

RESOLUTION NO. 2022- 266
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BROOKSIDE PRESERVE PHASE 2.

WHEREAS, KB HOME JACKSONVILLE 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 Brookside Preserve Phase 2.

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

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

Section 2. A Required Improvements Bond in the amount of \$1,263,649.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$212,976.00 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.

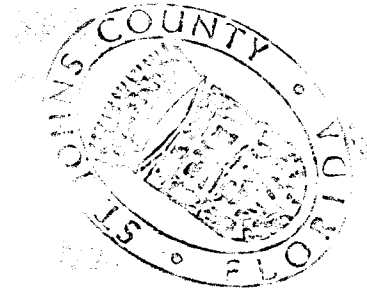
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2 day of August, 2022.

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

BY: Henry Dean
Henry Dean, Chair

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

Sam Hatterman
Deputy Clerk



Rendition Date 8/8/22

BROOKSIDE PRESERVE PHASE 2

A PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 1 OF 4 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

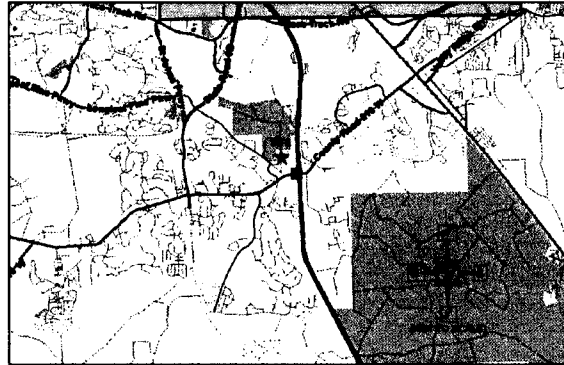
CAPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "M", BROOKSIDE PRESERVE PHASE 1B AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 113, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID NORTHWEST CORNER LYING ON THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE N01°09'49"W, ALONG SAID WEST LINE, A DISTANCE OF 816.70 FEET; THENCE N89°41'14"E, A DISTANCE OF 374.71 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 817, PAGE 1586 OF SAID PUBLIC RECORDS; THENCE S01°09'44"E, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 364.69 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE N89°50'27"E, ALONG THE SOUTH LINE OF LAST SAID LANDS AND THE EASTERLY PROJECTION THEREOF, A DISTANCE OF 637.46 FEET TO THE NORTHWEST CORNER OF TRACT "N", BROOKSIDE PRESERVE PHASE 1A AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 113, PAGES 1-6 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID BROOKSIDE PRESERVE PHASE 1A, THE FOLLOWING FIVE (5) COURSES: COURSE ONE (1): S00°09'07"W, 155.72 FEET; COURSE TWO (2): N90°09'07"W, 141.87 FEET; COURSE THREE (3): S01°09'07"W, 50.80 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE FOUR (4): SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID CURVE BEING SURTENDED BY A CHORD BEARING AND DISTANCE OF S40°09'07"E, 15.36 FEET TO A POINT OF TANGENCY; COURSE FIVE (5): S00°09'07"W, 95.80 FEET TO THE NORTHEAST CORNER OF SAID BROOKSIDE PRESERVE PHASE 1B; THENCE ALONG THE WEST LINE OF SAID BROOKSIDE PRESERVE PHASE 1B, THE FOLLOWING FIVE (5) COURSES: COURSE ONE (1): N90°09'07"W, 704.47 FEET; COURSE TWO (2): S01°09'49"E, 95.33 FEET; COURSE THREE (3): S88°50'11"W, 50.00 FEET; COURSE FOUR (4): S01°09'49"E, 29.27 FEET; COURSE FIVE (5): S88°50'11"W, 155.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.89 ACRES, MORE OR LESS.

VICINITY MAP



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BROOKSIDE PRESERVE PHASE 2, AND HAVE CAUSED THIS SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS GROUND ISLAND WAY AND PEACE RIVER ROAD, TRACT "N", "O" AND "T" (COMMON AREAL TRACT "O" (CONSERVATION), TRACT "T" (STORMWATER MANAGEMENT FACILITY) AND TRACT "S" (ACCESS) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HEREAFTER PROVIDED; NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HEREAFTER PROVIDED.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA-E-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

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 HEREIN, FOR ITS NON-EXCLUSIVE USE IN CONNECTION 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 HEREIN.

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, IF ANY OF SAID EASEMENTS. THE OWNERS RETAIN THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS 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.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS SHOWN ON THE PLAT. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (2)(b), FLORIDA STATUTES.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

IN WITNESS WHEREOF, _____ OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022, ON BEHALF OF THE COMPANY.

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BROOKSIDE PRESERVE PHASE 2 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2022.

OFFICE OF ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, 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 CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART I, 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 APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

KB HOME JACKSONVILLE LLC

A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TODD HOLDER - ITS PRESIDENT

WITNESS _____
PRINT NAME

WITNESS _____
PRINT NAME

NOTARY FOR KB HOME JACKSONVILLE LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022.

GAIL OLIVER, P.E.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 6464

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2022.

NATHAN F. PERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6960
PERRET AND ASSOCIATES, INC.

PREPARED BY:

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 8715

BROOKSIDE PRESERVE PHASE 2

A PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

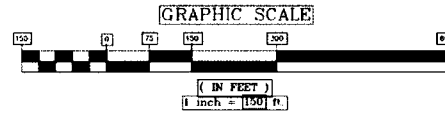
SHEET 2 OF 4 SHEETS

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON N01°09'49"W FOR THE WEST LINE OF GOVERNMENT LOT 1.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0801
- 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4.) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 5.) ALL UPLAND BUFFERS ARE TO REMAIN NATURAL AND UNDISTURBED.
- 6.) LANDS SHOWN HEREON ARE SUBJECT TO AN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5128, PAGE 431 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 7.) LANDS SHOWN HEREON ARE SUBJECT TO A NON-EXCLUSIVE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5389, PAGE 224 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ONCE THE NEW ELECTRIC UTILITIES HAVE BEEN INSTALLED AND DEDICATION THEREOF HAS BEEN ACCEPTED BY GRANTEE IN ACCORDANCE WITH GRANTEE'S STANDARD DEDICATION REQUIREMENTS, GRANTEE SHALL PROMPTLY TERMINATE AND RELEASE THIS GRANT OF EASEMENT. (BLANKET IN NATURE)

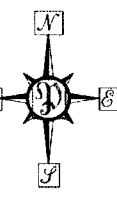
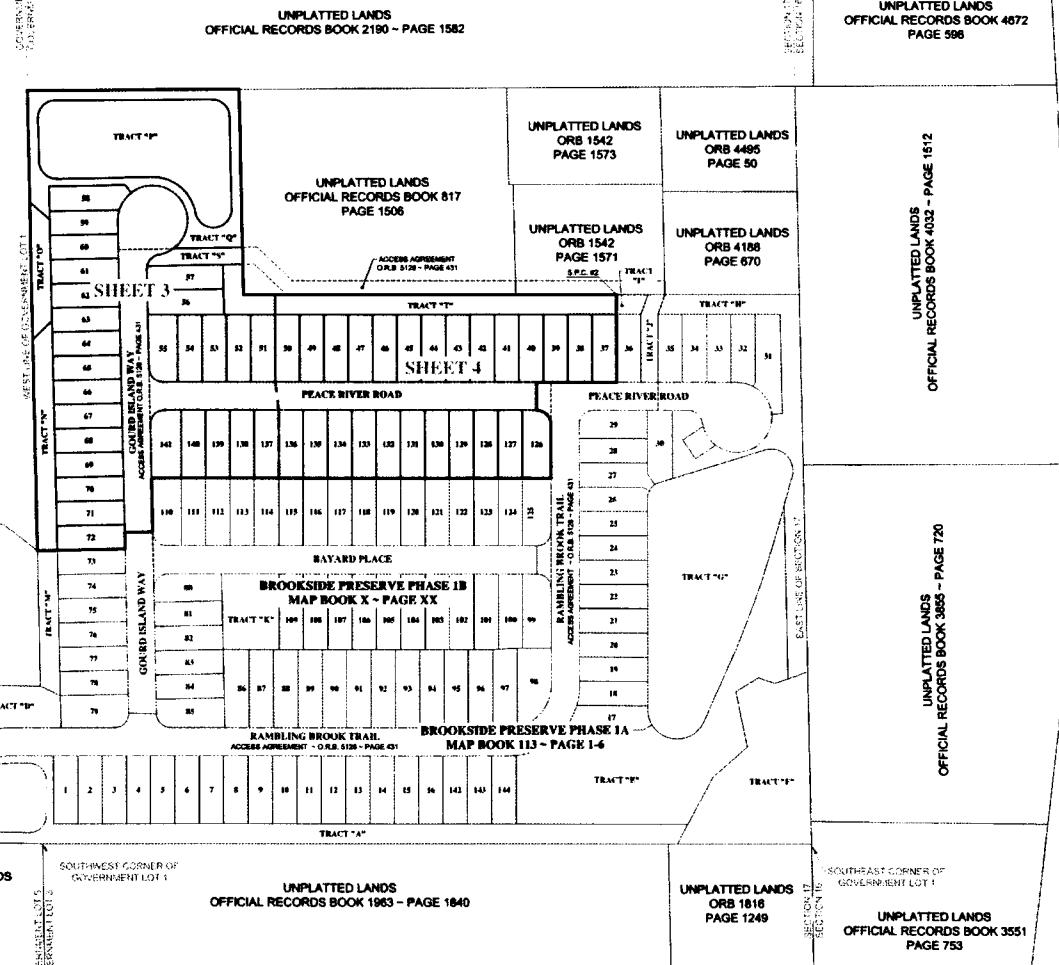
LEGEND

- DENOTES SET 1/2" REBAR STAMPED PRM L.B. 8715
- DENOTES FD 1/2" REBAR STAMPED PRM L.B. 8716
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 8718
- DENOTES FD PERMANENT REFERENCE MONUMENT STAMPED L.B. 8719
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 8715
- DENOTES FD PERMANENT CONTROL POINT STAMPED L.B. 8719
- DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- RAW RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SPC STATE PLANE COORDINATE



GOVERNMENT LOT 1
TOWNSHIP 5 SOUTH

SECTION 17
TOWNSHIP 5 SOUTH
RANGE 28 EAST



STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2085330.9704	486296.8880	POINT OF BEGINNING
2	2087785.9168	487528.8880	NORTHEAST CORNER OF TRACT "T"

INTERSTATE NO. 95
LIMITED ACCESS VARIANTE 1 NORTH R.W.

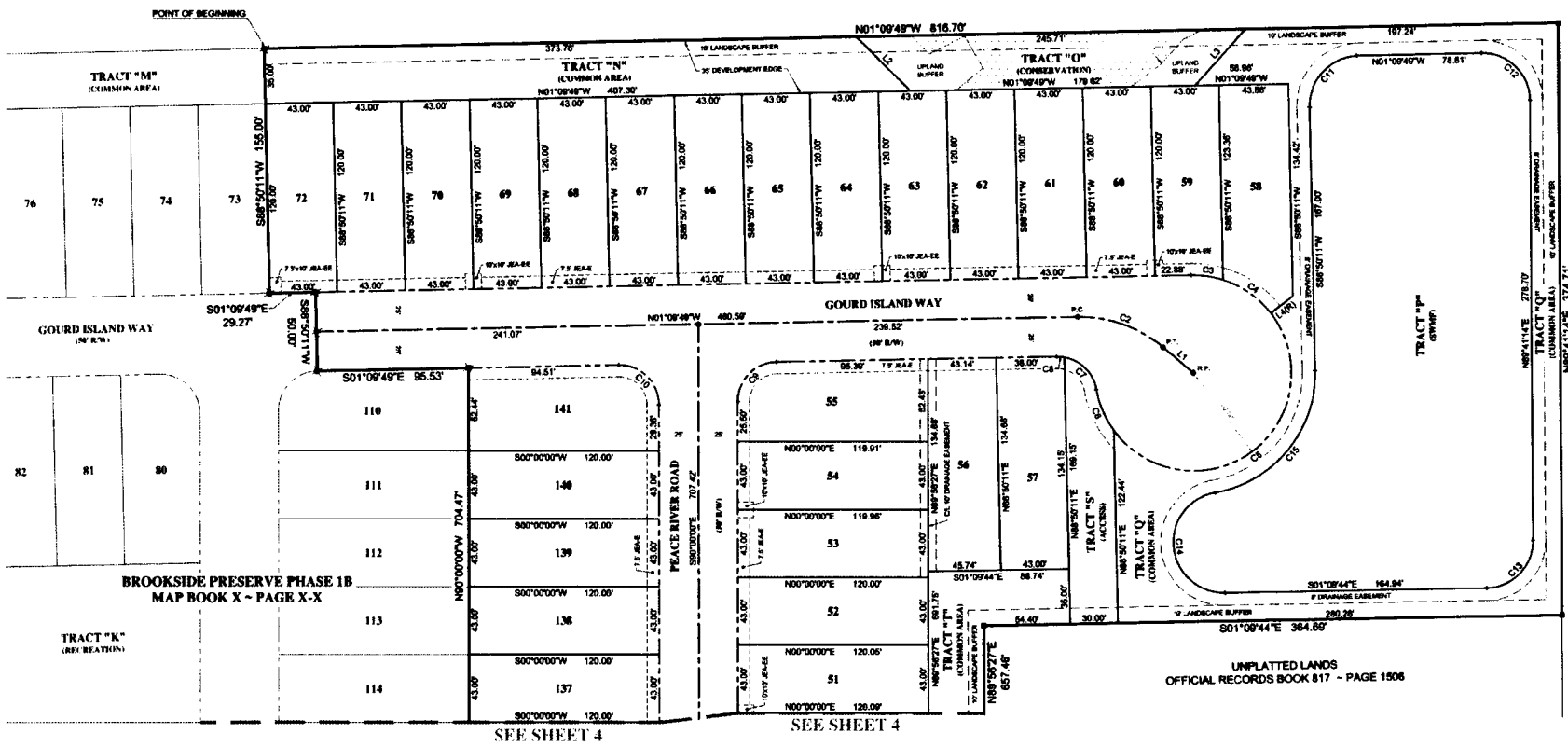
PREPARED BY:
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BROOKSIDE PRESERVE PHASE 2

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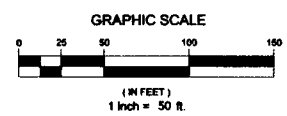
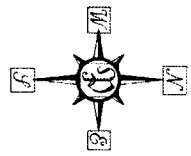
SHEET 3 OF 4 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 2190 - PAGE 1582



LINE #	LENGTH	DIRECTION
L1	29.22	N40°20'01"E
L2	48.48	N46°03'21"E
L3	47.79	N48°14'00"W
L4R	17.79	N07°47'24"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	58.17	80.00	41°28'00"	N18°48'00"E	58.87
C3	26.49	92.00	18°38'23"	N08°18'22"E	30.42
C4	37.29	82.00	34°20'02"	N54°08'38"E	36.79
C5	198.99	62.00	182°00'29"	S38°47'08"E	123.98
C6	28.19	80.00	28°01'28"	S87°13'00"W	27.82
C7	36.49	25.00	66°52'10"	S45°16'20"W	28.83
C8	9.03	25.00	11°32'13"	S04°38'11"W	9.03
C9	38.78	25.00	88°51'11"	S45°34'54"E	34.89
C10	38.78	25.00	81°08'48"	S44°29'08"W	36.71
C11	48.79	30.00	87°18'01"	N47°32'18"W	44.21
C12	47.83	30.00	88°51'00"	N44°15'43"E	42.74
C13	48.88	38.00	88°08'02"	S45°44'18"E	43.11
C14	86.51	30.00	171°00'30"	S84°20'33"W	83.87
C15	108.87	77.00	81°08'48"	N89°38'29"W	100.03



UNPLATTED LANDS
OFFICIAL RECORDS BOOK 2190 - PAGE 1582

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MAP BOOK PAGE

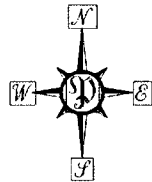
SHEET 4 OF 4 SHEETS
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UNPLATTED LANDS
OFFICIAL RECORDS BOOK 817 - PAGE 1506

UNPLATTED LANDS
ORB 1542 - PAGE 1571

UNPLATTED LANDS
ORB 4188 - PAGE 670

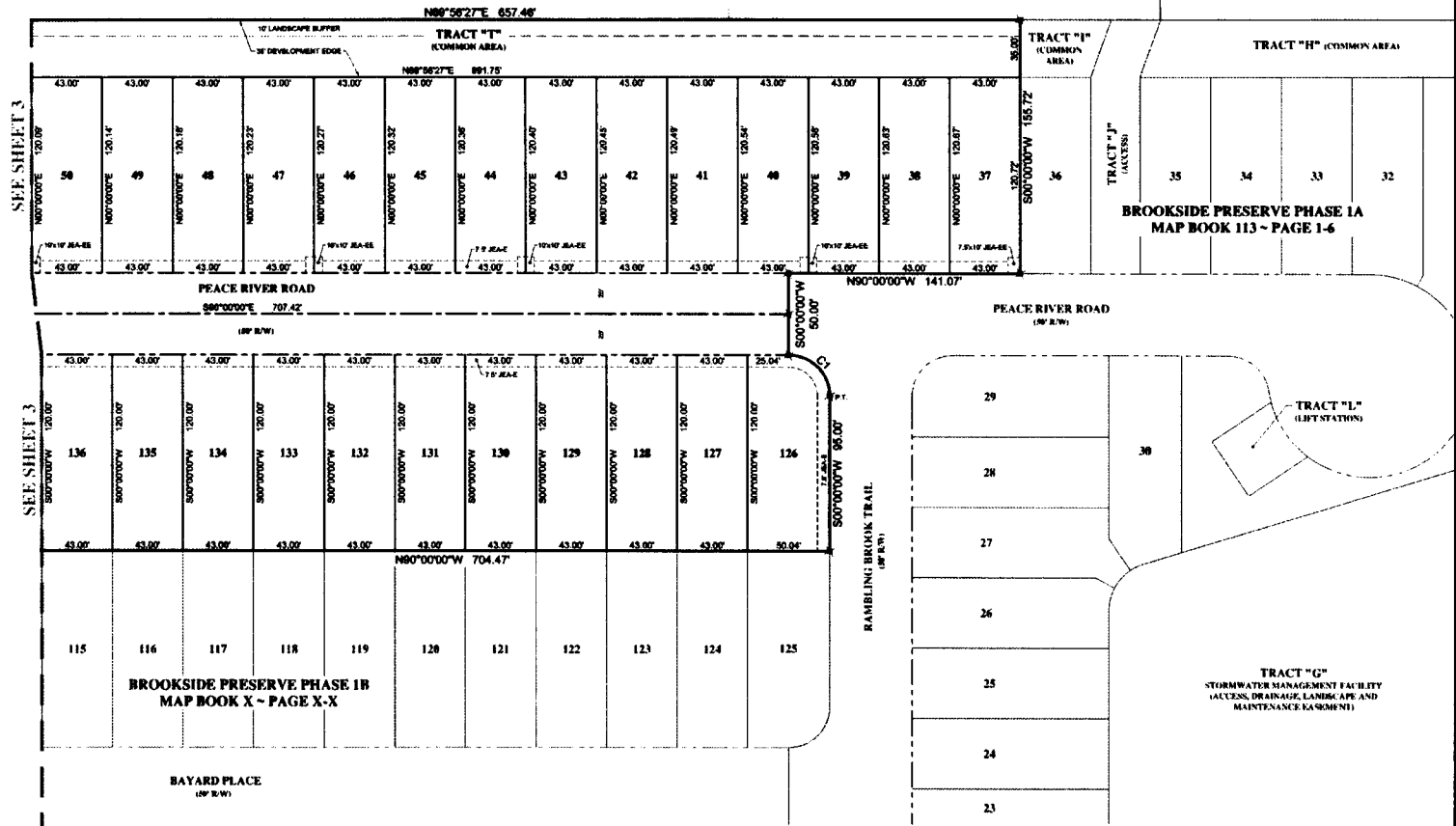
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	38.27	25.87	90°00'30"	S48°00'00"E	35.38



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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