

**RESOLUTION NO. 2022-229**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**HOLLY LANDING – SILVERLEAF PARCEL 6.**

**WHEREAS, DFC SILVERLEAF 6, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Holly Landing – Silverleaf Parcel 6.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,** as follows:

**Section 1.** The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

**Section 2.** A Required Improvements Bond in the amount of \$2,760,791.15 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$482,724.00 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:

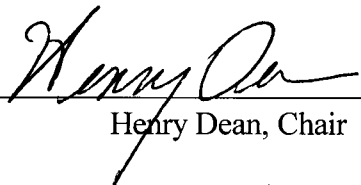
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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, Chair

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

  
Deputy Clerk

Rendition Date 7/21/22



# HOLLY LANDING - SILVERLEAF PARCEL 6

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
ST. JOHNS COUNTY, FLORIDA,

MAP BOOK PAGE

SHEET 1 OF 7 SHEETS

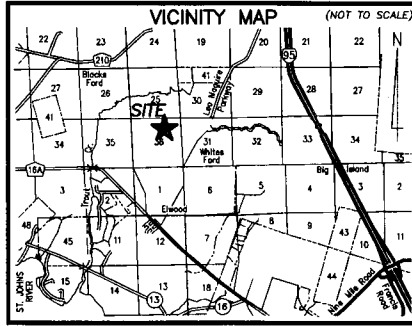
SEE SHEET 2 FOR NOTES

**CAPTION**

A portion of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of the Southerly terminus of Silverlake Drive, a variable width right of way as depicted on Oak Grove, a plat recorded in Map Book 110, pages 61 through 72, of the Public Records of said county; thence South 07°56'32" East, along the Westerly line of Tract "K" of said Oak Grove, and along a Southerly prolongation thereof, 489.92 feet to the point of curvature of a curve concave Westerly having a radius of 1186.00 feet; thence Southerly along the arc of said curve, through a central angle of 40°54'01", an arc length of 846.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 12°30'28" West, 828.76 feet; thence South 32°57'28" West, 616.44 feet to the point of curvature of a curve concave Southeasterly having a radius of 3960.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 01°08'51", an arc length of 79.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 32°23'03" West, 79.30 feet; thence North 58°11'22" West, along a non-tangent line, 80.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 4040.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 05°01'30", an arc length of 354.31 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 29°17'53" West, 354.20 feet; thence North 57°02'32" West, along a non-tangent line, 537.51 feet; thence North 00°16'10" West, 939.41 feet; thence North 08°19'16" East, 856.44 feet to a point lying on the Westerly prolongation of the Southerly line of Tract "G", Courtney Oaks & Courtney Chase - Silverleaf Parcels 7A-7B, as depicted on the plat thereof, recorded in Map Book 112, pages 1 through 19, of said Public Records; thence South 89°58'00" East, along said Westerly prolongation and said Southerly line, 985.84 feet to the Southeast corner thereof; thence North 07°56'32" West, along the Easterly line thereof, 56.07 feet to the Southwest corner of said Southerly terminus of Silverlake Drive; thence North 82°03'28" East, departing said Easterly line and along said Southerly terminus, 80.00 feet to the Point of Beginning.

Containing 46.66 acres, more or less.



**CERTIFICATE OF APPROVAL AND ACCEPTANCE  
BOARD OF COUNTY COMMISSIONERS**

This is to certify that this plot of HOLLY LANDING - SILVERLEAF PARCEL 6 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 plot of HOLLY LANDING - SILVERLEAF PARCEL 6 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 plot of HOLLY LANDING - SILVERLEAF PARCEL 6 has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Office of the County Attorney

**STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by [ ] means of physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of Hutton Management, Inc., the manager of White's Ford Timber, LLC, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

My Commission Expires \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Number \_\_\_\_\_

**CERTIFICATE OF CLERK**

This is to certify that this plot 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

**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 plot was made under the undersigned's responsible direction and supervision, and that the plot 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 PLAT REVIEW**

This is to certify that this plot 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 DFC Silverleaf 6, LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as HOLLY LANDING - SILVERLEAF PARCEL 6, 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.

The road rights of way of Silverlake Drive and Stone Castle Way depicted as (Public R/W) are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon the right of way of Silverlake Drive hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

All private rights of way depicted hereon as Stone Castle Way, Holly Landing Way and Holly Ridge Way, Tract "A" (Stormwater Management Facility), Tract "B" (Conservation), Tracts "C" and "D" (Park/Recreation), Tracts "E", "F" and "G" (Open Space) and Tracts "H" and "I" (Landscape Buffer), shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity 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 their 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 and telecommunication companies authorized by said Owner in writing to serve the lands 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 streets 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 easements shown on this plot, 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.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plot as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Those easements designated as "SJC Utility and Access Easements" are hereby irrevocably dedicated to St. Johns County, a political subdivision, its successors and assigns, for its non-exclusive use in conjunction with its underground utility system.

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

OWNER: DFC Silverleaf 6, LLC  
a Florida limited liability company

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

By: \_\_\_\_\_

Witness \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name \_\_\_\_\_

Its: \_\_\_\_\_

**STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of Land Planners Development II, Inc., a Florida corporation, on behalf of the corporation, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida

Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

My Commission Number is: \_\_\_\_\_

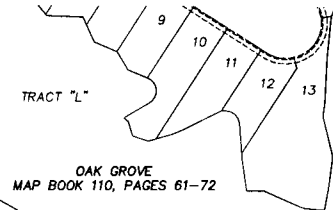
Personally Known [ ] or produced identification [ ]  
Type of identification produced \_\_\_\_\_

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

**HOLLY LANDING - SILVERLEAF PARCEL 6**  
 A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
 ST. JOHNS COUNTY, FLORIDA,

**MAP BOOK PAGE**

SHEET 2 OF 7 SHEETS  
 SEE SHEET 2 FOR NOTES

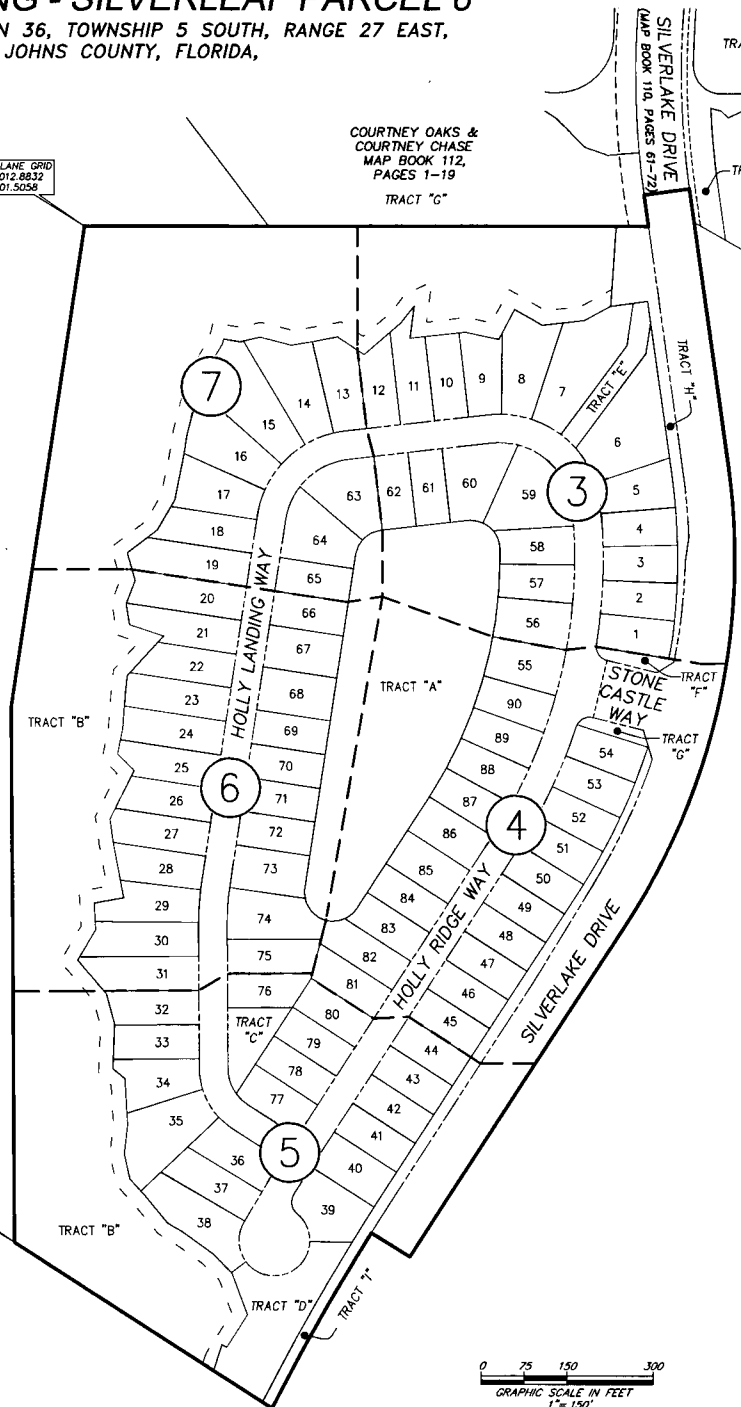


STATE PLANE GRID  
 N: 2071012.8632  
 E: 485401.5058

COURTNEY OAKS &  
 COURTNEY CHASE  
 MAP BOOK 112,  
 PAGES 1-19  
 TRACT "C"

UNPLATTED LANDS OF  
 SECTION 36,  
 TOWNSHIP 5 SOUTH  
 RANGE 27 EAST

UNPLATTED LANDS OF  
 SECTION 36,  
 TOWNSHIP 5 SOUTH  
 RANGE 27 EAST

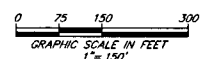


- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly terminus of Silverlake Drive as being North 82°03'28" East.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control:  
 Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930  
 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
  - 3) **NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
  - 4) Those certain easements denoted as "2.5' Utility Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Utility Easement.
  - 5) Tract "B" is 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 areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
    - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
    - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
    - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
    - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
    - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
    - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
    - (g) Acts or uses detrimental to such retention of land or water areas.
    - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
  - 6) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
  - 7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
  - 8) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all plotted 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.

STATE PLANE GRID  
 N: 2069276.8046  
 E: 485277.5946

**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
∠	CENTRAL ANGLE
Δ	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(NR)	NON-RADIAL
(R)	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
PD	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
---	MATCHLINE
①	SHEET REFERENCE NUMBER
▨	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
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# HOLLY LANDING - SILVERLEAF PARCEL 6

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
ST. JOHNS COUNTY, FLORIDA,

COURTNEY OAKS & COURTNEY CHASE, MAP BOOK 112, PAGES 1-19  
S89°58'00"E 985.84' TRACT "G" (CONSERVATION)  
929.21'

## MAP BOOK PAGE

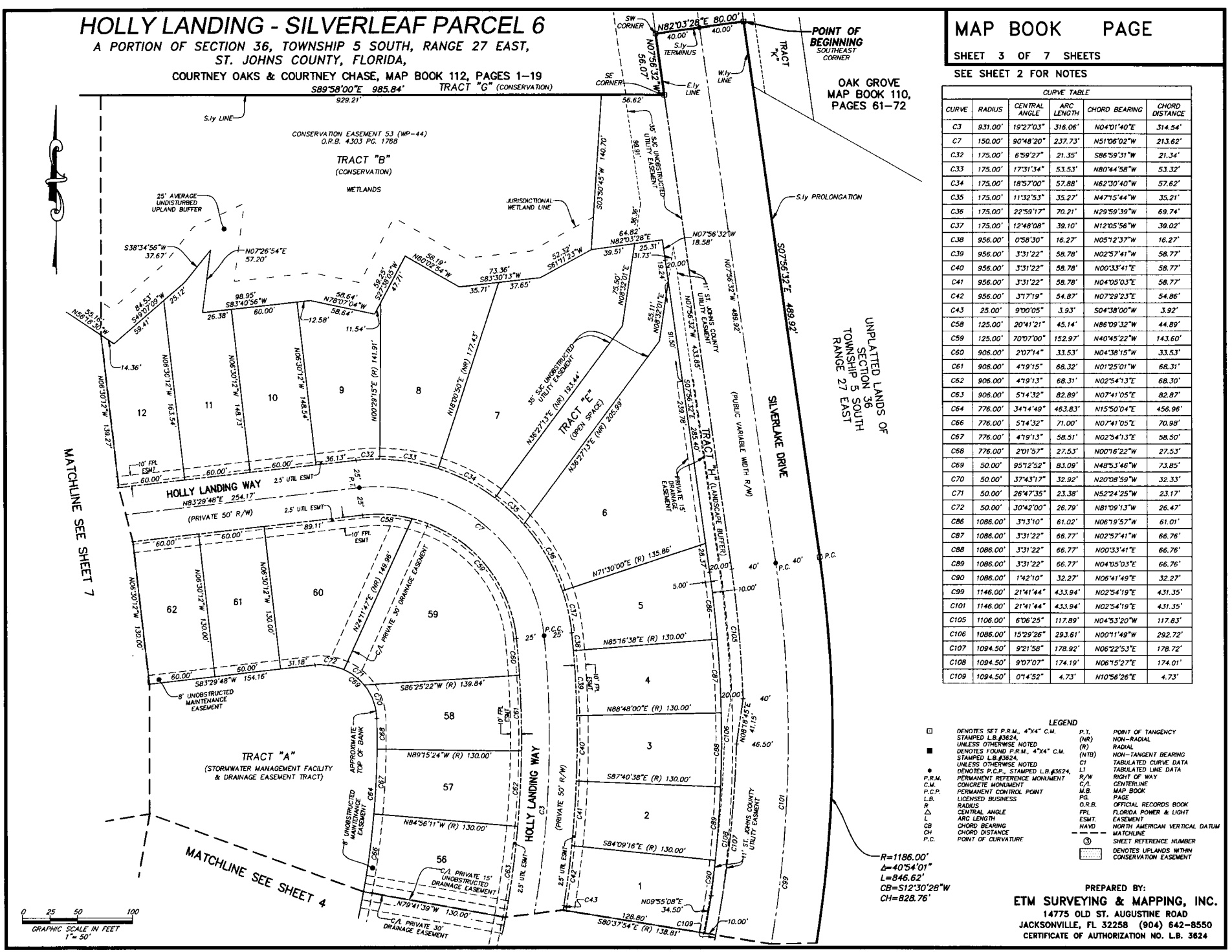
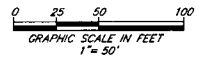
SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	931.00'	19°27'03"	316.06'	N04°01'40"E	314.54'
C7	150.00'	90°48'20"	237.73'	N51°06'02"W	213.62'
C32	175.00'	6°59'27"	21.35'	S88°59'31"W	21.34'
C33	175.00'	17°31'34"	53.53'	N80°44'58"W	53.32'
C34	175.00'	18°57'00"	57.88'	N62°30'40"W	57.62'
C35	175.00'	11°32'53"	35.27'	N47°15'44"W	35.21'
C36	175.00'	22°59'17"	70.21'	N29°59'39"W	69.74'
C37	175.00'	12°48'08"	39.10'	N12°05'56"W	39.02'
C38	956.00'	0°58'30"	16.27'	N05°12'37"W	16.27'
C39	956.00'	3°31'22"	58.78'	N02°57'41"W	58.77'
C40	956.00'	3°31'22"	58.78'	N00°33'41"E	58.77'
C41	956.00'	3°31'22"	58.78'	N04°05'03"E	58.77'
C42	956.00'	3°17'19"	54.87'	N07°29'23"E	54.86'
C43	25.00'	9°00'05"	3.93'	S04°38'00"W	3.92'
C58	125.00'	20°41'21"	45.14'	N86°09'32"W	44.89'
C59	125.00'	70°07'00"	152.97'	N40°45'22"W	143.60'
C60	906.00'	20°71'4"	33.53'	N04°38'15"W	33.53'
C61	906.00'	4°19'15"	68.32'	N01°25'01"W	68.31'
C62	906.00'	4°19'13"	68.31'	N02°54'13"E	68.30'
C63	906.00'	5°14'32"	82.89'	N07°41'05"E	82.87'
C64	776.00'	34°14'49"	463.83'	N15°50'04"E	456.96'
C66	776.00'	5°14'32"	71.00'	N07°41'05"E	70.98'
C67	776.00'	4°19'13"	58.51'	N02°54'13"E	58.50'
C68	776.00'	2°01'57"	27.53'	N00°16'22"W	27.53'
C69	50.00'	95°12'52"	83.09'	N48°53'46"W	73.85'
C70	50.00'	37°43'17"	32.92'	N20°08'59"W	32.33'
C71	50.00'	26°47'35"	23.38'	N52°24'25"W	23.17'
C72	50.00'	30°42'00"	26.79'	N81°09'13"W	26.47'
C86	1086.00'	3°13'10"	61.02'	N06°19'57"W	61.01'
C87	1086.00'	3°13'22"	66.77'	N02°57'41"W	66.76'
C88	1086.00'	3°13'22"	66.77'	N00°33'41"E	66.76'
C89	1086.00'	3°13'22"	66.77'	N04°05'03"E	66.76'
C90	1086.00'	1°42'10"	32.27'	N06°41'49"E	32.27'
C99	1146.00'	21°41'44"	433.94'	N02°54'19"E	431.35'
C101	1146.00'	21°41'44"	433.94'	N02°54'19"E	431.35'
C105	1108.00'	6°06'25"	117.89'	N04°53'20"W	117.83'
C106	1086.00'	15°29'26"	293.61'	N00°11'49"W	292.72'
C107	1094.50'	9°21'58"	178.92'	N06°22'53"E	178.72'
C108	1094.50'	9°07'07"	174.19'	N06°15'27"E	174.01'
C109	1094.50'	0°14'52"	4.73'	N10°56'26"E	4.73'

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
L.B.	LICENSED BUSINESS
△	RADIUS
∠	CENTRAL ANGLE
⌒	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(R)	NON-RADIAL
(R)	RADIAL
(NTB)	NON-TANGENT BEARING
C1	TABULATED CURVE DATA
LI	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.C.	PAGE
O.R.R.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
①	SHEET REFERENCE NUMBER
⊞	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT

R=1186.00'  
Δ=40°54'01"  
L=846.62'  
CB=S12°30'26"W  
CH=828.76'



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

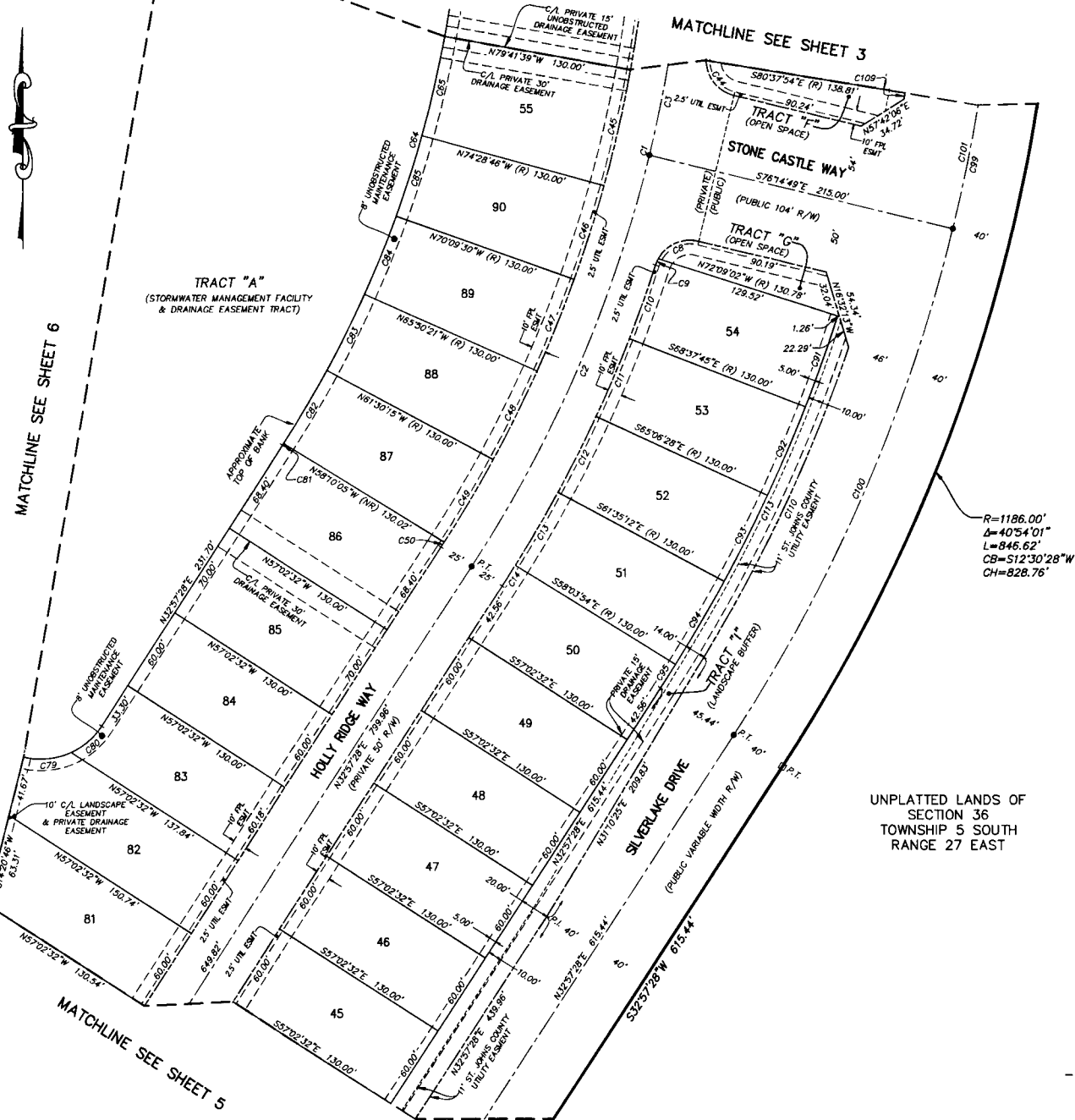
# HOLLY LANDING - SILVERLEAF PARCEL 6

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
ST. JOHNS COUNTY, FLORIDA,

MAP BOOK PAGE

SHEET 4 OF 7 SHEETS

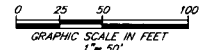
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	931.00'	38°39'21"	628.12'	N13°37'48"E	616.27'
C2	931.00'	19°12'17"	312.06'	N23°21'20"E	310.60'
C3	931.00'	19°27'03"	316.06'	N04°01'40"E	314.54'
CB	25.00'	74°30'58"	32.51'	S66°29'42"W	30.27'
C9	25.00'	11°05'58"	4.84'	S23°41'15"W	4.84'
C10	956.00'	37°3'59"	53.94'	N19°45'16"E	53.94'
C11	956.00'	3°31'17"	58.75'	N23°07'53"E	58.75'
C12	956.00'	3°31'17"	58.76'	N26°39'10"E	58.75'
C13	956.00'	3°31'17"	58.76'	N30°10'27"E	58.75'
C14	956.00'	1°01'23"	17.07'	N32°26'47"E	17.07'
C44	25.00'	76°22'47"	33.33'	S38°03'25"E	30.91'
C45	906.00'	57°2'53"	82.46'	N12°54'48"E	82.43'
C46	906.00'	47°9'16"	68.33'	N17°40'52"E	68.31'
C47	906.00'	47°9'09"	68.30'	N22°00'04"E	68.28'
C48	906.00'	4°20'06"	68.55'	N26°19'42"E	68.53'
C49	906.00'	47°2'00"	66.42'	N30°35'45"E	66.40'
C50	906.00'	0°15'43"	4.14'	N32°49'37"E	4.14'
C64	776.00'	341°4'49"	463.83'	N15°50'04"E	456.96'
C65	776.00'	57°2'53"	70.63'	N12°54'48"E	70.60'
C79	50.00'	38°52'03"	33.92'	N84°54'45"E	33.27'
C80	50.00'	32°31'15"	28.38'	N49°13'06"E	28.00'
C81	776.00'	0°07'02"	1.59'	N32°53'58"E	1.59'
C82	776.00'	4°20'42"	58.85'	N30°40'06"E	58.83'
C83	776.00'	4°20'06"	58.71'	N26°19'42"E	58.70'
C84	776.00'	47°9'09"	58.50'	N22°00'04"E	58.49'
C85	776.00'	47°9'16"	58.52'	N17°40'52"E	58.51'
C91	1086.00'	3°31'17"	66.74'	N19°36'37"E	66.73'
C92	1086.00'	3°31'17"	66.74'	N23°07'53"E	66.73'
C93	1086.00'	3°31'17"	66.75'	N26°39'10"E	66.74'
C94	1086.00'	3°31'17"	66.75'	N30°10'27"E	66.74'
C95	1086.00'	1°01'23"	19.39'	N32°26'47"E	19.39'
C99	1146.00'	40°54'01"	818.07'	N12°30'28"E	800.81'
C100	1146.00'	19°12'17"	384.12'	N23°21'20"E	382.33'
C101	1146.00'	21°41'44"	433.94'	N02°54'19"E	431.35'
C109	1084.50'	0°14'52"	4.73'	N10°56'26"E	4.73'
C110	1100.00'	12°21'57"	237.41'	N24°59'27"E	236.95'
C113	1086.00'	15°06'30"	286.37'	N25°24'13"E	285.54'

UNPLATTED LANDS OF SECTION 36 TOWNSHIP 5 SOUTH RANGE 27 EAST

- 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
  - (NR) NON-RADIAL
  - (R) RADIAL
  - (NTB) NON-TANGENT BEARING
  - CJ TABULATED CURVE DATA
  - LT TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/A CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - MAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# HOLLY LANDING - SILVERLEAF PARCEL 6

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
ST. JOHNS COUNTY, FLORIDA,

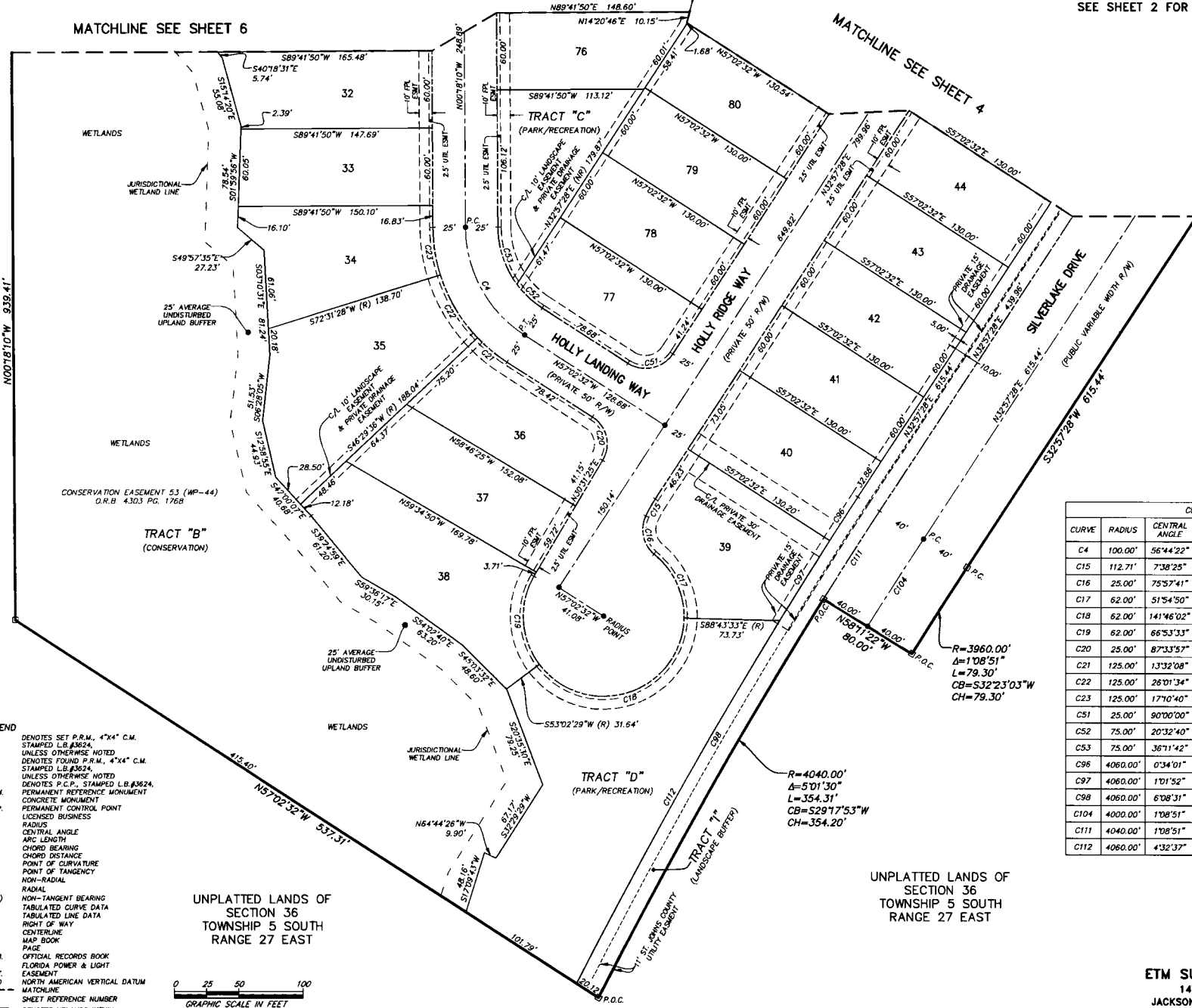
MAP BOOK PAGE

SHEET 5 OF 7 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

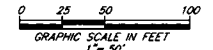


CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	100.00'	56°44'22"	99.03'	S28°40'21"E	95.03'
C15	112.71'	7°38'25"	15.03'	S29°08'30"W	15.02'
C16	25.00'	75°57'41"	33.14'	S12°39'33"E	30.77'
C17	62.00'	51°54'50"	56.18'	N24°40'58"W	54.27'
C18	62.00'	141°46'02"	153.41'	N72°09'28"E	117.16'
C19	62.00'	66°53'33"	72.38'	S03°30'45"E	68.34'
C20	25.00'	87°33'57"	38.21'	N13°15'33"W	34.60'
C21	125.00'	13°32'08"	29.53'	S50°16'28"E	29.46'
C22	125.00'	26°01'34"	56.78'	S30°29'37"E	56.29'
C23	125.00'	17°10'40"	37.48'	S08°53'30"E	37.34'
C51	25.00'	90°00'00"	39.27'	N77°57'28"E	35.36'
C52	75.00'	20°32'40"	28.89'	S46°46'11"E	26.75'
C53	75.00'	36°11'42"	47.38'	S18°24'00"E	46.80'
C96	4060.00'	0°34'01"	40.18'	S32°40'28"W	40.18'
C97	4060.00'	1°01'52"	73.07'	S31°52'31"W	73.07'
C98	4060.00'	6°08'31"	435.21'	S29°53'13"W	435.00'
C104	4000.00'	1°08'51"	80.10'	S32°23'03"W	80.10'
C111	4040.00'	1°08'51"	80.91'	S32°23'03"W	80.90'
C112	4060.00'	4°32'37"	321.96'	S29°05'17"W	321.88'

- 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, PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - 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
  - (NR) NON-RADIAL
  - (R) RADIAL
  - (NTB) NON-TANGENT BEARING
  - LI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/A CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT EASEMENT
  - NAV/D NORTH AMERICAN VERTICAL DATUM MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - DENOTES UPLANDS WITHIN CONSERVATION EASEMENT

UNPLATTED LANDS OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST



UNPLATTED LANDS OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST

MATCHLINE SEE SHEET 2

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

# HOLLY LANDING - SILVERLEAF PARCEL 6

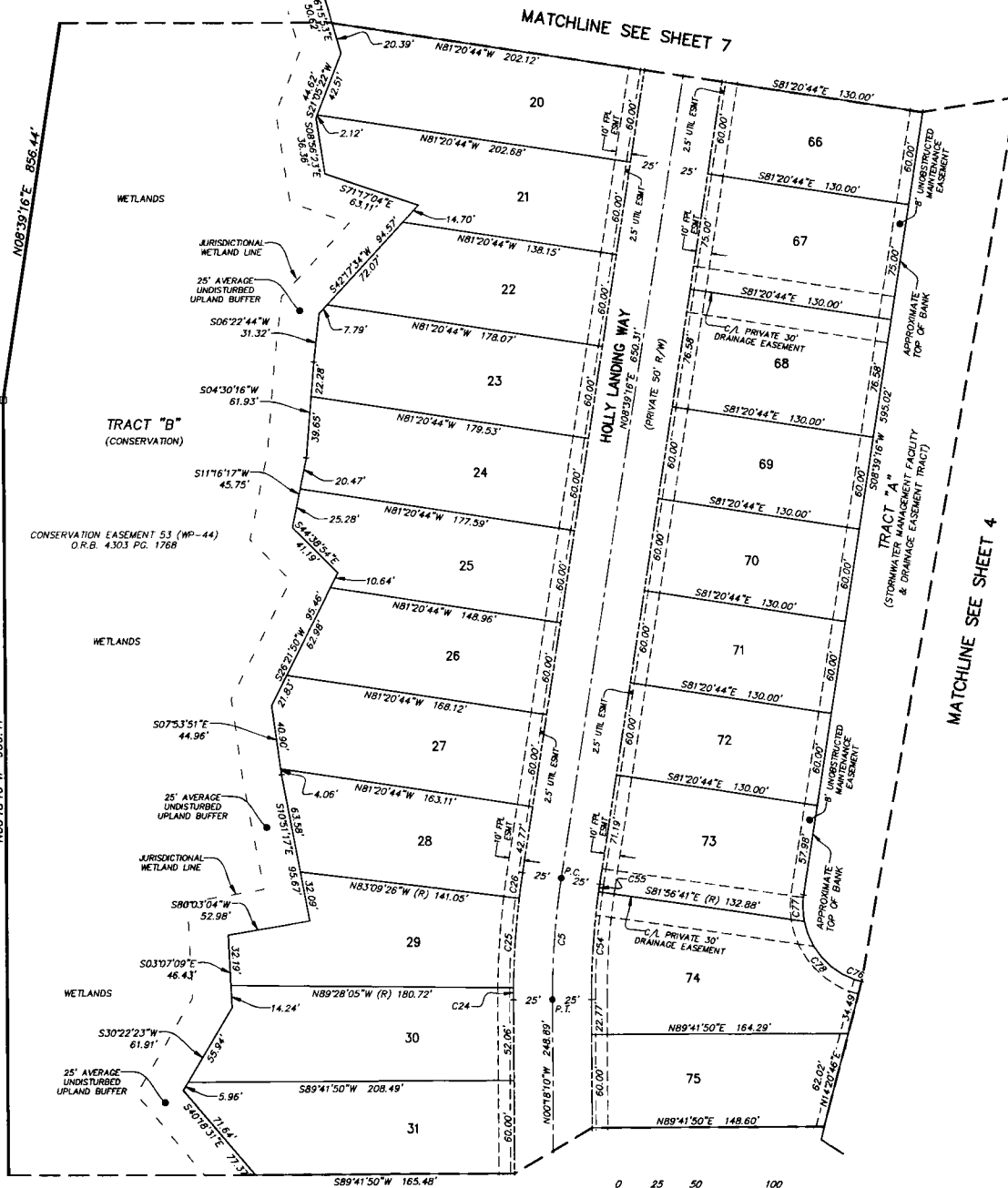
A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
ST. JOHNS COUNTY, FLORIDA,

MAP BOOK PAGE

SHEET 6 OF 7 SHEETS

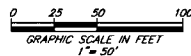
SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF  
SECTION 36,  
TOWNSHIP 5 SOUTH,  
RANGE 27 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	500.00'	85°26'	78.17'	S04°10'33"W	78.09'
C24	525.00'	0°50'04"	7.65'	S00°06'53"W	7.65'
C25	525.00'	67°8'40"	57.83'	S03°41'15"W	57.80'
C26	525.00'	1°48'42"	16.60'	S07°44'55"W	16.60'
C54	475.00'	8°21'28"	69.29'	S03°52'34"W	69.23'
C55	475.00'	0°35'58"	4.97'	S08°21'17"W	4.97'
C76	50.00'	155°41'48"	135.87'	S69°11'38"E	97.76'
C77	50.00'	19°36'48"	17.12'	S01°09'08"E	17.03'
C78	50.00'	64°41'42"	56.46'	S43°78'23"E	53.51'

- LEGEND**
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  - P.C.P. PERMANENT CONTROL POINT.
  - L.B. LICENSED BUSINESS.
  - R RADIUS.
  - ∠ CENTRAL ANGLE.
  - ⤵ ARC LENGTH.
  - ↖ CHORD BEARING.
  - CH CHORD DISTANCE.
  - P.C. POINT OF CURVATURE.
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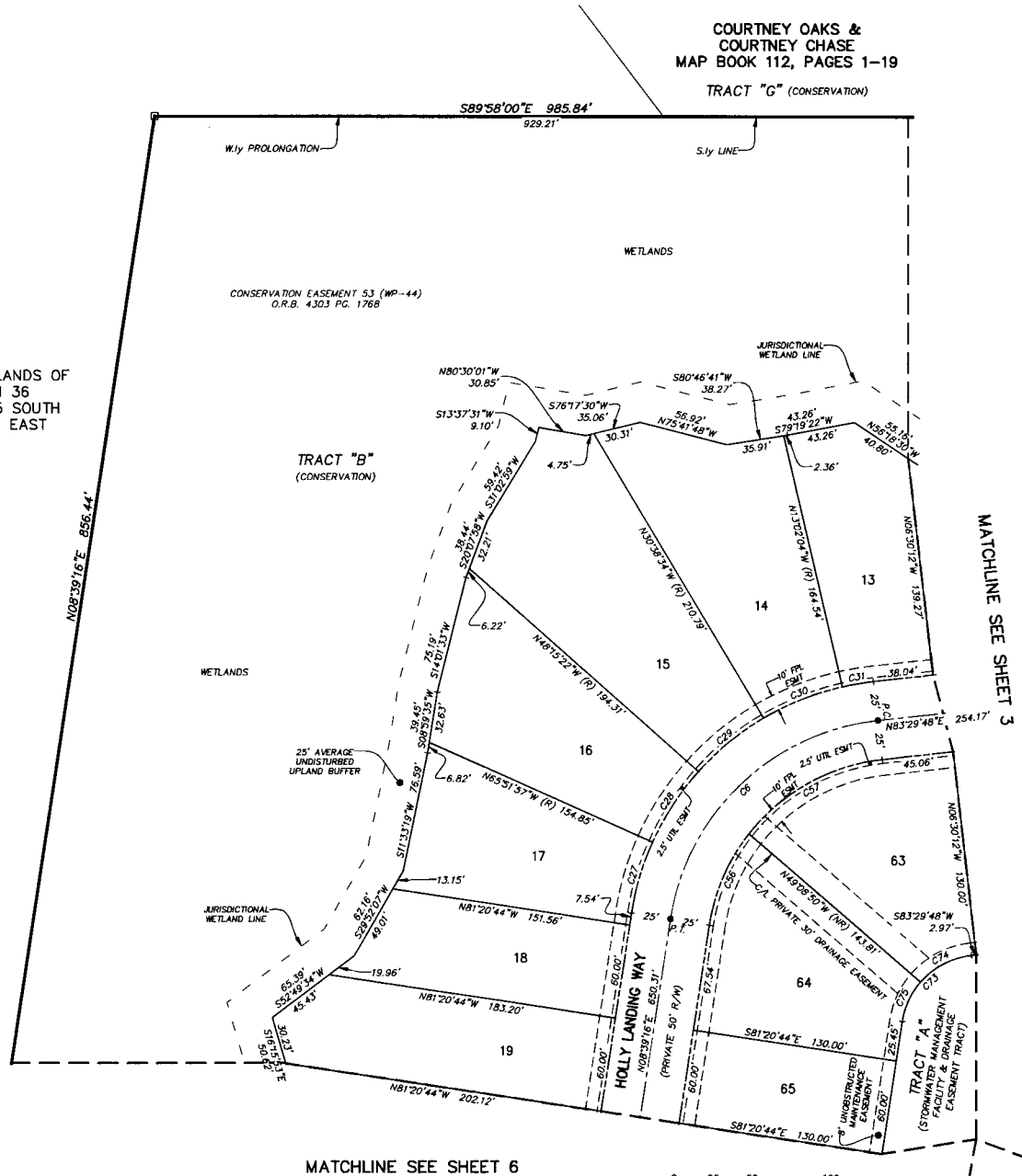
SHEET 7 OF 7 SHEETS

SEE SHEET 2 FOR NOTES

COURTNEY OAKS &  
COURTNEY CHASE  
MAP BOOK 112, PAGES 1-19

TRACT "G" (CONSERVATION)

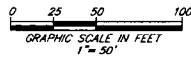
UNPLATTED LANDS OF  
SECTION 36  
TOWNSHIP 5 SOUTH  
RANGE 27 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	150.00'	74°50'31"	195.94'	S46°04'32"W	182.30'
C27	175.00'	15°28'47"	47.28'	S16°23'40"W	47.14'
C28	175.00'	17°36'35"	53.79'	S32°56'20"W	53.57'
C29	175.00'	17°36'48"	53.80'	S50°33'02"W	53.59'
C30	175.00'	17°36'30"	53.78'	S68°09'41"W	53.57'
C31	175.00'	6°31'52"	19.95'	S80°13'52"W	19.94'
C56	125.00'	29°18'26"	63.94'	S23°18'29"W	63.24'
C57	125.00'	45°32'05"	99.34'	S60°43'45"W	96.75'
C73	50.00'	74°50'31"	65.31'	S46°04'32"W	60.77'
C74	50.00'	42°38'38"	37.21'	S62°10'29"W	36.36'
C75	50.00'	32°11'53"	28.10'	S24°45'13"W	27.73'

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MATCHLINE SEE SHEET 6



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