

RESOLUTION NO. 2022- 207
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR
CORDOVA PALMS PHASE ONE.

WHEREAS, VPDF CORDOVA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Cordova Palms Phase One.

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 \$4,333,637.61 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,536,063.31 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

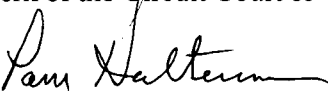
recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21 day of June, 2022.

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

By: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 6/23/22



CORDOVA PALMS PHASE ONE

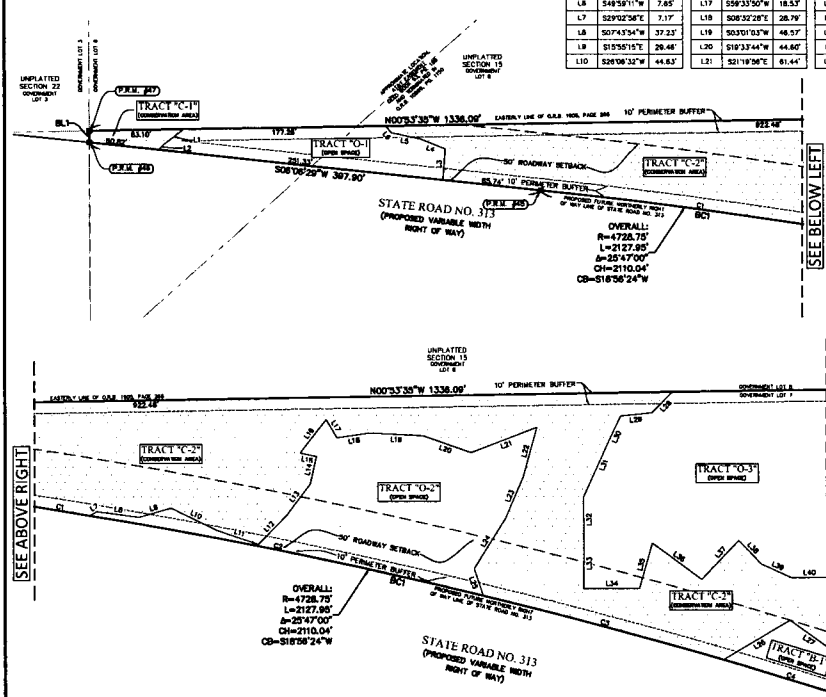
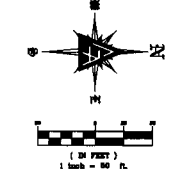
A PART OF GOVERNMENT LOTS 2, 3, 4 AND 7 OF SECTION 15, TOGETHER WITH THAT PORTION OF THE PUBLIC SUBDIVISION, SECTION 50, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY, ALL LYING IN TOWNSHIP 36 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 384 OF THE PUBLIC RECORDS OF SAID COUNTY.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
BC1	1083.98	4728.75	123.23°	S12°29'38"W
CI	379.08	4728.75	372.32°	S74°43'20"W
C2	352.47	4728.75	478.15°	S11°33'53"W
C3	317.00	4728.75	237.45°	S19°00'53"W
C4	1278.42	4728.75	153°07'07"	N24°04'50"E
				S17°25'53"

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
BL1	S88°47'16"W	10.17	L11	S18°38'42"W	38.84
L1	N30°56'08"W	22.17	L12	S45°04'02"E	35.84
L2	N43°56'36"W	8.10	L13	S82°27'25"E	34.84
L3	N85°50'20"W	27.38	L14	S77°20'29"E	24.88
L4	S22°18'43"W	23.38	L15	N11°51'53"E	14.67
L5	S11°56'36"W	28.12	L16	S82°12'31"E	37.11
L6	S49°59'11"W	7.85	L17	S59°23'50"W	18.53
L7	S29°02'58"E	7.17	L18	S08°22'28"E	28.79
L8	S07°43'54"W	37.23	L19	S03°01'03"W	48.57
L9	S19°55'15"E	28.48	L20	S19°32'44"W	44.67
L10	S28°08'32"W	44.83	L21	S21°18'24"E	61.44

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L22	N74°40'38"W	45.42	L33	N88°19'30"W	42.87
L23	N88°49'14"W	38.70	L34	S00°10'50"W	48.83
L24	N08°17'54"W	25.87	L35	S74°13'20"E	41.21
L25	S71°32'25"W	25.07	L36	S38°18'14"W	33.34
L26	S30°57'17"E	87.88	L37	S48°30'33"E	47.00
L27	S39°28'28"W	47.17	L38	S48°12'40"W	28.48
L28	S45°48'01"E	25.70	L39	S24°31'24"W	29.32
L29	N08°30'58"W	27.32	L40	N01°00'05"W	30.86
L30	N84°48'08"W	28.48			
L31	N65°48'40"W	52.37			
L32	S68°56'39"W	38.87			

MAP BOOK PAGE
SHEET 3 OF 17 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET. 2011 ADJUSTMENT AND ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 313, BEING 5007'40'± 28" WEST OF SHEET 2 OF PL.
- THE INTEREDED USE OF THE COORDINATES SHOWN HEREON IS FOR GIS MAPPING PURPOSES. THE GEODETIC CONTROL USED UPON FOR THESE VALUES WAS NATIONAL GEODETIC SURVEY GEODETIC NETWORK CONTROL STATIONS QUINCY 3 AND ELLIOT. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- LEVELS AND TOPS OF BENCH SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT ACTUAL "AS-BUILT" SITUATIONS. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PALMS REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE WETLANDS, WETLAND BUFFER ZONES OR WETLANDS 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 BUYER PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REPEALED FROM TIME TO TIME BY APPROPRIATE GOVERNING AGENCIES.
- "FPL" DENOTES FLORIDA POWER AND LIGHT (FPL) EASEMENT. FPL WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPAIR THE USE OF SAID EASEMENT BY FPL. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY FPL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- UNPAID SUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENT SPECIFIC RECORDINGS:
 ODB 2888, PG. 483 EASEMENT AGREEMENT SHOWN HEREON (SHEET 16 OF 17)
 ODB 4297, PG. 1475 ACCESS AGREEMENT BLANKETS - EASEMENT LOCATION NOT DEFINED
 ODB 5184, PG. 2477 TEMPORARY FILL DIRT EASEMENT AGREEMENT OFFSITE NOT SHOWN HEREON (1.85 SOUTH OF 815 FWH)
 ODB 5184, PG. 1454 TEMPORARY FILL DIRT EASEMENT AGREEMENT OFFSITE NOT SHOWN HEREON (1.85 SOUTH OF 815 FWH)
 ODB 5193, PG. 1862 ACCESS EASEMENT AGREEMENT BLANKETS - EASEMENT LOCATION NOT DEFINED
 ODB 5471, PG. 464 DEED OF CONSERVATION EASEMENT SHOWN HEREON (SHEETS 10, 11 & 15 OF 17)

LEGEND:

- SET 4" x 4" CONCRETE MONUMENT STAMPED
- 1/8" BARS UNLESS OTHERWISE NOTED
- SET MAIL & DISK STAMPED "18 8308"
- SUBROGATED WETLAND AREA
- 25' AVERAGE OCEAN BUFFER AREA
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMMENCING CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT ON CURVE
- P.O.L. = POINT ON LINE
- P.O.R. = POINT OF REFERENCE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T.A. = POINT OF TANGENCY
- COA = CITY OF ST. AUGUSTINE
- R/W = RIGHT OF WAY
- MRL = NON-RADIAL LINE
- R = RADIUS
- L = LENGTH
- Δ = DELTA
- (R) = RADIAL LINE
- CB = CHORD BEARING
- P.C. = POINT OF CURVATURE
- C/L = CENTERLINE
- MOR = MORE OR LESS
- FPL = FLORIDA POWER & LIGHT EASEMENT
- FPLS = FLORIDA POWER & LIGHT EQUIPMENT EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.L. = PAGE
- ESMT = EASEMENT
- R.P. = RADICAL POINT
- (R) = RADIAL LINE
- MOR = MORE OR LESS

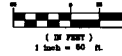
TAG LEGEND:

- CE = TABULATED LOT/TRACT CURVE DATA
- BCP = TABULATED BOUNDARY CURVE DATA
- CCP = TABULATED CENTERLINE CURVE DATA
- CEP = TABULATED CHANGE EASEMENT CURVE DATA
- FCB = TABULATED FLORIDA POWER & LIGHT EASEMENT CURVE DATA
- FCP = TABULATED RIGHT OF WAY CURVE DATA
- UCB = TABULATED CITY OF ST. AUGUSTINE (COA) UTILITY EASEMENT CURVE DATA
- ULP = TABULATED LOT/TRACT LINE DATA
- BLP = TABULATED BOUNDARY LINE DATA
- CLP = TABULATED CENTERLINE LINE DATA
- ELP = TABULATED CHANGE EASEMENT LINE DATA
- FLP = TABULATED FLORIDA POWER & LIGHT EASEMENT LINE DATA
- WLP = TABULATED RIGHT OF WAY LINE DATA
- ULB = TABULATED CITY OF ST. AUGUSTINE (COA) UTILITY EASEMENT LINE DATA

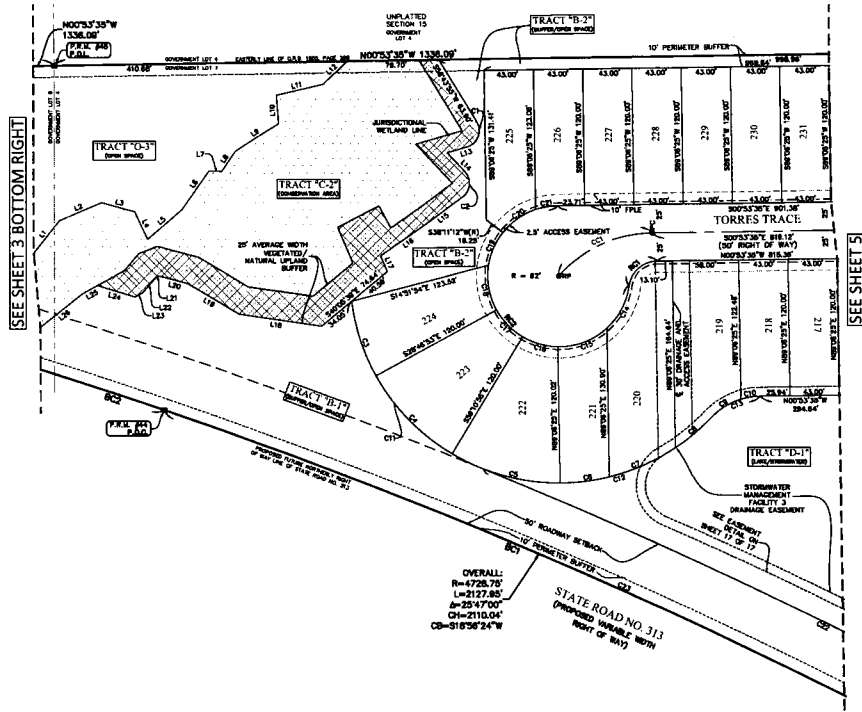
PREPARED BY
GHETTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB 8508
2436 PALMCREST MONROE
JACKSONVILLE, FLORIDA 32207
(904) 886-0272
(904) 886-7174 FAX
www.GHETTO.com

CORDOVA PALMS PHASE ONE

A PART OF GOVERNMENT LOTS 1, 2, 3, 5 AND 7 OF SECTION 15, TOGETHER WITH THAT PORTION OF THE PABLO SABATE GRANT, SECTION 50, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, 51, JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY.



MAP BOOK ____ PAGE ____
SHEET 4 OF 17 SHEETS
SEE SHEET 3 FOR GENERAL NOTES



OVERALL:
R=6728.78'
L=2547.00'
CH=2110.04'
CB=518'58"24"

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N52°01'48"W	38.58'	L14	S47°05'47"W	22.80'
L2	N73°08'42"W	40.73'	L15	N36°51'36"W	36.03'
L3	N19°45'01"E	30.17'	L16	S35°25'15"E	52.48'
L4	S83°23'38"W	28.44'	L17	S67°28'18"W	14.93'
L5	N40°37'54"W	40.17'	L18	N08°13'48"E	73.78'
L6	S25°17'29"E	41.22'	L19	N50°44'31"E	52.73'
L7	S25°17'48"W	11.34'	L20	N45°53'17"E	25.91'
L8	S54°03'17"E	21.52'	L21	S22°30'18"E	3.18'
L9	S32°19'31"E	45.17'	L22	S49°21'47"E	18.18'
L10	N09°55'46"E	25.24'	L23	S29°14'58"E	7.32'
L11	S13°11'28"E	41.83'	L24	S16°47'55"W	34.73'
L12	S44°00'28"E	28.30'	L25	S29°14'28"E	15.31'
L13	N18°21'20"W	17.85'	L26	S36°35'41"E	47.10'

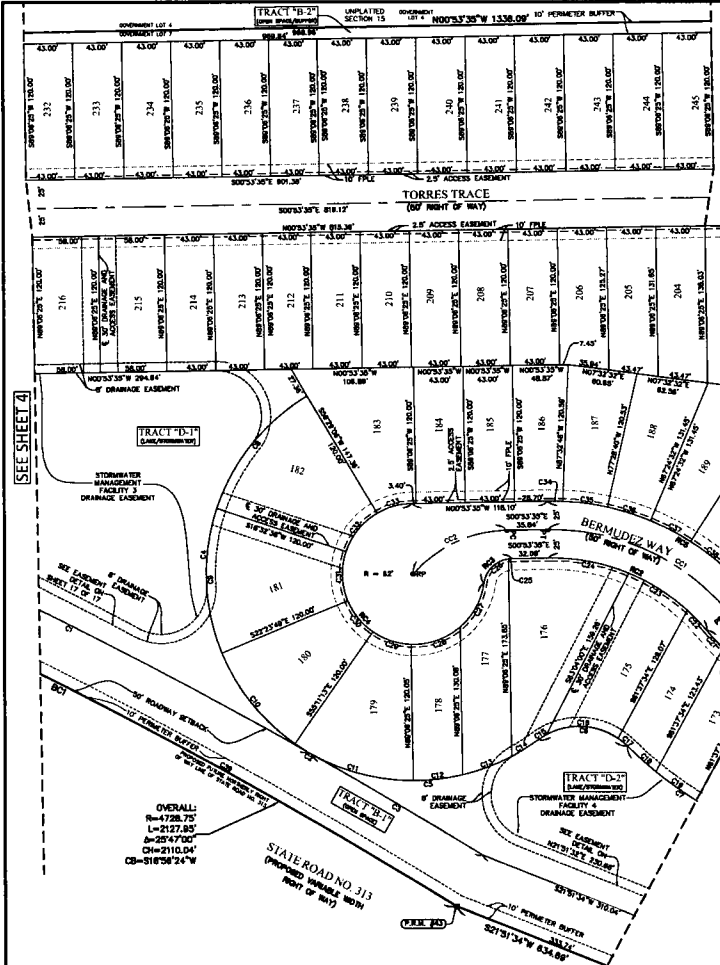
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
BC1	1083.84'	4728.75'	125°33'00"	S25°23'09"W	1081.12'
BC2	1083.84'	4728.75'	125°33'00"	S17°26'30"W	1081.12'
C1	37.45'	15.00'	104°51'51"	S88°47'48"E	23.78'
C2	25.14'	15.00'	98°02'37"	S84°52'55"E	22.30'
C3	89.23'	182.00'	21°47'40"	N72°08'57"E	68.81'
C4	86.37'	182.00'	307°42'03"	N46°01'02"E	95.44'
C5	96.89'	182.00'	310°17'14"	N19°19'27"E	97.84'
C6	43.36'	182.00'	13°30'58"	N79°47'42"W	43.28'
C7	83.34'	182.00'	18°38'37"	N37°52'37"W	83.07'
C8	41.47'	182.00'	13°02'08"	N46°24'36"W	41.32'
C9	30.91'	80.00'	29°31'03"	S32°10'11"E	30.57'
C10	17.30'	80.00'	18°31'04"	S9°09'07"E	17.24'
C11	195.97'	182.00'	81°41'34"	S52°10'00"W	188.84'
C12	218.79'	182.00'	80°14'55"	S17°48'15"E	204.20'
C13	48.21'	80.00'	48°02'07"	S23°54'36"E	48.97'
C14	43.12'	82.00'	39°51'14"	N62°22'21"W	42.28'
C15	48.84'	82.00'	43°17'08"	N20°48'10"W	45.73'
C16	32.44'	82.00'	29°36'41"	N15°46'44"E	32.07'
C17	32.86'	82.00'	307°42'03"	N46°01'02"E	32.51'
C18	40.72'	82.00'	37°38'28"	N02°02'21"E	40.00'
C19	31.73'	82.00'	29°18'53"	S84°28'34"E	31.38'
C20	25.46'	82.00'	32°47'24"	S35°25'08"E	25.00'
C21	18.62'	82.00'	18°07'48"	S9°37'28"E	18.54'
C22	812.80'	4728.75'	7°20'50"	S25°38'58"W	812.38'
C23	1278.42'	4728.75'	15°30'07"	S24°04'50"W	1278.52'
CC1	92.84'	109.85'	48°28'08"	S25°08'38"E	90.20'
RC1	25.32'	25.00'	81°24'23"	S41°35'47"E	32.81'
RC2	282.87'	82.00'	281°24'23"	N48°24'13"E	94.00'

PRODUCED BY
GHOTTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS
OFFICE OF AUTOMATION NO. 18 8508
2400 PALM BLVD., SUITE 100
JACKSONVILLE, FLORIDA 32207
(904) 886-0971
(904) 886-7174 FAX
www.GHOTTO.com

CORDOVA PALMS PHASE ONE

A PART OF GOVERNMENT LOTS 1, 2, 3, 5 AND 7 OF SECTION 15, TOGETHER WITH THAT PORTION OF THE PARO SARATE GRANT, SECTION 30, 15ING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY.

MAP BOOK PAGE
SHEET 2 OF 17 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



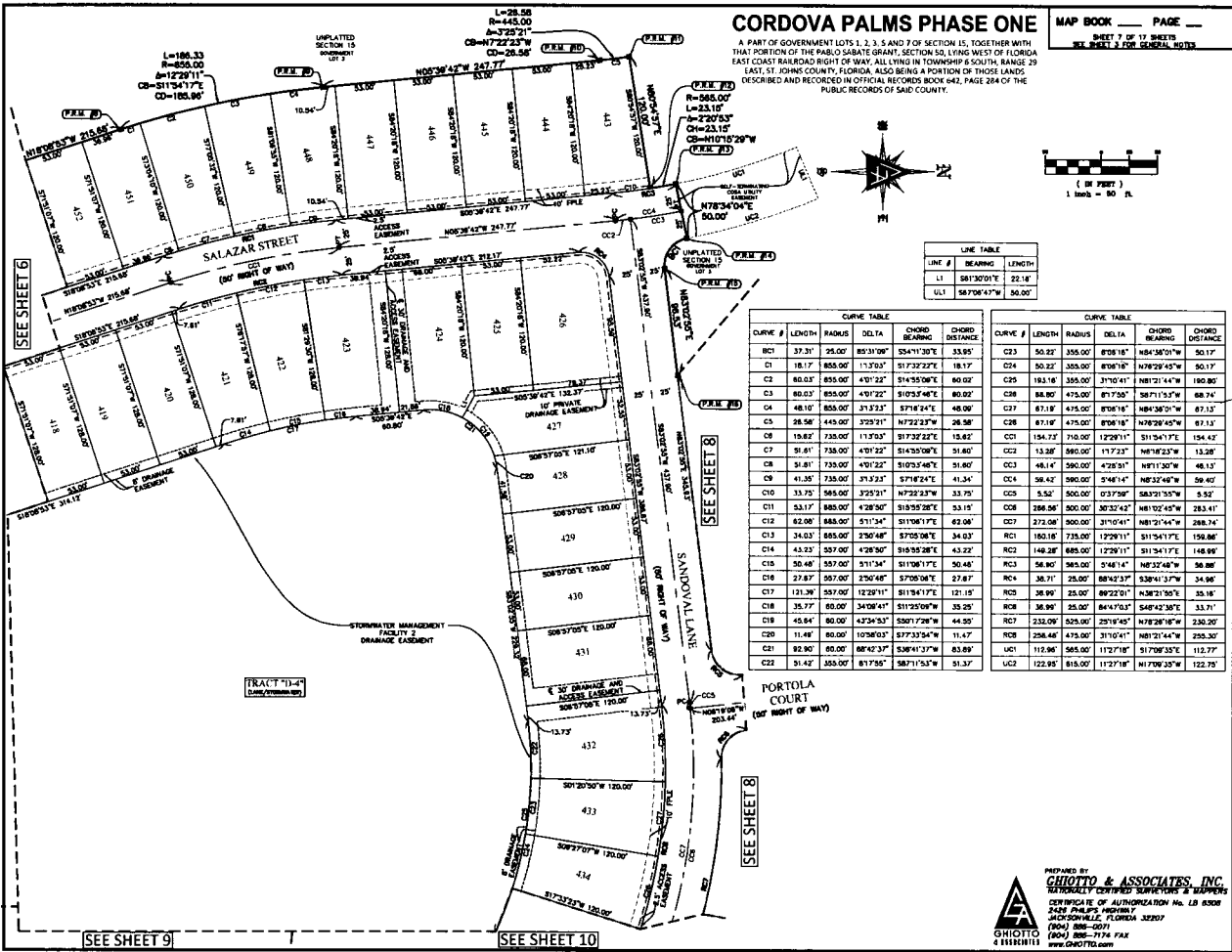
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
BC1	1083.80'	4728.75'	12°53'30"	S29°23'09"W	1061.73'
C1	612.80'	4728.75'	72°0'00"	S22°56'34"W	612.38'
C2	5.31'	182.00'	1°40'23"	S24°41'17"W	5.31'
C3	171.70'	4728.75'	2°02'58"	S24°44'43"W	171.77'
C4	372.66'	182.00'	11°57'39"	N68°56'47"W	313.27'
C5	207.77'	182.00'	8°52'28"	S33°10'47"E	199.47'
C6	85.21'	60.01'	81°31'18"	S45°07'48"W	78.23'
C7	158.97'	345.00'	28°24'08"	S31°36'57"W	157.57'
C8	130.00'	182.00'	40°58'28"	S50°59'08"E	127.30'
C9	130.00'	182.00'	40°58'28"	N88°04'23"E	127.30'
C10	104.16'	182.00'	32°47'24"	N51°12'28"E	102.74'
C11	110.27'	182.00'	34°42'47"	N1°27'23"E	108.58'
C12	43.33'	182.00'	13°36'27"	N6°43'11"W	43.22'
C13	45.84'	182.00'	14°23'57"	N0°04'51"W	45.72'
C14	77.27'	182.00'	8°37'08"	N43°15'48"W	77.25'
C15	8.86'	60.00'	87°53'33"	S32°24'17"E	8.87'
C16	45.84'	60.00'	82°52'33"	S32°08'57"W	82.98'
C17	10.89'	60.00'	107°12'48"	S39°47'37"W	10.86'
C18	33.46'	345.00'	5°33'41"	N43°02'09"E	33.47'
C19	43.38'	345.00'	7°12'14"	S35°38'11"W	43.30'
C20	43.91'	225.00'	11°10'33"	N39°38'30"E	43.84'
C21	21.10'	225.00'	5°22'24"	N47°53'08"E	21.08'
C22	24.36'	175.00'	7°58'20"	S48°30'07"W	24.34'
C23	61.11'	175.00'	20°50'24"	S32°25'40"W	60.80'
C24	70.73'	175.00'	22°58'03"	S10°55'57"W	71.23'
C25	3.19'	23.00'	71°47'08"	S43°32'38"E	3.18'
C26	32.32'	23.00'	74°06'17"	S45°14'48"E	30.13'
C27	44.81'	60.00'	41°24'33"	N61°39'32"W	43.85'
C28	48.43'	60.00'	42°54'28"	N19°29'01"W	45.35'
C29	35.48'	60.00'	32°47'24"	N18°25'00"E	35.00'
C30	35.48'	60.00'	32°47'24"	N51°12'28"E	35.00'
C31	44.30'	60.00'	40°58'28"	N88°04'23"E	43.37'
C32	44.30'	60.00'	40°58'28"	S50°59'08"E	43.37'
C33	32.05'	60.00'	29°37'19"	S15°42'15"E	31.70'
C34	13.14'	225.00'	3°20'47"	S04°48'48"W	13.14'
C35	36.34'	225.00'	10°04'08"	S7°28'18"W	36.49'
C36	36.34'	225.00'	10°04'08"	S17°33'54"W	36.49'
C37	36.34'	225.00'	10°04'08"	S27°37'33"W	36.49'
C38	43.27'	225.00'	11°01'03"	S38°10'08"W	43.20'
C39	1278.42'	4728.75'	15°30'03"	N24°04'50"E	1279.52'
CC1	179.85'	200.00'	51°27'58"	S24°50'27"E	173.87'
CC2	82.84'	199.89'	48°28'08"	S29°08'38"E	90.20'
RC1	248.83'	225.00'	83°21'53"	N18°53'24"E	236.34'
RC2	157.18'	175.00'	51°27'58"	S24°50'27"E	151.89'
RC3	25.52'	25.00'	81°24'27"	S41°39'47"E	22.81'
RC4	262.87'	60.00'	261°24'23"	N48°14'17"E	84.00'
RC5	202.10'	225.00'	51°27'58"	S24°50'27"E	193.58'

PREPARED BY
GHITTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 8508
STATE PALM BEACH COUNTY
JACKSONVILLE, FLORIDA 32207
(904) 885-0271
(904) 885-7174 FAX
www.GHITTO.com

CORDOVA PALMS PHASE ONE

A PART OF GOVERNMENT LOTS 1, 2, 3, 5 AND 7 OF SECTION 15, TOGETHER WITH THAT PORTION OF THE PASO SABATE GRANT, SECTION 50, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY.

MAP BOOK — PAGE —
SHEET 7 OF 17 SHEETS
SEE SHEET 3 FOR GENERAL NOTES



LINE TABLE

LINE #	BEARING	LENGTH
L1	S61°30'14"E	25.14'
UL1	S87°06'41"W	50.00'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C01	37.31'	25.00'	89°31'08"	S54°11'30"E	33.95'
C1	18.17'	855.00'	1°17'03"	S17°32'22"E	18.17'
C2	80.03'	855.00'	4°01'22"	S14°52'08"E	80.02'
C3	80.03'	855.00'	4°01'22"	S10°32'48"E	80.02'
C4	48.10'	855.00'	3°12'33"	S7°18'24"E	48.09'
C5	28.58'	445.00'	3°23'31"	N7°22'23"W	28.58'
C6	15.82'	735.00'	1°17'03"	S17°32'22"E	15.82'
C7	91.41'	735.00'	4°01'22"	S14°52'08"E	91.40'
C8	31.81'	735.00'	4°01'22"	S10°32'48"E	31.80'
C9	41.30'	735.00'	3°12'33"	S7°18'24"E	41.34'
C10	33.73'	585.00'	3°23'31"	N7°22'23"W	33.73'
C11	53.17'	885.00'	4°28'50"	S19°53'28"E	53.15'
C12	62.08'	885.00'	5°11'34"	S11°06'17"E	62.08'
C13	34.63'	885.00'	2°50'48"	S7°08'08"E	34.63'
C14	43.23'	587.00'	4°28'50"	S19°53'28"E	43.22'
C15	50.48'	587.00'	5°11'34"	S11°06'17"E	50.48'
C16	27.87'	587.00'	2°50'48"	S7°08'08"E	27.87'
C17	131.38'	587.00'	12°29'11"	S11°14'17"E	121.15'
C18	26.77'	80.00'	34°04'41"	S11°05'06"W	35.25'
C19	45.64'	80.00'	47°34'53"	S20°17'29"W	44.50'
C20	11.48'	80.00'	10°58'03"	S77°33'54"W	11.47'
C21	82.80'	80.00'	88°42'37"	S38°41'37"W	83.89'
C22	31.42'	855.00'	8°17'56"	S87°15'53"W	31.37'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C23	50.22'	355.00'	8°08'18"	N84°38'51"W	50.17'
C24	50.22'	355.00'	8°08'18"	N8°29'43"W	50.17'
C25	183.16'	355.00'	31°10'41"	N81°21'44"W	180.80'
C26	84.80'	475.00'	8°17'50"	S87°11'53"W	88.74'
C27	87.18'	475.00'	8°08'18"	N84°38'51"W	87.13'
C28	87.18'	475.00'	8°08'18"	N8°29'43"W	87.13'
C29	154.77'	710.00'	17°29'11"	S11°54'17"E	154.42'
C30	13.38'	580.00'	1°17'23"	N8°18'22"W	13.38'
C31	48.14'	580.00'	4°28'50"	N11°13'07"W	48.13'
C32	58.42'	390.00'	5°46'14"	N8°32'48"W	58.40'
C33	5.52'	500.00'	0°37'30"	S83°21'55"W	5.52'
C34	298.96'	500.00'	30°32'42"	N81°02'43"W	283.41'
C35	372.08'	500.00'	31°10'41"	N81°21'44"W	288.74'
C36	180.18'	735.00'	17°29'11"	S11°54'17"E	159.86'
C37	148.28'	885.00'	17°29'11"	S11°54'17"E	148.98'
C38	56.80'	585.00'	5°46'14"	N8°32'48"W	56.88'
C39	38.71'	25.00'	88°42'37"	S38°41'37"W	34.98'
C40	38.99'	25.00'	88°22'51"	N38°21'50"E	35.18'
C41	38.99'	25.00'	88°47'53"	S48°42'38"E	33.71'
C42	232.09'	525.00'	7°01'40"	N17°28'48"W	232.00'
C43	258.48'	475.00'	31°10'41"	N81°21'44"W	255.50'
C44	112.86'	585.00'	11°27'18"	S17°08'33"E	112.77'
C45	122.93'	815.00'	11°27'18"	N17°08'33"W	122.75'

PREPARED BY
GHOTTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION No. LP 8308
3428 PALMS BLVD., SUITE 100
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
(904) 886-7716 FAX
www.GHOTTO.com

CORVOVA PALMS PHASE ONE

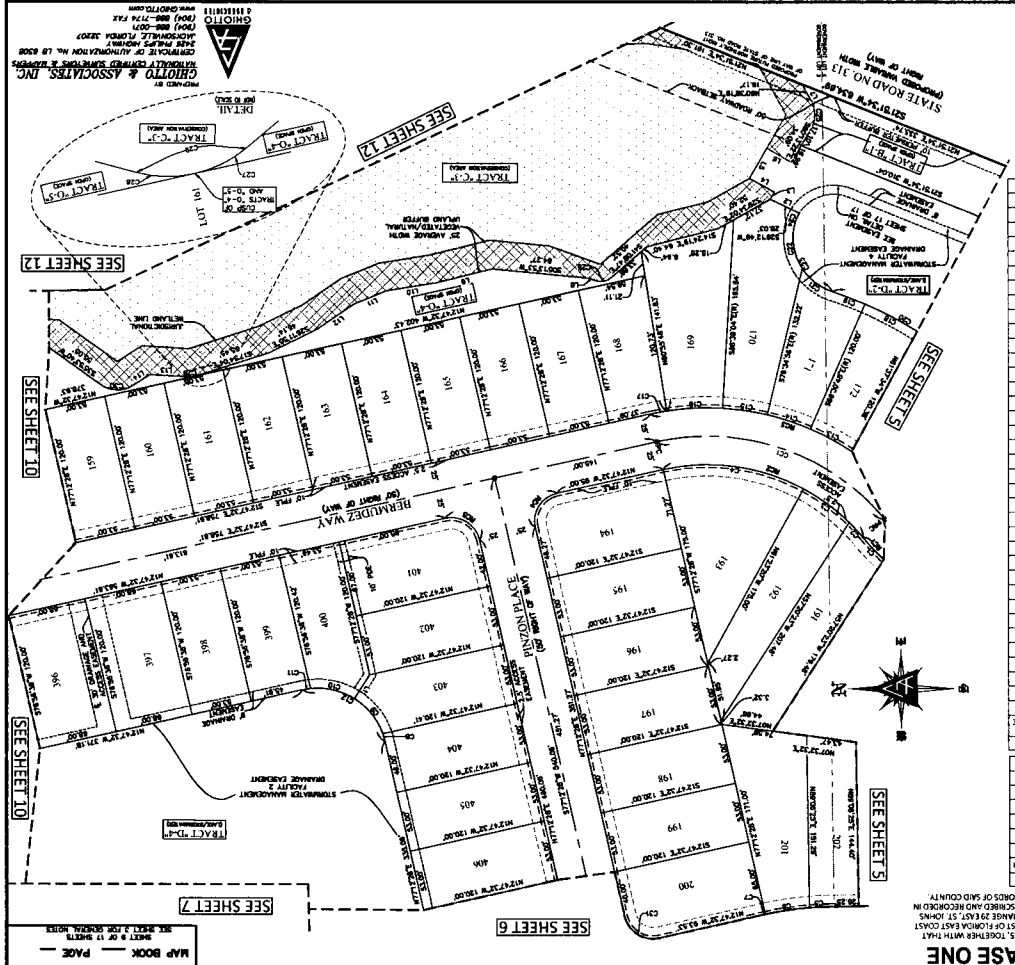
A PART OF GOVERNMENT LOTS 1, 2, 5 AND 7 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 23 EAST, 15 THIRDS, COUNTY OF PALM BEACH, FLORIDA, AS SHOWN ON THE PLAT MAPS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 246 OF THE PUBLIC RECORDS OF SAID COUNTY.

AREA TABLE

LINE #	BEARING	LENGTH
1	S 89° 57' 32" W	24.85
2	S 73° 29' 42" W	18.27
3	S 89° 57' 32" W	24.85
4	S 73° 29' 42" W	18.27
5	S 89° 57' 32" W	24.85
6	S 73° 29' 42" W	18.27
7	S 89° 57' 32" W	24.85
8	S 73° 29' 42" W	18.27
9	S 89° 57' 32" W	24.85
10	S 73° 29' 42" W	18.27
11	S 89° 57' 32" W	24.85
12	S 73° 29' 42" W	18.27
13	S 89° 57' 32" W	24.85
14	S 73° 29' 42" W	18.27
15	S 89° 57' 32" W	24.85
16	S 73° 29' 42" W	18.27
17	S 89° 57' 32" W	24.85
18	S 73° 29' 42" W	18.27
19	S 89° 57' 32" W	24.85
20	S 73° 29' 42" W	18.27
21	S 89° 57' 32" W	24.85
22	S 73° 29' 42" W	18.27
23	S 89° 57' 32" W	24.85
24	S 73° 29' 42" W	18.27
25	S 89° 57' 32" W	24.85
26	S 73° 29' 42" W	18.27
27	S 89° 57' 32" W	24.85
28	S 73° 29' 42" W	18.27
29	S 89° 57' 32" W	24.85
30	S 73° 29' 42" W	18.27
31	S 89° 57' 32" W	24.85
32	S 73° 29' 42" W	18.27
33	S 89° 57' 32" W	24.85
34	S 73° 29' 42" W	18.27
35	S 89° 57' 32" W	24.85
36	S 73° 29' 42" W	18.27
37	S 89° 57' 32" W	24.85
38	S 73° 29' 42" W	18.27
39	S 89° 57' 32" W	24.85
40	S 73° 29' 42" W	18.27
41	S 89° 57' 32" W	24.85
42	S 73° 29' 42" W	18.27
43	S 89° 57' 32" W	24.85
44	S 73° 29' 42" W	18.27
45	S 89° 57' 32" W	24.85
46	S 73° 29' 42" W	18.27
47	S 89° 57' 32" W	24.85
48	S 73° 29' 42" W	18.27
49	S 89° 57' 32" W	24.85
50	S 73° 29' 42" W	18.27
51	S 89° 57' 32" W	24.85
52	S 73° 29' 42" W	18.27
53	S 89° 57' 32" W	24.85
54	S 73° 29' 42" W	18.27
55	S 89° 57' 32" W	24.85
56	S 73° 29' 42" W	18.27
57	S 89° 57' 32" W	24.85
58	S 73° 29' 42" W	18.27
59	S 89° 57' 32" W	24.85
60	S 73° 29' 42" W	18.27
61	S 89° 57' 32" W	24.85
62	S 73° 29' 42" W	18.27
63	S 89° 57' 32" W	24.85
64	S 73° 29' 42" W	18.27
65	S 89° 57' 32" W	24.85
66	S 73° 29' 42" W	18.27
67	S 89° 57' 32" W	24.85
68	S 73° 29' 42" W	18.27
69	S 89° 57' 32" W	24.85
70	S 73° 29' 42" W	18.27
71	S 89° 57' 32" W	24.85
72	S 73° 29' 42" W	18.27
73	S 89° 57' 32" W	24.85
74	S 73° 29' 42" W	18.27
75	S 89° 57' 32" W	24.85
76	S 73° 29' 42" W	18.27
77	S 89° 57' 32" W	24.85
78	S 73° 29' 42" W	18.27
79	S 89° 57' 32" W	24.85
80	S 73° 29' 42" W	18.27
81	S 89° 57' 32" W	24.85
82	S 73° 29' 42" W	18.27
83	S 89° 57' 32" W	24.85
84	S 73° 29' 42" W	18.27
85	S 89° 57' 32" W	24.85
86	S 73° 29' 42" W	18.27
87	S 89° 57' 32" W	24.85
88	S 73° 29' 42" W	18.27
89	S 89° 57' 32" W	24.85
90	S 73° 29' 42" W	18.27
91	S 89° 57' 32" W	24.85
92	S 73° 29' 42" W	18.27
93	S 89° 57' 32" W	24.85
94	S 73° 29' 42" W	18.27
95	S 89° 57' 32" W	24.85
96	S 73° 29' 42" W	18.27
97	S 89° 57' 32" W	24.85
98	S 73° 29' 42" W	18.27
99	S 89° 57' 32" W	24.85
100	S 73° 29' 42" W	18.27

AREA TABLE

LINE #	BEARING	LENGTH
1	S 89° 57' 32" W	24.85
2	S 73° 29' 42" W	18.27
3	S 89° 57' 32" W	24.85
4	S 73° 29' 42" W	18.27
5	S 89° 57' 32" W	24.85
6	S 73° 29' 42" W	18.27
7	S 89° 57' 32" W	24.85
8	S 73° 29' 42" W	18.27
9	S 89° 57' 32" W	24.85
10	S 73° 29' 42" W	18.27
11	S 89° 57' 32" W	24.85
12	S 73° 29' 42" W	18.27
13	S 89° 57' 32" W	24.85
14	S 73° 29' 42" W	18.27
15	S 89° 57' 32" W	24.85
16	S 73° 29' 42" W	18.27
17	S 89° 57' 32" W	24.85
18	S 73° 29' 42" W	18.27
19	S 89° 57' 32" W	24.85
20	S 73° 29' 42" W	18.27
21	S 89° 57' 32" W	24.85
22	S 73° 29' 42" W	18.27
23	S 89° 57' 32" W	24.85
24	S 73° 29' 42" W	18.27
25	S 89° 57' 32" W	24.85
26	S 73° 29' 42" W	18.27
27	S 89° 57' 32" W	24.85
28	S 73° 29' 42" W	18.27
29	S 89° 57' 32" W	24.85
30	S 73° 29' 42" W	18.27
31	S 89° 57' 32" W	24.85
32	S 73° 29' 42" W	18.27
33	S 89° 57' 32" W	24.85
34	S 73° 29' 42" W	18.27
35	S 89° 57' 32" W	24.85
36	S 73° 29' 42" W	18.27
37	S 89° 57' 32" W	24.85
38	S 73° 29' 42" W	18.27
39	S 89° 57' 32" W	24.85
40	S 73° 29' 42" W	18.27
41	S 89° 57' 32" W	24.85
42	S 73° 29' 42" W	18.27
43	S 89° 57' 32" W	24.85
44	S 73° 29' 42" W	18.27
45	S 89° 57' 32" W	24.85
46	S 73° 29' 42" W	18.27
47	S 89° 57' 32" W	24.85
48	S 73° 29' 42" W	18.27
49	S 89° 57' 32" W	24.85
50	S 73° 29' 42" W	18.27
51	S 89° 57' 32" W	24.85
52	S 73° 29' 42" W	18.27
53	S 89° 57' 32" W	24.85
54	S 73° 29' 42" W	18.27
55	S 89° 57' 32" W	24.85
56	S 73° 29' 42" W	18.27
57	S 89° 57' 32" W	24.85
58	S 73° 29' 42" W	18.27
59	S 89° 57' 32" W	24.85
60	S 73° 29' 42" W	18.27
61	S 89° 57' 32" W	24.85
62	S 73° 29' 42" W	18.27
63	S 89° 57' 32" W	24.85
64	S 73° 29' 42" W	18.27
65	S 89° 57' 32" W	24.85
66	S 73° 29' 42" W	18.27
67	S 89° 57' 32" W	24.85
68	S 73° 29' 42" W	18.27
69	S 89° 57' 32" W	24.85
70	S 73° 29' 42" W	18.27
71	S 89° 57' 32" W	24.85
72	S 73° 29' 42" W	18.27
73	S 89° 57' 32" W	24.85
74	S 73° 29' 42" W	18.27
75	S 89° 57' 32" W	24.85
76	S 73° 29' 42" W	18.27
77	S 89° 57' 32" W	24.85
78	S 73° 29' 42" W	18.27
79	S 89° 57' 32" W	24.85
80	S 73° 29' 42" W	18.27
81	S 89° 57' 32" W	24.85
82	S 73° 29' 42" W	18.27
83	S 89° 57' 32" W	24.85
84	S 73° 29' 42" W	18.27
85	S 89° 57' 32" W	24.85
86	S 73° 29' 42" W	18.27
87	S 89° 57' 32" W	24.85
88	S 73° 29' 42" W	18.27
89	S 89° 57' 32" W	24.85
90	S 73° 29' 42" W	18.27
91	S 89° 57' 32" W	24.85
92	S 73° 29' 42" W	18.27
93	S 89° 57' 32" W	24.85
94	S 73° 29' 42" W	18.27
95	S 89° 57' 32" W	24.85
96	S 73° 29' 42" W	18.27
97	S 89° 57' 32" W	24.85
98	S 73° 29' 42" W	18.27
99	S 89° 57' 32" W	24.85
100	S 73° 29' 42" W	18.27



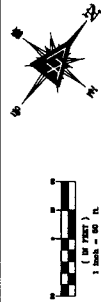
PREPARED BY
GHOTTO & ASSOCIATES, INC.
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 551-1111
 FIDELITY & BOND NO. 10,000

MAP BOOK PAGE
 SHEET # 11 SHEETS
 SHEET # 11 SHEETS

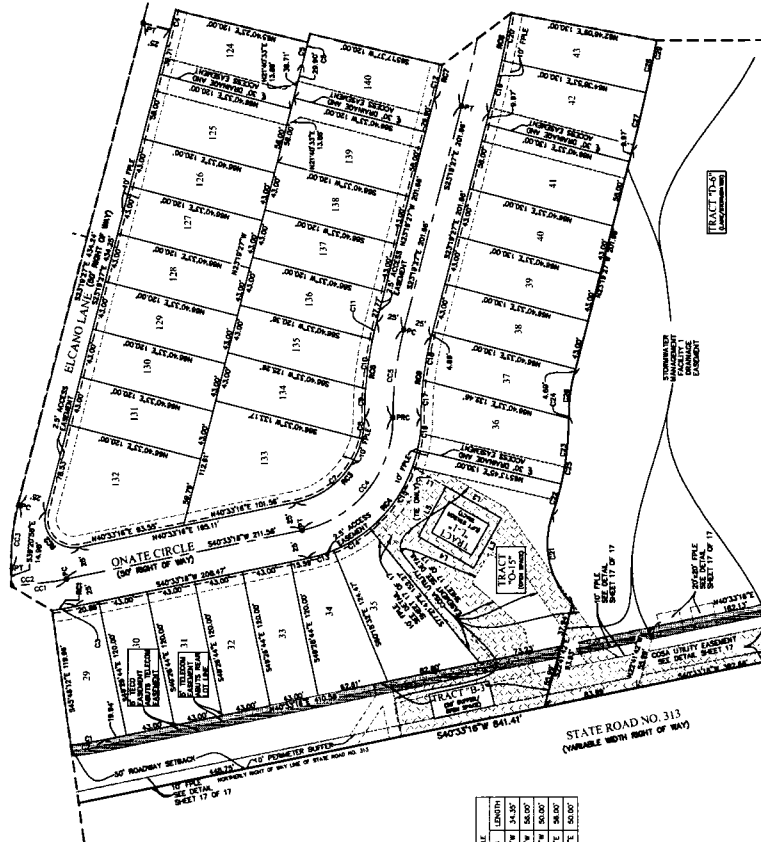
CORDOVA PALMS PHASE ONE

A PART OF THE CORDOVA PALMS PHASE ONE SUBDIVISION, COMMENSURING WITH THE FIELD CORNER OF THE INTERSECTION OF STATE ROAD 313 EAST AND THE EAST LINE OF THE PALM BEACH COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK PAGE 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP BOOK PAGE
SHEET 14 OF 17 SHEETS
SEE SHEET 15 FOR LEGAL NOTES



CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	28.48	443.00	337.54°	142.7709'	78.46°
C2	112.30	443.00	142.00°	147.9436'	112.40°
C3	20.85	263.00	249.32°	147.9436'	20.85°
C4	17.84	1028.00	100.00°	182.54923°	17.84°
C5	50.04	1143.00	100.00°	192.94832°	50.04°
C6	27.87	1143.00	122.58°	192.94832°	27.87°
C7	64.17	75.00	84.90°	182.9145°	78.82°
C8	18.74	75.00	149.71°	142.92522°	18.74°
C9	43.37	75.00	139.32°	152.93591°	28.57°
C10	15.24	325.00	249.32°	152.93591°	15.24°
C11	15.24	325.00	249.32°	152.93591°	15.24°
C12	30.48	162.50	122.58°	182.94832°	30.48°
C13	23.70	162.50	122.58°	182.94832°	23.70°
C14	17.21	178.00	173.01°	182.94832°	17.21°
C15	81.81	125.00	172.42°	182.94832°	81.81°
C16	29.67	125.00	172.42°	182.94832°	29.67°
C17	31.32	278.00	84.90°	152.94156°	31.32°
C18	18.44	278.00	200.20°	152.94156°	18.44°
C19	42.31	139.00	200.20°	152.94156°	42.31°
C20	18.44	139.00	200.20°	152.94156°	18.44°
C21	84.61	75.00	84.90°	152.94156°	84.61°
C22	28.18	263.00	83.98°	182.94832°	28.18°
C23	19.71	263.00	139.00°	182.94832°	19.71°
C24	1.48	263.00	171.42°	182.94832°	1.48°
C25	81.36	263.00	171.42°	182.94832°	81.36°
C26	37.31	143.00	144.83°	152.94156°	37.31°
C27	51.88	143.00	144.83°	152.94156°	51.88°
C28	44.59	143.00	129.54°	182.94832°	44.59°
C29	148.77	143.00	129.54°	182.94832°	148.77°
C30	44.59	143.00	129.54°	182.94832°	44.59°
C31	151.84	143.00	129.54°	182.94832°	151.84°
C32	137.27	106.00	249.32°	182.94832°	137.27°
C33	71.18	106.00	249.32°	182.94832°	71.18°
C34	82.46	203.00	143.30°	147.9436°	82.46°
C35	30.87	203.00	143.30°	147.9436°	30.87°
C36	102.87	76.00	249.32°	182.94832°	102.87°
C37	171.25	76.00	249.32°	182.94832°	171.25°
C38	41.87	203.00	144.83°	152.94156°	41.87°
C39	76.18	203.00	144.83°	152.94156°	76.18°
C40	34.58	101.50	129.54°	182.94832°	34.58°
C41	34.58	101.50	129.54°	182.94832°	34.58°

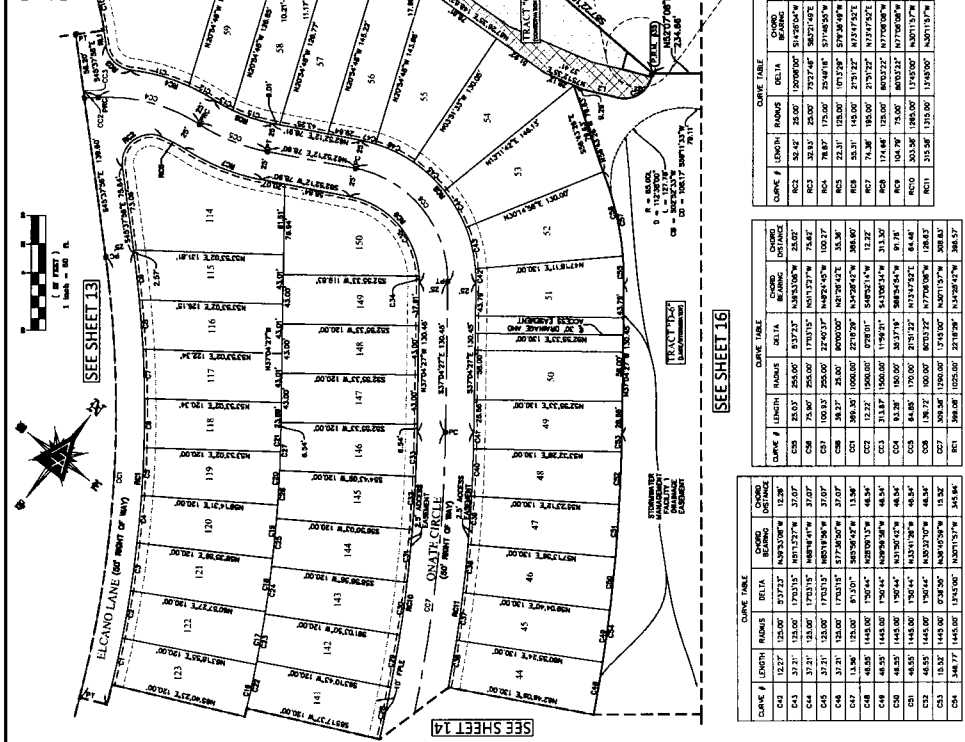


LINE #	BEARING	LENGTH
L1	S82°40'17"W	24.59'
L2	N81°27'17"W	58.20'
L3	N82°22'47"W	83.00'
L4	S82°22'47"W	83.00'
L5	S82°22'47"W	83.00'

PREPARED BY
GHOTTO & ASSOCIATES, INC.
ARCHITECT-ENGINEER-SURVEYOR-PLANNING
2000 W. PALM BEACH BLVD., SUITE 100
PALM BEACH, FLORIDA 33480
(561) 844-0077
WWW.GHOTTO.COM

CORDOVA PALMS PHASE ONE
 SHEET 15 OF 17 SHEETS
 SEE SHEET 13 FOR BOUNDARIES

THIS PLAN IS A PART OF THE RECORDS OF THE PUBLIC RECORDS OF SUCI COUNTY, FLORIDA, AND IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 218, F.S., WHICH PROVIDE THAT PORTION OF THE PUBLIC RECORDS OF SUCI COUNTY, FLORIDA, IS A PUBLIC RECORD AND IS AVAILABLE FOR PUBLIC INSPECTION AND REPRODUCTION AT THE OFFICE OF THE COUNTY CLERK, SUCI COUNTY, FLORIDA, AT ANY TIME DURING THE HOURS OF BUSINESS.



CURVE #	BEARING	LENGTH	CHORD	DELTA
C1	N07°31'17\"	6.58	6.578772	2.30
C2	N89°52'57\"	1.07	1.070000	0.00
C3	N88°54'02\"	26.22	26.217262	13.02
C4	N22°33'48\"	14.43		

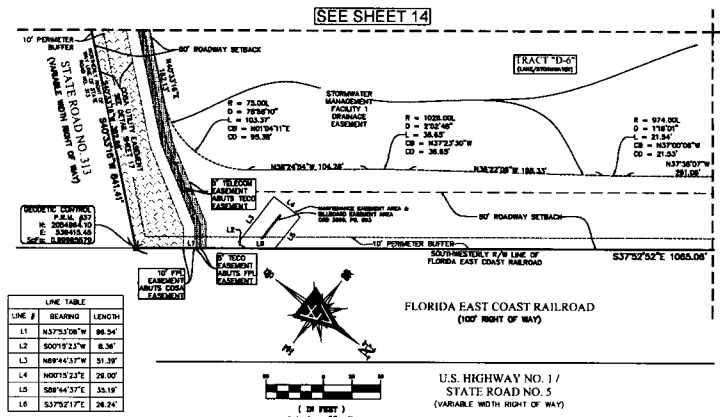
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	42.38	1025.00	273.28	423.80	N07°31'17\"
C2	42.38	1025.00	273.28	423.80	N89°52'57\"
C3	42.38	1025.00	273.28	423.80	N88°54'02\"
C4	42.38	1025.00	273.28	423.80	N22°33'48\"
C5	42.38	1025.00	273.28	423.80	N07°31'17\"
C6	42.38	1025.00	273.28	423.80	N89°52'57\"
C7	42.38	1025.00	273.28	423.80	N88°54'02\"
C8	42.38	1025.00	273.28	423.80	N22°33'48\"
C9	42.38	1025.00	273.28	423.80	N07°31'17\"
C10	42.38	1025.00	273.28	423.80	N89°52'57\"
C11	42.38	1025.00	273.28	423.80	N88°54'02\"
C12	42.38	1025.00	273.28	423.80	N22°33'48\"
C13	42.38	1025.00	273.28	423.80	N07°31'17\"
C14	42.38	1025.00	273.28	423.80	N89°52'57\"
C15	42.38	1025.00	273.28	423.80	N88°54'02\"
C16	42.38	1025.00	273.28	423.80	N22°33'48\"
C17	42.38	1025.00	273.28	423.80	N07°31'17\"
C18	42.38	1025.00	273.28	423.80	N89°52'57\"
C19	42.38	1025.00	273.28	423.80	N88°54'02\"
C20	42.38	1025.00	273.28	423.80	N22°33'48\"
C21	42.38	1025.00	273.28	423.80	N07°31'17\"
C22	42.38	1025.00	273.28	423.80	N89°52'57\"
C23	42.38	1025.00	273.28	423.80	N88°54'02\"
C24	42.38	1025.00	273.28	423.80	N22°33'48\"
C25	42.38	1025.00	273.28	423.80	N07°31'17\"
C26	42.38	1025.00	273.28	423.80	N89°52'57\"
C27	42.38	1025.00	273.28	423.80	N88°54'02\"
C28	42.38	1025.00	273.28	423.80	N22°33'48\"
C29	42.38	1025.00	273.28	423.80	N07°31'17\"
C30	42.38	1025.00	273.28	423.80	N89°52'57\"
C31	42.38	1025.00	273.28	423.80	N88°54'02\"
C32	42.38	1025.00	273.28	423.80	N22°33'48\"
C33	42.38	1025.00	273.28	423.80	N07°31'17\"
C34	42.38	1025.00	273.28	423.80	N89°52'57\"
C35	42.38	1025.00	273.28	423.80	N88°54'02\"
C36	42.38	1025.00	273.28	423.80	N22°33'48\"
C37	42.38	1025.00	273.28	423.80	N07°31'17\"
C38	42.38	1025.00	273.28	423.80	N89°52'57\"
C39	42.38	1025.00	273.28	423.80	N88°54'02\"
C40	42.38	1025.00	273.28	423.80	N22°33'48\"
C41	42.38	1025.00	273.28	423.80	N07°31'17\"
C42	42.38	1025.00	273.28	423.80	N89°52'57\"
C43	42.38	1025.00	273.28	423.80	N88°54'02\"
C44	42.38	1025.00	273.28	423.80	N22°33'48\"
C45	42.38	1025.00	273.28	423.80	N07°31'17\"
C46	42.38	1025.00	273.28	423.80	N89°52'57\"
C47	42.38	1025.00	273.28	423.80	N88°54'02\"
C48	42.38	1025.00	273.28	423.80	N22°33'48\"
C49	42.38	1025.00	273.28	423.80	N07°31'17\"
C50	42.38	1025.00	273.28	423.80	N89°52'57\"
C51	42.38	1025.00	273.28	423.80	N88°54'02\"
C52	42.38	1025.00	273.28	423.80	N22°33'48\"
C53	42.38	1025.00	273.28	423.80	N07°31'17\"
C54	42.38	1025.00	273.28	423.80	N89°52'57\"
C55	42.38	1025.00	273.28	423.80	N88°54'02\"
C56	42.38	1025.00	273.28	423.80	N22°33'48\"
C57	42.38	1025.00	273.28	423.80	N07°31'17\"
C58	42.38	1025.00	273.28	423.80	N89°52'57\"
C59	42.38	1025.00	273.28	423.80	N88°54'02\"
C60	42.38	1025.00	273.28	423.80	N22°33'48\"
C61	42.38	1025.00	273.28	423.80	N07°31'17\"
C62	42.38	1025.00	273.28	423.80	N89°52'57\"
C63	42.38	1025.00	273.28	423.80	N88°54'02\"
C64	42.38	1025.00	273.28	423.80	N22°33'48\"
C65	42.38	1025.00	273.28	423.80	N07°31'17\"
C66	42.38	1025.00	273.28	423.80	N89°52'57\"
C67	42.38	1025.00	273.28	423.80	N88°54'02\"
C68	42.38	1025.00	273.28	423.80	N22°33'48\"
C69	42.38	1025.00	273.28	423.80	N07°31'17\"
C70	42.38	1025.00	273.28	423.80	N89°52'57\"
C71	42.38	1025.00	273.28	423.80	N88°54'02\"
C72	42.38	1025.00	273.28	423.80	N22°33'48\"
C73	42.38	1025.00	273.28	423.80	N07°31'17\"
C74	42.38	1025.00	273.28	423.80	N89°52'57\"
C75	42.38	1025.00	273.28	423.80	N88°54'02\"
C76	42.38	1025.00	273.28	423.80	N22°33'48\"
C77	42.38	1025.00	273.28	423.80	N07°31'17\"
C78	42.38	1025.00	273.28	423.80	N89°52'57\"
C79	42.38	1025.00	273.28	423.80	N88°54'02\"
C80	42.38	1025.00	273.28	423.80	N22°33'48\"
C81	42.38	1025.00	273.28	423.80	N07°31'17\"
C82	42.38	1025.00	273.28	423.80	N89°52'57\"
C83	42.38	1025.00	273.28	423.80	N88°54'02\"
C84	42.38	1025.00	273.28	423.80	N22°33'48\"
C85	42.38	1025.00	273.28	423.80	N07°31'17\"
C86	42.38	1025.00	273.28	423.80	N89°52'57\"
C87	42.38	1025.00	273.28	423.80	N88°54'02\"
C88	42.38	1025.00	273.28	423.80	N22°33'48\"
C89	42.38	1025.00	273.28	423.80	N07°31'17\"
C90	42.38	1025.00	273.28	423.80	N89°52'57\"
C91	42.38	1025.00	273.28	423.80	N88°54'02\"
C92	42.38	1025.00	273.28	423.80	N22°33'48\"
C93	42.38	1025.00	273.28	423.80	N07°31'17\"
C94	42.38	1025.00	273.28	423.80	N89°52'57\"
C95	42.38	1025.00	273.28	423.80	N88°54'02\"
C96	42.38	1025.00	273.28	423.80	N22°33'48\"
C97	42.38	1025.00	273.28	423.80	N07°31'17\"
C98	42.38	1025.00	273.28	423.80	N89°52'57\"
C99	42.38	1025.00	273.28	423.80	N88°54'02\"
C100	42.38	1025.00	273.28	423.80	N22°33'48\"

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
RC1	311.28	1703.00	174.00	311.28	N07°31'17\"
RC2	311.28	1703.00	174.00	311.28	N89°52'57\"
RC3	311.28	1703.00	174.00	311.28	N88°54'02\"
RC4	311.28	1703.00	174.00	311.28	N22°33'48\"
RC5	311.28	1703.00	174.00	311.28	N07°31'17\"
RC6	311.28	1703.00	174.00	311.28	N89°52'57\"
RC7	311.28	1703.00	174.00	311.28	N88°54'02\"
RC8	311.28	1703.00	174.00	311.28	N22°33'48\"
RC9	311.28	1703.00	174.00	311.28	N07°31'17\"
RC10	311.28	1703.00	174.00	311.28	N89°52'57\"
RC11	311.28	1703.00	174.00	311.28	N88°54'02\"
RC12	311.28	1703.00	174.00	311.28	N22°33'48\"
RC13	311.28	1703.00	174.00	311.28	N07°31'17\"
RC14	311.28	1703.00	174.00	311.28	N89°52'57\"
RC15	311.28	1703.00	174.00	311.28	N88°54'02\"
RC16	311.28	1703.00	174.00	311.28	N22°33'48\"
RC17	311.28	1703.00	174.00	311.28	N07°31'17\"
RC18	311.28	1703.00	174.00	311.28	N89°52'57\"
RC19	311.28	1703.00	174.00	311.28	N88°54'02\"
RC20	311.28	1703.00	174.00	311.28	N22°33'48\"
RC21	311.28	1703.00	174.00	311.28	N07°31'17\"
RC22	311.28	1703.00	174.00	311.28	N89°52'57\"
RC23	311.28	1703.00	174.00	311.28	N88°54'02\"
RC24	311.28	1703.00	174.00	311.28	N22°33'48\"
RC25	311.28	1703.00	174.00	311.28	N07°31'17\"
RC26	311.28	1703.00	174.00	311.28	N89°52'57\"
RC27	311.28	1703.00	174.00	311.28	N88°54'02\"
RC28	311.28	1703.00	174.00	311.28	N22°33'48\"
RC29	311.28	1703.00	174.00	311.28	N07°31'17\"
RC30	311.28	1703.00	174.00	311.28	N89°52'57\"
RC31	311.28	1703.00	174.00	311.28	N88°54'02\"
RC32	311.28	1703.00	174.00	311.28	N22°33'48\"
RC33	311.28	1703.00	174.00	311.28	N07°31'17\"
RC34	311.28	1703.00	174.00	311.28	N89°52'57\"
RC35	311.28	1703.00	174.00	311.28	N88°54'02\"
RC36	311.28	1703.00	174.00	311.28	N22°33'48\"
RC37	311.28	1703.00	174.00	311.28	N07°31'17\"
RC38	311.28	1703.00	174.00	311.28	N89°52'57\"
RC39	311.28	1703.00	174.00	311.28	N88°54'02\"
RC40	311.28	1703.00	174.00	311.28	N22°33'48\"
RC41	311.28	1703.00	174.00	311.28	N07°31'17\"
RC42	311.28	1703.00	174.00	311.28	N89°52'57\"
RC43	311.28	1703.00	174.00	311.28	N88°54'02\"
RC44	311.28	1703.00	174.00	311.28	N22°33'48\"
RC45	311.28	1703.00	174.00	311.28	N07°31'17\"
RC46	311.28	1703.00	174.00	311.28	N89°52'57\"
RC47	311.28	1703.			

CORDOVA PALMS PHASE ONE

MAP BOOK _____ PAGE _____
SHEET 18 OF 17 SHEETS
SEE SHEET 3 FOR GENERAL NOTES

A PART OF GOVERNMENT LOTS 1, 2, 3, 5 AND 7 OF SECTION 15, TOGETHER WITH THAT PORTION OF THE PALMO SABATE GRANT, SECTION 10, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY, ALL LYING IN TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DISTINGUISHED AND RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY.

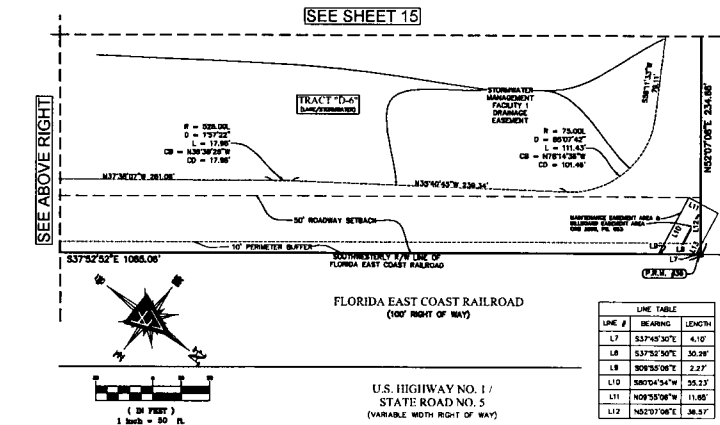


LINE TABLE

LINE #	BEARING	LENGTH
L1	N37°52'30"W	86.54
L2	S00°12'33"W	8.36
L3	N89°43'17"W	31.39
L4	N00°15'23"E	28.00
L5	S88°44'53"E	35.19
L6	S37°52'17"E	28.24

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
FC1	10.56	575.00'	103°50'	N73°14'57"W	10.56'
FC2	18.48	575.00'	150°23'	N47°06'04"W	18.48'

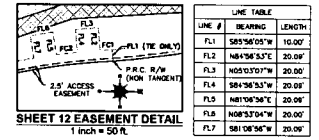


LINE TABLE

LINE #	BEARING	LENGTH
L7	S37°43'30"E	4.10
L8	S37°52'50"E	50.39
L9	S00°53'08"E	2.27
L10	S80°04'54"W	55.23
L11	N09°53'08"W	11.85
L12	N02°10'06"E	38.57

LINE TABLE

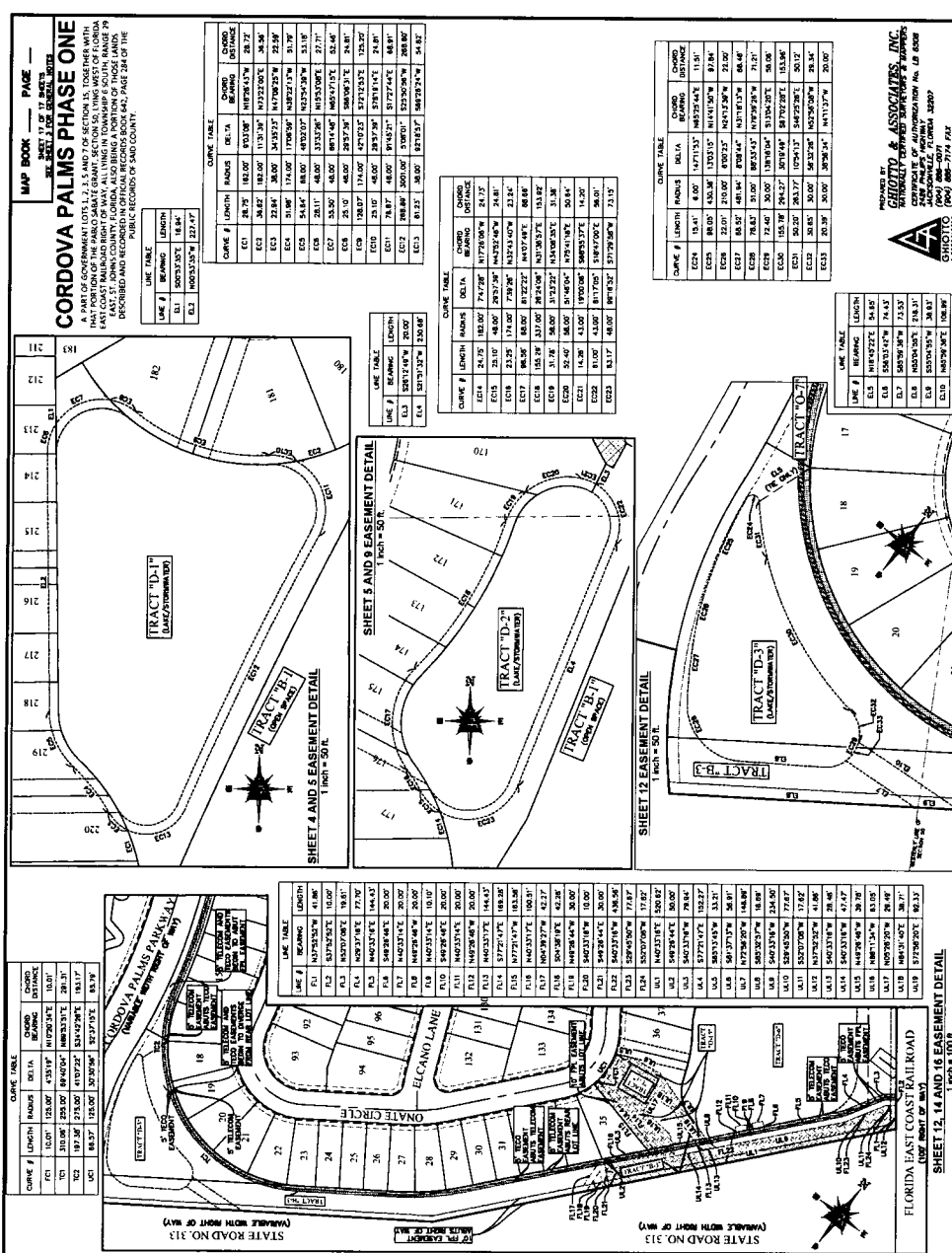
LINE #	BEARING	LENGTH
L13	N80°04'54"E	6.74



LINE TABLE

LINE #	BEARING	LENGTH
FL1	S85°56'05"W	10.00'
FL2	N84°58'53"E	20.00'
FL3	N05°03'07"W	20.00'
FL4	S84°58'53"W	20.00'
FL5	N47°06'04"E	20.00'
FL6	N05°03'07"W	20.00'
FL7	S81°08'06"W	20.00'

PREPARED BY
GHIGGIO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS
3428 PALM BLVD. SUITE 100
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
(904) 886-7174 FAX
www.GHIGGIO.com



MAP BOOK PAGE
 SHEET 1 OF 8
CORDOVA PALMS PHASE ONE
 A PART OF GOVERNMENT LOTS 1, 2, 3, 4 AND 7 OF SECTION 15, TOWNSHIP 28 N, RANGE 28 W, EAST 11TH FLORIDA LAND SURVEY, COUNTY OF ALACHUA, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN PUBLIC RECORDS OF SAKO COUNTY.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
EC1	24.75	83.00	83.00	N102°54'47" W	20.27
EC2	24.87	83.00	115°30'37" N	N173°25'05" W	18.56
EC3	22.84	30.00	243°23'37" N	N17°09'25" W	22.54
EC4	51.98	174.00	178°06'39" N	N82°24'13" W	31.79
EC5	54.84	86.00	483°02'07" N	N23°42'38" W	33.10
EC6	28.17	48.00	332°52'38" N	N153°50'01" W	27.71
EC7	33.50	48.00	89°14'06" N	N69°17'15" W	32.46
EC8	25.10	48.00	287°27'39" N	N88°02'12" W	24.81
EC9	25.10	48.00	174°06'39" N	N72°12'51" W	25.20
EC10	25.10	48.00	84°06'39" N	N72°12'51" W	24.81
EC11	78.87	48.00	84°06'39" N	N1°27'44" W	78.87
EC12	286.89	500.00	130°01' N	S23°30'00" W	286.89
EC13	81.33	30.00	81°33'37" N	N87°33'34" W	34.62

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
EC14	24.75	83.00	74°27'39" N	N173°00'00" W	24.75
EC15	25.10	48.00	287°27'39" N	N42°24'00" W	24.81
EC16	23.25	174.00	739°26" N	N32°43'00" W	23.24
EC17	86.50	86.00	81°22'22" N	N157°47'47" W	86.48
EC18	155.19	237.00	81°22'22" N	N178°33'71" W	153.82
EC19	31.28	36.00	31°22'22" N	N145°00'00" W	31.28
EC20	22.40	36.00	31°22'22" N	N75°14'32" W	20.84
EC21	15.00	15.00	180°00'00" N	N89°33'37" W	14.20
EC22	14.20	14.20	180°00'00" N	N89°33'37" W	14.20
EC23	83.17	48.00	89°14'06" N	N173°00'00" W	73.10

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
EC24	12.41	6.00	147°13'37" N	N83°35'44" W	11.91
EC25	88.00	452.38	170°05'15" N	N141°50'00" W	72.80
EC26	22.00	22.00	60°02'25" N	N23°33'38" W	21.00
EC27	22.00	22.00	60°02'25" N	N173°00'00" W	21.00
EC28	28.85	31.00	83°33'45" N	N173°00'00" W	28.48
EC29	32.40	30.00	138°04'04" N	N150°04'00" W	30.88
EC30	153.19	243.27	81°22'22" N	N173°00'00" W	153.82
EC31	30.20	263.77	179°11'37" N	N47°25'01" W	30.17
EC32	30.85	30.00	58°33'38" N	N43°30'00" W	28.34
EC33	30.39	30.00	30°38'24" N	N41°17'39" W	28.00

CURVE TABLE

CURVE #	BEARING	LENGTH
EC34	N16°22'12" E	54.85
EC35	S84°51'47" W	74.43
EC36	S28°39'39" W	23.53
EC37	N23°33'38" W	28.31
EC38	S23°33'38" W	28.31
EC39	N173°00'00" W	126.84

DESIGNED BY
GAUDETTO & ASSOCIATES, INC.
 2700 PALM BLVD., SUITE 200
 PALM BEACH, FLORIDA 33480
 (561) 845-2001
 FAX (561) 845-2002
 WWW.GAUDETTO.COM