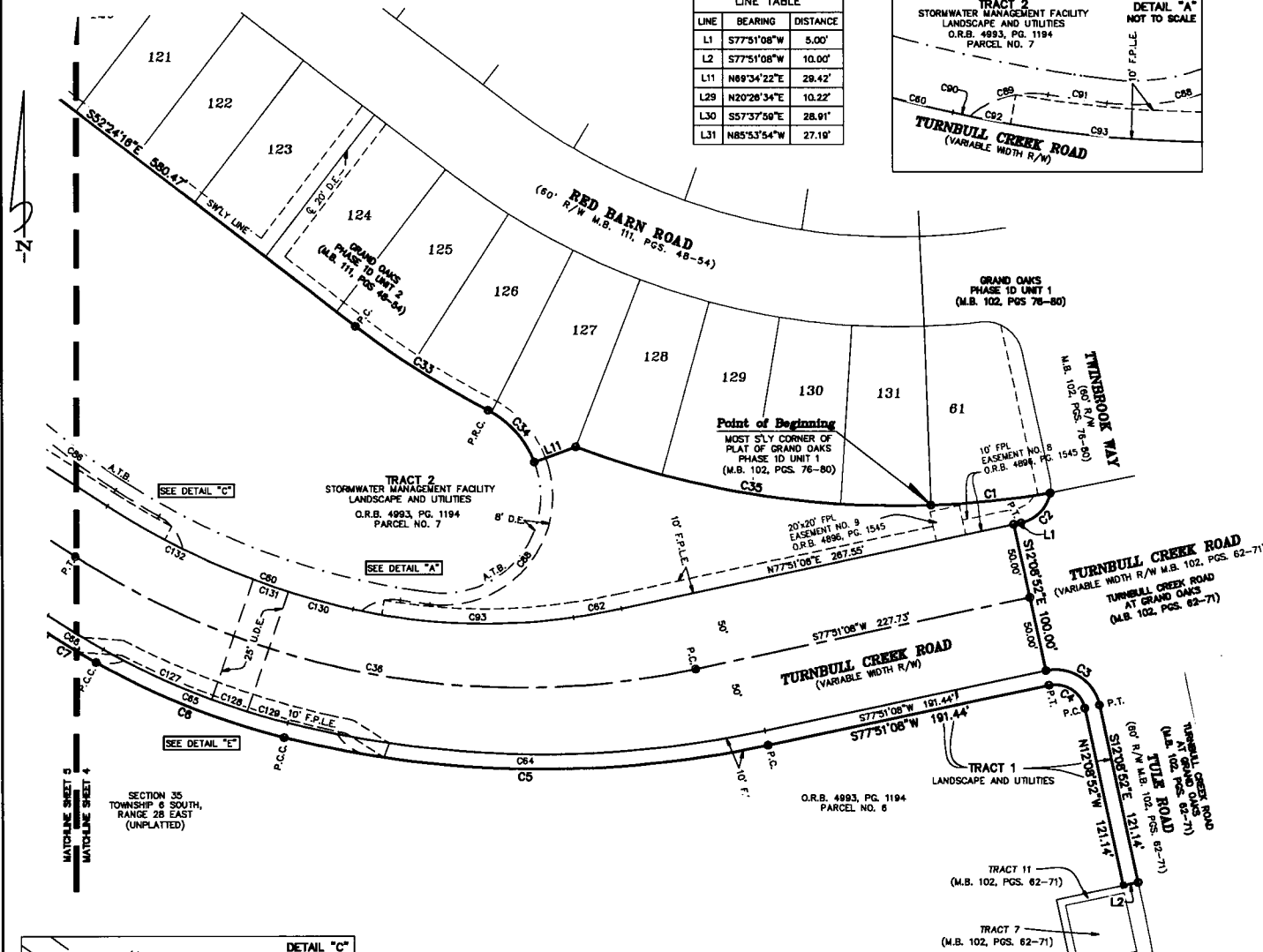
MAP BOOK PAGE

SHEET 4 OF 9 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°51'08"W	5.00'
L2	S77°51'08"W	10.00'
L11	N89°34'22"E	28.42'
L29	N20°28'34"E	10.22'
L30	S57°37'59"E	28.91'
L31	N85°53'54"W	27.19'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	800.00'	78.75'	73°50'57"	N84°04'17"E	78.89'
C2	25.00'	29.58'	87°44'37"	S43°58'50"W	27.87'
C3	30.00'	47.12'	90°00'00"	S57°08'52"E	42.43'
C4	20.00'	31.42'	90°00'00"	N57°08'52"W	28.28'
C5	710.00'	325.54'	281°16'14"	N89°00'45"W	322.70'
C6	510.00'	138.10'	151°7'24"	N88°13'56"W	135.70'
C7	800.00'	44.31'	4°15'03"	N58°27'42"W	44.50'
C33	800.00'	104.75'	10°00'09"	S57°24'21"E	104.61'
C34	85.00'	47.82'	41°58'47"	S41°25'02"E	48.57'
C35	600.00'	241.40'	23°03'07"	S80°35'41"E	238.77'
C36	550.00'	432.20'	45°01'27"	S79°38'08"E	421.17'
C60	510.00'	121.26'	13°37'23"	S70°27'22"E	120.98'
C62	500.00'	32.34'	3°42'19"	N78°42'18"E	32.33'
C64	700.00'	320.95'	26°18'14"	N89°00'45"W	318.15'
C65	500.00'	133.43'	15°17'24"	N88°13'56"W	133.04'
C66	580.00'	43.77'	4°15'03"	N58°27'42"W	43.76'
C77	32.00'	27.90'	49°57'18"	S35°54'51"E	27.02'
C78	510.00'	58.05'	6°31'16"	N60°23'02"W	58.01'
C88	498.00'	72.45'	8°20'08"	S52°47'36"E	72.30'
C87	498.00'	34.16'	3°55'48"	S58°55'34"E	34.15'
C88	73.00'	149.89'	117°29'02"	N38°18'53"E	124.81'
C89	32.00'	27.89'	49°58'04"	S74°22'02"W	27.01'
C90	400.00'	5.75'	0°48'23"	S77°40'45"E	5.75'
C91	498.00'	19.80'	2°18'40"	S81°48'18"E	19.80'
C92	400.00'	13.85'	1°59'03"	S79°04'58"E	13.85'
C93	400.00'	128.23'	18°22'03"	S89°15'31"E	127.68'
C107	510.00'	13.47'	1°30'50"	S62°53'15"E	13.47'
C113	700.00'	251.43'	20°34'49"	N88°08'33"E	250.08'
C114	700.00'	25.72'	2°08'19"	S80°30'54"E	25.72'
C115	700.00'	34.24'	2°48'10"	S77°16'43"E	34.24'
C116	582.82'	147.37'	14°29'35"	S70°01'16"E	146.98'
C117	700.00'	9.56'	0°48'57"	S78°04'16"E	9.56'
C119	500.00'	7.14'	0°49'08"	S80°59'46"E	7.14'
C120	32.00'	22.28'	39°53'48"	S52°12'53"E	21.84'
C121	32.00'	25.84'	46°28'49"	S84°25'59"E	25.24'
C122	500.00'	8.95'	1°01'33"	S61°55'06"E	8.95'
C123	590.00'	15.91'	1°32'41"	S58°48'53"E	15.91'
C124	590.00'	27.87'	2°42'22"	S57°41'22"E	27.86'
C127	500.00'	63.95'	7°19'41"	S68°05'43"E	63.91'
C128	500.00'	25.00'	2°51'55"	S71°11'31"E	25.00'
C129	500.00'	28.38'	3°15'09"	S74°15'03"E	28.38'
C130	510.00'	44.99'	5°03'17"	S74°44'25"E	44.98'
C131	510.00'	25.00'	2°48'32"	S70°48'30"E	25.00'
C132	510.00'	109.31'	12°16'50"	S63°15'49"E	109.10'

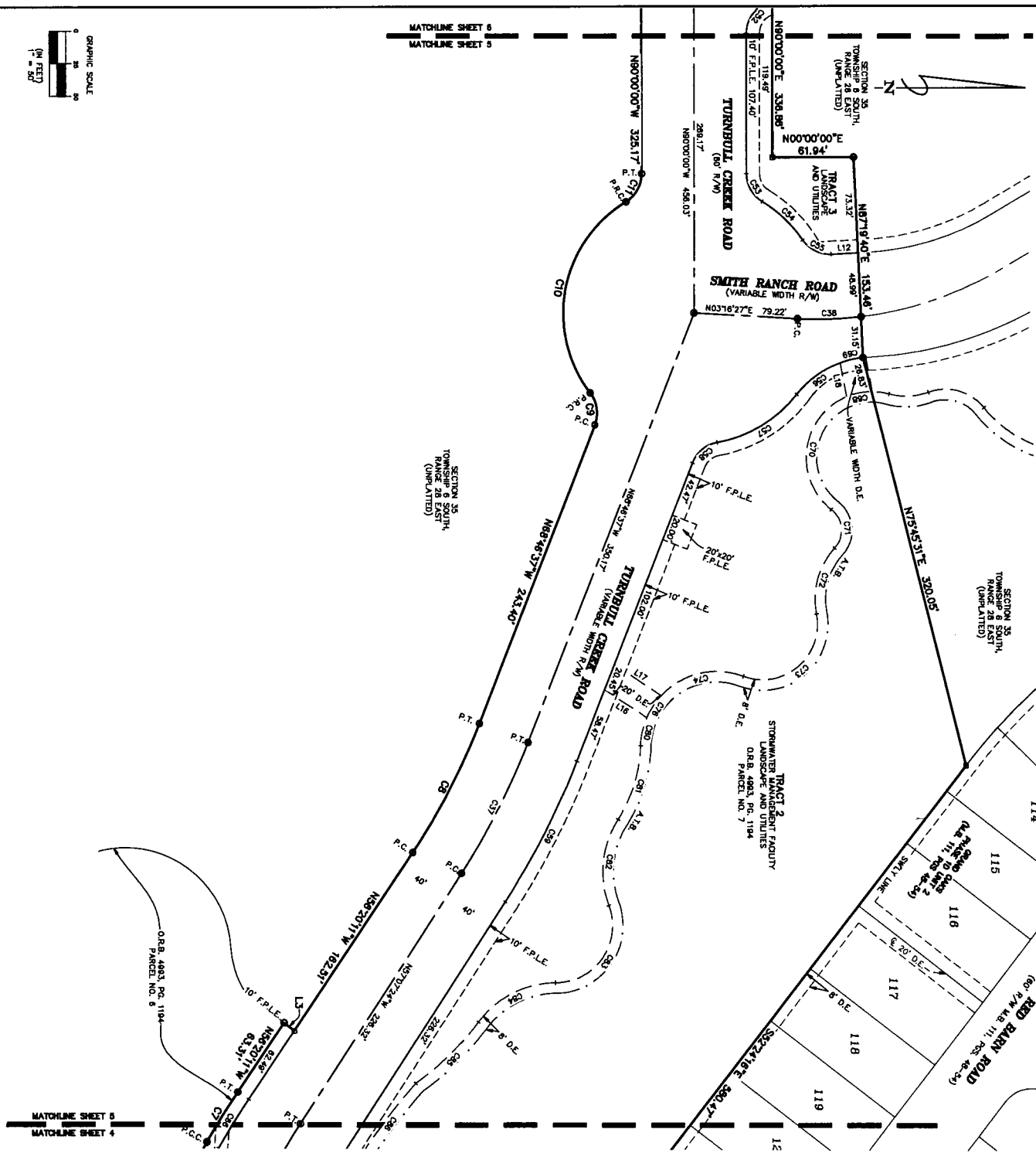


Turnbull Creek Road at Grand Oaks Phase 2

A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 9 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	600.00'	44.61'	145°03'	N69°27'42"W	44.60'
C8	510.00'	110.74'	128°27'	N62°52'24"W	110.52'
C9	26.00'	23.60'	95°40'4"	S81°53'21"W	24.44'
C10	100.00'	182.75'	98°08'45"	N72°23'19"W	148.47'
C11	26.00'	23.60'	95°40'4"	N67°28'58"W	24.44'
C12	550.00'	111.87'	113°13'	N62°57'01"W	111.87'
C13	273.00'	48.84'	108°01'05"	N01°47'33"W	48.84'
C14	26.00'	34.24'	78°27'47"	S50°46'07"E	31.82'
C15	26.00'	25.60'	95°40'4"	N67°28'58"W	24.44'
C16	100.00'	43.02'	24°38'55"	N43°28'24"E	42.68'
C17	26.00'	23.60'	95°40'4"	N62°58'49"E	24.44'
C18	75.00'	41.55'	31°44'38"	S39°43'27"E	41.02'
C19	100.00'	124.42'	41°28'43"	S50°51'25"E	70.85'
C20	26.00'	25.60'	95°40'4"	S32°28'55"E	24.44'
C21	590.00'	120.00'	113°31'3"	S82°57'01"E	119.80'
C22	380.00'	43.77'	47°50'3"	N68°27'42"W	43.78'
C23	50.00'	19.56'	173°2'	S11°30'51"W	17.86'
C24	80.00'	104.50'	119°45'04"	S82°51'41"E	86.48'
C25	56.00'	32.82'	84°17'58"	N65°00'47"E	28.33'
C26	56.00'	33.82'	53°15'05"	S74°28'08"E	52.00'
C27	43.00'	88.23'	121°43'18"	S64°42'42"E	73.37'
C28	56.00'	20.10'	185°10'23"	S66°41'01"E	20.00'
C29	86.00'	22.05'	21°48'56"	S77°30'20"E	21.82'
C30	110.84'	98.18'	30°33'43"	S73°01'29"E	58.48'
C31	73.86'	88.21'	52°53'37"	S83°52'48"E	65.62'
C32	74.86'	88.21'	52°53'37"	S83°52'48"E	65.62'
C33	43.18'	83.80'	111°19'22"	S55°17'24"E	71.27'
C34	74.86'	88.21'	52°53'37"	S83°52'48"E	65.62'
C35	221.50'	87.16'	172°21'21"	S44°17'03"E	88.80'
C36	498.00'	72.43'	8°20'08"	S52°47'36"E	72.38'

LINE	BEARING	DISTANCE
L1	N38°21'23"E	10.03'
L2	N02°41'13"W	20.81'
L3	S33°16'50"W	38.57'
L4	S33°16'50"W	42.85'
L5	S79°08'04"W	28.22'



Aclary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
110 N.W. 27TH STREET, SUITE 200
FORT LAUDERDALE, FL 33309
TEL: 772-437-1234
WWW.ACLARY.COM



GRAPHIC SCALE
0 25 50
1" = 50'

MATCHLINE SHEET 6
MATCHLINE SHEET 5

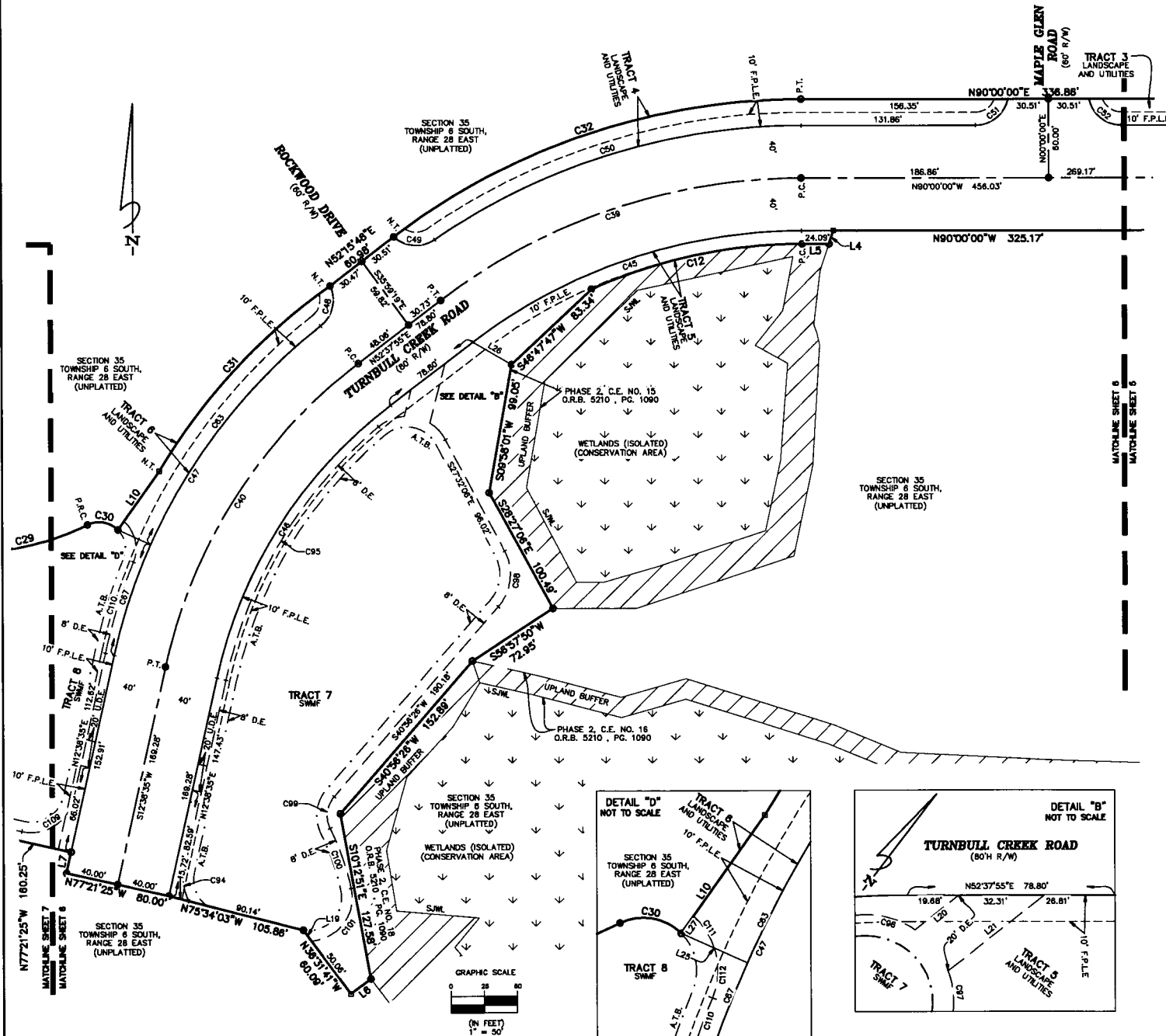
MATCHLINE SHEET 5
MATCHLINE SHEET 4

Turnbull Creek Road at Grand Oaks Phase 2

A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

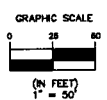
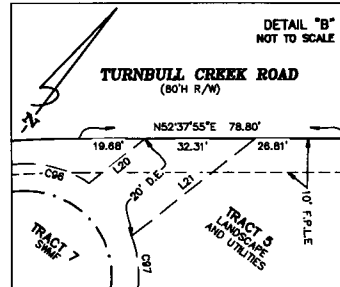
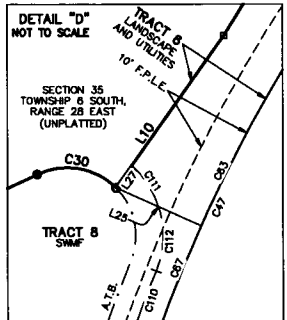
MAP BOOK PAGE

SHEET 6 OF 9 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	390.00'	184.43'	24°09'22"	S77°55'19"W	183.21'
C29	191.89'	145.87'	43°33'17"	N85°20'59"E	142.30'
C30	20.00'	25.11'	71°55'45"	S80°27'47"E	23.48'
C31	460.00'	193.17'	24°03'39"	N42°58'21"E	191.78'
C32	510.00'	331.41'	37°13'54"	N71°23'03"E	325.81'
C39	450.00'	293.49'	37°22'05"	S71°18'58"W	288.31'
C40	400.00'	279.18'	39°58'20"	S32°38'15"W	273.54'
C45	410.00'	287.40'	37°22'05"	S71°18'58"W	282.89'
C46	380.00'	251.28'	39°58'20"	S32°38'15"W	248.19'
C47	440.00'	302.00'	39°19'31"	N32°18'20"E	296.10'
C48	25.00'	33.58'	78°56'59"	S71°18'58"W	31.11'
C49	25.00'	33.84'	77°05'49"	S85°58'40"E	31.18'
C50	490.00'	294.98'	34°29'34"	N72°45'13"E	290.55'
C51	25.00'	34.24'	78°27'47"	N50°48'07"E	31.62'
C52	25.00'	34.24'	78°27'47"	S50°48'07"E	31.62'
C63	440.00'	213.10'	27°44'56"	S38°05'37"W	211.02'
C67	440.00'	88.80'	11°34'35"	S18°25'52"E	88.75'
C68	33.00'	24.54'	42°36'33"	N08°39'42"W	23.98'
C69	353.00'	229.39'	37°13'58"	N31°15'34"E	225.38'
C68	33.00'	21.24'	36°52'18"	N68°18'42"E	20.87'
C67	33.00'	17.53'	30°28'18"	S42°45'15"E	17.33'
C68	38.00'	45.41'	88°28'32"	S08°42'10"W	42.78'
C69	22.00'	25.75'	67°03'01"	S07°24'56"W	24.30'
C100	197.80'	48.30'	13°58'58"	S19°07'05"E	48.18'
C101	33.00'	56.85'	98°42'20"	S37°13'35"W	50.08'
C109	33.00'	51.84'	80°00'00"	N57°38'35"E	46.67'
C110	447.00'	72.77'	81°9'40"	S17°18'25"W	72.88'
C111	28.00'	14.63'	29°55'39"	N32°28'15"W	14.46'
C112	28.00'	19.29'	39°28'40"	N02°13'55"E	18.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S18°35'24"W	10.55'
L5	N90°00'00"W	20.27'
L6	S33°28'19"W	18.83'
L7	N12°36'33"E	16.37'
L10	N35°17'29"E	54.87'
L19	N38°31'41"W	10.03'
L20	N14°23'13"E	21.08'
L21	S14°23'13"W	46.45'
L25	S85°48'51"E	27.38'
L26	S59°29'41"E	33.60'
L27	N35°17'29"E	8.09'



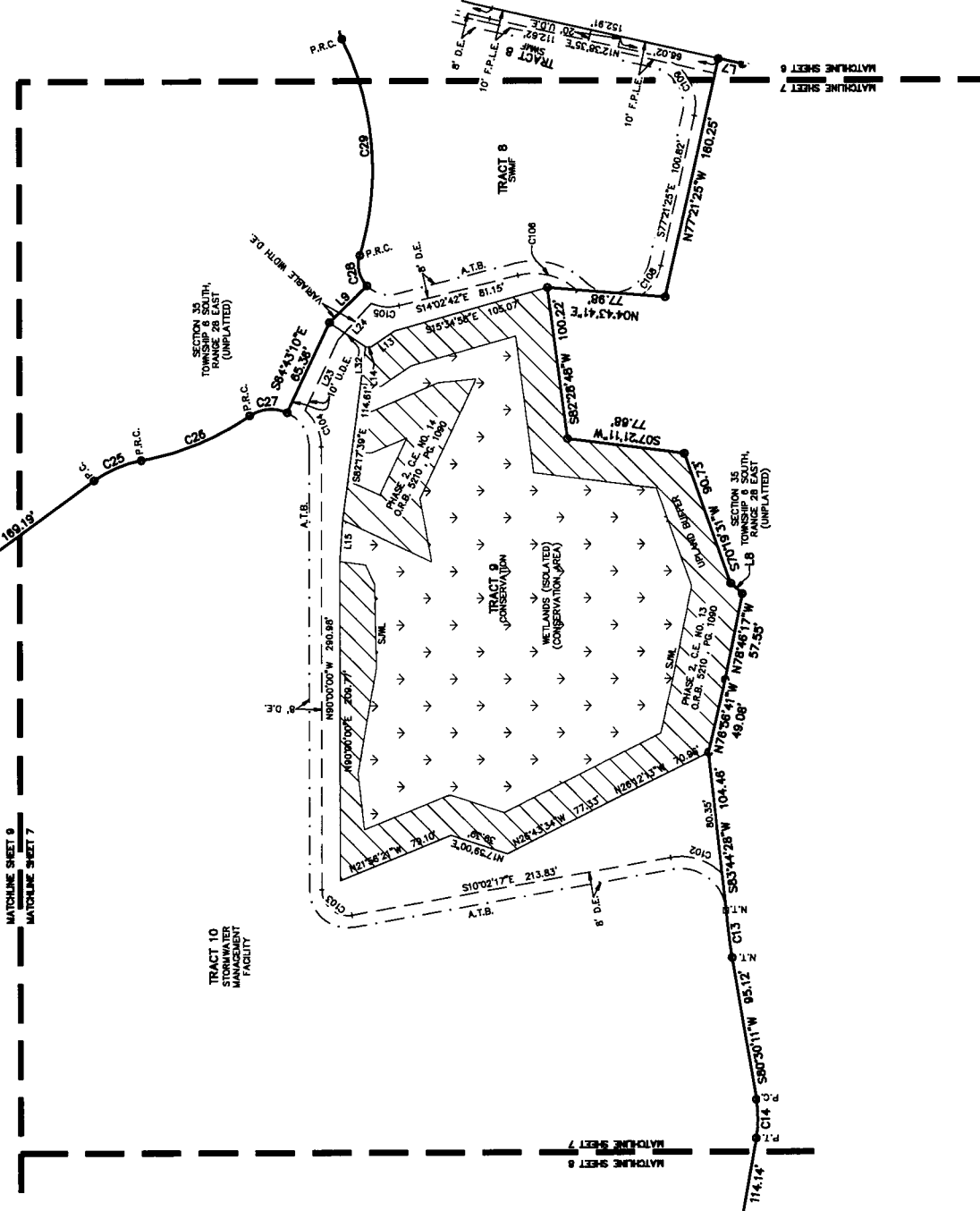
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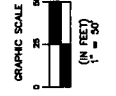
A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 7 OF 9 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	375.00'	31.28'	4°46'43"	S82°48'44"W	31.27'
C14	75.00'	25.71'	19°38'31"	N89°40'34"W	25.98'
C25	75.00'	34.12'	26°03'53"	S22°57'23"E	33.83'
C28	182.00'	77.81'	24°29'48"	S22°10'21"E	77.22'
C27	25.00'	26.05'	59°42'05"	S04°34'13"E	24.89'
C26	20.00'	21.45'	61°27'10"	N78°24'02"E	20.44'
C29	181.88'	146.87'	43°33'17"	N65°20'58"E	142.38'
C102	38.00'	37.07'	55°53'37"	S17°54'27"W	35.82'
C103	17.00'	26.86'	100°02'17"	S39°58'51"W	26.05'
C104	33.00'	27.12'	47°04'47"	S68°27'36"W	26.38'
C105	28.00'	18.80'	38°03'35"	S04°59'06"W	18.26'
C106	42.00'	41.21'	58°12'57"	N1°03'47"E	39.58'
C108	33.00'	23.49'	40°47'22"	S58°57'44"E	23.00'
C109	33.00'	31.84'	80°00'00"	N07°36'35"E	48.87'

LINE	BEARING	DISTANCE
L7	N12°38'35"E	18.37'
L8	S42°21'38"W	10.19'
L9	S44°18'33"E	34.59'
L13	S34°16'08"E	18.50'
L14	S01°11'22"E	3.73'
L15	S85°43'03"E	27.38'
L23	N64°43'10"W	51.23'
L24	S47°22'13"E	32.34'
L25	N33°59'07"E	28.83'



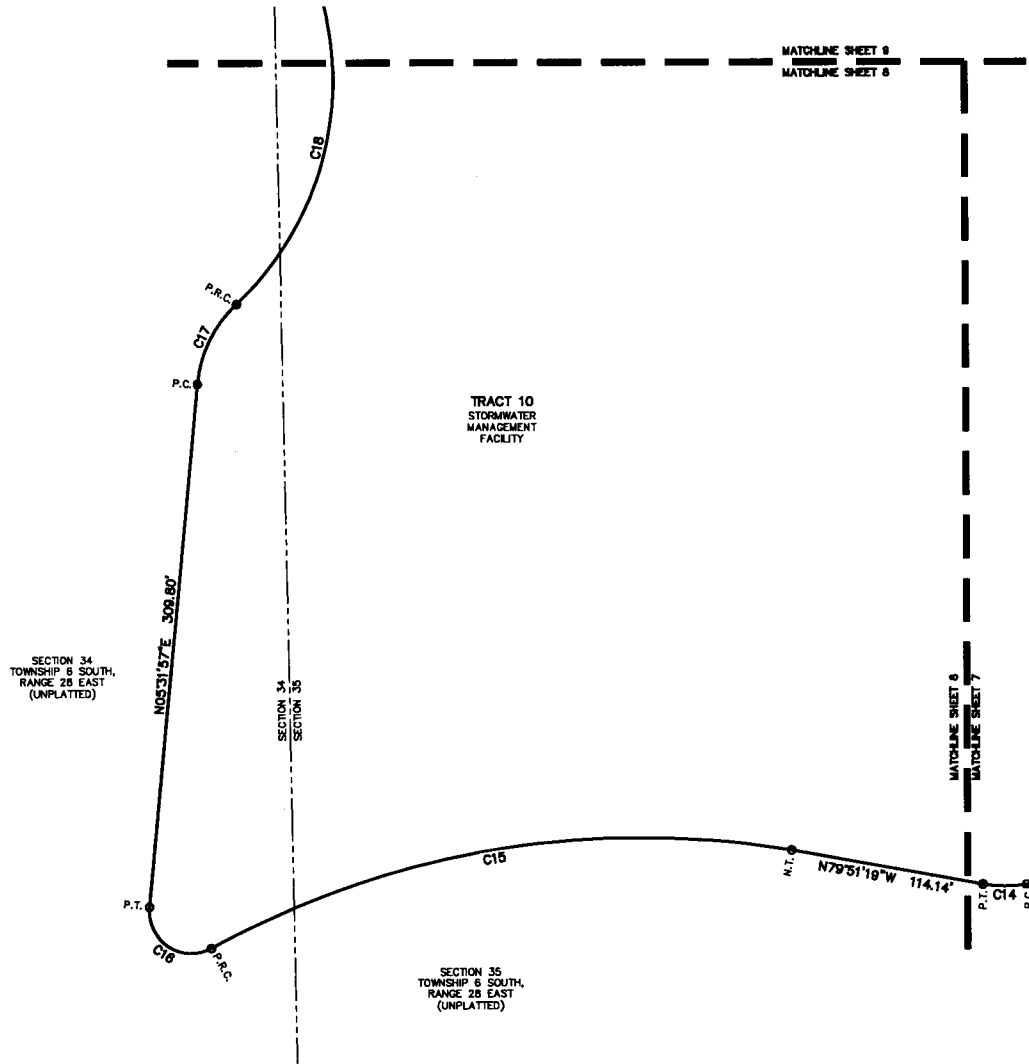
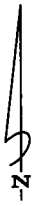
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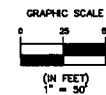
A PORTION OF SECTION 34 AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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SHEET 8 OF 9 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	75.00'	25.71'	19°38'31"	N89°40'34"W	25.59'
C15	525.00'	352.32'	38°27'01"	S80°31'30"W	345.75'
C16	25.00'	54.21'	124°13'57"	N56°35'02"W	44.18'
C17	75.00'	53.97'	41°13'40"	N26°08'47"E	52.81'
C18	182.00'	213.65'	87°15'34"	N13°07'49"E	201.59'



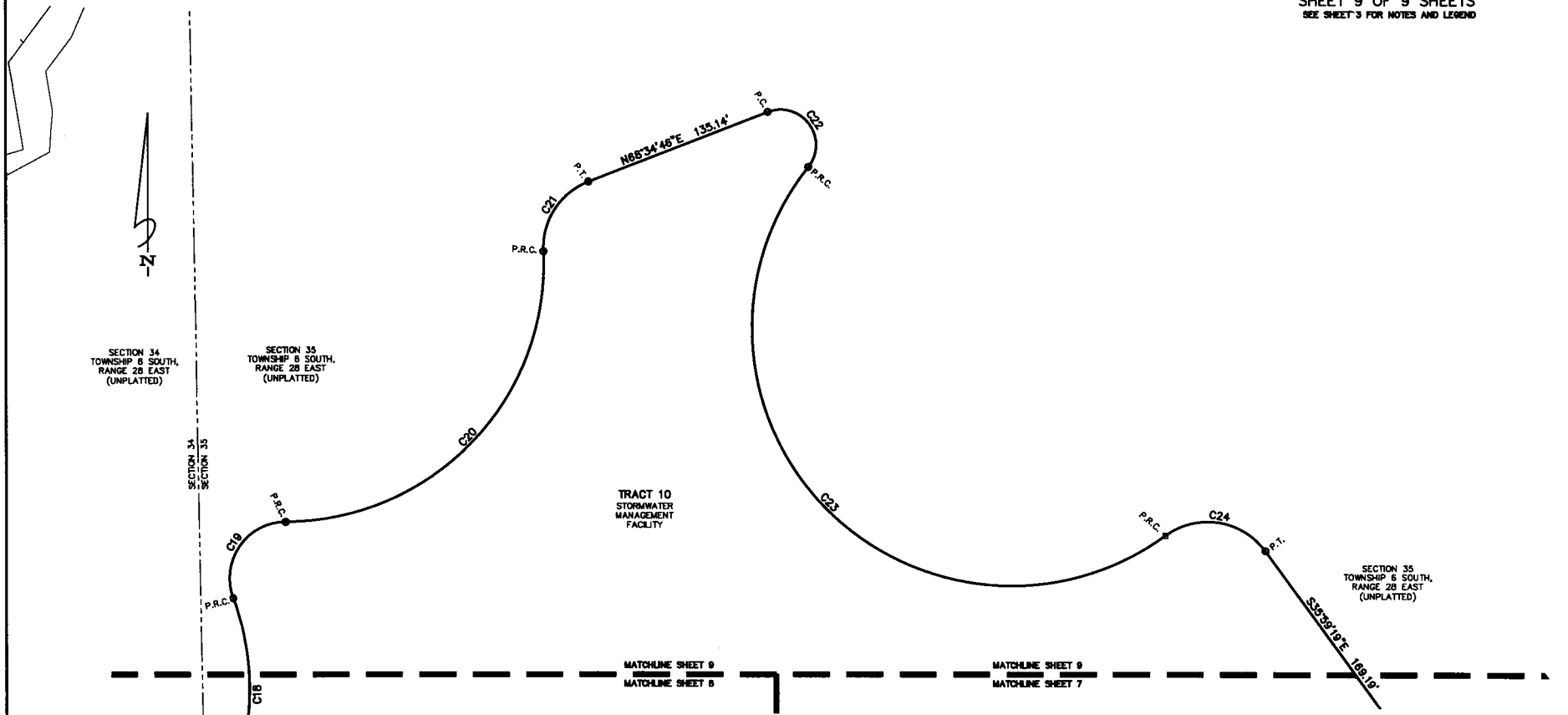
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MAP BOOK PAGE

SHEET 9 OF 9 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	182.00'	213.65'	67°15'34"	N13°07'49"E	201.59'
C19	40.00'	77.13'	110°28'50"	N34°44'27"E	65.72'
C20	182.00'	294.69'	92°46'17"	N43°35'44"E	263.54'
C21	50.00'	62.28'	71°22'11"	N32°53'41"E	56.33'
C22	25.00'	65.49'	150°05'19"	S36°22'34"E	48.31'
C23	182.00'	524.78'	165°12'21"	S43°56'06"E	360.97'
C24	50.00'	79.02'	90°32'57"	S81°15'48"E	71.05'

