

RESOLUTION NO. 2022-220
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
DEEP CREEK LANDING PHASE 3.

WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Deep Creek Landing Phase 3.

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 \$3,853,716.28 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,100,990.39 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

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

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19 day of July, 2022.

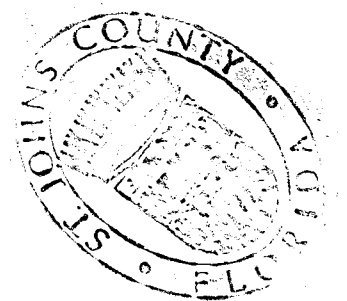
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
Henry Dean, Chair

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

Pam Halterman
Deputy Clerk

Rendition Date 7/21/22



DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 61 of the Rogue Leonard Grant, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the Southerly most corner of Tract "U" as depicted on Deep Creek Landing Phase 2, a plat recorded in Map Book 104, pages 42 through 60, of the Public Records of said county, thence Northeasterly, along the Southeasterly line of said Deep Creek Landing Phase 2 the following 28 courses: Course 1, thence North 59°17'36" East, 358.90 feet; Course 2, thence North 30°42'24" West, 21.74 feet; Course 3, thence North 59°17'36" East, 163.49 feet; Course 4, thence North 42°55'53" West, 15.02 feet; Course 5, thence North 31°30'31" East, 145.05 feet; Course 6, thence South 58°29'29" East, 26.07 feet; Course 7, thence North 31°30'31" East, 187.54 feet; Course 8, thence North 55°34'08" West, 29.57 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; Course 9, thence Northerly along the arc of said curve, through a central angle of 95°22'57", an arc length of 41.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°02'35" West, 36.88 feet; Course 10, thence North 39°28'49" East, 18.17 feet; Course 11, thence North 16°35'10" East, 58.18 feet; Course 12, thence North 17°59'35" East, 87.12 feet; Course 13, thence North 49°17'47" East, 42.97 feet; Course 14, thence North 57°12'32" East, 46.31 feet; Course 15, thence North 65°30'51" East, 42.85 feet; Course 16, thence North 37°56'51" East, 38.05 feet; Course 17, thence North 26°14'58" East, 210.00 feet; Course 18, thence North 63°45'02" West, 21.70 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; Course 19, thence Northerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 18°45'02" West, 35.36 feet; Course 20, thence North 26°14'58" East, 208.24 feet to the point of curvature of a curve concave Southeasterly having a radius of 320.00 feet; Course 21, thence Northeasterly along the arc of said curve, through a central angle of 09°15'20", an arc length of 51.69 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 30°52'39" East, 51.64 feet; Course 22, thence South 54°29'41" East, along a non-tangent line, 41.37 feet; Course 23, thence South 72°37'23" East, 202.44 feet; Course 24, thence North 40°17'40" East, 323.35 feet; Course 25, thence Due North, 563.85 feet; Course 26, thence North 73°33'40" East, 506.12 feet; Course 27, thence North 41°06'40" East, 784.03 feet, to a point hereinafter referred to as Reference Point "A"; Course 28, thence continue North 41°06'40" East, along said line, 40 feet, more or less, to a point lying on the Southerly mean high water line of Deep Creek; thence Southeasterly, departing said Southeasterly line and along the meanderings of said Southerly mean high water line, 3161 feet, more or less, to its convergence with the Northerly mean high water line of Sweetwater Creek; thence Southwesterly, departing said Southerly mean high water line of Deep Creek and along the meanderings of said Northerly mean high water line of Sweetwater Creek, 3315 feet, more or less, to a point hereinafter referred to as Reference Point "B"; thence Northerly, departing said Northerly mean high water line of Sweetwater Creek, 64 feet more or less, to a point hereinafter referred to as Reference Point "B", said Reference Point "B" lies the following 3 courses from said Reference Point "A"; Course 1, thence South 21°02'56" East, 2044.12 feet; Course 2, thence South 47°59'23" West, 2389.28 feet; Course 3, thence North 81°06'28" West, 907.50 feet; thence from said Reference Point "B", continue North 62°17'46" West along said line, 139.99 feet; thence North 31°33'38" West, 621.19 feet to the Point of Beginning.

Containing 142 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3608, Page 3, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the decisions by the Owner of the lands in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of: U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee

Witness By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

Witness By: Richard T. Ray
Chair

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ___ day of _____, 2022, by Richard T. Ray, Chair of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Florida at Large My Commission Expires _____
Commission Number _____

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this ___ day of _____, 2022.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Deep Creek Landing Phase 3 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this ___ day of _____, 2022. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Deep Creek Landing Phase 3 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this ___ day of _____, 2022.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Deep Creek Landing Phase 3 has been examined and reviewed by the Office of the St. Johns County Attorney on this ___ day of _____, 2022.

Office of the County Attorney

CERTIFICATE OF CLERK

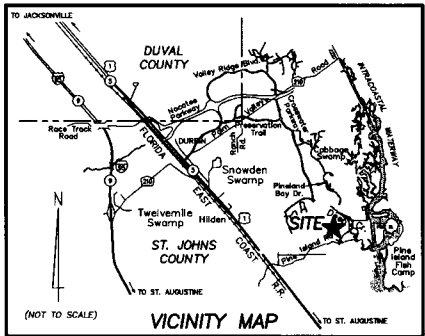
This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book _____ Page(s) _____ of the public records of St. Johns County, Florida on this ___ day of _____, 2022.

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 Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this ___ day of _____, 2022.

Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564



ADOPTION AND DEDICATION

This is to certify that Sonoc Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as DEEP CREEK LANDING PHASE 3, and that it has 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.

All private rights of way depicted hereon as Curved Bay Trail, Yellow Iris Court, Creek Pebble Drive, Timber Light Trail and Oyster Shell Terrace, Tracts "C", "D", "E", "F" and "G" (Stormwater Management Facility), Tracts "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE" and "FF" (Conservation Tracts) shall remain and assign, reserved and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

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 undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owner in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private roadways shown on this plat. The Owner, its successors and assigns, reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(7)(b) Florida Statutes; however, only cable television service providers specifically authorized by the undersigned Owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

The Owner, hereby irrevocably and without reservation dedicates to JEA, 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 JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

Those easements designated as "2.5' Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with providing access and maintenance for meters associated with light/sewer utilities.

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

Title to Tract "B" (Landscape Buffer Tract) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owners reserve the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under Tract "B" (Landscape Buffer Tract), for electrical, water reuse, water, sewer, access and other public utilities in connection with JEA's use of Tract "A" (Pump Station Tract).

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, or at, or from the Landscape Buffer Tract, or any part thereof, except to the extent arising from or incidental to JEA's use of Tract "A" (Pump Station Tract) or JEA's easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon. JEA shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JEA in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials, provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JEA shall replace same with the closest reasonable replacement therefore.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. The "2.5' Access Easements" are for accessing the "FPL Easements" to maintain, repair and replace the electric utility improvements located within these easements, together with the right to cross over and under the "2.5' Access Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "2.5' Access Easements" paralleling the easement property without the written consent of the Owner, its successors and assigns. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

Witness OWNER: Sonoc Company, LLC
a Delaware limited liability company

Printed Name BY: Name: _____ Title: _____

Witness Name: _____ Title: _____

Printed Name STATE OF FLORIDA, COUNTY OF _____
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ___ day of _____, 2022, by _____ on behalf of Sonoc Company, LLC, a Delaware limited liability company, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Florida at Large My Commission Expires _____
Commission Number _____

Printed Name

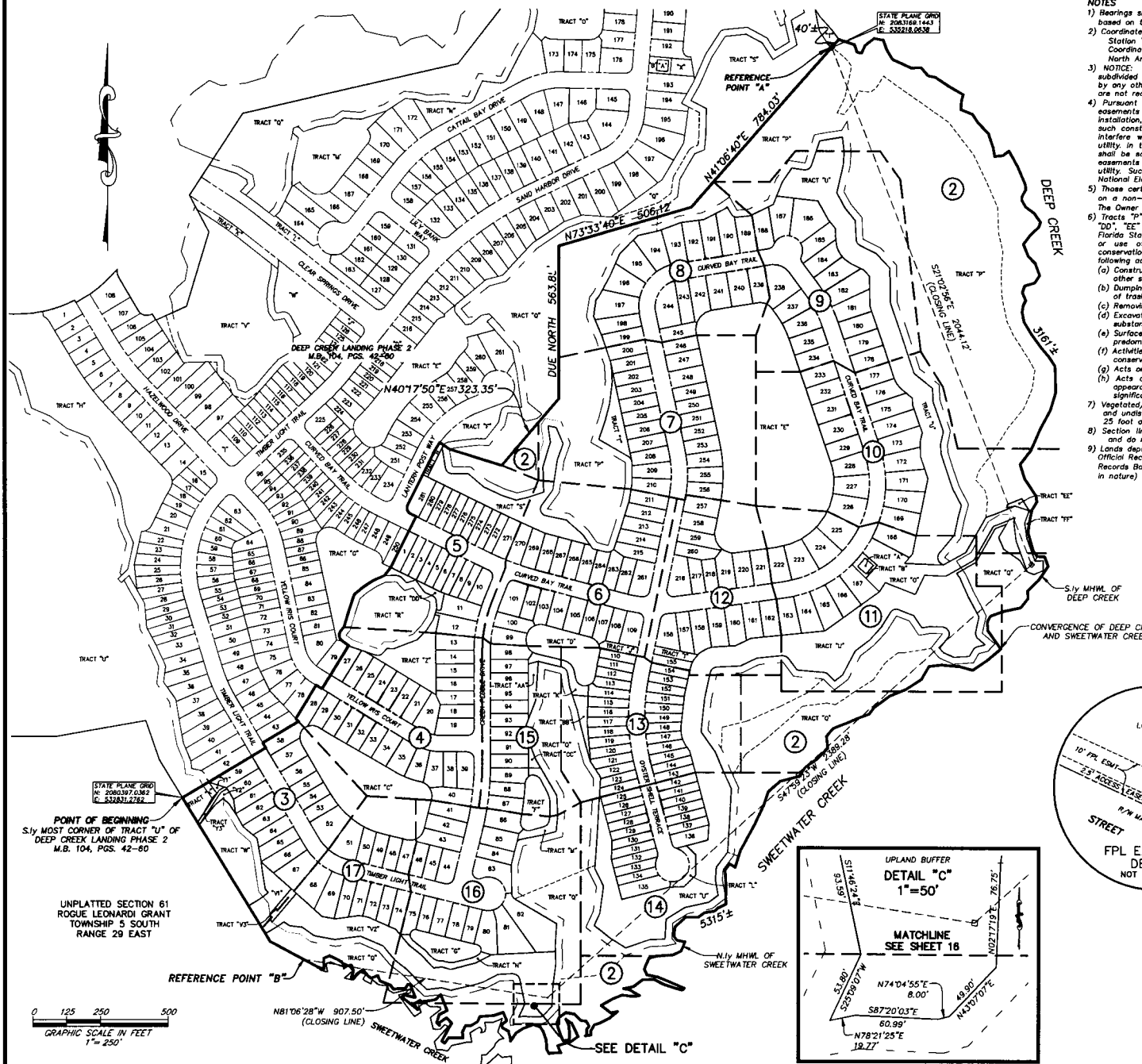
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

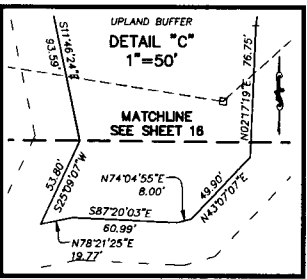
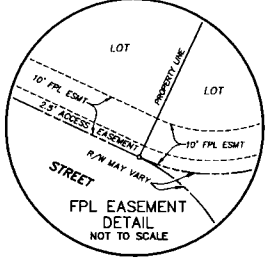
NOTES

- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Deep Creek Landing Phase 1 as being North 55°08'18" East.
- Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREC" (Jacksonville 2) coordinates: N 2162506.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone.
North American Datum 1983 (2011) and are in U.S. survey feet.
- NOTICE:** This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
- Pursuant to the provisions of Section 177.091(28), Florida Statutes, of 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, for the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
- Tracts "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE" and "FF" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
- Vegetated/Natural Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot minimum width along contiguous wetlands, and a 25 foot coverage width, 15 foot minimum width along isolated wetlands.
- Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979, Official Records Book 3305, page 571 and Official Records Book 3872, Page 914 of the Public Records of St. Johns County, Florida. (blanket in nature)



LEGEND

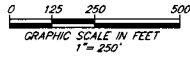
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R. RADIUS
- Δ CENTRAL ANGLE
- L. ARC LENGTH
- CB. CHORD BEARING
- CH. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- (NTB) NON-TANGENT BEARING
- CI. TABULATED CURVE DATA
- LI. TABULATED LINE DATA
- R/W. RIGHT OF WAY
- C/L. CENTERLINE
- M.B. MAP BOOK
- P.D. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- F.P.L. FLORIDA POWER & LIGHT
- A.T.&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
- ESMT. EASEMENT
- NAVD. NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ③ SHEET REFERENCE NUMBER



STATE PLANE GRID
N: 2083107.036
E: 532831.282

POINT OF BEGINNING
S.W. MOST CORNER OF TRACT "U" OF
DEEP CREEK LANDING PHASE 2
M.B. 104, PGS. 42-60

UNPLATTED SECTION 61
ROGUE LEONARDI GRANT
TOWNSHIP 5 SOUTH
RANGE 29 EAST



N81°06'28"W 907.50'
(CLOSING LINE) SWEETWATER CREEK

SEE DETAIL "C"

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

DEEP CREEK LANDING PHASE 3

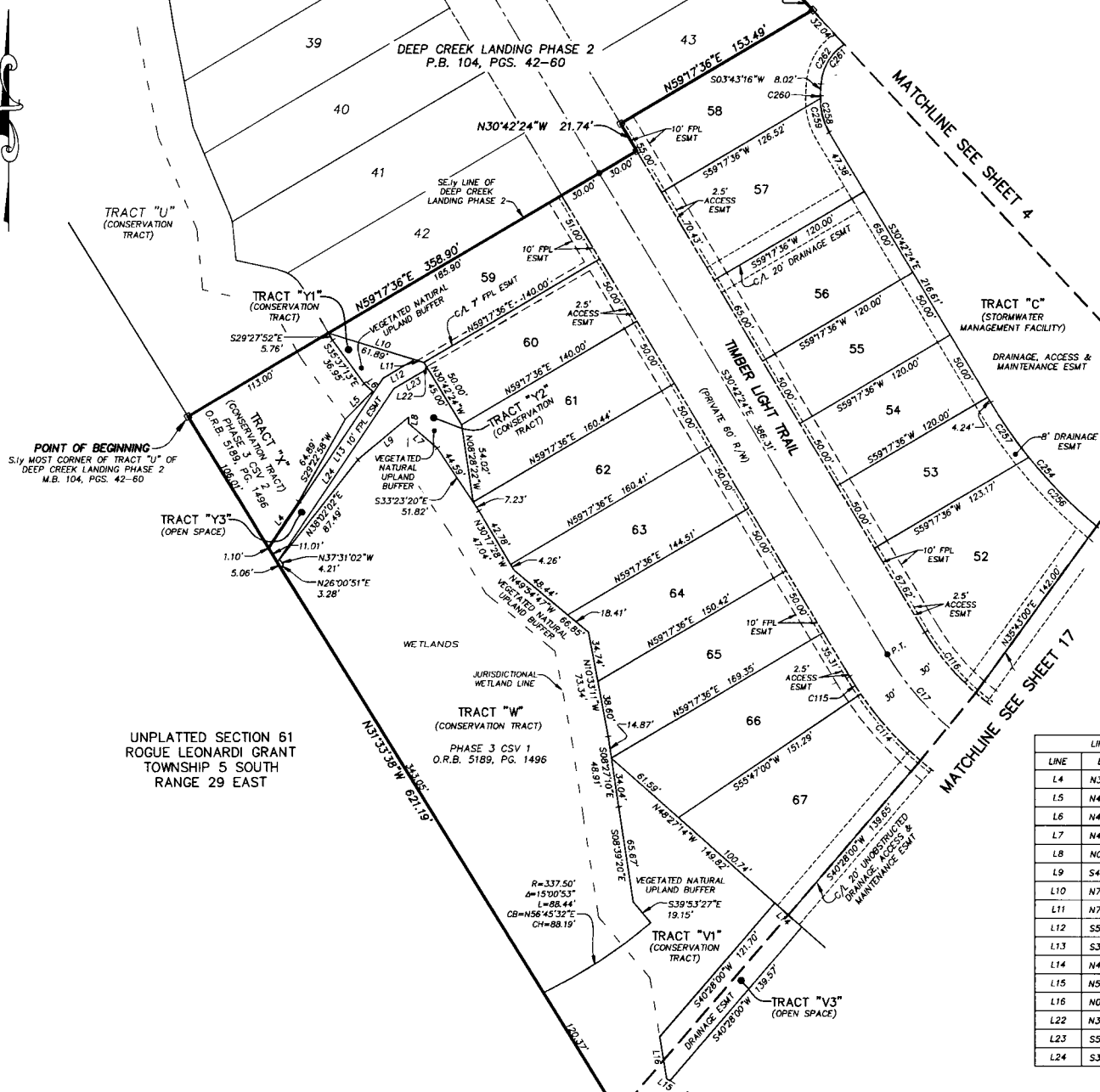
A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	200.00'	45°26'36"	158.63'	S53°25'42"E	154.50'
C114	230.00'	15°19'00"	61.49'	S41°52'30"E	61.30'
C115	230.00'	3°30'36"	14.09'	S32°27'42"E	14.09'
C116	170.00'	18°23'37"	54.57'	S39°54'12"E	54.34'
C254	332.00'	20°32'17"	119.01'	S40°58'32"E	118.37'
C256	332.00'	11°28'06"	66.45'	S44°21'49"E	66.34'
C257	332.00'	7°55'22"	45.91'	S34°40'05"E	45.87'
C258	44.00'	34°25'40"	26.44'	S13°29'34"E	26.04'
C259	44.00'	31°36'05"	24.27'	S14°54'22"E	23.96'
C260	44.00'	2°49'35"	2.17'	S02°18'28"W	2.17'
C261	35.12'	72°06'45"	44.20'	S39°46'38"W	41.34'
C262	35.12'	54°02'37"	33.13'	S30°44'34"W	31.91'

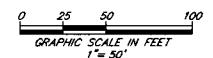


POINT OF BEGINNING
S1/4 MOST CORNER OF TRACT "U" OF
DEEP CREEK LANDING PHASE 2
M.B. 104, PGS. 42-60

UNPLATTED SECTION 61
ROGUE LEONARDI GRANT
TOWNSHIP 5 SOUTH
RANGE 29 EAST

LINE TABLE	
LINE	BEARING LENGTH
L4	N33°42'13"E 38.11'
L5	N43°57'55"E 27.17'
L6	N48°21'37"W 7.80'
L7	N48°48'11"W 26.28'
L8	N02°01'25"E 4.02'
L9	S49°56'08"W 45.37'
L10	N72°41'38"W 68.61'
L11	N72°41'38"W 6.73'
L12	S59°17'36"W 25.21'
L13	S33°42'13"W 141.46'
L14	N48°27'14"W 25.00'
L15	N56°58'02"W 2.89'
L16	N09°18'52"W 28.99'
L22	N30°42'24"W 5.00'
L23	S59°17'36"W 27.44'
L24	S33°42'13"W 143.80'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
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 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
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 - TABULATED CURVE DATA
 - C1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - O.R.B. OPTICAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - A&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - ESMT EASEMENT
 - NAV NORTH AMERICAN VERTICAL DATUM
 - ③ MATCHLINE SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

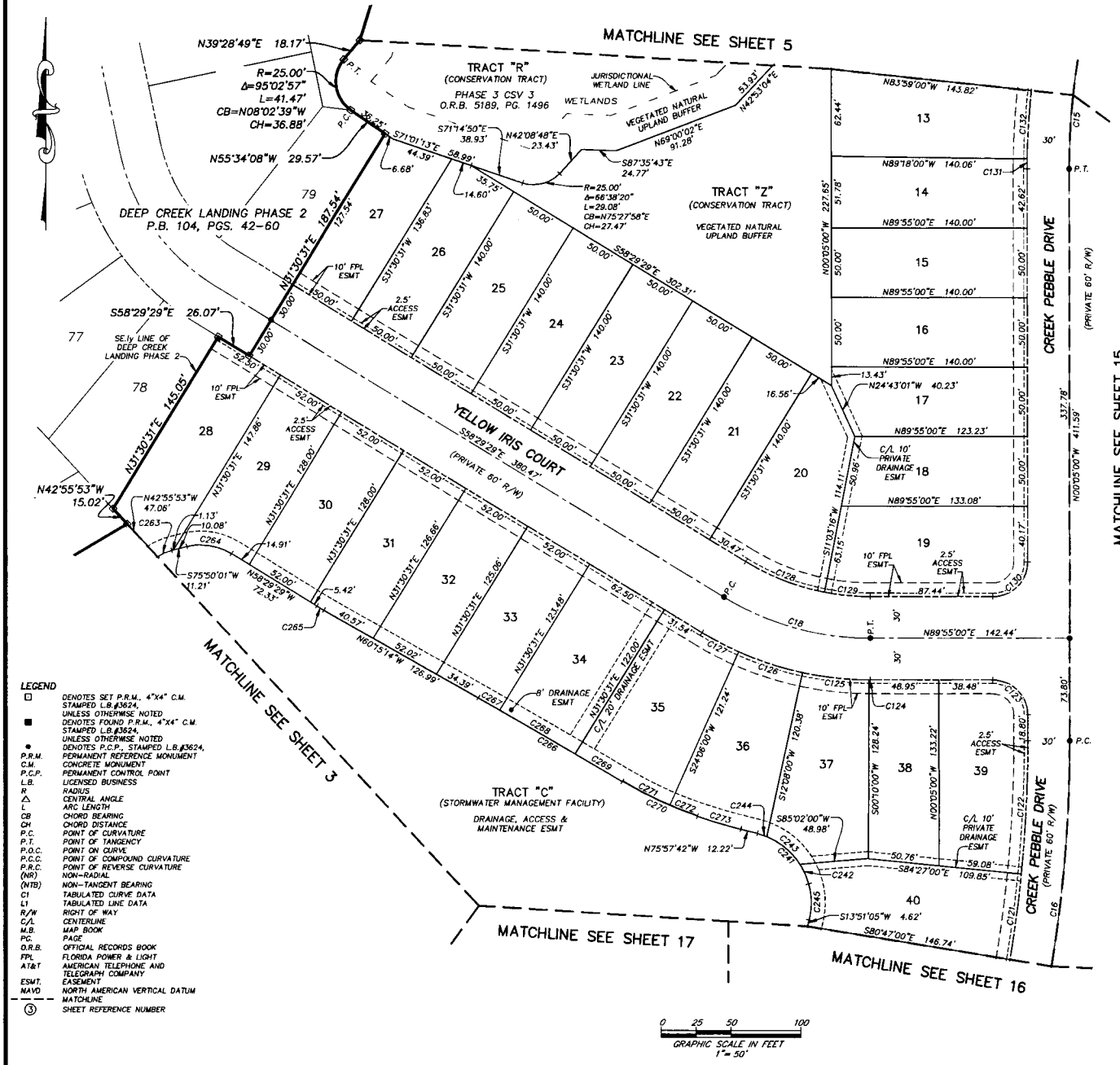
DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 4 OF 17 SHEETS

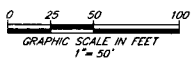
SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 15

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	500.00'	21°39'00"	188.93'	S10°44'30"W	187.81'
C16	1000.00'	13°56'00"	243.18'	N06°53'00"E	242.58'
C18	200.00'	31°35'31"	110.28'	S74°7'15"E	108.88'
C121	970.00'	3°40'00"	62.08'	S02°23'00"W	62.06'
C122	970.00'	5°38'00"	95.37'	N02°44'00"E	95.33'
C123	25.00'	90°00'00"	39.27'	N45°05'00"W	35.36'
C124	230.00'	0°15'00"	1.00'	S89°57'30"E	1.00'
C125	230.00'	11°58'00"	48.04'	S83°51'00"E	47.95'
C126	230.00'	11°58'00"	48.04'	S71°53'00"E	47.95'
C127	230.00'	7°24'31"	29.74'	S62°11'45"E	29.72'
C128	170.00'	20°27'14"	60.69'	S68°43'07"E	60.37'
C129	170.00'	11°08'16"	33.05'	S84°30'52"E	32.99'
C130	25.00'	90°00'00"	39.27'	N44°55'00"E	35.36'
C131	530.00'	0°47'00"	7.25'	S0018°30"W	7.25'
C132	530.00'	5°19'00"	49.18'	S03°21'30"W	49.16'
C241	50.89'	60°56'07"	54.12'	N45°29'38"W	51.61'
C242	50.89'	17°17'15"	15.35'	N23°40'12"W	15.30'
C243	50.89'	35°31'16"	31.55'	N50°04'27"W	31.05'
C244	50.89'	8°07'37"	7.22'	N71°53'54"W	7.21'
C245	52.00'	28°52'40"	26.21'	N00°35'15"W	25.93'
C263	35.12'	18°04'08"	11.08'	S66°47'57"W	11.03'
C264	42.00'	45°40'30"	33.48'	N81°19'44"W	32.60'
C265	196.00'	1°45'45"	6.03'	S59°22'22"E	6.03'
C266	6944.95'	0°59'04"	119.33'	N59°45'42"W	119.33'
C267	6944.95'	0°08'44"	17.63'	N60°10'52"W	17.63'
C268	6944.95'	0°30'57"	62.52'	N59°51'02"W	62.52'
C269	6944.95'	0°19'24"	39.18'	N59°25'52"W	39.18'
C270	281.00'	12°02'47"	59.08'	S65°7'33"E	58.97'
C271	281.00'	7°42'32"	37.81'	S63°07'26"E	37.78'
C272	281.00'	4°20'15"	21.27'	S69°08'49"E	21.27'
C273	400.98'	4°38'45"	32.51'	S73°38'19"E	32.51'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
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 - PG. PAGE
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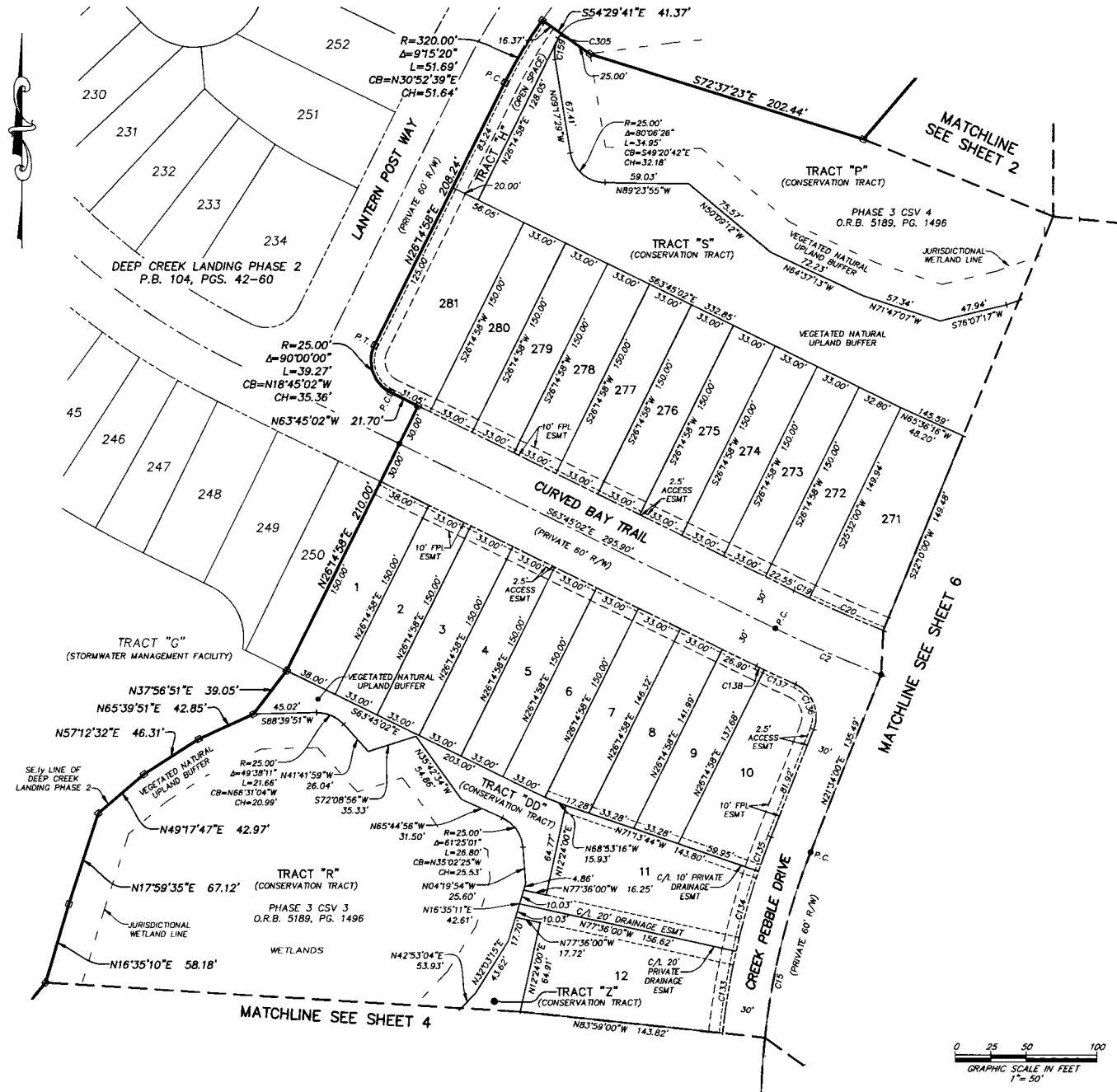
DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

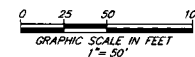
SHEET 5 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1000.00'	4°40'58"	81.73'	S66°05'31"E	81.71'
C15	500.00'	21°39'00"	188.93'	S10°44'30"W	187.81'
C19	970.00'	0°42'58"	12.13'	S64°06'31"E	12.13'
C20	970.00'	3°22'00"	57.00'	S66°09'00"E	56.99'
C133	530.00'	6°23'00"	59.05'	S09°12'30"W	58.02'
C134	530.00'	6°22'16"	58.93'	S15°35'08"W	58.90'
C135	530.00'	2°47'44"	25.86'	S20°10'08"W	25.86'
C136	25.00'	87°00'42"	37.97'	N21°56'21"W	34.42'
C137	1030.00'	1°21'19"	24.37'	S64°46'02"E	24.36'
C138	1030.00'	0°20'21"	6.10'	S63°55'12"E	6.10'
C159	25.00'	35°32'26"	15.51'	S08°28'44"W	15.26'
C305	25.00'	91°5'22"	4.04'	S30°52'38"W	4.03'

- LEGEND**
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 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
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 - P.T. POINT OF TANGENCY
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

DEEP CREEK LANDING PHASE 3

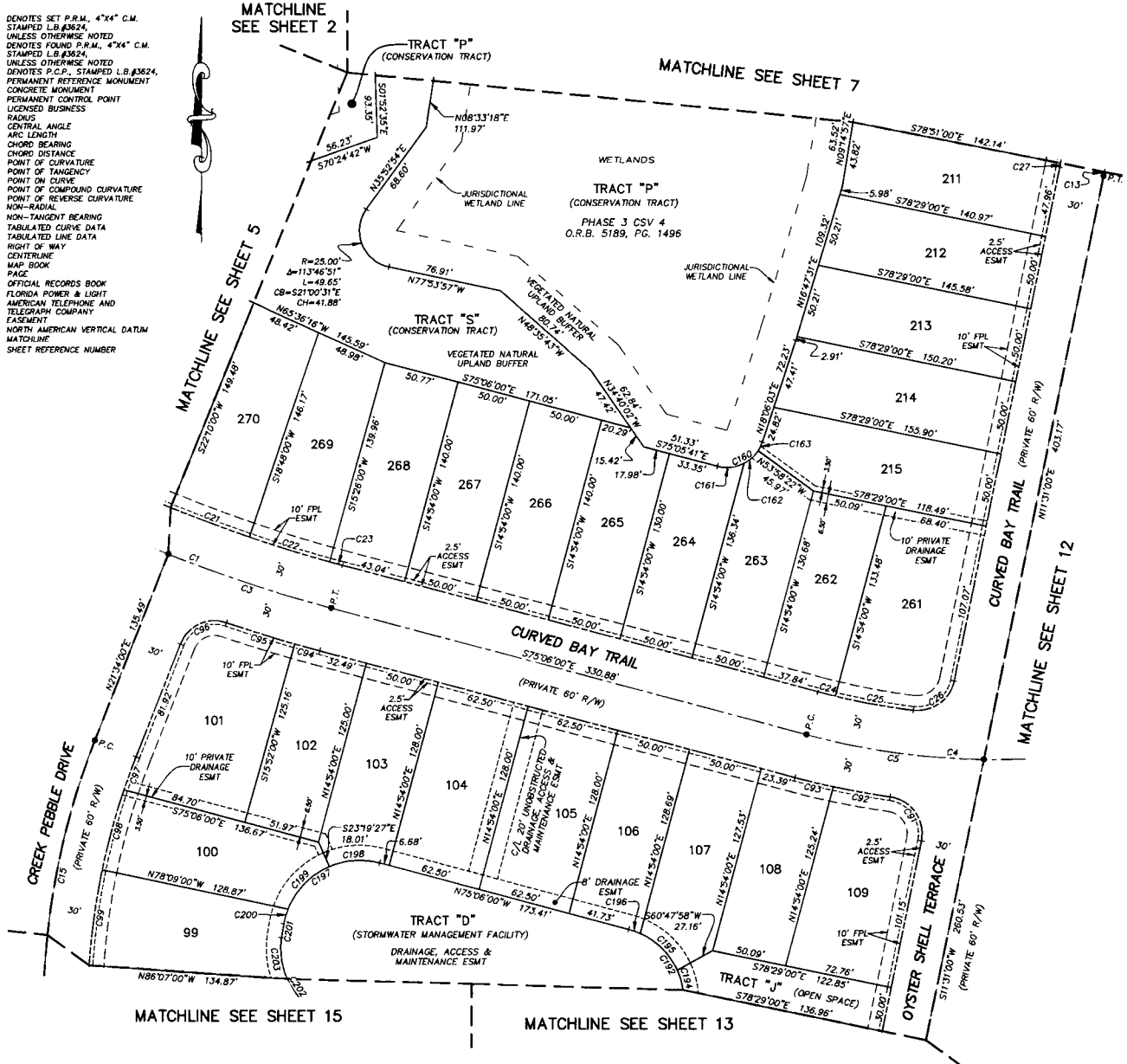
A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

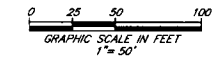
SHEET 6 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
STAMPED L.B.#3624,
UNLESS OTHERWISE NOTED
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STAMPED L.B.#3624,
UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624,
PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
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 - ESMT EASEMENT
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 - MATCHLINE MATCHLINE
 - ③ SHEET REFERENCE NUMBER



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1000.00'	11°20'58"	198.09'	S69°25'31"E	197.76'
C3	1000.00'	6°40'00"	116.36'	S71°46'00"E	116.29'
C4	500.00'	22°50'00"	199.26'	S66°31'00"E	197.94'
C5	500.00'	13°50'03"	120.73'	S82°01'01"E	120.43'
C13	450.00'	23°32'00"	184.63'	N00°15'00"W	183.53'
C15	500.00'	21°39'00"	188.93'	S10°44'30"W	187.81'
C21	970.00'	3°22'00"	57.00'	S69°31'00"E	56.99'
C22	970.00'	3°22'00"	57.00'	S72°53'00"E	56.99'
C23	970.00'	0°32'00"	9.03'	S74°50'00"E	9.03'
C24	470.00'	1°28'59"	12.17'	S75°50'30"E	12.17'
C25	470.00'	6°30'04"	53.33'	S79°50'01"E	53.30'
C26	25.00'	85°23'57"	37.26'	N54°12'58"E	33.91'
C27	420.00'	0°22'00"	2.69'	N11°20'00"E	2.69'
C91	25.00'	93°41'15"	40.88'	N35°19'38"W	36.47'
C92	530.00'	4°11'35"	38.79'	S80°04'28"E	38.78'
C93	530.00'	2°52'40"	26.62'	S76°32'20"E	26.62'
C94	1030.00'	0°58'00"	17.38'	S74°37'00"E	17.38'
C95	1030.00'	2°42'42"	48.75'	S72°46'39"E	48.74'
C96	25.00'	87°00'42"	37.97'	S65°04'21"W	34.42'
C97	470.00'	2°54'09"	23.81'	S20°06'56"W	23.81'
C98	470.00'	6°48'51"	55.90'	S15°15'26"W	55.86'
C99	470.00'	7°58'00"	65.35'	S07°52'00"W	65.30'
C160	25.00'	86°48'16"	37.88'	N61°30'11"E	34.36'
C161	25.00'	41°45'00"	18.22'	N84°01'49"E	17.82'
C162	25.00'	30°11'57"	13.18'	N48°03'20"E	13.02'
C163	25.00'	14°51'18"	6.48'	N25°31'42"E	6.46'
C192	50.00'	86°37'00"	75.59'	N31°47'30"W	68.59'
C194	50.00'	15°57'50"	13.93'	N16°16'37"W	13.89'
C195	50.00'	41°19'03"	36.06'	N44°55'03"W	35.28'
C196	50.00'	9°31'25"	8.31'	N70°20'17"W	8.30'
C197	52.00'	94°46'33"	86.02'	S57°30'44"W	76.54'
C198	52.00'	38°13'27"	34.69'	S85°47'17"W	34.05'
C199	52.00'	45°09'27"	40.98'	S44°05'50"W	39.93'
C200	52.00'	11°23'39"	10.34'	S15°49'17"W	10.32'
C201	342.00'	1°36'30"	9.60'	S09°19'12"W	9.60'
C202	50.00'	84°53'36"	74.08'	S33°55'51"E	67.49'
C203	50.00'	32°46'30"	28.60'	S07°52'18"E	28.21'



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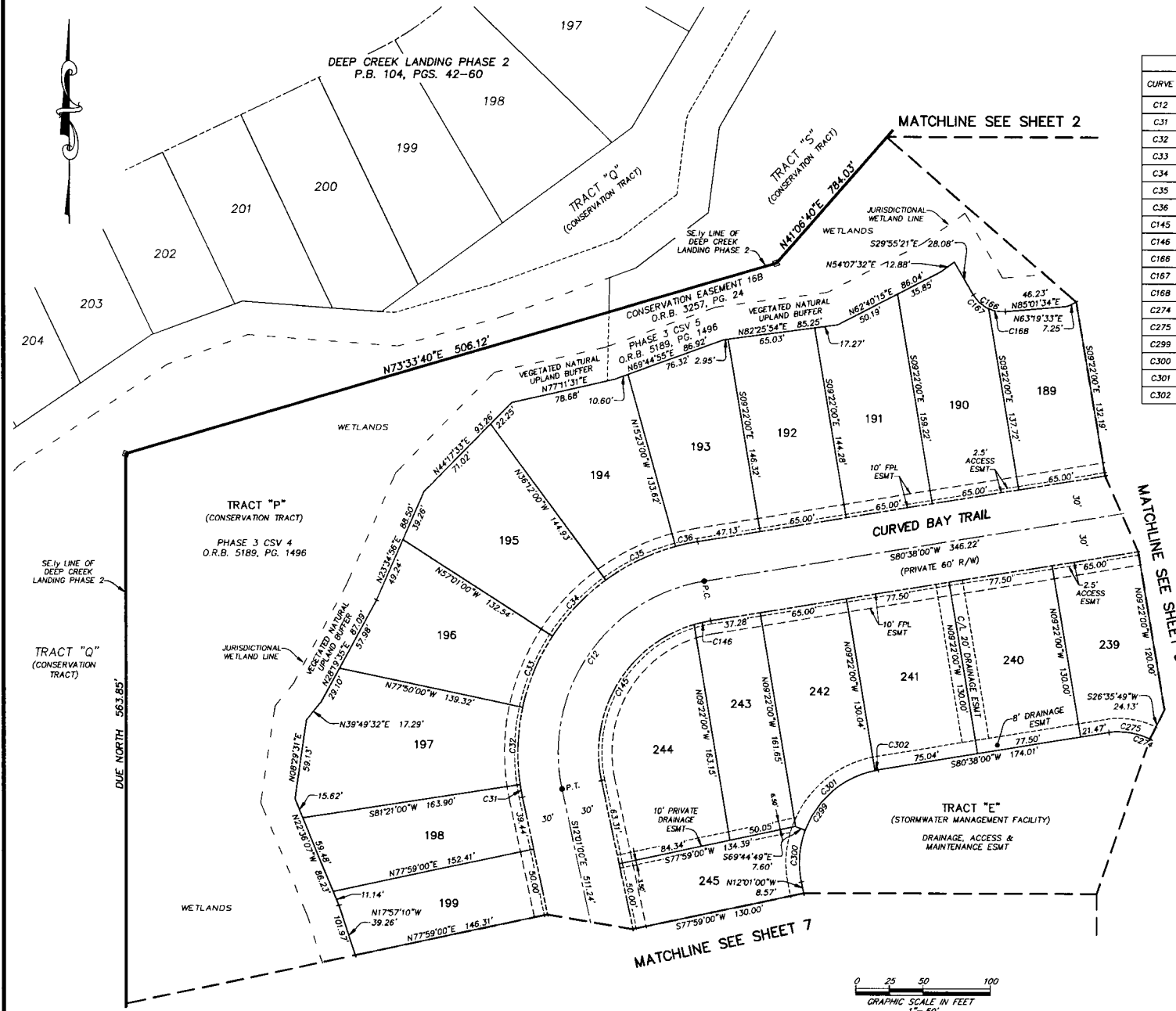
DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

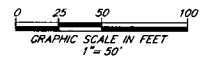
SHEET 8 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	130.00'	92°39'00"	210.22'	S34°18'30"W	188.05'
C31	160.00'	3°22'00"	9.40'	S10°20'00"E	9.40'
C32	160.00'	20°49'00"	58.13'	S01°45'30"W	57.81'
C33	160.00'	20°49'00"	58.13'	S22°34'30"W	57.81'
C34	160.00'	20°49'00"	58.13'	S43°23'30"W	57.81'
C35	160.00'	20°49'00"	58.13'	S64°12'30"W	57.81'
C36	160.00'	6°01'00"	16.80'	S77°37'30"W	16.79'
C145	100.00'	85°20'32"	148.95'	S30°39'16"W	135.56'
C146	100.00'	7°18'28"	12.75'	S76°58'46"W	12.75'
C168	25.00'	65°03'04"	28.38'	S62°26'53"E	26.88'
C167	25.00'	35°39'59"	15.56'	S47°45'21"E	15.31'
C168	25.00'	29°23'05"	12.82'	S80°16'53"E	12.68'
C274	50.00'	63°03'00"	55.02'	N67°50'30"W	52.29'
C275	50.00'	35°57'49"	31.38'	N81°23'06"W	30.87'
C299	70.00'	92°39'00"	113.19'	S34°18'30"W	101.26'
C300	70.00'	32°16'11"	39.43'	S04°07'06"W	38.91'
C301	70.00'	58°22'12"	71.31'	S49°26'18"W	68.27'
C302	70.00'	2°00'36"	2.46'	S79°37'42"W	2.46'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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DEEP CREEK LANDING PHASE 3

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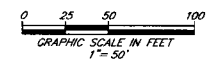
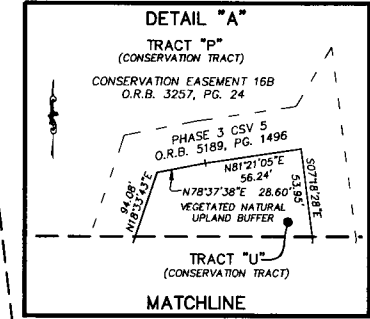
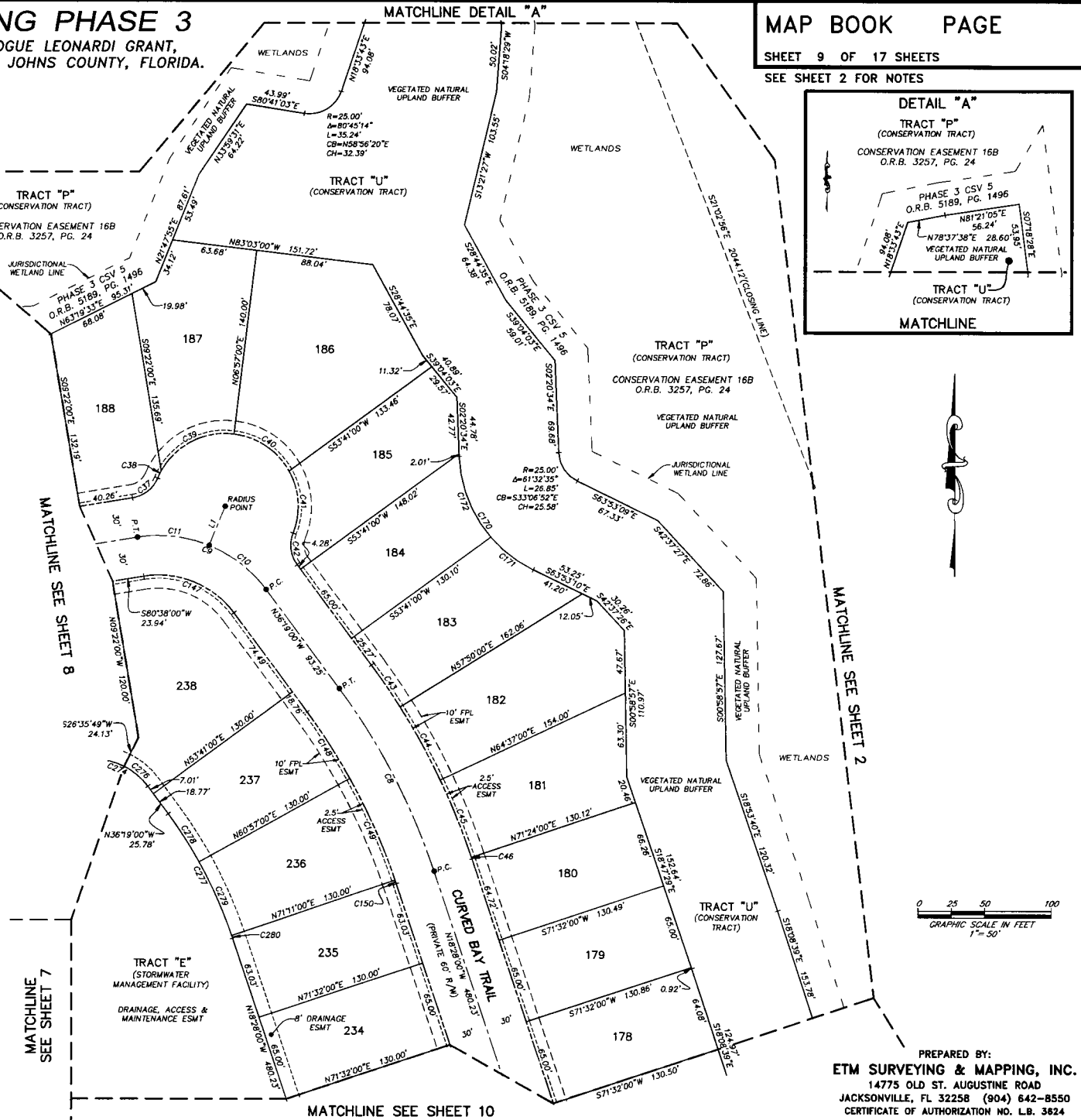
SHEET 9 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD DISTANCE
CB	500.00'	17°51'00"	155.77'	N27°23'30"W 155.14'
C9	100.00'	6°30'30"	110.04'	N67°50'30"W 104.57'
C10	100.00'	31°33'00"	55.07'	N52°05'30"W 54.37'
C11	100.00'	31°30'00"	54.98'	N83°37'00"W 54.29'
C37	25.00'	5°57'04"	25.29'	N51°39'28"E 24.22'
C38	55.00'	6°24'56"	6.16'	S25°53'24"W 6.16'
C39	55.00'	6°51'08"	65.13'	S83°01'26"W 61.39'
C40	55.00'	5°40'54"	51.93'	N56°00'08"W 50.02'
C41	55.00'	50°32'16"	48.51'	N03°41'08"W 48.96'
C42	25.00'	5°54'00"	25.26'	S07°22'00"E 24.20'
C43	530.00'	4°09'00"	38.39'	N34°44'30"W 38.38'
C44	530.00'	6°47'00"	62.75'	N28°46'30"W 62.71'
C45	530.00'	6°47'00"	62.75'	N21°59'30"W 62.71'
C46	530.00'	0°08'00"	1.23'	N18°32'00"W 1.23'
C147	70.00'	6°30'30"	77.03'	N67°50'30"W 73.20'
C148	470.00'	7°16'00"	59.61'	N32°41'00"W 59.57'
C149	470.00'	10°14'00"	83.94'	N23°56'00"W 83.83'
C150	470.00'	0°21'00"	2.87'	N18°38'30"W 2.87'
C170	100.00'	61°32'35"	107.41'	S33°06'52"E 102.32'
C171	100.00'	2°31'48"	40.66'	S52°14'16"E 40.38'
C172	100.00'	38°14'48"	66.75'	S21°27'58"E 65.52'
C274	50.00'	6°30'30"	55.02'	N67°50'30"W 52.29'
C276	50.00'	2°05'11"	23.64'	N49°51'36"W 23.42'
C277	340.00'	1°51'00"	105.92'	N27°23'30"W 105.50'
C278	340.00'	7°16'00"	43.12'	N32°41'00"W 43.09'
C279	340.00'	10°14'00"	60.73'	N23°56'00"W 60.65'
C280	340.00'	0°21'00"	2.08'	N18°38'30"W 2.08'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°08'00"E	32.00'



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

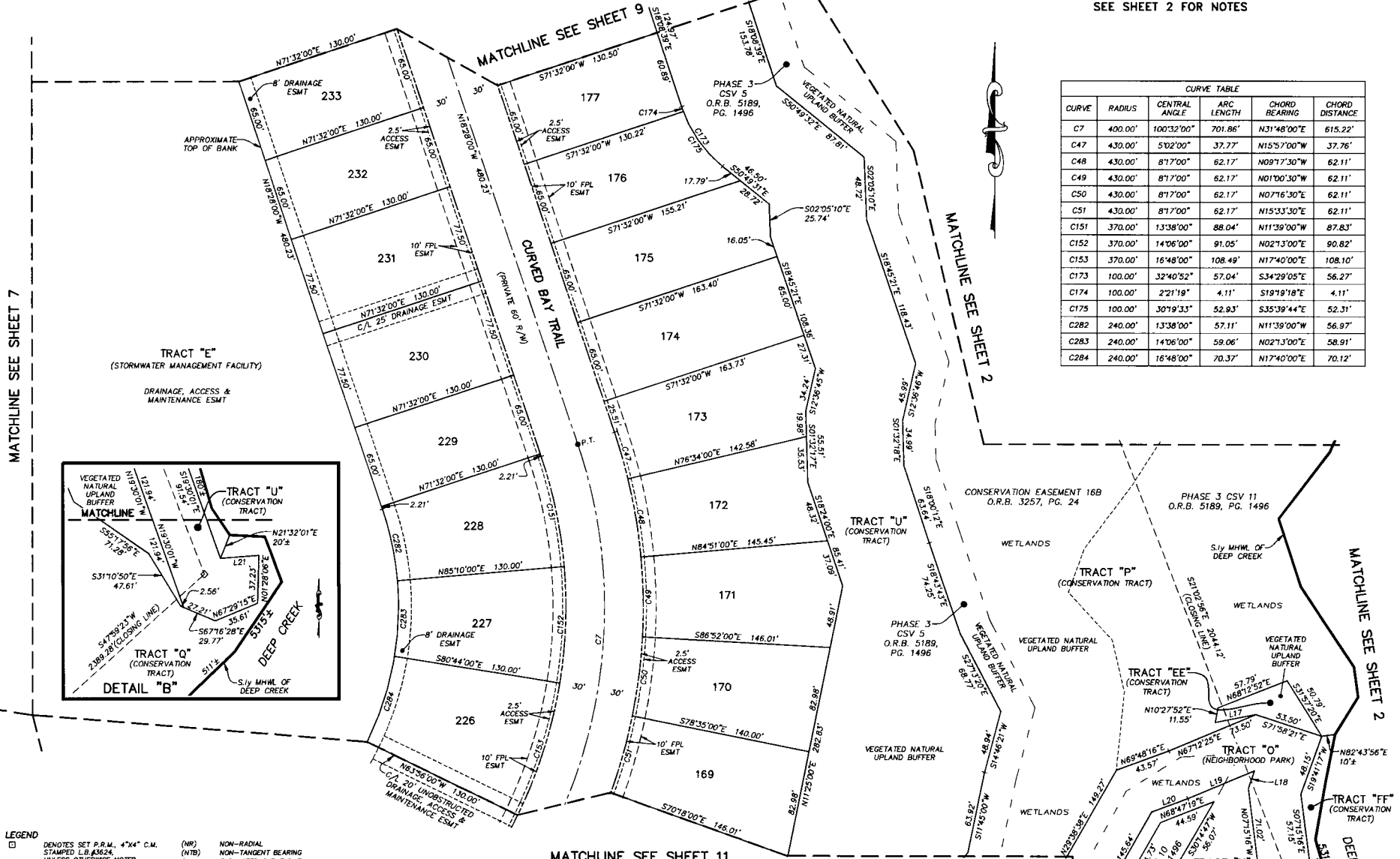
DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

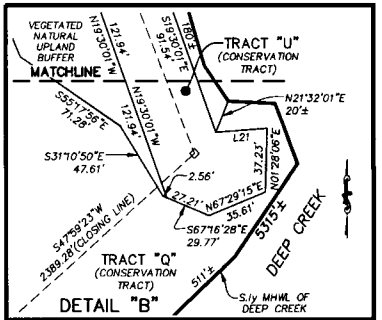
MAP BOOK PAGE

SHEET 10 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

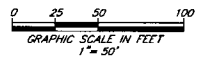


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	400.00'	100°32'00"	701.86'	N31°48'00"E	615.22'
C47	430.00'	5°02'00"	37.77'	N15°57'00"W	37.76'
C48	430.00'	8°17'00"	62.17'	N09°17'30"W	62.11'
C49	430.00'	8°17'00"	62.17'	N01°00'30"W	62.11'
C50	430.00'	8°17'00"	62.17'	N07°16'30"E	62.11'
C51	430.00'	8°17'00"	62.17'	N15°33'30"E	62.11'
C151	370.00'	13°38'00"	88.04'	N11°39'00"W	87.83'
C152	370.00'	14°06'00"	91.05'	N02°13'00"E	90.82'
C153	370.00'	16°48'00"	108.49'	N17°40'00"E	108.10'
C173	100.00'	32°40'52"	57.04'	S34°29'05"E	56.27'
C174	100.00'	2°21'19"	4.11'	N019°18'18"E	4.11'
C175	100.00'	30°19'33"	52.93'	S35°39'44"E	52.31'
C282	240.00'	13°38'00"	57.11'	N11°39'00"W	56.97'
C283	240.00'	14°06'00"	59.06'	N02°13'00"E	58.91'
C284	240.00'	16°48'00"	70.37'	N17°40'00"E	70.12'



LINE TABLE		
LINE	BEARING	LENGTH
L17	S78°49'44"W	32.37'
L18	N19°41'17"E	14.29'
L19	S67°12'24"W	56.05'
L20	S89°48'17"W	28.85'
L21	S85°28'24"W	30.06'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
 - STAMPED L.B.#3624
 - UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M.
 - STAMPED L.B.#3624
 - UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - REMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - △ CENTRAL ANGLE
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - (NTB) NON-TANGENT BEARING
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - GA MAP BOOK
 - M.B. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FLORIDA POWER & LIGHT
 - AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - ③ MATCHLINE
 - ④ SHEET REFERENCE NUMBER



MATCHLINE DETAIL "B" PREPARED BY:
TRACT "Q" (CONSERVATION TRACT)
TRACT "U" (CONSERVATION TRACT)
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

DEEP CREEK LANDING PHASE 3

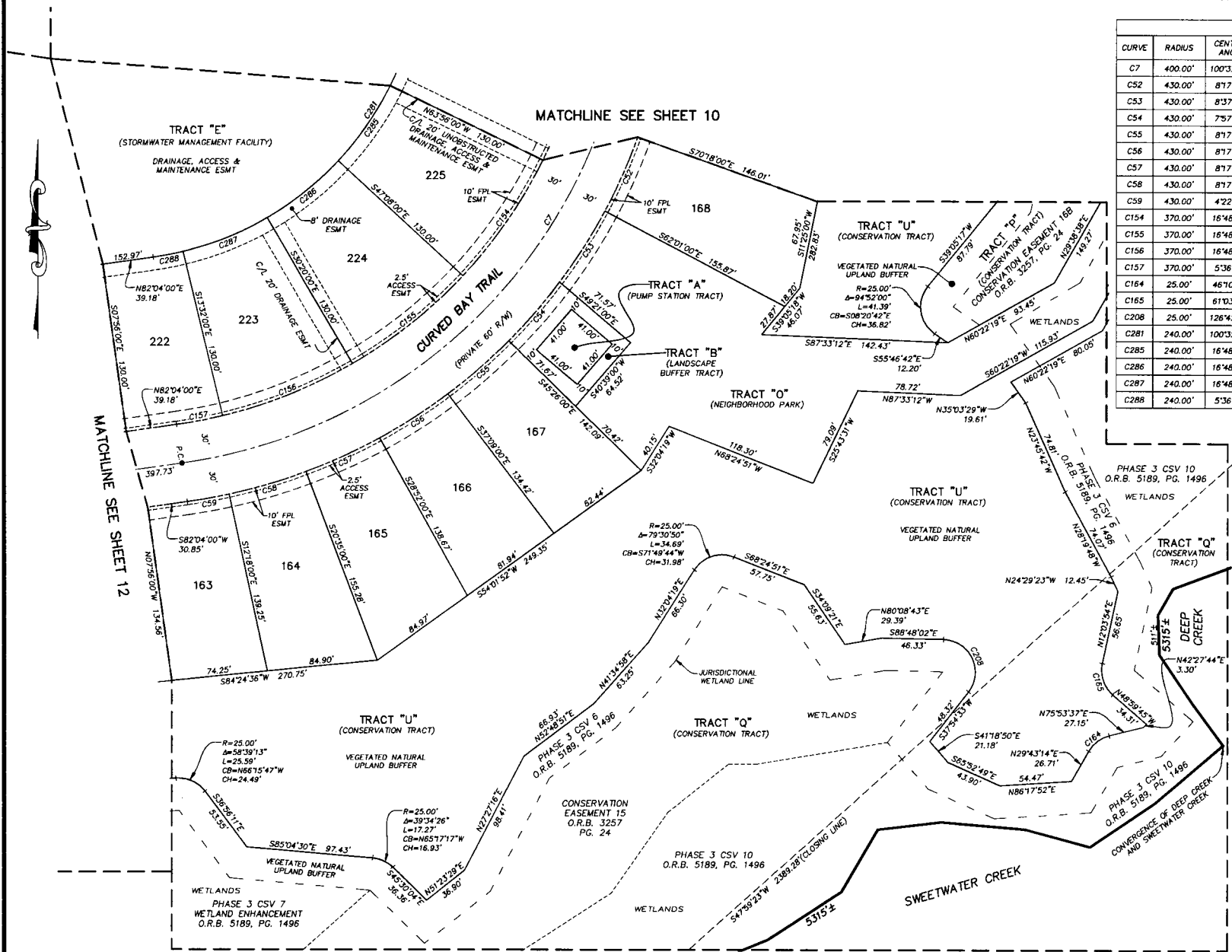
A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 11 OF 17 SHEETS

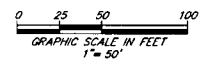
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	400.00'	100°32'00"	701.86'	N31°48'00"E	615.22'
C52	430.00'	81°7'00"	62.17'	N23°50'30"E	62.11'
C53	430.00'	83°37'58"	64.79'	N32°17'59"E	64.73'
C54	430.00'	75°7'02"	59.67'	N40°35'29"E	59.62'
C55	430.00'	81°7'00"	62.17'	N48°42'30"E	62.11'
C56	430.00'	81°7'00"	62.17'	N56°59'30"E	62.11'
C57	430.00'	81°7'00"	62.17'	N65°16'30"E	62.11'
C58	430.00'	81°7'00"	62.17'	N73°33'30"E	62.11'
C59	430.00'	4°22'00"	32.77'	N79°53'00"E	32.76'
C154	370.00'	16°48'00"	108.49'	N34°28'00"E	108.10'
C155	370.00'	16°48'00"	108.49'	N51°16'00"E	108.10'
C156	370.00'	16°48'00"	108.49'	N68°04'00"E	108.10'
C157	370.00'	5°36'00"	36.16'	N79°16'00"E	36.15'
C164	25.00'	46°10'24"	20.15'	S52°48'25"W	19.61'
C165	25.00'	61°03'40"	26.64'	S18°27'55"E	25.40'
C208	25.00'	126°42'35"	55.29'	N25°26'45"W	44.69'
C281	240.00'	100°32'00"	421.11'	N31°48'00"E	369.13'
C285	240.00'	16°48'00"	70.37'	N34°28'00"E	70.12'
C286	240.00'	16°48'00"	70.37'	N51°16'00"E	70.12'
C287	240.00'	16°48'00"	70.37'	N68°04'00"E	70.12'
C288	240.00'	5°36'00"	23.46'	N79°16'00"E	23.45'



MATCHLINE SEE SHEET 2

- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - RADIUS
 - CB CENTRAL ANGLE
 - CH CHORD BEARING
 - CL CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - (NTB) NON-TANGENT BEARING
 - CI TABULATED CURVE DATA
 - LT TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - EASMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - --- MATCHLINE
 - (S) SHEET REFERENCE NUMBER



MATCHLINE SEE SHEET 2

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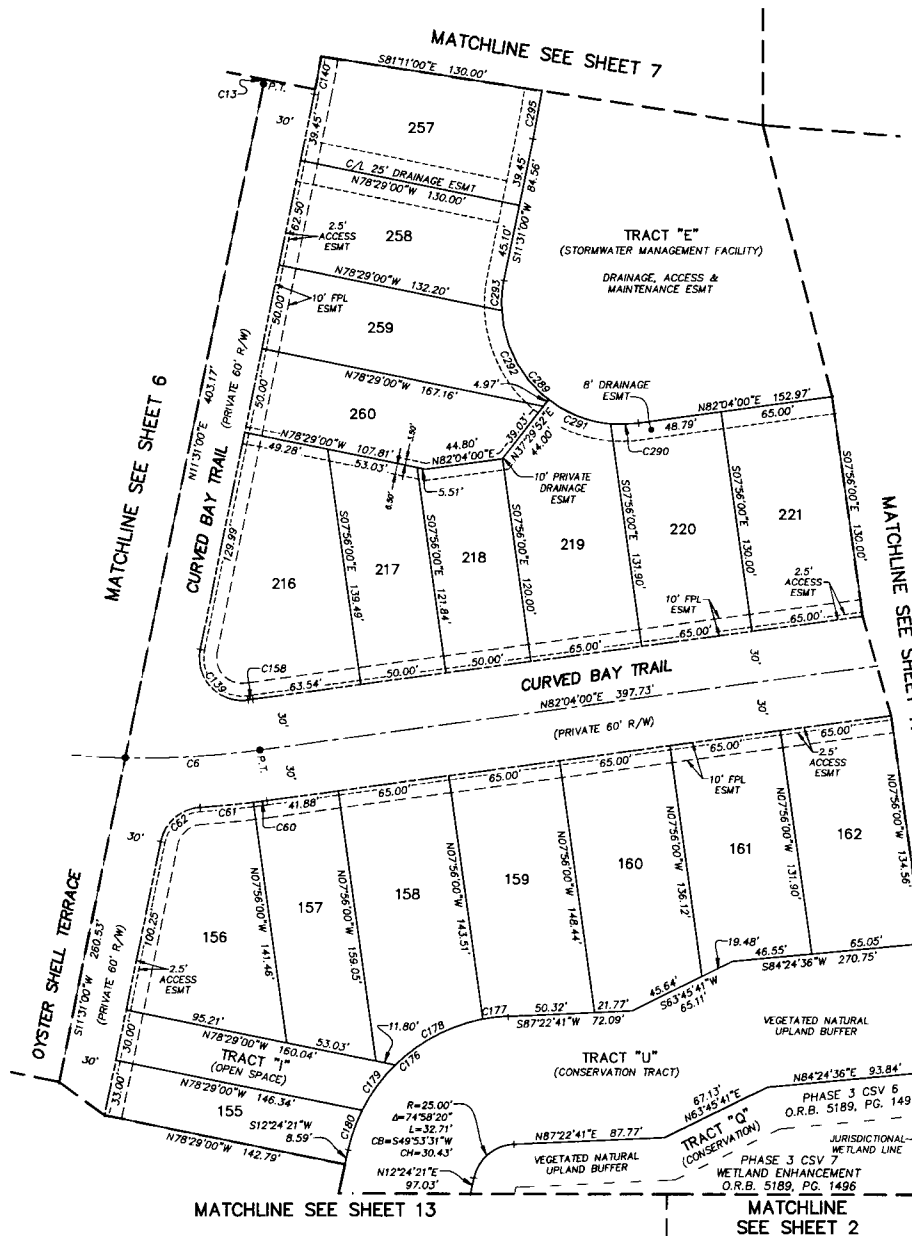
DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 12 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	500.00'	8°59'57"	78.53'	N86°13'59"E	78.45'
C13	450.00'	23°32'00"	184.83'	N00°15'00"W	183.53'
C60	530.00'	0°52'40"	8.12'	N82°30'20"E	8.12'
C61	530.00'	3°21'10"	31.01'	N84°37'15"E	31.01'
C62	25.00'	74°46'51"	32.63'	S48°54'25"W	30.36'
C139	25.00'	109°06'41"	47.61'	S43°02'20"E	40.73'
C140	480.00'	2°42'00"	22.62'	N10°10'00"E	22.62'
C158	470.00'	0°20'19"	2.78'	N82°14'10"E	2.78'
C176	100.00'	74°58'20"	130.85'	S49°53'31"W	121.71'
C177	100.00'	8°32'37"	14.91'	S83°06'23"W	14.90'
C178	100.00'	33°17'13"	58.10'	S62°11'28"W	57.28'
C179	100.00'	18°58'56"	33.13'	S36°03'23"W	32.98'
C180	100.00'	14°09'34"	24.71'	S19°29'08"W	24.65'
C289	70.00'	109°27'00"	133.72'	S43°12'30"E	114.29'
C290	70.00'	13°23'32"	16.36'	N89°45'46"E	16.32'
C291	70.00'	32°02'20"	39.14'	S68°31'18"E	38.63'
C292	70.00'	49°37'46"	60.63'	S27°41'15"E	58.76'
C293	70.00'	14°23'22"	17.58'	S04°19'19"W	17.53'
C295	610.00'	2°42'00"	28.75'	N10°10'00"E	28.74'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - ∠ CENTRAL ANGLE
 - ℓ ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - (NTB) NON-TANGENT BEARING
 - LI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 13 OF 17 SHEETS

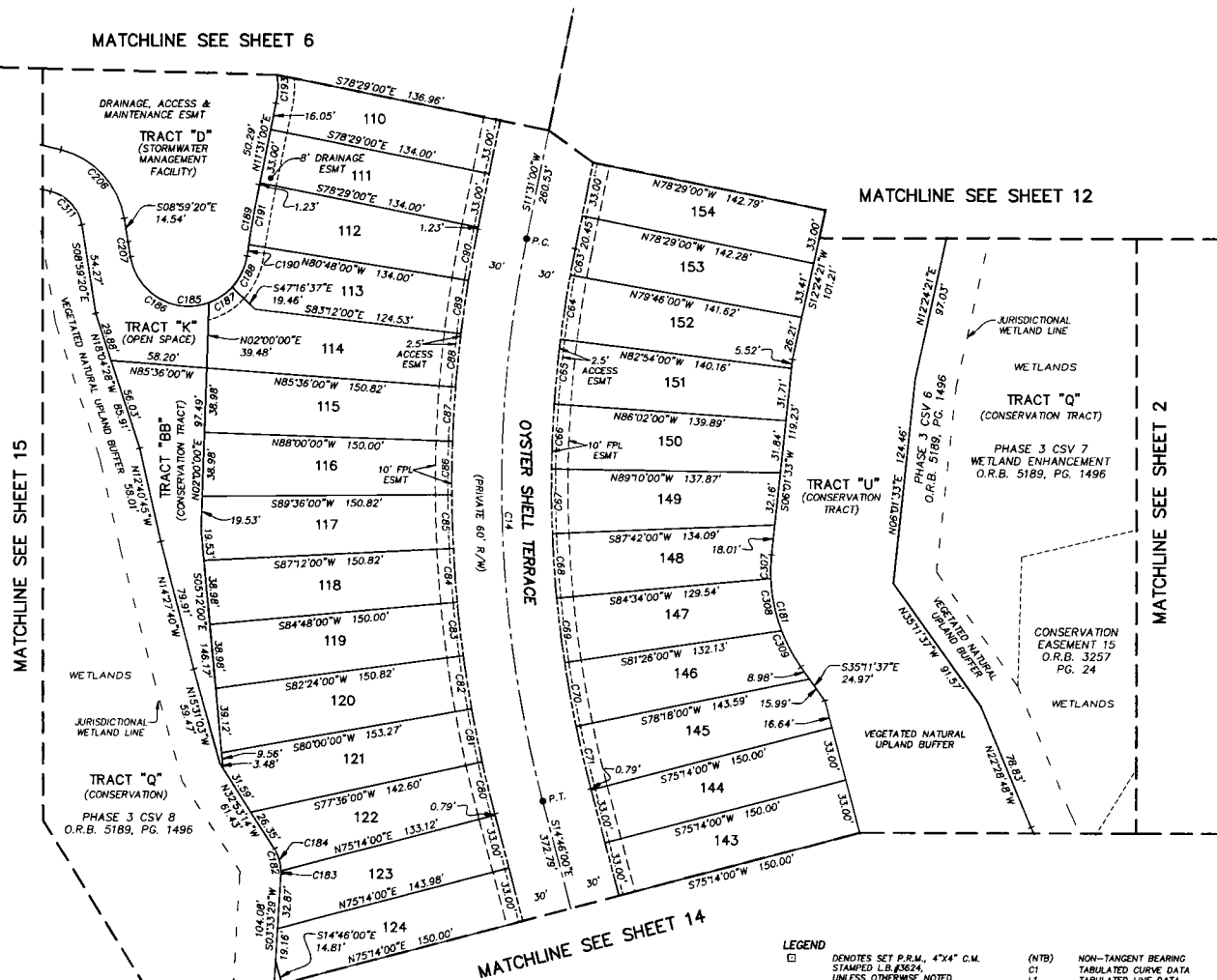
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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 12

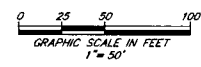
MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	750.00'	26°17'00"	344.05'	S01°37'30"E	341.04'
C63	720.00'	17°17'00"	16.13'	S10°52'30"W	16.13'
C64	720.00'	3°08'00"	39.37'	S08°40'00"W	39.37'
C65	720.00'	3°08'00"	39.37'	S05°32'00"W	39.37'
C66	720.00'	3°08'00"	39.37'	S02°24'00"W	39.37'
C67	720.00'	3°08'00"	39.37'	S00°44'00"E	39.37'
C68	720.00'	3°08'00"	39.37'	S03°52'00"E	39.37'
C69	720.00'	3°08'00"	39.37'	S07°00'00"E	39.37'
C70	720.00'	3°08'00"	39.37'	S10°08'00"E	39.37'
C71	720.00'	3°04'00"	36.54'	S13°14'00"E	36.53'
C80	780.00'	2°22'00"	32.22'	S13°35'00"E	32.22'
C81	780.00'	2°24'00"	32.67'	S11°12'00"E	32.67'
C82	780.00'	2°24'00"	32.67'	S08°48'00"E	32.67'
C83	780.00'	2°24'00"	32.67'	S06°24'00"E	32.67'
C84	780.00'	2°24'00"	32.67'	S04°00'00"E	32.67'
C85	780.00'	2°24'00"	32.67'	S01°36'00"E	32.67'
C86	780.00'	2°24'00"	32.67'	S00°48'00"W	32.67'
C87	780.00'	2°24'00"	32.67'	S03°12'00"W	32.67'
C88	780.00'	2°24'00"	32.67'	S05°36'00"W	32.67'
C89	780.00'	2°24'00"	32.67'	S08°00'00"W	32.67'
C90	780.00'	2°19'00"	31.54'	S10°21'30"W	31.54'
C181	100.00'	41°13'10"	71.94'	S14°35'02"E	70.40'
C182	25.00'	36°26'43"	15.90'	N14°39'53"W	15.64'
C183	25.00'	4°16'57"	1.87'	N01°25'00"E	1.87'
C184	25.00'	32°09'46"	14.03'	N16°48'21"W	13.85'
C185	36.00'	16°10'24"	101.24'	N89°19'28"E	71.03'
C186	36.00'	99°43'18"	62.66'	S59°58'29"E	55.04'
C187	36.00'	27°26'29"	17.24'	N56°26'37"E	17.08'
C188	36.00'	33°57'36"	21.34'	N25°44'34"E	21.03'
C189	914.00'	2°45'14"	43.93'	S10°08'23"W	43.93'
C190	914.00'	0°26'14"	6.97'	S08°58'53"W	6.97'
C191	914.00'	2°19'00"	36.96'	S10°21'30"W	36.95'
C193	50.00'	19°48'42"	17.29'	N01°36'39"E	17.20'
C206	51.00'	67°23'19"	59.98'	N42°40'59"W	56.59'
C207	474.00'	1°07'30"	9.31'	S09°33'05"E	9.31'
C307	100.00'	8°18'48"	14.51'	S01°52'09"W	14.50'
C308	100.00'	18°35'56"	32.46'	S11°35'13"E	32.32'
C309	100.00'	14°18'25"	24.97'	S28°02'24"E	24.91'
C311	25.00'	67°23'19"	29.40'	N42°40'59"W	27.74'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3524, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
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 - (RW) NON-RADIAL
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 - CT TABULATED CURVE DATA
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ETM SURVEYING & MAPPING, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

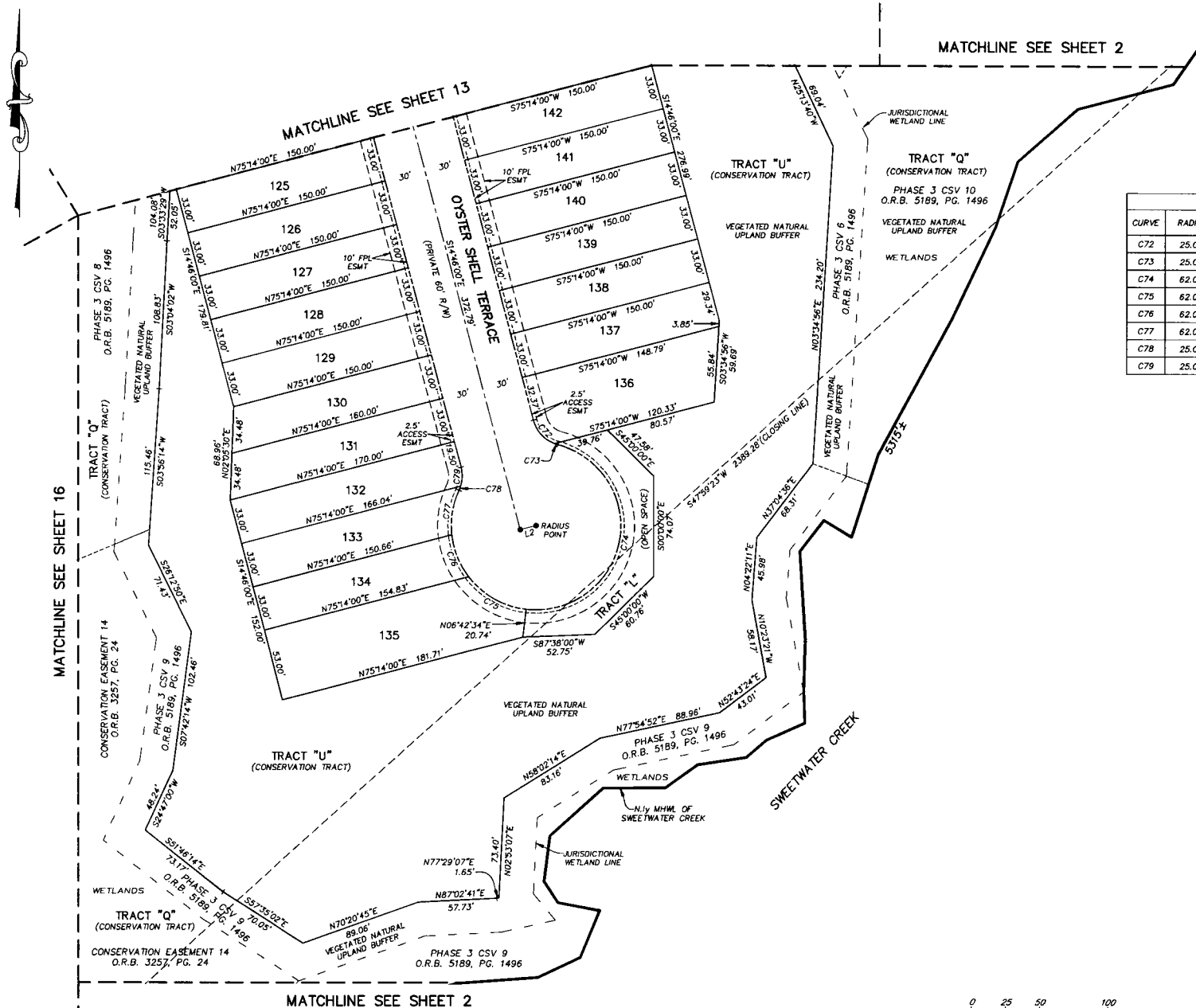
DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 14 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



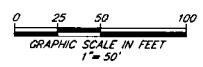
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C72	25.00'	55°36'42"	24.27'	S42°34'21"E	23.32'
C73	25.00'	4°46'05"	2.06'	S72°45'44"E	2.08'
C74	62.00'	171°51'20"	185.97'	N10°46'54"E	123.69'
C75	62.00'	45°45'00"	49.51'	S60°24'56"E	48.20'
C76	62.00'	31°07'14"	33.68'	S21°58'49"E	33.26'
C77	62.00'	31°17'21"	33.86'	S09°13'28"W	33.44'
C78	25.00'	6°57'30"	3.04'	N21°23'24"E	3.03'
C79	25.00'	32°40'39"	14.26'	N01°34'20"E	14.07'

LINE TABLE

LINE	BEARING	LENGTH
L2	S75°14'00"W	12.00'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
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 - (T) TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
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 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OPTICAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - ESMT. EASEMENT
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - ③ SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

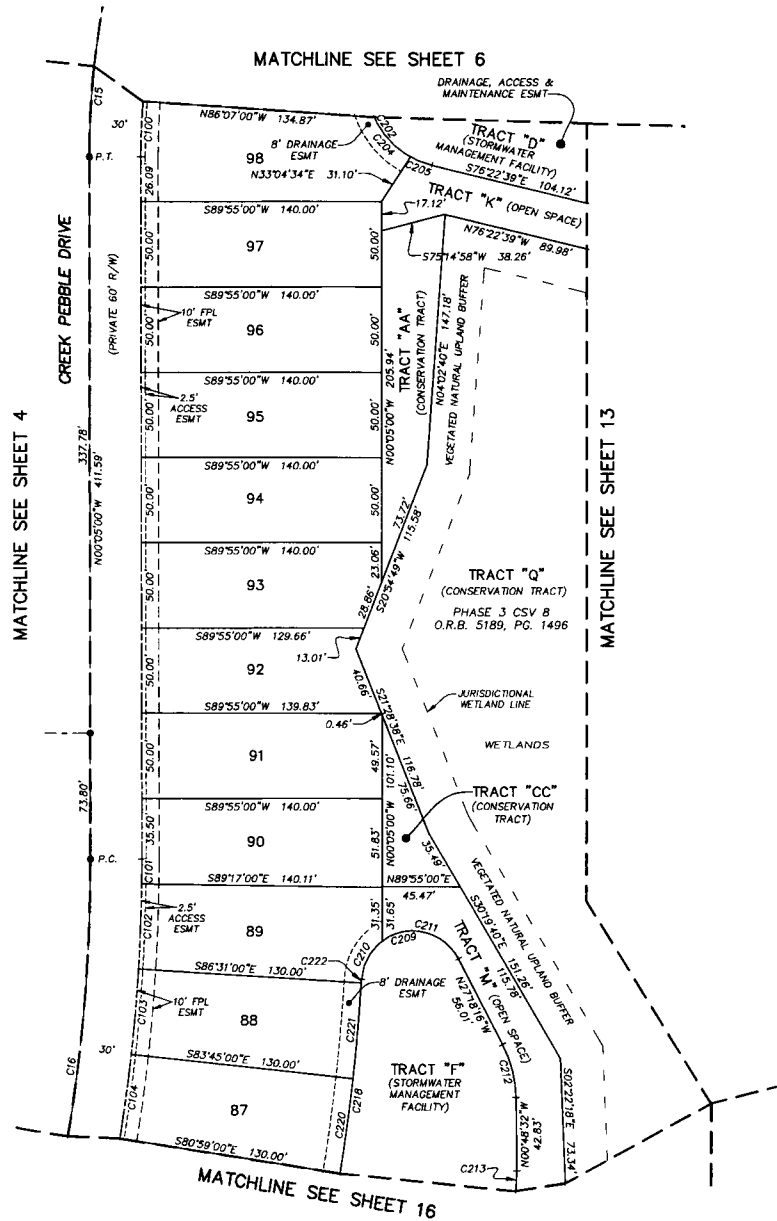
DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

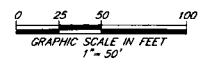
SHEET 15 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	500.00'	21°39'00"	188.93'	S10°44'30"W	187.81'
C16	1000.00'	13°56'00"	243.18'	N06°53'00"E	242.58'
C100	470.00'	3°58'00"	32.54'	S01°54'00"W	32.53'
C101	1030.00'	0°48'00"	14.38'	N00°19'00"E	14.38'
C102	1030.00'	2°46'00"	49.74'	N02°06'00"E	49.73'
C103	1030.00'	2°46'00"	49.74'	N04°52'00"E	49.73'
C104	1030.00'	2°46'00"	49.74'	N07°38'00"E	49.73'
C202	50.00'	84°53'36"	74.08'	S33°55'51"E	67.49'
C204	50.00'	36°47'00"	32.10'	S42°39'03"E	31.55'
C205	50.00'	15°20'05"	13.38'	S68°42'36"E	13.34'
C209	30.00'	149°19'09"	78.18'	S78°02'09"W	57.86'
C210	30.00'	50°04'20"	26.22'	S28°24'45"W	25.39'
C211	30.00'	89°14'49"	51.97'	N76°55'41"W	45.71'
C212	70.00'	26°29'45"	32.37'	N14°03'24"W	32.08'
C213	90.00'	7°34'38"	11.90'	N02°58'47"E	11.89'
C218	1160.00'	6°59'06"	141.42'	N06°52'08"E	141.33'
C220	1160.00'	2°46'00"	56.01'	N07°38'00"E	56.01'
C221	1160.00'	2°46'00"	56.01'	N04°52'00"E	56.01'
C222	1160.00'	0°06'25"	2.17'	N03°25'47"E	2.17'

- LEGEND**
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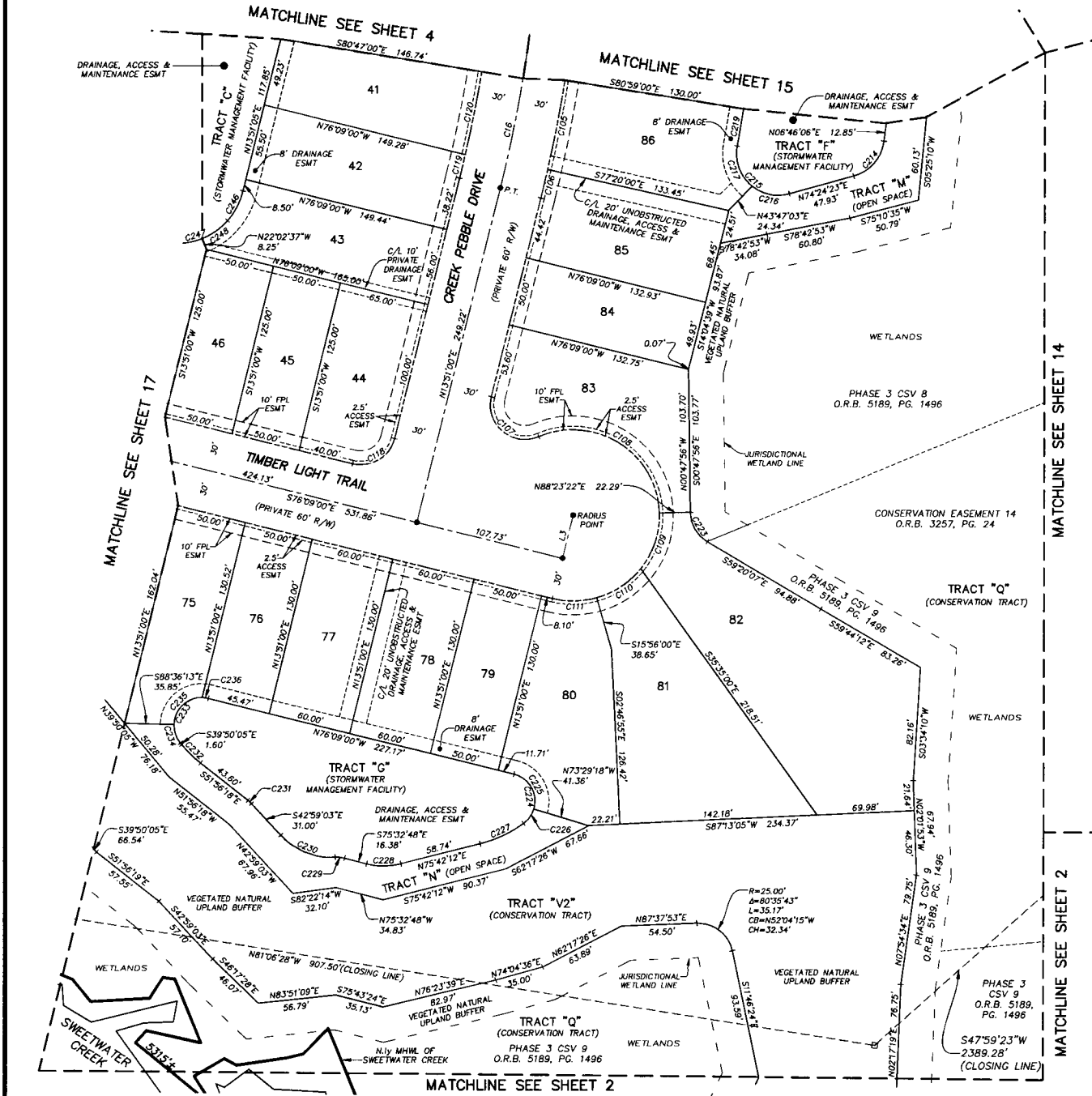
DEEP CREEK LANDING PHASE 3

A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 16 OF 17 SHEETS

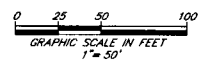
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	1000.00'	13°56'00"	243.18'	N06°53'00"E	242.58'
C105	1030.00'	3°39'00"	65.62'	N10°50'30"E	65.60'
C106	1030.00'	1°11'00"	21.27'	N13°53'30"E	21.27'
C107	25.00'	12°71'25"	55.55'	S49°48'13"E	44.81'
C108	62.00'	111°50'47"	121.03'	N57°32'02"W	102.71'
C109	62.00'	39°56'38"	43.22'	N18°21'41"E	42.35'
C110	62.00'	35°44'00"	38.67'	N56°12'00"E	38.04'
C111	62.00'	29°47'00"	32.23'	N88°57'30"E	31.87'
C118	25.00'	90°00'00"	39.27'	N58°51'00"E	35.36'
C119	970.00'	1°01'14"	17.28'	N13°20'23"E	17.28'
C120	970.00'	3°36'46"	61.16'	S11°01'23"W	61.15'
C214	30.00'	67°38'17"	35.42'	N40°35'15"E	33.39'
C215	30.00'	115°57'18"	60.71'	S47°36'58"E	50.87'
C216	30.00'	53°57'46"	28.25'	S78°36'44"E	27.22'
C217	30.00'	61°59'32"	32.46'	S20°38'05"E	30.90'
C219	1160.00'	1°20'41"	27.22'	N09°41'20"E	27.22'
C223	25.00'	58°32'11"	25.54'	S30°04'02"E	24.44'
C224	20.00'	129°48'06"	45.31'	N11°45'57"W	36.22'
C225	20.00'	92°39'42"	32.35'	N29°49'09"W	28.93'
C226	20.00'	37°08'23"	12.96'	N35°04'54"E	12.74'
C227	90.00'	22°03'06"	34.64'	N64°40'39"E	34.43'
C228	50.00'	28°45'00"	25.09'	S89°55'18"E	24.83'
C229	22.00'	17°54'46"	6.88'	N84°30'11"W	6.85'
C230	50.00'	50°28'30"	44.05'	S68°13'18"E	42.64'
C231	22.00'	8°57'15"	3.44'	N47°27'41"W	3.43'
C232	90.00'	12°06'13"	19.01'	S45°53'12"E	18.98'
C233	20.00'	143°41'05"	50.16'	S32°00'27"W	38.01'
C234	20.00'	41°35'2"	14.39'	S19°13'09"E	14.08'
C235	20.00'	89°21'17"	31.19'	S46°04'25"W	28.12'
C236	20.00'	13°05'57"	4.57'	N82°41'58"W	4.56'
C246	52.00'	27°06'30"	24.60'	N27°24'21"E	24.37'
C247	48.33'	62°53'30"	53.05'	N72°24'21"E	50.42'
C248	48.33'	26°59'47"	22.77'	N54°27'29"E	22.56'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S13°51'00"W	32.00'

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 - MATCHLINE MATCHLINE
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 - Ⓢ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - Ⓢ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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MAP BOOK PAGE

SHEET 17 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	200.00'	45°26'36"	158.63'	S53°25'42"E	154.50'
C112	230.00'	11°18'00"	45.36'	S70°30'00"E	45.29'
C113	230.00'	15°19'00"	61.49'	S57°11'30"E	61.30'
C117	170.00'	27°02'59"	80.26'	S62°37'30"E	79.52'
C237	100.00'	31°33'34"	55.08'	N82°00'44"W	54.39'
C238	100.00'	17°39'46"	30.83'	N75°03'49"W	30.71'
C239	100.00'	13°53'49"	24.25'	S89°09'23"W	24.20'
C247	48.33'	62°53'30"	53.05'	N72°24'21"E	50.42'
C249	48.33'	35°53'43"	30.28'	N85°54'14"E	29.78'
C250	269.00'	24°54'14"	116.92'	S63°41'48"E	116.00'
C251	269.00'	3°21'04"	15.73'	S74°28'23"E	15.73'
C252	269.00'	10°47'28"	50.66'	S67°24'07"E	50.59'
C253	269.00'	10°45'42"	50.53'	S56°37'32"E	50.45'
C255	332.00'	1°08'49"	6.65'	S50°40'16"E	6.65'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N48°27'14"W	25.00'
L15	N56°58'02"W	2.89'
L16	N09°18'52"W	28.99'

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