

**RESOLUTION NO. 2022- 29**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**MIDDLEBOURNE-PHASE ONE**

**WHEREAS, ICI CROSSROADS HOLDINGS, 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 MIDDLEBOURNE-PHASE ONE.

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

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

**Section 2.** A Required Improvements Bond in the amount of \$2,707,651.96 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$776,766.41 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:

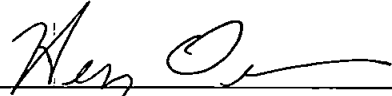
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 1<sup>st</sup> day of February, 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** 2/3/22

# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

CAPTION  
MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE COMMON CORNER OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING MONUMENTED BY A 4" X 4" CONCRETE MONUMENT, AND ALSO BEING THE MOST SOUTHWESTLY CORNER OF TRACT "A" (CONSERVATION AREA), AS SHOWN ON THE PLAT OF "ABERDEEN (D.R. HORTON-PHASE 3", AS RECORDED IN MAP BOOK 88, PAGES 79 THROUGH 86 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 02°41'05" WEST, ALONG THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 9 AND 10, (AND ALSO BEING THE EASTERLY BOUNDARY OF SAID TRACT "A, (CONSERVATION AREA), AS SHOWN ON THE AFORESAID PLAT OF "ABERDEEN (D.R. HORTON-PHASE 3", A DISTANCE OF 726.14 FEET, TO A POINT ON THE MONUMENTED SOUTHERLY BOUNDARY OF THAT 130 FOOT WIDE JEA (JACKSONVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 07°48'09" EAST, ALONG THE AFORESAID SOUTHERLY BOUNDARY OF THAT 130 FOOT WIDE JEA (JACKSONVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 4,174.33 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN THENCE, THE FOLLOWING THIRTEEN COURSES AND DISTANCES: COURSE No. 1: RUN THENCE, NORTH 02°11'51" EAST, A DISTANCE OF 910.70 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 44°33'19" EAST, A DISTANCE OF 640.83 FEET, TO A POINT; COURSE No. 3: RUN THENCE, NORTH 20°13'56" EAST, A DISTANCE OF 130.00 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 69°45'43" WEST, A DISTANCE OF 10.00 FEET, TO A POINT; COURSE No. 5: RUN THENCE, NORTH 20°14'17" EAST, A DISTANCE OF 82.05 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 20°17'11" EAST, A DISTANCE OF 122.88 FEET, TO A POINT; COURSE No. 7: RUN THENCE, NORTH 21°27'55" EAST, A DISTANCE OF 31.25 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 77°07'50" EAST, A DISTANCE OF 47.12 FEET, TO A POINT; COURSE No. 9: RUN THENCE, NORTH 75°42'41" EAST, A DISTANCE OF 60.02 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 77°07'50" EAST, A DISTANCE OF 119.55 FEET, TO A POINT; COURSE No. 11: RUN THENCE, NORTH 21°34'32" EAST, A DISTANCE OF 389.76 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 37°17'23" EAST, A DISTANCE OF 374.55 FEET, TO A POINT; COURSE No. 13: RUN THENCE, NORTH 85°49'37" EAST, A DISTANCE OF 199.09 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "VETERANS PARKWAY - COUNTY ROAD NO. 223", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THE PLAT OF (NAME OF PLAT), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK (??), PAGES (??) THROUGH (??) OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID "VETERANS PARKWAY - COUNTY ROAD NO. 223", THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 1,565.00 FEET, THROUGH A CENTRAL ANGLE OF 237°41'09" TO THE LEFT, AN ARC DISTANCE OF 634.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°28'37" EAST, 630.28 FEET; COURSE No. 2: RUN THENCE, SOUTH 20°03'58" EAST, ALONG SAID TANGENCY, A DISTANCE OF 1,300.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF 195°56'43" TO THE LEFT, AN ARC DISTANCE OF 310.30 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°02'00" EAST, 309.30 FEET; COURSE No. 4: RUN THENCE, SOUTH 38°00'21" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 235°51'11" TO THE RIGHT, AN ARC DISTANCE OF 411.21 FEET, TO A POINT ON THE MONUMENTED SOUTHERLY LINE OF THE AFORESAID SOUTHERLY BOUNDARY OF THAT 130 FOOT WIDE JEA (JACKSONVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°02'46" EAST, 408.23 FEET; RUN THENCE, NORTH 87°48'09" WEST, ALONG THE AFORESAID SOUTHERLY BOUNDARY OF THAT 130 FOOT WIDE JEA (JACKSONVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 2,292.12 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT  
"EXCEPTION PARCEL"

RETURN TO THE AFORESAID POINT OF BEGINNING DESCRIBED ABOVE, AND RUN THENCE, SOUTH 87°48'09" EAST, ALONG THE AFORESAID SOUTHERLY BOUNDARY OF THAT 130 FOOT WIDE JEA (JACKSONVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1,369.35 FEET, TO A POINT; RUN THENCE, NORTH 02°11'51" EAST, A DISTANCE OF 330.00 FEET, TO THE POINT OF BEGINNING OF THE "EXCEPTION PARCEL".

FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 02°11'51" EAST, A DISTANCE OF 127.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 39°26'11" TO THE LEFT, AN ARC DISTANCE OF 237.45 FEET, TO THE POINT OF A REVERSE CURVATURE OF A CURVE CONTINUING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°31'21" WEST, 232.80 FEET; COURSE No. 3: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 870.00 FEET, THROUGH A CENTRAL ANGLE OF 133°08'10" TO THE RIGHT, AN ARC DISTANCE OF 204.80 FEET, TO THE POINT OF A REVERSE CURVATURE OF A CURVE CONTINUING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°31'24" WEST, 203.83 FEET; COURSE No. 4: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 09°33'50" TO THE LEFT, AN ARC DISTANCE OF 65.93 FEET, TO THE POINT OF A COMPOUND CURVATURE OF A CURVE CONTINUING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°35'16" WEST, 65.86 FEET; COURSE No. 5: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 43°12'26" TO THE LEFT, AN ARC DISTANCE OF 150.82 FEET, TO THE POINT OF A REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°12'23" WEST, 147.22 FEET; COURSE No. 6: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 152°50'59" TO THE RIGHT, AN ARC DISTANCE OF 150.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°09'07" WEST, 373.27 FEET.

(Legal description continued on next column)

LESS AND EXCEPT  
"EXCEPTION PARCEL"  
(Continued from previous Column)

COURSE No. 7: RUN THENCE, NORTH 76°16'22" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 128.64 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 8: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 10°37'21" TO THE RIGHT, AN ARC DISTANCE OF 361.78 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°41'57" EAST, 310.58 FEET; COURSE No. 9: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 36°32'48" TO THE LEFT, AN ARC DISTANCE OF 128.74 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°12'41" EAST, 128.62 FEET; COURSE No. 10: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 705.00 FEET, THROUGH A CENTRAL ANGLE OF 09°50'44" TO THE RIGHT, AN ARC DISTANCE OF 108.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°13'43" EAST, 108.73 FEET; COURSE No. 11: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 132°06'16" TO THE LEFT, AN ARC DISTANCE OF 131.51 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°31'24" EAST, 131.01 FEET; COURSE No. 12: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 655.00 FEET, THROUGH A CENTRAL ANGLE OF 39°26'11" TO THE RIGHT, AN ARC DISTANCE OF 450.83 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°31'21" EAST, 441.99 FEET; COURSE No. 13: RUN THENCE, SOUTH 02°11'45" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.20 FEET, TO A POINT ON THE ARC OF A CURVE LEADING WESTERLY; COURSE No. 14: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 00°24'38" TO THE LEFT, AN ARC DISTANCE OF 2.89 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°00'27" WEST, 2.50 FEET; COURSE No. 15: RUN THENCE, NORTH 87°48'09" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 102.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE No. 16: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'51" TO THE RIGHT, AN ARC DISTANCE OF 38.27 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°48'13" WEST, 35.35 FEET; COURSE No. 17: RUN THENCE, NORTH 02°11'45" EAST, A DISTANCE OF 10.00 FEET, TO A POINT; COURSE No. 18: RUN THENCE, NORTH 87°48'09" WEST, A DISTANCE OF 50.00 FEET, TO A POINT; COURSE No. 19: RUN THENCE, SOUTH 02°11'45" WEST, A DISTANCE OF 10.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 20: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE LEFT, AN ARC DISTANCE OF 25.00 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°11'47" WEST, A DISTANCE OF 35.36 FEET; COURSE No. 21: RUN THENCE, NORTH 87°48'09" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 103.00 FEET, TO THE POINT OF BEGINNING OF THIS "EXCEPTION PARCEL".

THE LANDS THIS DESCRIBED, CONTAINED WITHIN THIS PLAT IS 3,741,671 SQUARE FEET, OR 85.89 ACRES, MORE OR LESS, IN AREA.

## NOTARY FOR ICI CROSSROADS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF VOLUSIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021 BY MORTZEA HOSSSEINI-KARGAR, AS PRESIDENT OF INTEREST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, SOLE MEMBER OF ICI CROSSROADS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
MY COMMISSION NUMBER IS \_\_\_\_\_  
PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ICI CROSSROADS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREAFTER KNOWN AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "MIDDLEBOURNE - PHASE ONE" 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 RIGHT-OF-WAYS DESIGNATED ON THIS PLAT AS "LANDMARK BOULEVARD", "MANGATORS ROAD", "TRAVELER STREET", "TRACKER STREET", "STAR CROSSED LANE", "LANCETON AVENUE" AND "PATHWAY COURT", ARE HEREBY IRREVOCABLY DEDICATED TO THE "OWNER", ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHT-OF-WAYS, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON. HOWEVER, THE ROAD RIGHT-OF-WAYS DESIGNATED ON THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE UTILITY EASEMENT DEDICATED TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, COMCAST, AND TO AT&T (FORMERLY BELL SOUTH) FOR THE INSTALLATION AND MAINTENANCE OF THEIR UTILITIES.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS DOES HEREBY GRANT TO THE PRESENT AND FUTURE LOT OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, QUESTS, INVITES DOMESTIC HELP, DELIVERY, PICKUP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNERS TO SERVE THE LANDS SHOWN HEREON, HOLDERS OF MORTGAGE LENDS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS, EGRESS OVER AND ACROSS THE PRIVATE ROADWAYS SHOWN ON THIS PLAT, THE "OWNER", ITS SUCCESSORS AND ASSIGNS RESERVE 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.

TRACT "A" (MAGNITUDE), TRACT "O" (OPEN SPACE), TRACTS "S-1" AND "S-2" (SCENIC EXIST), TRACTS "SWM-1", "SWM-2", "SWM-3", "SWM-4", "SWM-5", AND "SWM-6" (STORM WATER MANAGEMENT), TRACT "U" (UTILITY) AND TRACTS "C-1", "C-2", "C-3" AND "C-4" (CONSERVATION), AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE "OWNER", ITS SUCCESSORS AND ASSIGNS, AND THE "OWNER" SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SHALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREAFTER PROVIDED.

TRACTS "C-1", "C-2", "C-3" AND "C-4" (CONSERVATION) MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SO, IS GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, 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 WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

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

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE 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.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENT OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR 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 HEREON.

THE EASEMENT DESIGNATED AS "AT&T EASEMENT", IS HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIABILITY COMPANY, D/B/A/ AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR EXCLUSIVE USE, THE EASEMENT DESIGNATED AS "AT&T ACCESS EASEMENT", IS HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIABILITY COMPANY, D/B/A/ AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR NON-EXCLUSIVE USE.

LANDS UNDERLYING EASEMENTS WHICH ARE NOT OTHERWISE DEDICATED TO THE EASEMENT GRANTEE SHALL REMAIN OWNED BY THE EASEMENT GRANTOR.

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

## ICI CROSSROADS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
TYPE OR PRINT NAME \_\_\_\_\_

WITNESS: \_\_\_\_\_  
TYPE OR PRINT NAME \_\_\_\_\_

BY: MORTZEA HOSSSEINI-KARGAR,  
PRESIDENT OF  
ICI CROSSROADS HOLDINGS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: INTEREST CONSTRUCTION OF  
JAX, INC., A FLORIDA CORPORATION  
ITS SOLE MEMBER

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

## GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1990), FLORIDA EAST ZONE (ZONE 801), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 6, AND FOR THE SOUTHERLY MONUMENTED BOUNDARY LINE OF THE 130 FOOT JEA EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 876, PAGE 1152 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 87°48'09" W.

2) 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. 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 ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED 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 ST. JOHNS COUNTY, FLORIDA.

4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

5) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

6) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1990), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

THE ST. JOHNS COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:

- a) CONTROL POINT "0113", WITH A PUBLISHED COORDINATE VALUE OF N(1): 2,066,837.870161, AND E(1): 453,785.927478
- b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(1): 2,066,070.542881, AND E(1): 457,528.338248

THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 26, 2021 WHICH SHOWS:

4) OR 876, PAGE 1152 JEA EASEMENT

SURVEYOR'S COMMENT: THIS EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THE PLAT, SPECIFICALLY SHEETS 3, 4, 13 AND 14.

5) OR 4971, PAGE 419 ASSIGNMENT OF DEVELOPMENT RIGHTS

SURVEYOR'S COMMENT: THE LANDS CONTAINED WITHIN THIS PLAT ARE A PORTION OF THE LANDS DESCRIBED WITHIN THIS INSTRUMENT, WHICH RELEASE, REDEEM AND OUTFEELM UNTO THE GRANTEE, (DC CROSSROADS HOLDINGS, LLC) ITS SUCCESSORS AND ASSIGNS FOREVER, ALL THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHICH GRANTEE RESERVED IN AND TO THE EASEMENTS AND HUNTING RIGHTS. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THIS PLAT.

6) OR 4971, PAGE 433 EASEMENT AND HUNTING RIGHTS

SURVEYOR'S COMMENT: THE LANDS CONTAINED WITHIN THIS PLAT ARE A PORTION OF THE LANDS DESCRIBED WITHIN THIS INSTRUMENT, WHICH RELEASE, REDEEM AND OUTFEELM UNTO THE GRANTEE, (DC CROSSROADS HOLDINGS, LLC) ITS SUCCESSORS AND ASSIGNS FOREVER, ALL THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHICH GRANTEE RESERVED IN AND TO THE EASEMENTS AND HUNTING RIGHTS. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

7) OR 4971, PAGE 440 TIMBER, HUNTING, TOWERS AND OTHER RIGHTS

SURVEYOR'S COMMENT: THE LANDS CONTAINED WITHIN THIS PLAT ARE A PORTION OF THE LANDS DESCRIBED WITHIN THIS INSTRUMENT, WHICH RELEASE, REDEEM AND OUTFEELM UNTO THE GRANTEE, (DC CROSSROADS HOLDINGS, LLC) ITS SUCCESSORS AND ASSIGNS FOREVER, ALL THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHICH GRANTEE RESERVED IN AND TO THE EASEMENTS AND HUNTING RIGHTS. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

8) 3173, PAGE 1289 ENVIRONMENTAL RESOURCE PERMIT

SURVEYOR'S COMMENT: THE LANDS CONTAINED WITHIN THIS PLAT ARE A PORTION OF THE LANDS DESCRIBED WITHIN THIS PERMIT, AND IS THEREFORE SUBJECT TO IT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THIS PLAT.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET TWO (2) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

## 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 \_\_\_\_\_, 2021.

BY:  
BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT OF "MIDDLEBOURNE - PHASE ONE" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY:  
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES.

JONATHAN B. BOWMAN, STATE OF FLORIDA  
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

## CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "MIDDLEBOURNE - PHASE ONE", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY:  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS 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 \_\_\_\_\_, 2021.

GAIL OLIVER, PLS, COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
LICENSE No. 4564

## CERTIFICATE OF REVIEW—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "MIDDLEBOURNE - PHASE ONE", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

## LEGENDS USED IN THIS PLAT

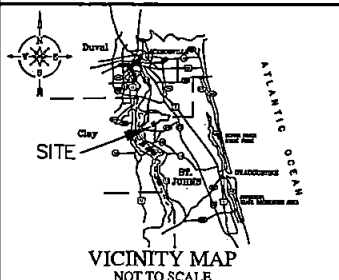
LEGEND	DEFINITION
◆	SET 4" x 4" CONCRETE MONUMENT WITH DEK. STAMPED "PLAT, LD AND"
◇	ROUND 4" x 4" CONCRETE MONUMENT WITH DEK. STAMPED "PLAT, LD AND"
●	SET 1/4" WxL x DEK. STAMPED "PLAT, LD AND"

## ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CP	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
POC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE

## ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
MB	MAP BOOK
PA	PLAT BOOK
PS	PAGE
ML	MATCH LINE
EA-E	EA ELECTRIC EASEMENT
EA-EE	EA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SRVMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT



# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET THREE (3) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD
C333	350.00	0°24'56"	2.50	N 88°00'27" W	2.50
C400	1565.00	2°31'02"	63.82	S 08°26'57" E	630.28
C401	1115.00	15°56'43"	310.30	S 28°02'00" E	309.30
C402	985.00	23°55'11"	411.21	S 24°02'46" E	408.23
C403	25.00	89°59'51"	39.27	N 42°48'13" W	35.35
C404	25.00	90°00'09"	39.27	S 47°11'47" W	35.36
C405	345.00	39°26'11"	237.46	N 17°31'21" W	232.60
C406	870.00	13°26'06"	204.00	N 30°31'24" W	203.53
C407	395.00	9°33'50"	65.93	N 28°16'16" W	65.86
C408	200.00	4°31'28"	150.62	N 54°58'03" W	147.27
C409	192.00	16°50'59"	91.20	N 00°09'03" W	373.27
C410	192.00	10°57'21"	361.76	S 49°44'52" E	310.58
C411	200.00	36°52'48"	128.74	S 14°12'41" E	126.52
C412	705.00	8°50'44"	108.84	S 28°15'43" E	108.73
C413	550.00	13°28'06"	131.31	S 30°31'24" E	131.01
C414	655.00	39°26'11"	460.83	S 17°31'21" E	441.92

LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L400	N 02°11'43" E	10.00
L401	N 87°48'05" W	50.00
L402	S 02°11'43" W	10.00
L403	N 02°11'51" E	127.20
L404	S 02°11'45" W	122.20
L405	N 87°48'05" W	105.00
L406	N 87°48'05" W	105.00
L407	N 02°11'51" E	330.00

CURVE TABLE FOR TRACT "U" DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD
C340	910.00	8°42'57"	138.34	S 17°38'49" E	138.21

4 DENOTES SHEET OR PAGE NUMBER

ABERDEEN (D.R. HORTON - PHASE 3)  
(Map Book BB, pages 79-88)  
MAGNETIC CONSERVATION AREA

POINT OF REFERENCE  
Common corner of Sections 9, 10, 15 & 16

(Not to Scale)  
S 87°48'09" E 4,174.33'

POINT OF BEGINNING  
N 2,087,757.88  
E 474,410.37

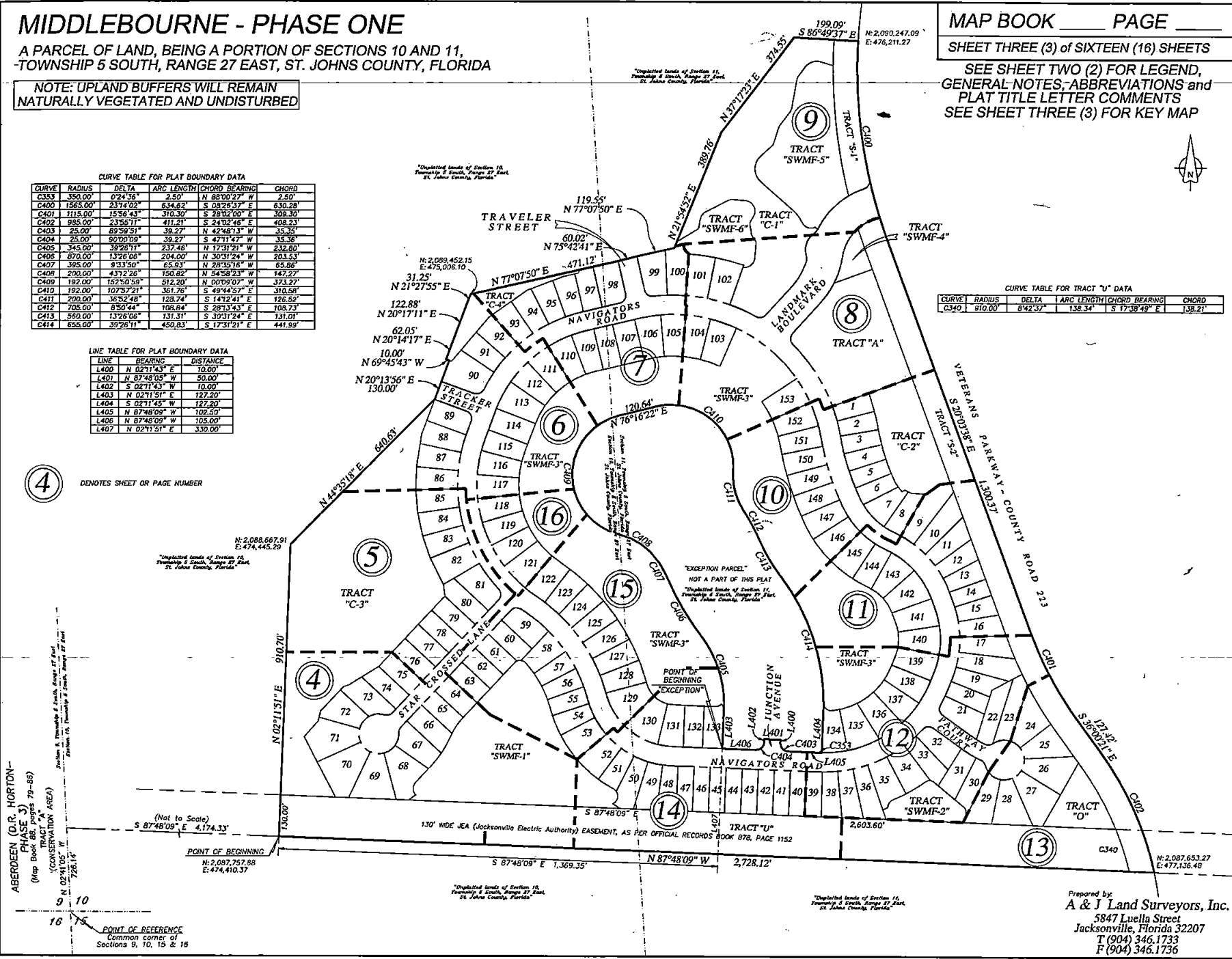
130' WIDE JEA (Jacksonville Electric Authority) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152

S 87°48'09" E 1,369.35'

N 87°48'09" W 2,728.12'

N 2,087,653.27  
E 477,136.48

Prepared by:  
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# MIDDLEBOURNE - PHASE ONE

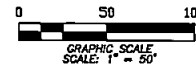
A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN  
NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET FIVE (5) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS AND  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	450.00'	76°26'38"	600.35'	S 17°59'02" E	556.84'
C14	450.00'	72°8'24"	58.69'	S 52°28'09" E	58.65'
C15	450.00'	88°58'14"	541.69'	S 14°14'50" E	509.58'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C30	25.00'	82°41'58"	36.08'	S 84°25'19" W	33.03'
C34	25.00'	85°55'54"	37.49'	N 00°06'23" E	34.08'
C35	480.00'	63°05'51"	528.60'	S 11°19'39" E	502.30'

CURVE TABLE FOR LOTS & TRACTS DATA

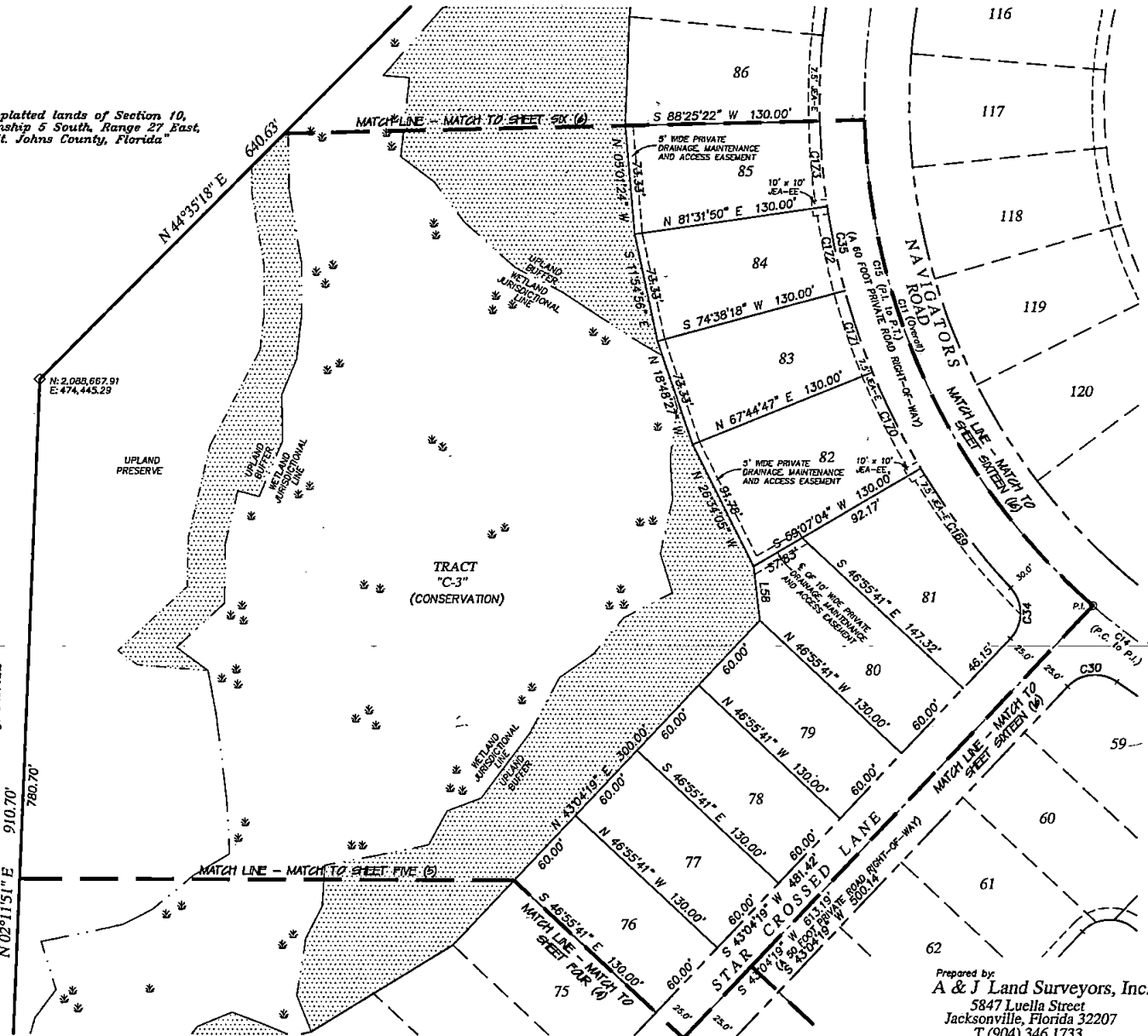
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C169	480.00'	11°58'38"	100.34'	S 36°52'15" E	100.16'
C170	480.00'	8°37'43"	72.29'	S 26°34'05" E	72.22'
C171	480.00'	6°53'32"	57.74'	S 18°48'27" E	57.70'
C172	480.00'	6°53'32"	57.74'	S 11°54'58" E	57.70'
C173	480.00'	6°53'32"	57.74'	S 05°01'24" E	57.70'

LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
LSB	N 06°31'32" W	36.48'

"Unplatted lands of Section 10,  
Township 5 South, Range 27 East,  
St. Johns County, Florida"

"Unplatted lands of Section 10,  
Township 5 South, Range 27 East,  
St. Johns County, Florida"



Prepared by:  
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# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN  
NATURALLY VEGETATED AND UNDISTURBED

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C409	192.00'	152°50'59"	512.20'	S 00°09'07" E	373.27'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	450.00'	78°26'39"	600.39'	S 17°59'02" E	556.84'
C12	427.86'	58°26'41"	421.31'	S 48°27'39" W	424.48'
C15	450.00'	68°58'14"	541.89'	S 14°45'50" E	559.58'

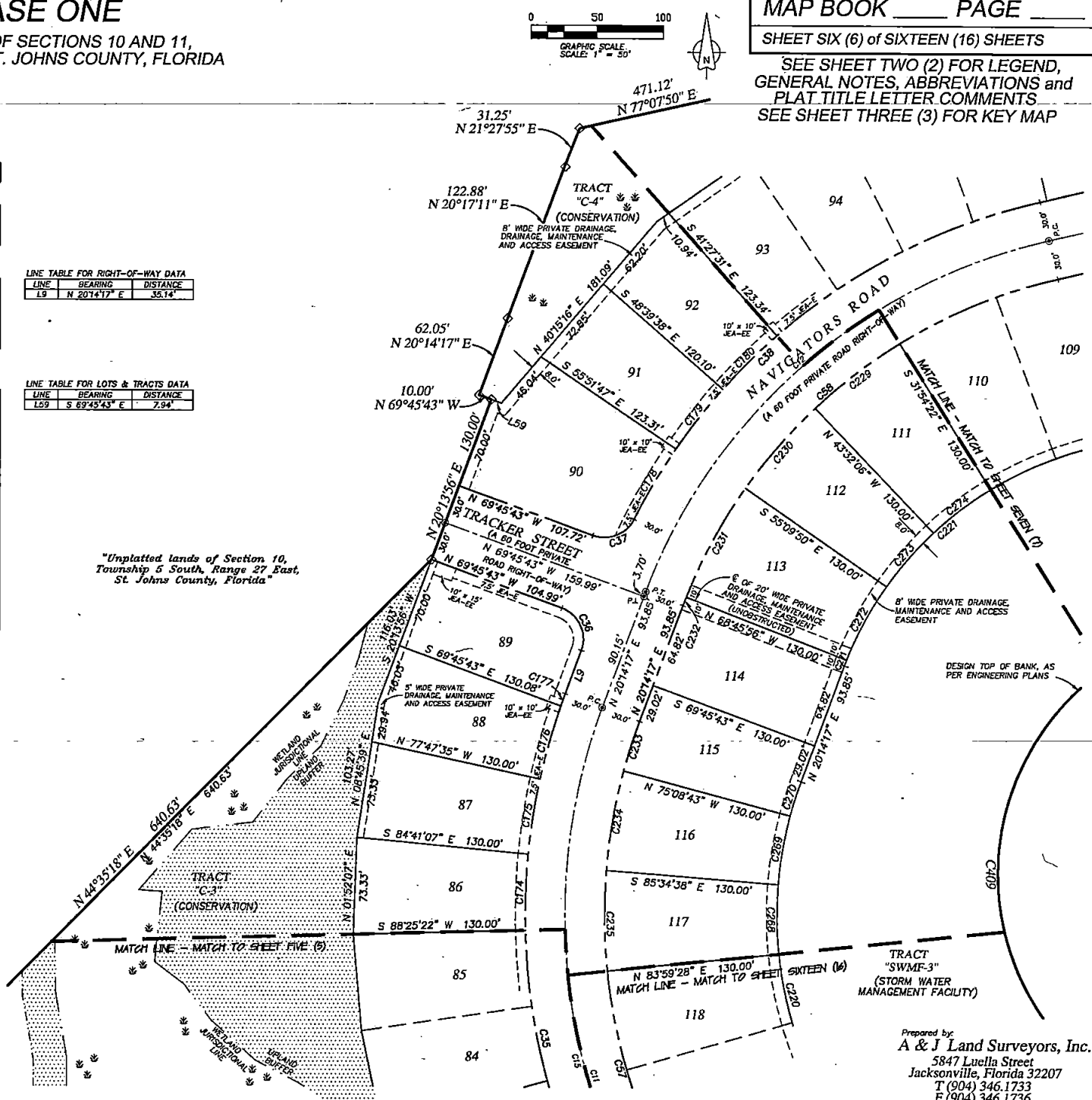
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	480.00'	63°05'51"	528.60'	S 11°16'39" E	502.30'
C36	25.00'	80°00'00"	39.27'	N 24°43'43" W	35.36'
C37	25.00'	83°33'56"	36.61'	N 58°17'19" E	33.42'
C38	457.66'	50°20'38"	402.13'	S 51°30'40" W	389.32'
C57	420.00'	78°26'38"	560.36'	S 17°59'02" E	518.72'
C58	397.88'	58°26'41"	391.75'	S 48°27'38" W	378.10'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C174	480.00'	6°53'32"	57.74'	S 01°52'07" W	57.70'
C175	480.00'	6°53'32"	57.74'	S 08°45'39" W	57.70'
C176	480.00'	6°51'17"	57.43'	S 15°38'03" W	57.59'
C177	480.00'	1°10'36"	9.88'	S 19°39'59" W	9.89'
C178	457.66'	7°47'52"	62.28'	S 30°14'17" W	62.24'
C179	457.66'	7°12'09"	57.53'	S 37°44'17" W	57.49'
C180	457.66'	7°12'07"	57.53'	S 44°56'25" W	57.49'
C220	290.00'	78°26'38"	388.92'	S 17°59'02" E	358.85'
C221	287.86'	58°26'41"	283.68'	S 48°27'39" W	283.16'
C229	397.88'	11°37'44"	80.71'	S 52°16'46" W	80.57'
C230	397.88'	11°37'44"	80.71'	S 40°39'02" W	80.57'
C231	397.88'	13°36'06"	94.40'	S 28°02'07" W	94.18'
C232	397.88'	0°59'47"	6.92'	S 20°44'10" W	6.92'
C233	420.00'	5°23'00"	39.46'	S 17°32'47" W	39.45'
C234	420.00'	10°23'55"	78.47'	S 09°39'20" W	78.36'
C235	420.00'	10°23'55"	78.47'	S 00°47'35" E	78.36'
C268	290.00'	10°23'55"	52.80'	S 00°47'35" E	52.73'
C269	290.00'	10°23'55"	52.80'	S 09°39'20" W	52.73'
C270	290.00'	5°23'00"	27.25'	S 17°32'47" W	27.24'
C271	287.86'	0°59'47"	4.63'	S 20°44'10" W	4.63'
C272	287.86'	13°36'06"	63.24'	S 28°02'07" W	63.39'
C273	287.86'	11°37'44"	54.33'	S 40°39'02" W	54.23'
C274	287.86'	11°37'44"	54.33'	S 52°16'46" W	54.23'

LINE	BEARING	DISTANCE
L9	N 20°14'17" E	35.14'

LINE	BEARING	DISTANCE
L59	S 69°45'43" E	7.94'

"Unplatted lands of Section 10,  
Township 5 South, Range 27 East,  
St. Johns County, Florida"



SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

# MIDDLEBOURNE - PHASE ONE

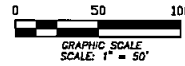
A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

--NOTE: UPLAND BUFFERS WILL REMAIN  
NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET SEVEN (7) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C409	192.00'	152°50'59"	512.20'	S 00°09'07" E	373.27'
C410	192.00'	107°57'21"	361.76'	N 49°44'57" W	310.58'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	495.00'	93°36'41"	809.03'	N 56°29'41" W	721.84'
C12	427.66'	56°26'41"	421.31'	S 48°27'38" W	404.48'
C16	495.00'	076°52"	3.87'	S 76°54'24" W	3.87'
C17	495.00'	49°13'13"	428.23'	N 78°15'34" W	412.68'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C39	25.00'	89°33'08"	36.07'	N 31°54'24" E	35.22'
C40	25.00'	84°15'39"	36.77'	S 55°00'00" E	33.54'
C41	525.00'	36°08'52"	331.22'	N 79°03'23" W	325.78'
C48	465.00'	9°38'41"	780.00'	N 56°29'41" W	678.19'
C50	397.66'	56°26'41"	391.75'	S 48°27'38" W	376.10'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C161	457.66'	772°07"	57.53'	S 52°06'32" W	57.49'
C162	457.66'	772°07"	57.53'	S 59°20'39" W	57.49'
C163	457.66'	772°07"	57.53'	S 66°32'45" W	57.49'
C164	457.66'	6°32'10"	32.21'	S 73°24'53" W	52.18'
C165	525.00'	4°44'12"	43.40'	S 85°41'17" W	43.39'
C166	525.00'	6°19'14"	52.92'	N 89°14'00" W	57.89'
C193	27.00'	94°21'33"	44.47'	S 38°08'52" E	39.61'
C200	27.00'	75°05'14"	35.36'	S 28°28'47" E	32.91'
C221	267.66'	56°26'41"	263.66'	S 48°27'38" W	253.15'
C222	335.00'	38°25'35"	224.67'	N 81°06'14" W	220.49'
C225	465.00'	9°38'13"	78.21'	S 89°34'57" W	78.12'
C226	465.00'	8°04'52"	65.56'	S 80°43'24" W	65.53'
C227	397.66'	6°37'36"	48.30'	S 73°12'11" W	48.28'
C228	397.66'	11°37'44"	80.71'	S 63°54'31" W	80.57'
C275	267.66'	11°37'44"	64.33'	S 63°54'31" W	64.23'
C276	267.66'	6°37'36"	32.51'	S 73°12'11" W	32.49'
C277	335.00'	8°04'52"	47.25'	S 80°43'24" W	47.21'
C278	335.00'	9°38'13"	56.35'	S 89°34'57" W	56.28'

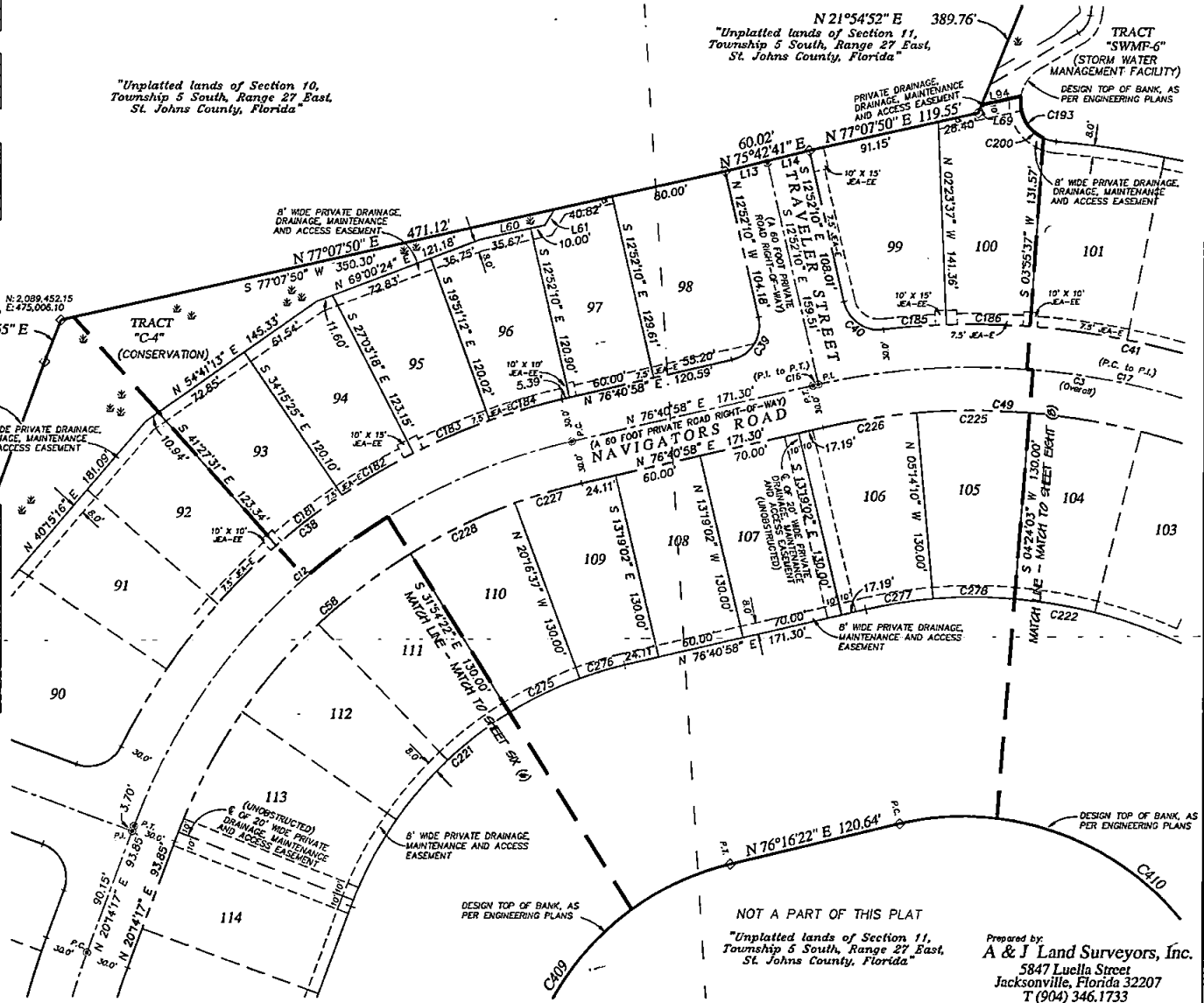
LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L13	N 75°42'41" E	30.01'
L14	N 75°42'41" E	30.01'
L60	N 77°07'50" E	45.67'
L61	N 32°07'50" E	12.98'
L69	N 21°54'52" E	8.69'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L94	S 77°07'50" W	27.83'

"Unplatted lands of Section 10,  
Township 5 South, Range 27 East,  
St. Johns County, Florida"



NOT A PART OF THIS PLAT  
"Unplatted lands of Section 11,  
Township 5 South, Range 27 East,  
St. Johns County, Florida"

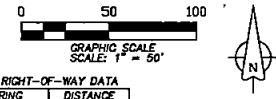
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# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
L63	S 59°16'42" W	71.09'
L64	S 08°28'56" W	21.02'
L68	S 09°33'47" E	28.56'
L69	S 34°15'00" E	20.81'
L71	N 21°54'52" E	18.13'
L72	N 52°37'48" W	9.30'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L6	S 20°03'36" E	36.31'
L9	N 24°05'30" E	27.16'

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C400	1568.00'	2°17'42"	634.62'	S 06°26'37" E	630.28'
C410	-192.00'	107°37'21"	361.76'	N 48°44'57" W	310.58'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	223.00'	65°30'06"	131.56'	N 25°28'14" E	125.70'
C3	495.00'	93°38'41"	809.03'	N 56°29'41" W	721.94'
C13	495.00'	43°58'37"	378.93'	N 31°39'36" W	370.67'
C17	495.00'	49°13'13"	423.23'	N 78°15'34" W	412.28'

CURVE TABLE FOR RIGHT-OF-WAY DATA

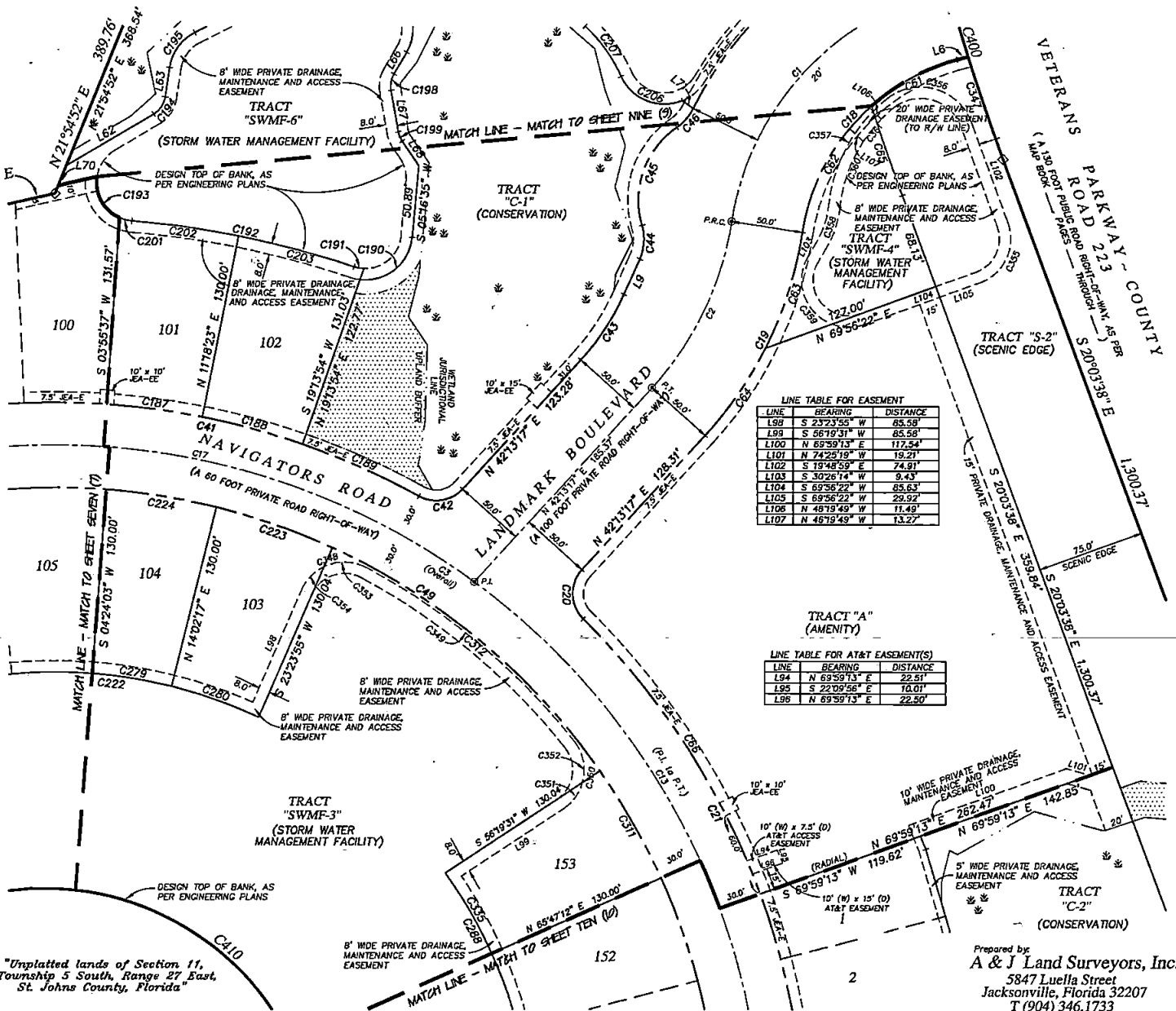
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	150.00'	65°50'43"	172.38'	S 41°38'31" W	163.05'
C19	273.00'	33°30'08"	160.80'	N 25°28'14" E	158.52'
C20	25.00'	33°30'08"	32.16'	N 25°28'14" E	34.56'
C21	525.00'	35°34'00"	325.90'	N 27°27'21" W	320.69'
C41	525.00'	36°08'52"	331.22'	N 78°03'23" W	325.76'
C42	25.00'	76°47'45"	33.61'	N 80°37'10" E	31.06'
C43	175.00'	18°07'47"	55.37'	N 33°09'24" E	55.14'
C44	34.50'	40°29'28"	24.30'	N 03°50'47" E	23.88'
C45	62.50'	71°14'18"	78.11'	N 19°34'31" W	73.29'
C46	34.50'	29°19'40"	17.66'	N 40°43'32" E	17.47'
C49	465.00'	93°38'41"	760.00'	N 56°29'41" W	678.19'

CURVE TABLE FOR LOTS & TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C61	150.00'	26°19'39"	68.92'	S 61°24'03" W	68.32'
C62	150.00'	39°31'04"	103.46'	S 28°28'42" W	101.42'
C63	273.00'	17°53'51"	85.80'	N 17°40'05" E	85.53'
C64	273.00'	19°38'17"	74.90'	N 34°28'09" E	74.67'
C65	1640.00'	21°9'50"	66.71'	S 18°53'43" E	66.70'
C66	525.00'	25°13'33"	231.15'	N 32°37'34" W	228.28'
C107	525.00'	7°22'46"	67.62'	N 82°23'00" W	67.57'
C188	525.00'	7°55'30"	72.62'	N 74°43'52" W	72.56'
C189	525.00'	8°47'09"	89.16'	N 85°33'37" W	89.58'
C190	43.00'	91°16'53"	52.57'	N 50°52'02" E	47.19'
C191	25.00'	16°13'28"	7.08'	S 79°29'26" E	7.06'
C192	653.00'	13°55'01"	159.10'	N 78°20'13" W	158.71'
C193	27.00'	94°21'33"	44.47'	S 38°06'57" E	39.61'
C194	17.00'	50°48'06"	15.07'	N 33°52'38" E	14.59'
C195	33.00'	54°28'59"	31.36'	S 35°43'06" W	30.21'
C198	17.00'	40°12'02"	11.93'	S 10°12'14" W	11.68'
C199	17.00'	24°21'13"	7.23'	S 22°04'24" E	7.17'
C201	27.00'	18°16'19"	9.08'	S 75°39'34" E	9.04'
C202	653.00'	6°36'06"	75.47'	N 81°59'40" W	75.43'
C203	653.00'	7°18'54"	83.63'	N 75°02'10" W	83.57'
C206	33.00'	88°57'04"	51.23'	S 68°28'41" E	46.24'
C207	107.00'	23°21'26"	43.62'	N 35°40'51" W	43.32'
C222	335.00'	38°25'35"	224.67'	N 84°06'14" W	220.49'
C223	465.00'	10°35'35"	85.97'	N 70°39'56" W	85.85'
C224	465.00'	9°38'13"	78.21'	N 80°46'50" W	78.12'
C279	335.00'	9°38'13"	86.35'	N 80°46'50" W	86.28'
C280	335.00'	9°40'08"	84.73'	N 79°25'35" W	84.63'
C288	335.00'	25°42'47"	150.34'	N 22°51'44" W	149.08'
C311	465.00'	10°41'37"	86.79'	N 29°33'37" W	86.66'
C312	465.00'	30°27'43"	247.22'	N 50°08'17" W	244.32'
C335	335.00'	11°10'19"	65.32'	N 29°47'58" W	65.22'
C347	1565.00'	2°47'28"	76.22'	S 18°39'55" E	76.22'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C348	33.00'	94°40'08"	54.53'	S 70°43'59" W	48.53'
C349	465.00'	23°35'20"	190.62'	N 50°08'17" W	188.28'
C350	33.00'	94°40'08"	54.53'	N 08°59'27" E	48.53'
C351	33.00'	40°44'57"	23.42'	N 35°57'02" E	22.98'
C352	33.00'	53°55'11"	31.06'	N 11°23'01" W	29.92'
C353	33.00'	53°55'11"	31.06'	N 88°53'33" W	29.92'
C354	33.00'	40°44'57"	23.42'	S 43°46'24" W	22.99'
C355	33.00'	89°48'20"	51.70'	N 25°03'41" E	46.57'
C356	36.00'	105°47'19"	72.81'	N 74°32'41" E	62.17'
C357	112.50'	44°22'05"	67.12'	S 28°12'40" W	64.96'
C358	84.50'	28°05'11"	28.37'	N 19°03'53" E	28.11'
C359	33.00'	140°29'53"	80.92'	S 39°48'42" E	62.12'
C360	104.50'	27°03'28"	49.35'	S 19°33'22" W	48.89'
C361	104.50'	11°01'33"	20.11'	S 38°35'53" W	20.08'



LINE TABLE FOR EASEMENT

LINE	BEARING	DISTANCE
L98	S 23°23'53" W	85.58'
L99	S 56°19'31" W	85.58'
L100	N 69°59'13" E	117.54'
L101	N 74°25'19" W	19.21'
L102	S 19°48'59" E	74.81'
L103	S 30°28'14" W	9.43'
L104	S 69°56'22" W	85.63'
L105	S 69°56'22" W	29.92'
L106	N 48°19'49" W	11.49'
L107	N 46°19'49" W	13.27'

LINE TABLE FOR AT&T EASEMENT(S)

LINE	BEARING	DISTANCE
L94	N 69°59'13" E	22.51'
L95	S 22°09'56" E	10.01'
L96	N 69°59'13" E	22.50'

"Unplatted lands of Section 11, Township 5 South, Range 27 East, St. Johns County, Florida"

Prepared by:  
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# MIDDLEBOURNE - PHASE ONE

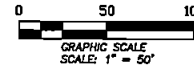
A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN  
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MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET NINE (9) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C400	1565.00'	231°4'02"	634.62'	S 08°26'37" E	630.28'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	65°50'43"	229.84'	S 41°38'31" W	217.40'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	150.00'	65°50'43"	172.35'	S 41°38'31" W	163.05'
C45	62.50'	71°47'18"	78.31'	S 19°28'43" W	73.29'
C46	34.50'	29°18'40"	17.66'	N 40°43'32" E	17.47'
C47	250.00'	45°08'49"	196.99'	S 48°38'07" W	191.93'
C60	1565.00'	149°51'	50.01'	S 16°21'17" E	50.01'

LINE	BEARING	DISTANCE
L1	S 74°33'52" W	7.16'

LINE	BEARING	DISTANCE
L6	S 74°33'52" W	7.96'

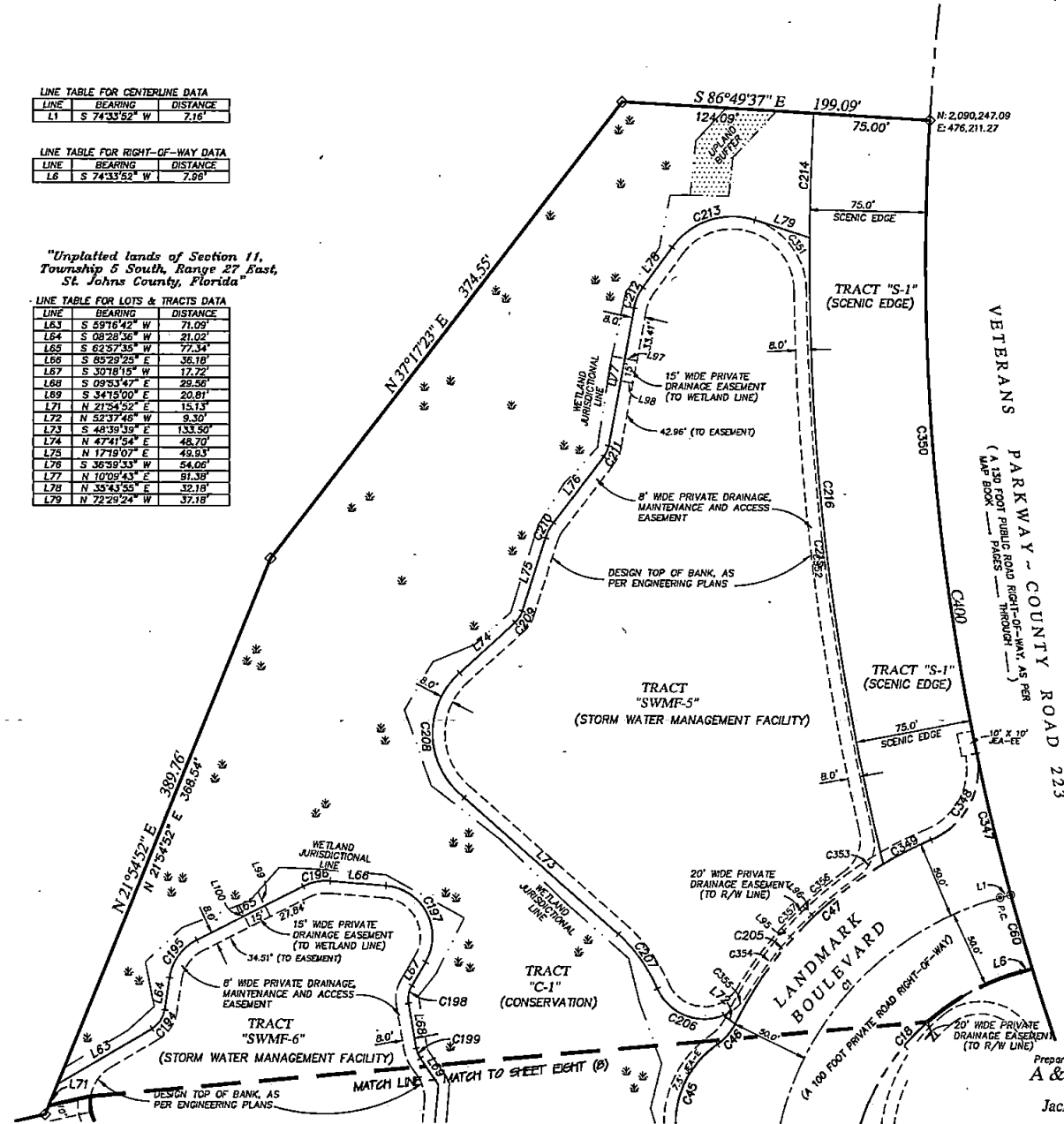
"Unplatted lands of Section 11,  
Township 5 South, Range 27 East,  
St. Johns County, Florida"

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C184	17.00'	50°48'08"	15.07'	N 33°52'39" E	14.58'
C185	33.00'	64°28'59"	31.36'	S 35°43'06" W	30.21'
C186	33.00'	31°33'00"	18.17'	S 78°44'05" W	17.94'
C187	33.00'	115°47'39"	66.69'	N 27°35'35" W	55.91'
C188	17.00'	40°12'02"	11.93'	S 107°21'4" W	11.68'
C189	17.00'	24°21'13"	7.23'	S 22°04'24" E	7.17'
C205	250.00'	32°52'39"	143.43'	S 42°30'02" W	141.49'
C206	33.00'	68°57'04"	51.23'	S 68°28'41" E	48.24'
C207	102.00'	23°21'26"	43.62'	N 35°40'51" W	43.32'
C208	53.00'	89°59'16"	92.48'	S 02°17'44" E	81.19'
C209	17.00'	30°22'47"	9.01'	N 32°30'31" E	8.91'
C210	33.00'	19°40'26"	11.33'	S 27°09'20" W	11.28'
C211	17.00'	26°49'50"	7.96'	N 23°34'38" E	7.89'
C212	33.00'	28°34'12"	14.71'	S 27°58'19" W	14.61'
C213	48.00'	71°46'42"	60.13'	S 71°37'15" W	56.26'
C214	1640.00'	2°49'03"	80.65'	S 01°45'39" W	80.64'
C215	1640.00'	14°22'01"	411.23'	S 05°49'53" E	410.15'
C216	1640.00'	17°11'04"	491.88'	S 05°25'21" E	490.04'
C347	1565.00'	32°21'19"	94.38'	S 13°42'42" E	94.37'
C348	50.00'	78°54'12"	68.86'	N 27°28'04" E	63.54'
C349	250.00'	7°58'49"	34.82'	S 62°55'46" W	34.79'
C350	1565.00'	15°09'25"	414.01'	S 04°24'19" E	412.80'

LINE	BEARING	DISTANCE
L63	S 59°16'42" W	71.09'
L64	S 08°28'36" W	21.02'
L65	S 62°57'35" E	77.34'
L66	S 65°29'25" E	36.18'
L67	S 30°18'15" W	17.72'
L68	S 09°53'47" E	29.56'
L69	S 34°15'00" E	20.81'
L71	N 21°54'52" E	153.13'
L72	N 52°37'46" E	9.30'
L73	S 48°38'39" E	133.50'
L74	N 47°41'54" E	48.70'
L75	N 17°19'07" E	49.93'
L76	S 36°58'53" W	54.06'
L77	N 10°09'43" E	91.38'
L78	N 35°43'55" E	32.18'
L79	N 72°29'24" W	37.18'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C351	48.00'	71°39'46"	60.04'	N 35°39'31" W	56.20'
C352	1642.00'	12°31'26"	358.91'	S 07°05'21" E	358.20'
C353	250.00'	68°07'14"	28.72'	N 20°42'33" E	28.00'
C354	250.00'	33°59'04"	105.49'	S 42°40'36" W	104.72'
C355	33.00'	36°15'41"	20.89'	N 48°54'57" E	20.54'
C356	260.00'	7°48'22"	35.42'	S 49°48'37" W	35.39'
C357	260.00'	4°24'30"	20.00'	S 43°40'11" W	20.00'

LINE	BEARING	DISTANCE
L65	S 46°19'49" E	10.01'
L98	S 48°19'49" E	10.01'
L97	S 79°50'17" E	16.37'
L98	S 79°50'17" E	16.39'
L99	S 27°02'25" E	17.98'
L100	N 27°02'25" W	15.72'

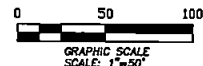


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# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

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MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET TEN (10) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

**CURVE TABLE FOR PLAT DATA BOUNDARY**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C410	192.00'	107°52'21"	381.76'	N 49°44'57" W	310.58'
C411	200.00'	36°52'46"	128.74'	S 14°12'41" E	128.52'
C412	705.00'	6°50'44"	108.84'	N 28°13'43" W	108.73'
C413	560.00'	13°26'06"	131.31'	S 30°31'24" E	131.01'

**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	495.00'	83°38'41"	809.03'	N 58°29'41" W	721.84'
C4	600.00'	15°25'23"	215.35'	S 17°23'02" E	214.70'
C5	250.00'	40°02'13"	174.69'	S 45°06'50" E	171.16'
C6	360.00'	45°04'18"	236.00'	N 42°35'47" W	229.96'
C15	495.00'	43°56'57"	378.93'	N 31°59'59" W	370.67'

**CURVE TABLE FOR RIGHT-OF-WAY DATA**

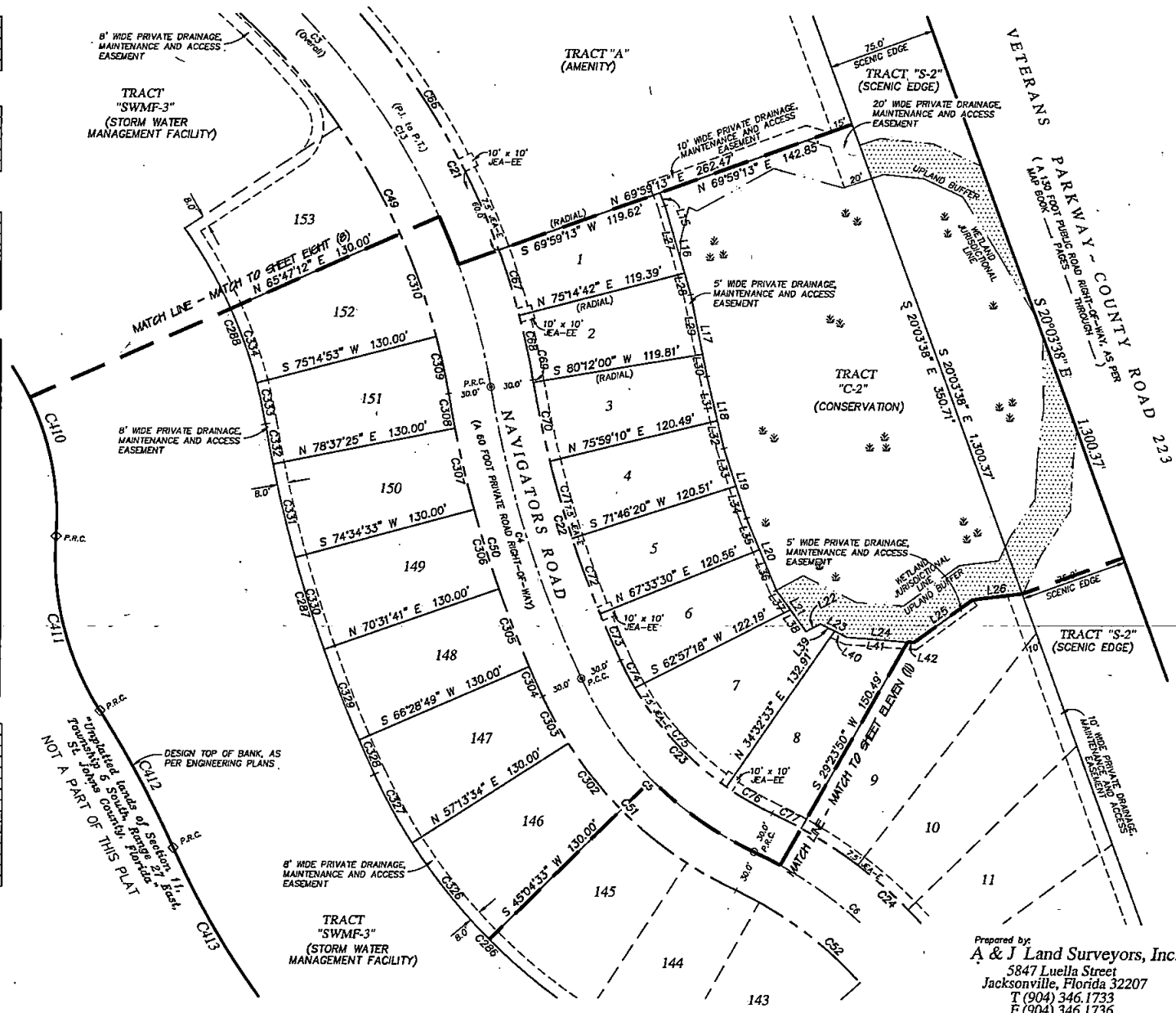
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	525.00'	35°34'00"	325.90'	N 27°27'21" W	320.69'
C22	770.00'	15°25'23"	207.27'	S 17°23'02" E	206.65'
C23	220.00'	40°02'13"	153.73'	S 45°06'50" E	150.62'
C24	330.00'	45°04'18"	259.99'	N 42°35'47" W	252.95'
C49	485.00'	83°38'41"	780.00'	N 58°29'41" W	678.19'
C50	630.00'	15°25'23"	223.42'	S 17°23'02" E	222.79'
C51	280.00'	40°02'13"	195.86'	S 45°06'50" E	191.70'
C52	270.00'	45°04'18"	212.40'	N 42°35'47" W	206.96'

**CURVE TABLE FOR LOTS & TRACTS DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C67	525.00'	57°52'29"	48.18'	N 17°23'03" W	48.18'
C68	525.00'	50°45'57"	46.57'	N 12°12'49" W	46.56'
C69	770.00'	00°40'40"	1.72'	S 09°44'11" E	1.72'
C70	770.00'	41°52'52"	58.83'	S 11°28'43" E	58.82'
C71	770.00'	41°52'52"	58.83'	S 16°07'15" E	58.82'
C72	770.00'	41°52'52"	58.85'	S 20°20'08" E	58.84'
C73	770.00'	23°09'08"	35.64'	S 23°46'10" E	35.64'
C74	220.00'	53°09'09"	21.64'	S 27°54'48" E	21.63'
C75	230.00'	24°43'35"	94.84'	S 43°05'40" E	94.21'
C76	220.00'	8°40'29"	37.15'	S 60°17'42" E	37.10'
C77	330.00'	35°25'25"	22.98'	N 63°08'14" W	22.98'
C286	410.00'	40°01'32"	286.42'	S 45°06'50" E	280.63'
C287	960.00'	15°25'23"	258.41'	S 17°23'02" E	257.84'
C288	335.00'	25°42'47"	150.34'	N 22°31'44" W	149.08'
C302	280.00'	12°09'01"	59.39'	S 38°50'56" E	59.27'
C303	280.00'	7°40'42"	37.52'	S 28°50'05" E	37.50'
C304	830.00'	13°43'32"	22.83'	S 24°18'27" E	22.82'
C305	830.00'	4°02'52"	58.64'	S 21°29'45" E	58.62'
C306	830.00'	4°02'52"	58.64'	S 17°26'53" E	58.62'
C307	830.00'	4°02'52"	58.64'	S 13°24'01" E	58.62'
C308	830.00'	1°42'15"	28.55'	S 10°31'28" E	28.55'
C309	465.00'	5°04'46"	41.22'	N 12°12'44" W	41.21'
C310	465.00'	9°27'41"	76.79'	N 19°28'58" W	76.70'
C326	410.00'	12°09'01"	66.85'	S 38°50'56" E	66.78'
C327	410.00'	7°40'42"	54.95'	S 28°56'03" E	54.80'
C328	960.00'	13°43'32"	26.40'	S 24°18'27" E	26.40'
C329	960.00'	4°02'52"	67.82'	S 21°29'45" E	67.81'
C330	960.00'	4°02'52"	67.82'	S 17°26'53" E	67.81'
C331	960.00'	4°02'52"	67.82'	S 13°24'01" E	67.81'
C332	960.00'	1°42'15"	28.55'	S 10°31'28" E	28.55'
C333	335.00'	5°04'46"	29.70'	N 12°12'44" W	29.69'
C334	335.00'	9°27'41"	55.32'	N 19°28'58" W	55.26'

**LINE TABLE FOR LOTS & TRACTS DATA**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L15	N 21°45'17" W	9.93'	L29	S 11°11'31" E	42.80'
L16	N 16°14'20" W	65.09'	L30	S 11°31'53" E	15.84'
L17	N 11°11'33" W	58.74'	L31	S 13°29'20" E	31.86'
L18	N 13°29'20" W	51.81'	L32	S 13°29'20" E	19.95'
L19	N 16°03'26" W	51.81'	L33	S 16°03'26" E	27.84'
L20	N 22°44'56" W	54.81'	L34	S 16°03'26" E	23.97'
L21	N 35°10'55" W	35.95'	L35	S 22°44'56" E	23.94'
L22	S 81°42'03" W	11.28'	L36	S 22°44'56" E	30.76'
L23	N 63°39'39" W	20.70'	L37	S 35°50'18" E	17.06'
L24	N 86°09'28" W	47.10'	L38	S 35°51'29" E	18.89'
L25	S 53°23'24" W	50.82'	L39	S 63°39'39" E	11.05'
L26	S 82°08'44" W	34.93'	L40	S 63°39'39" E	8.63'
L27	S 16°14'20" E	49.23'	L41	S 89°09'28" E	42.66'
L28	S 16°14'20" E	15.86'	L42	S 86°09'28" E	4.42'



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# MIDDLEBOURNE - PHASE ONE

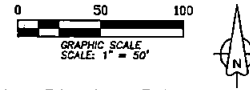
A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

**NOTE: UPLAND BUFFERS WILL REMAIN  
NATURALLY VEGETATED AND UNDISTURBED**

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET ELEVEN (11) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP



CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C414	655.00'	39°26'11"	450.83'	N 17°31'21" W	441.99'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	250.00'	40°02'13"	174.89'	S 45°06'50" E	171.16'
C6	300.00'	45°04'18"	236.00'	N 42°35'47" W	228.96'
C7	300.00'	41°41'56"	218.33'	N 00°47'20" E	213.55'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	220.00'	40°02'13"	153.23'	S 45°06'50" E	150.62'
C24	330.00'	45°04'18"	259.59'	N 42°35'47" W	252.93'
C25	330.00'	41°41'56"	240.17'	N 00°47'20" E	234.90'
C51	280.00'	40°02'13"	155.66'	S 45°06'50" E	151.70'
C52	270.00'	45°04'18"	212.49'	N 42°35'47" W	206.96'
C53	270.00'	41°41'56"	196.50'	N 00°47'20" E	192.19'

CURVE TABLE FOR LOTS & TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C78	330.00'	81°32'00"	47.36'	N 57°01'52" W	47.32'
C79	330.00'	81°13'34"	47.19'	N 48°48'25" W	47.15'
C80	330.00'	81°13'36"	47.19'	N 49°37'50" W	47.15'
C81	330.00'	81°13'37"	47.19'	N 32°28'14" W	47.15'
C82	330.00'	81°55'59"	47.61'	N 24°12'28" W	47.57'
C83	330.00'	21°13'50"	12.85'	N 18°58'43" W	12.85'
C84	330.00'	81°13'37"	47.19'	N 13°44'00" W	47.15'
C85	330.00'	81°13'38"	47.19'	N 05°32'23" W	47.15'
C284	140.00'	41°41'57"	101.89'	N 00°47'20" E	99.66'
C285	140.00'	45°07'21"	110.26'	N 42°33'36" W	107.43'
C286	410.00'	40°01'32"	286.42'	S 43°30'17" E	280.63'
C295	270.00'	19°14'31"	80.67'	N 00°32'08" E	80.24'
C296	270.00'	10°58'31"	51.72'	N 14°34'23" W	51.64'
C297	270.00'	21°53'23"	103.15'	N 31°00'19" W	102.53'
C298	270.00'	18°16'13"	90.83'	N 51°35'17" W	90.41'
C299	270.00'	35°42'23"	18.41'	N 63°10'45" W	18.40'
C300	280.00'	8°03'28"	39.38'	S 61°06'12" E	39.35'
C301	280.00'	12°09'01"	59.38'	S 50°59'58" E	59.27'
C319	140.00'	19°14'31"	47.01'	N 00°30'48" E	46.79'
C320	140.00'	10°57'18"	26.77'	N 14°39'00" W	26.73'
C321	140.00'	21°52'07"	53.43'	N 30°59'42" W	53.11'
C322	140.00'	19°16'26"	47.10'	N 51°33'58" W	46.87'
C323	140.00'	35°53'05"	9.57'	N 63°09'44" W	9.57'
C324	410.00'	8°02'48"	57.58'	S 61°05'52" E	57.53'
C325	410.00'	12°09'01"	86.95'	S 50°59'58" E	86.78'
C345	655.00'	38°19'31"	438.13'	N 18°04'41" W	430.01'
C346	655.00'	38°19'31"	438.13'	N 18°04'41" W	430.01'
C347	330.00'	0°00'48"	0.08'	N 20°04'02" W	0.08'

LINE TABLE FOR CENTERLINE DATA

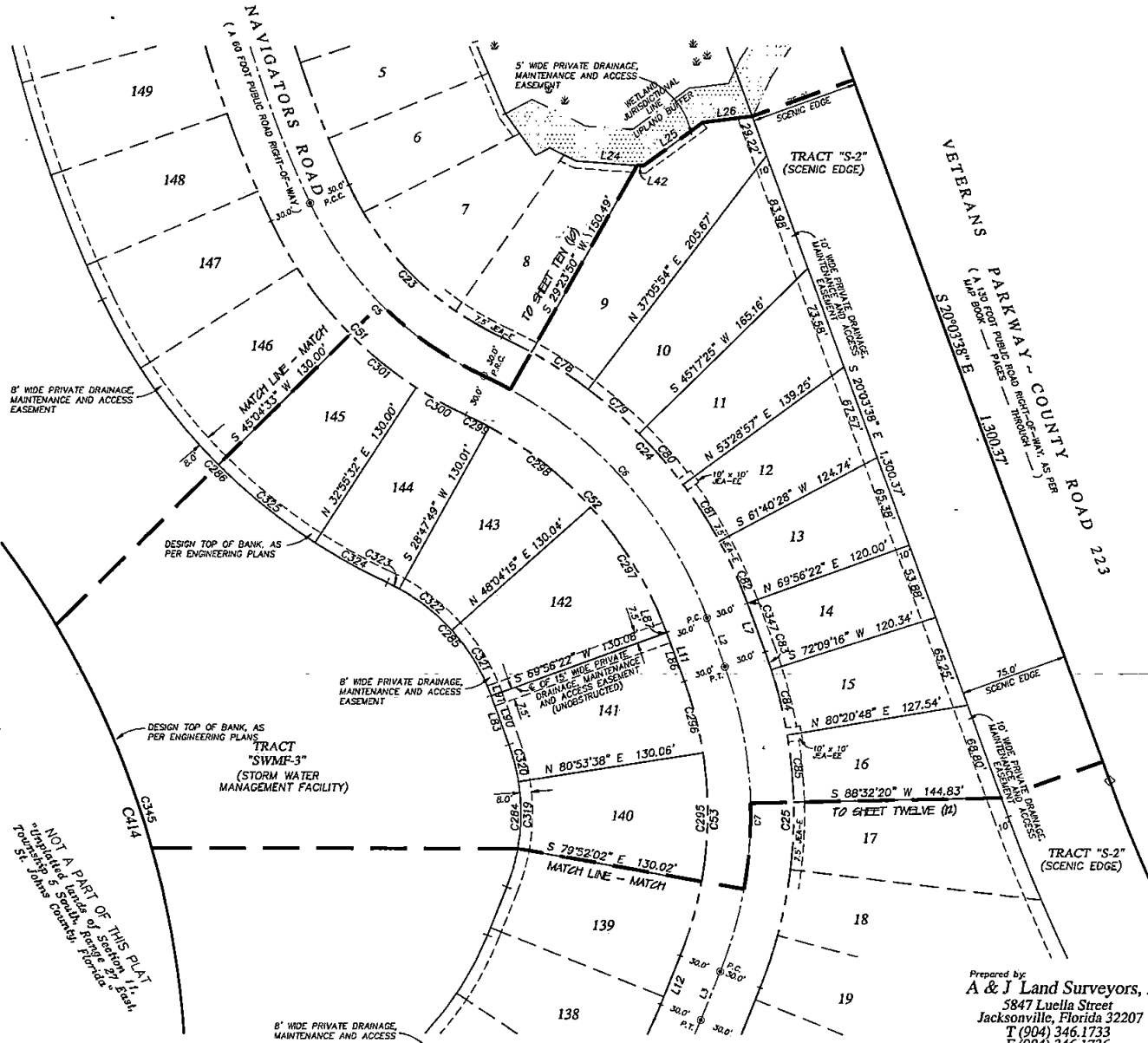
LINE	BEARING	DISTANCE
L2	S 20°03'38" E	36.31'
L3	S 21°38'16" W	36.61'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L7	S 20°03'38" E	36.31'
L11	S 20°03'38" E	36.31'
L12	S 21°38'16" W	36.61'

LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
L24	N 86°09'28" W	47.10'
L25	S 53°23'24" W	50.92'
L26	S 82°28'44" W	34.67'
L42	S 86°09'28" E	4.42'
L83	N 20°03'58" W	36.47'
L86	N 20°03'38" W	36.09'
L87	N 20°03'38" W	0.22'
L90	N 20°03'38" W	36.18'
L91	N 20°01'47" W	0.28'



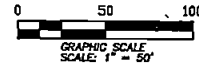
Prepared by:  
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# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN  
NATURALLY VEGETATED AND UNDISTURBED



SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C401	1115.00'	15°56'43"	310.30'	S 28°02'00" E	309.30'
C402	885.00'	2°35'51"	411.21'	N 24°02'48" W	408.23'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C339	300.00'	1°28'52"	60.11'	S 60°02'32" E	60.01'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C92	23.00'	5°03'09"	24.69'	N 87°24'01" E	23.88'

CURVE TABLE FOR LOTS & TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C94	62.00'	34°46'07"	37.62'	N 55°14'40" W	37.05'
C95	62.00'	34°46'07"	37.62'	N 20°28'33" W	37.05'
C96	62.00'	34°46'07"	37.62'	N 14°17'35" E	37.05'
C97	62.00'	34°46'07"	37.62'	N 49°03'42" E	37.05'
C98	62.00'	34°46'07"	37.62'	N 83°49'48" E	37.05'
C99	62.00'	41°27'21"	44.86'	S 58°03'28" E	43.89'
C105	1150.00'	6°42'49"	138.44'	S 30°54'40" E	139.39'
C106	1150.00'	1°44'17"	36.10'	S 35°08'13" E	36.10'
C340	910.00'	8°42'57"	138.34'	N 17°38'49" W	138.21'
C341	910.00'	14°00'14"	222.42'	N 29°00'15" W	221.86'
C342	910.00'	22°42'51"	350.76'	N 24°38'58" W	358.40'
C343	1180.00'	15°56'43"	331.17'	S 28°02'00" E	330.10'

LINE TABLE FOR CENTERLINE DATA

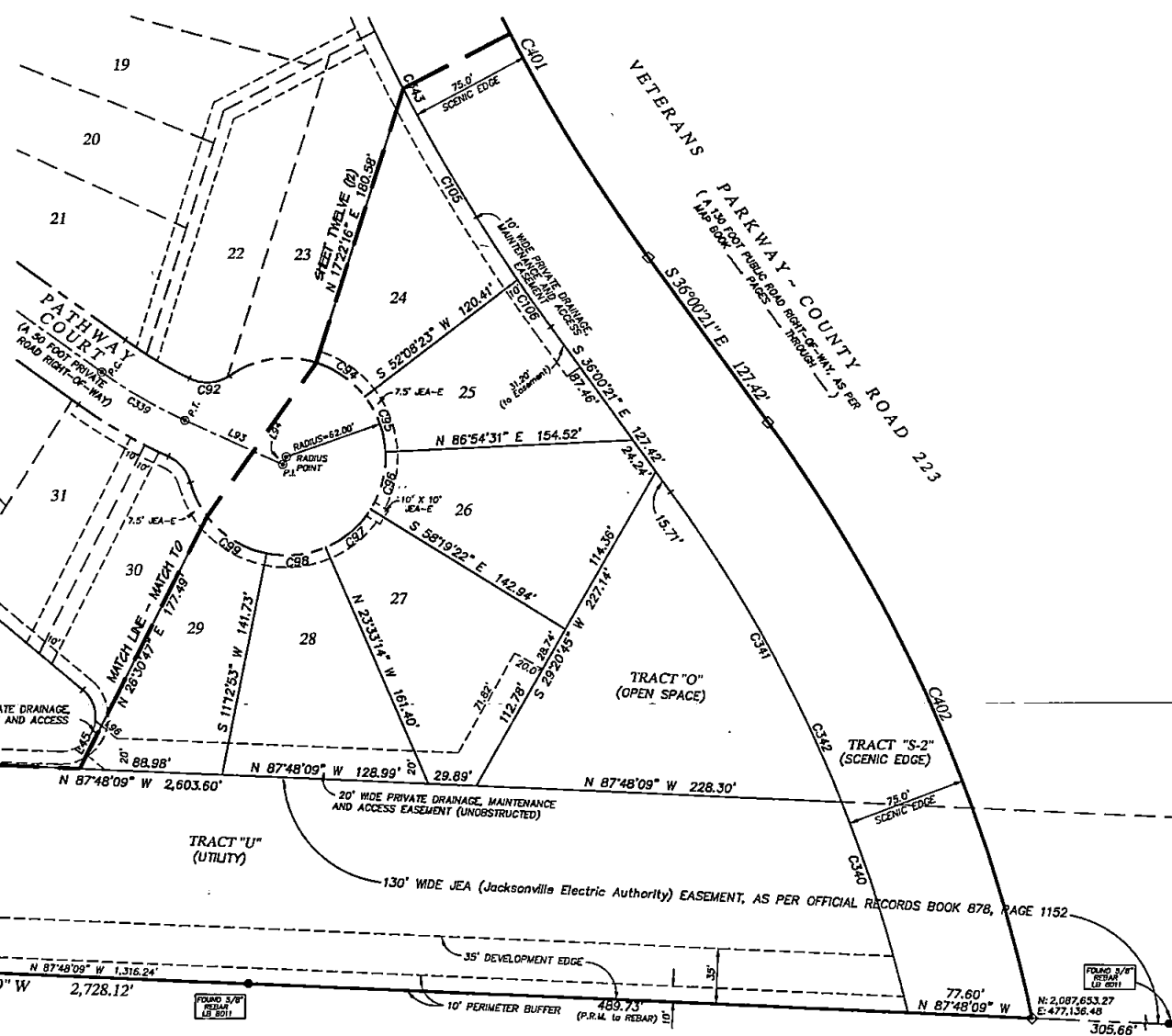
LINE	BEARING	DISTANCE
L93	N 65°46'58" W	67.13'
L94	S 24°13'02" W	5.33'

LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
L45	S 26°30'47" W	30.12'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L86	S 50°42'34" E	12.34'



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FOUND 3/8" REBAR LB #011

FOUND 3/8" REBAR LB #011  
N: 2,087,653.27  
E: 477,136.48  
305.66' (P.R.M. to REBAR)

# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L400	N 02°11'43" E	10.00'
L401	N 87°48'09" W	50.00'
L402	S 02°11'43" W	10.00'

LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
L49	N 54°12'25" W	24.85'
L80	N 41°37'24" W	11.24'

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C403	25.00'	89°59'51"	39.27'	S 42°48'13" E	35.35'
C404	25.00'	90°00'09"	39.27'	N 47°11'47" E	35.36'
C405	345.00'	39°26'11"	237.46'	N 17°31'21" W	232.89'
C414	635.00'	39°26'11"	450.83'	N 17°31'21" W	441.89'

CURVE TABLE FOR CENTERLINE DATA

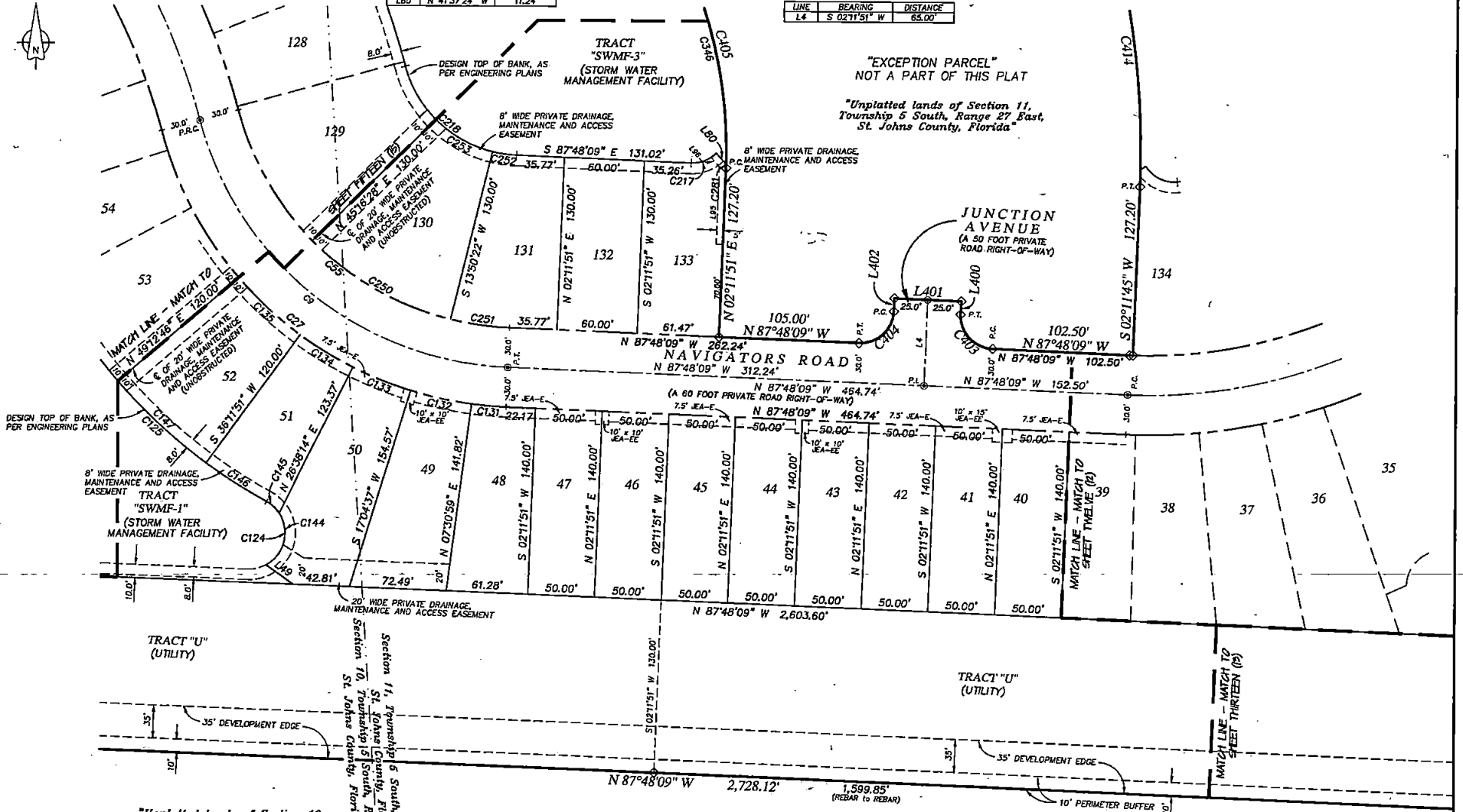
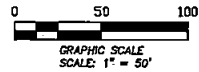
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	250.00'	72°49'45"	317.78'	S 51°23'16" E	296.81'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	280.00'	72°49'45"	355.91'	S 51°23'16" E	332.43'
C55	220.00'	72°49'45"	279.64'	S 51°23'16" E	261.19'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L4	S 02°11'51" W	65.00'



SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS  
 SEE SHEET THREE (3) FOR KEY MAP

"Unplatted lands of Section 10, Township 5 South, Range 27 East, St. Johns County, Florida"

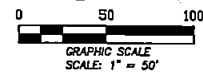
"Unplatted lands of Section 11, Township 5 South, Range 27 East, St. Johns County, Florida"

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# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

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MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET FIFTEEN (15) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

**CURVE TABLE FOR PLAT BOUNDARY DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C405	345.00'	39°28'11"	237.46'	N 17°31'21" W	232.80'
C406	870.00'	1°26'06"	204.00'	S 30°31'24" E	203.53'
C407	395.00'	9°33'50"	65.93'	N 26°35'16" W	65.86'
C408	200.00'	4°37'26"	150.82'	N 54°58'23" E	147.27'

**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	250.00'	72°49'45"	317.28'	S 51°23'16" E	298.81'
C10	500.00'	41°13'57"	359.82'	N 35°35'22" W	352.11'
C11	450.00'	76°25'38"	600.39'	S 17°59'02" E	556.84'
C14	450.00'	72°28'24"	58.69'	S 82°28'09" E	58.69'

**CURVE TABLE FOR RIGHT-OF-WAY DATA**

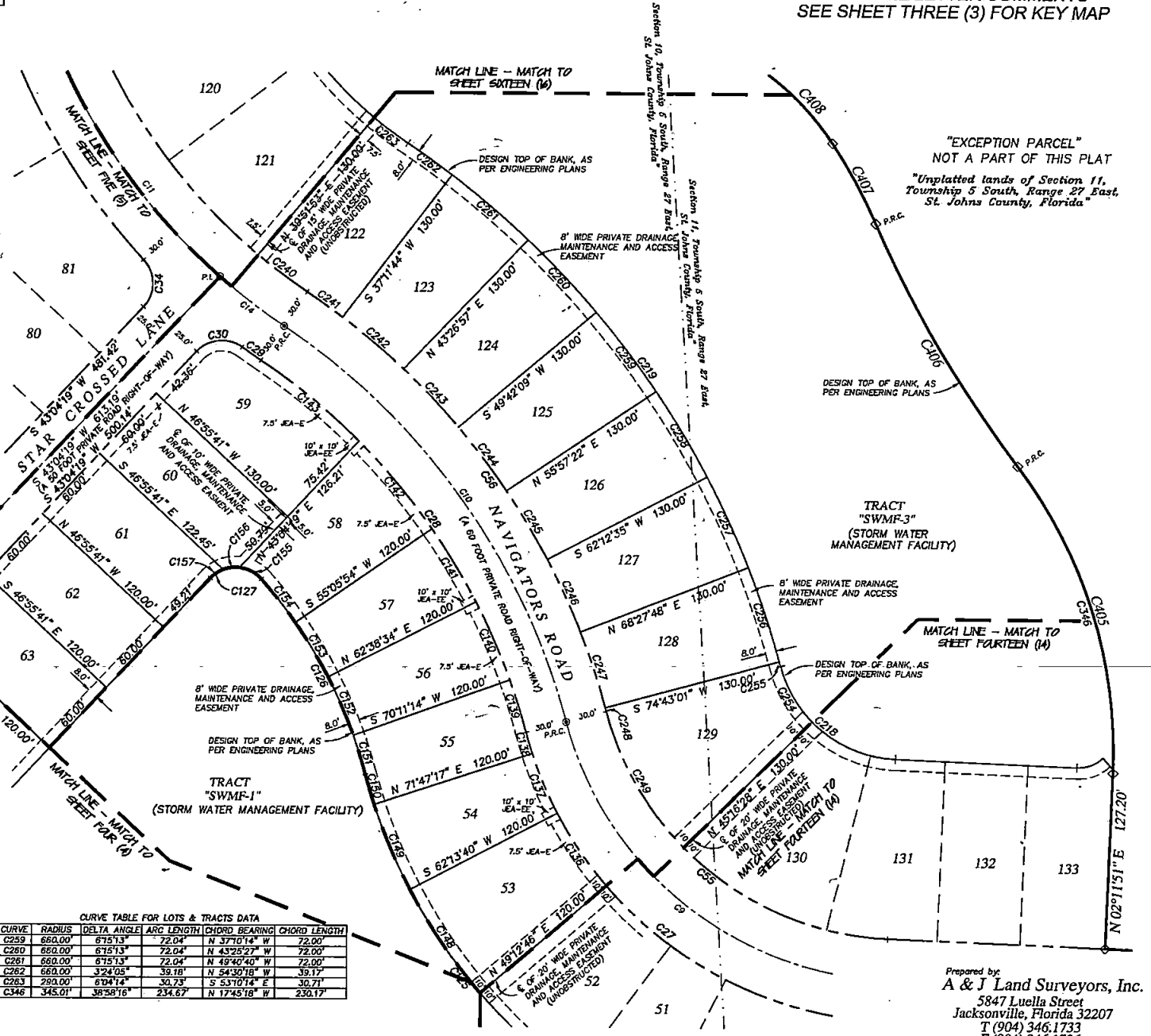
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	280.00'	72°49'45"	355.91'	S 51°23'16" E	332.43'
C28	470.00'	41°13'57"	338.23'	N 35°35'22" W	330.98'
C29	460.00'	1°58'39"	16.57'	S 55°13'01" E	16.57'
C30	25.00'	82°41'59"	36.08'	S 84°25'19" W	33.03'
C34	25.00'	85°55'54"	37.49'	N 00°08'23" E	34.08'
C55	220.00'	72°49'45"	279.84'	S 51°23'16" E	261.19'
C56	530.00'	41°13'57"	381.41'	N 35°35'22" W	373.23'

**CURVE TABLE FOR LOTS & TRACTS DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C125	400.00'	46°35'11"	325.23'	S 38°15'59" E	316.35'
C126	350.00'	28°29'48"	181.75'	N 28°12'47" W	167.52'
C127	25.00'	8°28'31"	41.68'	N 89°11'25" W	37.00'
C136	280.00'	13°00'54"	63.60'	S 34°16'47" E	63.42'
C137	280.00'	9°33'37"	46.72'	S 22°59'32" E	46.67'
C138	280.00'	374°20'	16.03'	S 16°35'33" E	16.03'
C139	470.00'	4°50'25"	39.70'	N 17°23'35" W	39.69'
C140	470.00'	7°32'40"	61.89'	N 23°35'08" W	61.84'
C141	470.00'	7°32'40"	61.89'	N 31°07'48" W	61.84'
C142	470.00'	10°04'27"	82.64'	N 39°56'19" W	82.53'
C143	470.00'	11°13'46"	92.12'	N 50°35'27" W	91.97'

**CURVE TABLE FOR LOTS & TRACTS DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C148	400.00'	13°00'54"	90.85'	S 34°16'47" E	90.67'
C149	400.00'	9°33'37"	66.74'	S 22°59'32" E	66.67'
C150	400.00'	374°20'	22.61'	S 16°35'33" E	22.61'
C151	350.00'	4°50'25"	29.58'	N 17°23'35" W	29.56'
C152	350.00'	7°32'40"	46.09'	N 23°35'08" W	46.05'
C153	350.00'	7°32'40"	46.09'	N 31°07'48" W	46.05'
C154	350.00'	6°33'04"	40.02'	N 38°10'38" W	40.00'
C155	25.00'	42°20'43"	18.46'	N 62°37'51" W	18.06'
C156	25.00'	27°33'10"	12.02'	S 82°25'13" W	11.91'
C157	25.00'	25°34'38"	11.16'	S 55°51'39" W	11.07'
C218	90.00'	72°49'45"	114.40'	S 51°23'16" E	106.85'
C219	680.00'	41°13'57"	474.97'	N 35°35'22" W	464.78'
C240	470.00'	6°04'14"	44.50'	S 52°10'14" E	44.46'
C241	530.00'	3°24'05"	31.46'	N 54°30'18" W	31.46'
C242	530.00'	6°15'13"	57.85'	N 49°40'40" W	57.82'
C243	530.00'	6°15'13"	57.85'	N 43°25'27" W	57.82'
C244	530.00'	6°15'13"	57.85'	N 37°10'14" W	57.82'
C245	530.00'	6°15'13"	57.85'	N 30°55'01" W	57.82'
C246	530.00'	6°15'13"	57.85'	N 24°39'49" W	57.82'
C247	530.00'	6°15'13"	57.85'	N 18°24'36" W	57.82'
C248	530.00'	0°18'36"	2.87'	N 15°07'41" W	2.87'
C249	220.00'	29°45'09"	114.24'	S 29°50'58" E	112.66'
C254	90.00'	29°45'09"	48.74'	S 29°50'58" E	48.21'
C255	680.00'	0°18'36"	3.87'	N 15°07'41" W	3.87'
C256	680.00'	6°15'13"	72.04'	N 18°24'36" W	72.00'
C257	680.00'	6°15'13"	72.04'	N 24°39'49" W	72.00'
C258	680.00'	6°15'13"	72.04'	N 30°55'01" W	72.00'



**CURVE TABLE FOR LOTS & TRACTS DATA**

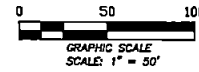
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C259	660.00'	6°15'13"	72.04'	N 37°10'14" W	72.00'
C260	660.00'	6°15'13"	72.04'	N 43°25'27" W	72.00'
C261	660.00'	6°15'13"	72.04'	N 49°40'40" W	72.00'
C262	660.00'	3°24'05"	39.18'	N 54°30'18" W	39.17'
C263	290.00'	6°04'14"	30.73'	S 52°10'14" E	30.71'
C346	345.01'	38°58'16"	234.67'	N 17°45'18" W	230.17'

"EXCEPTION PARCEL"  
NOT A PART OF THIS PLAT  
"Unplatted lands of Section 11,  
Township 5 South, Range 27 East,  
St. Johns County, Florida"

Prepared by:  
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# MIDDLEBOURNE - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK \_\_\_\_ PAGE \_\_\_\_

SHEET SIXTEEN (16) of SIXTEEN (16) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

**CURVE TABLE FOR PLAT BOUNDARY DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C406	870.00'	13°26'06"	204.00'	S 30°31'24" E	203.53'
C407	335.00'	9°33'50"	83.33'	N 28°33'16" W	83.86'
C408	200.00'	43°12'26"	150.82'	N 54°58'23" W	149.27'
C409	192.00'	15°25'59"	512.20'	S 00°09'07" E	373.27'

**CURVE TABLE FOR CENTERLINE DATA**

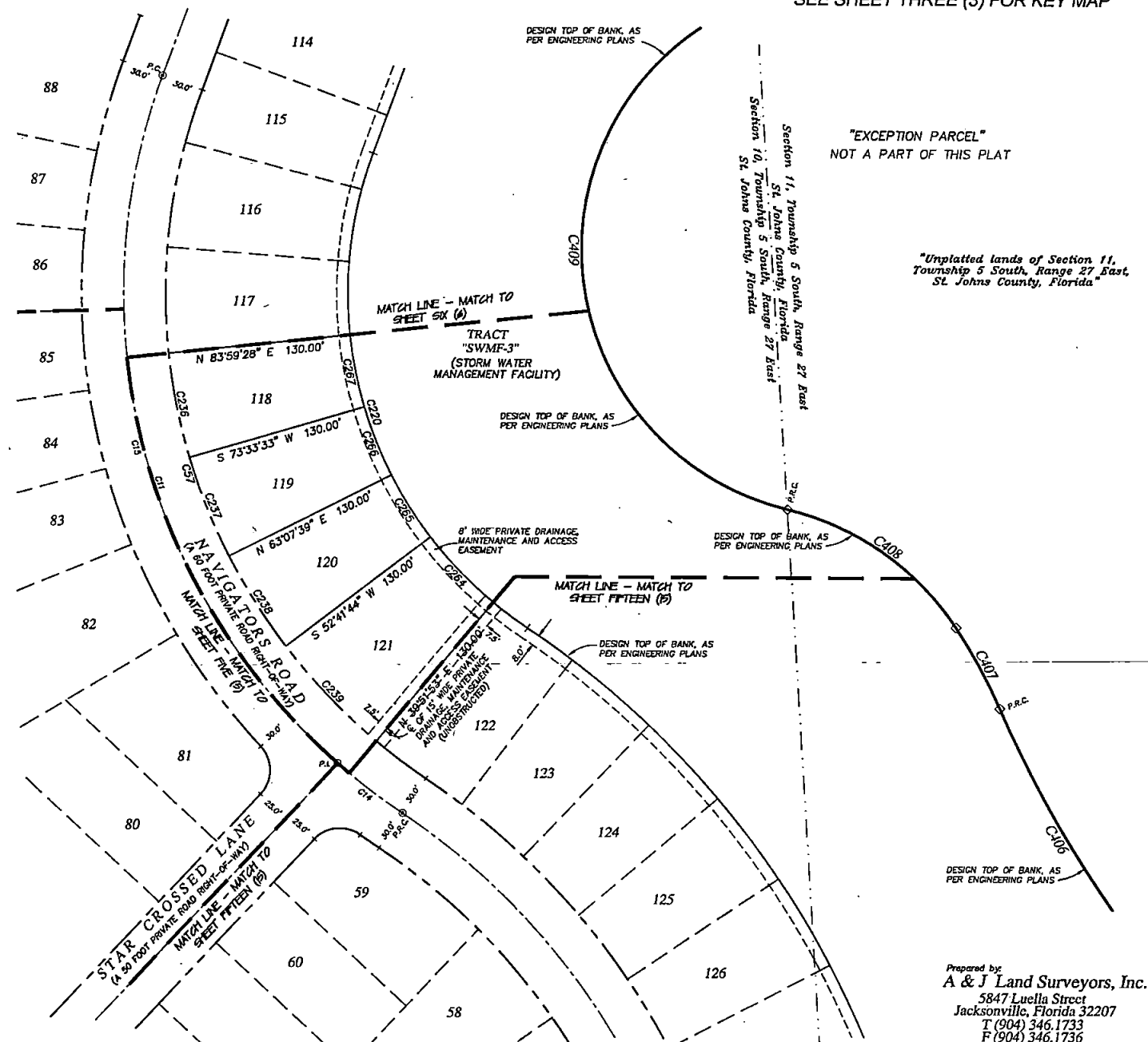
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	450.00'	76°28'39"	600.39'	S 17°59'02" E	558.84'
C14	450.00'	72°28'24"	58.69'	S 62°28'09" E	58.65'
C15	450.00'	68°58'14"	541.89'	S 14°14'50" E	509.58'

**CURVE TABLE FOR RIGHT-OF-WAY DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C57	420.00'	76°26'59"	560.36'	S 17°59'02" E	519.72'

**CURVE TABLE FOR LOTS & TRACTS DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C220	290.00'	76°26'59"	386.94'	S 17°59'02" E	358.65'
C236	420.00'	10°25'55"	76.47'	S 11°13'26" E	76.36'
C237	420.00'	10°25'55"	76.47'	S 21°39'24" E	76.36'
C238	420.00'	10°25'55"	76.47'	S 32°05'18" E	76.36'
C239	420.00'	12°49'51"	84.06'	S 43°43'12" E	83.86'
C264	290.00'	12°49'51"	64.94'	S 43°43'12" E	64.81'
C265	290.00'	10°25'55"	52.80'	S 32°05'18" E	52.73'
C266	290.00'	10°25'55"	52.80'	S 21°39'24" E	52.73'
C267	290.00'	10°25'55"	52.80'	S 11°13'26" E	52.73'



"EXCEPTION PARCEL"  
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