

RESOLUTION NO. 2022-383
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BARTRAM RANCH – PHASE 4.

WHEREAS, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bartram Ranch – Phase 4.

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 \$2,888,232.53 has been filed with the Clerk’s office.

Section 3. A Required Improvements Bond in the amount of \$410,668.90 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:

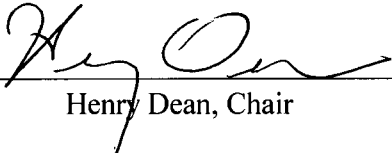
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

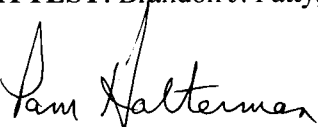
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18 day of October, 2022.

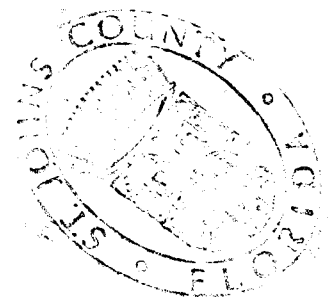
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 10/19/22



BARTRAM RANCH - PHASE 4

BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, AND IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND IN SECTION 39, TOWNSHIP 5 SOUTH RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGINS AT THE NORTHEAST CORNER OF LOT 174, "BARTRAM RANCH-PHASE 3", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103, PAGES 73 THROUGH 78 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY BOUNDARY OF THE AFORESAID PLAT OF "BARTRAM RANCH-PHASE 3", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 12°57'33" WEST, ALONG THE EASTERLY LINE OF SAID LOT 174, A DISTANCE OF 133.00 FEET, TO THE SOUTHEAST CORNER OF AFORESAID LOT 174, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT "SWMF", (STORM WATER MANAGEMENT FACILITY #3), AS SHOWN ON THE AFORESAID PLAT;

COURSE No. 2: RUN THENCE, SOUTH 37°20'21" WEST, ALONG THE EASTERLY LINE OF SAID TRACT "SWMF", A DISTANCE OF 508.66 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "SWMF", SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 187;

COURSE No. 3: RUN THENCE, SOUTH 151°15'00" WEST, ALONG THE EASTERLY LINE OF LOT 187, A DISTANCE OF 133.06 FEET, TO A POINT, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 187, SAID POINT ALSO LYING ON THE EASTERLY TERMINUS OF "HILLENDALE CIRCLE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY;

COURSE No. 4: RUN THENCE, SOUTH 31°41'37" WEST, ALONG THE AFORESAID EASTERLY TERMINUS OF "HILLENDALE CIRCLE", A DISTANCE OF 78.58 FEET, TO A POINT BEING THE SOUTHEASTERLY TERMINUS OF SAID "HILLENDALE CIRCLE", AND ALSO BEING A POINT ON THE EASTERLY LINE OF LOT 134, "BARTRAM RANCH-PHASE 3";

COURSE No. 5: RUN THENCE, SOUTH 12°46'43" WEST, ALONG THE EASTERLY LINE OF SAID LOT 134, A DISTANCE OF 100.00 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 6: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING THE EASTERLY BOUNDARY OF LOT 134, AND BEING THE ARC OF A CURVE, HAVING A RADIUS OF 25.00 FEET, AS SHOWN ON THE AFORESAID PLAT OF "BARTRAM RANCH-PHASE 3", BEING CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, TO A POINT OF CUSP OF A CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°46'43" WEST, 35.36 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID "BARTRAM RANCH-PHASE 3", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 108, PAGES 48-50 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID BOUNDARY, AND THEN ALONG THE SOUTHERLY BOUNDARY OF "BARTRAM RANCH-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 52-62 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 77°13'17" WEST, A DISTANCE OF 563.68 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 NORTHERLY, AND HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 17°00'59" TO THE LEFT, AN ARC DISTANCE OF 179.22 FEET, TO THE POINT OF CUSP OF A CURVE, SAID CURVE BEING THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 27°31'21" EAST, 178.40 FEET;

COURSE No. 3: RUN THENCE WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 80°21'34" TO THE LEFT, AN ARC DISTANCE OF 35.08 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 77°20'04" WEST, 32.88 FEET;

COURSE No. 4: RUN THENCE, SOUTH 71°51'58" WEST, A DISTANCE OF 80.00 FEET, TO A POINT, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "BARTRAM RANCH BOULEVARD", AND ON THE ARC OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 840.00 FEET, THROUGH A CENTRAL ANGLE OF 19°00'59" TO THE LEFT, AN ARC DISTANCE OF 179.22 FEET, TO THE POINT OF CUSP OF A CURVE, SAID CURVE BEING THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 27°31'21" EAST, 178.40 FEET;

COURSE No. 3: RUN THENCE WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 80°21'34" TO THE LEFT, AN ARC DISTANCE OF 35.08 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 77°20'04" WEST, 32.88 FEET;

COURSE No. 4: RUN THENCE, SOUTH 82°29'09" WEST, A DISTANCE OF 404.21 FEET, TO A POINT; DEPARTING FROM THE AFORESAID SOUTHEASTERLY BOUNDARY OF "BARTRAM RANCH-PHASE 2", RUN THENCE, NORTH 81°24'39" EAST, A DISTANCE OF 32.03 FEET, TO A POINT; RUN THENCE, SOUTH 77°00'00" EAST, A DISTANCE OF 1,210.85 FEET, TO A POINT; RUN THENCE, SOUTH 13°00'00" WEST, A DISTANCE OF 78.45 FEET, TO A POINT; RUN THENCE, NORTH 77°00'00" WEST, A DISTANCE OF 34.22 FEET, TO A POINT; RUN THENCE, SOUTH 05°08'21" WEST, A DISTANCE OF 78.04 FEET, TO A POINT; RUN THENCE, SOUTH 78°24'42" EAST, A DISTANCE OF 81.3 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING EASTERLY; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 129.00 FEET, THROUGH A CENTRAL ANGLE OF 06°43'50" TO THE LEFT, AN ARC DISTANCE OF 17.83 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°46'41" EAST, 17.62 FEET; RUN THENCE, SOUTH 06°31'19" WEST, A DISTANCE OF 84.00 FEET, TO THE POINT OF THE ARC OF A CURVE, LEADING EASTERLY; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 13°22'46" TO THE LEFT, AN ARC DISTANCE OF 49.97 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°50'04" EAST, 49.86 FEET; RUN THENCE, NORTH 83°28'34" EAST, ALONG SAID TANGENCY, A DISTANCE OF 86.01 FEET, TO A POINT; RUN THENCE, NORTH 06°31'26" WEST, A DISTANCE OF 108.65 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 36.00 FEET, THROUGH A CENTRAL ANGLE OF 32°42'58" TO THE RIGHT, AN ARC DISTANCE OF 20.28 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 09°50'02" EAST, 20.28 FEET; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 89.00 FEET, THROUGH A CENTRAL ANGLE OF 20°43'14" TO THE LEFT, AN ARC DISTANCE OF 32.19 FEET, TO THE POINT OF TANGENCY OF A CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 15°49'33" EAST, 32.01 FEET; RUN THENCE, NORTH 05°28'18" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1.74 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 37°51'40" TO THE LEFT, AN ARC DISTANCE OF 12.56 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 24°24'10" EAST, 12.33 FEET; RUN THENCE, NORTH 05°28'18" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 38.46 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 24.00 FEET, THROUGH A CENTRAL ANGLE OF 43°00'00" TO THE RIGHT, AN ARC DISTANCE OF 18.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 17°01'44" WEST, 18.37 FEET; RUN THENCE, NORTH 39°31'44" WEST, A DISTANCE OF 3.23 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING WESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 16.00 FEET, THROUGH A CENTRAL ANGLE OF 45°00'00" TO THE RIGHT, AN ARC DISTANCE OF 12.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 17°01'44" WEST, 12.25 FEET; RUN THENCE, NORTH 05°28'18" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 18.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, HAVING A RADIUS OF 174.00 FEET, THROUGH A CENTRAL ANGLE OF 05°19'24" TO THE RIGHT, AN ARC DISTANCE OF 16.17 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING NORTHEASTERLY; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 08°07'58" EAST, 16.16 FEET; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 102.48 FEET, THROUGH A CENTRAL ANGLE OF 10°42'29" TO THE RIGHT, AN ARC DISTANCE OF 44.84 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHEASTERLY; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 82°10'51" EAST, 39.07 FEET; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 51.50 FEET, THROUGH A CENTRAL ANGLE OF 178°16'45" TO THE LEFT, AN ARC DISTANCE OF 158.18 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 63°73'88" EAST, 102.95 FEET; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'05" TO THE RIGHT, AN ARC DISTANCE OF 80.33 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°35'55" EAST, 80.30 FEET; RUN THENCE, SOUTH 52°23'52" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 226.31 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 24°49'24" TO THE LEFT, AN ARC DISTANCE OF 189.28 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°48'34" EAST, 197.74 FEET; RUN THENCE, SOUTH 77°13'17" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 334.11 FEET, TO A POINT; RUN THENCE, NORTH 12°58'09" EAST, A DISTANCE OF 1,029.44 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 316.00 FEET, THROUGH A CENTRAL ANGLE OF 80°00'00" TO THE LEFT, AN ARC DISTANCE OF 484.16 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 32°02'09" WEST, 445.52 FEET; RUN THENCE, NORTH 77°02'27" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 315.00 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "C-1", (CONSERVATION EASEMENT), AS SHOWN ON THE PLAT OF "BARTRAM RANCH - PHASE 1 A AND 1B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 98, PAGES 52 THROUGH 62 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY AND THEN SOUTHERLY BOUNDARIES OF SAID TRACT "C-1", (CONSERVATION EASEMENT), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 12°57'33" WEST, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 115.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID TRACT "C-1";

COURSE No. 2: RUN THENCE, NORTH 77°02'27" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT, A DISTANCE OF 102.93 FEET, TO THE NORTHEASTERLY CORNER OF TRACT "C", (CONSERVATION EASEMENT), AS SHOWN ON THE AFORESAID PLAT OF "BARTRAM RANCH-PHASE 4", AS SHOWN ON MAP BOOK 111, PAGES 102 THROUGH 103, PAGES 73 THROUGH 78 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY BOUNDARY OF AFORESAID PLAT OF "BARTRAM RANCH-PHASE 3", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 12°57'33" WEST, ALONG THE EASTERLY LINE OF SAID TRACT "C", AND THEN ALONG THE EASTERLY LINE OF LOT 106, A DISTANCE OF 153.50 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 106, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF "RANCH LAND CIRCLE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY;

COURSE No. 2: RUN THENCE, SOUTH 21°40'42" WEST, ALONG THE EASTERLY TERMINUS OF "RANCH LAND CIRCLE", A DISTANCE OF 30.58 FEET, TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 174, "BARTRAM RANCH-PHASE 3", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,394,827 SQUARE FEET, OR 32.02 ACRES, MORE OR LESS, IN AREA.

MAP BOOK _____ PAGE _____

SHEET ONE (1) OF EIGHT (8) SHEETS

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

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "BARTRAM RANCH - PHASE 4", 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 DESIGNATED ON THIS PLAT AS "BARTRAM RANCH BOULEVARD", "HILLENDALE CIRCLE", "RANCH LAND CIRCLE", "ASHCRAFT LANE" AND "WATERLY WAY" (PUBLIC ROAD RIGHTS-OF-WAYS) ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT "R", (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO TOLL FL XIII LIMITED PARTNERSHIP, ("OWNER"), AND TO ITS SUCCESSORS AND ASSIGNS.

TRACT "D-1" (OPEN SPACE/LANDSCAPE/SCENIC EDGE), TRACT "D-2" (OPEN SPACE), TRACT "C" (CONSERVATION), AND TRACT "SWMF" (STORM WATER MANAGEMENT FACILITY NO. 3), AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO "BARTRAM RANCH HOME OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, EXCEPT AS HEREAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE HOME OWNER'S ASSOCIATION 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, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREAFTER PROVIDED.

THE STORM WATER MANAGEMENT FACILITY (TRACT SWMF), 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 ALL STREET RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID DRAINAGE EASEMENTS AND THE STORM WATER MANAGEMENT FACILITY SHOWN HEREON, WHICH ARE DEDICATED TO THE "BARTRAM RANCH HOME OWNERS ASSOCIATION, INC."

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 UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO "BARTRAM RANCH HOME OWNERS ASSOCIATION, INC.", THE PROPERTY OWNERS ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER ENTITY OR ENTITIES AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

FLORIDA POWER & LIGHT (FPL&L) AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A 7.5 FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR THE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS 2.5' FPL/UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA AND TO FLORIDA POWER & LIGHT COMPANY, AS A JOINT EASEMENT, AND TO THEIR SUCCESSORS AND ASSIGNS.

THAT TRACT DESIGNATED AS TRACT "L5" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, IN FEE SIMPLE, ITS SUCCESSORS AND ASSIGNS.

TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP ("OWNER"), DOES HEREBY DEDICATE TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER AND UNDER THE LANDSCAPE BUFFER EASEMENT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONJUNCTION WITH JEA'S USE OF THE LIFT STATION TRACT.

TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP ("OWNER"), ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONJUNCTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER EASEMENT, OR ANY OTHER PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION, TRACT "L5", OR JEA'S UTILITY EASEMENT, OR THE EASEMENT FOR INGRESS AND EGRESS PURPOSES. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE " JEA UTILITY EASEMENT" AND/OR "EASEMENT FOR INGRESS AND EGRESS PURPOSES" WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

TOLL FL XIII LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP

BY: TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION
GENERAL PARTNER

WITNESS:

BY: TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION
GENERAL PARTNER

TYPE OR PRINT NAME

By:
NAME

WITNESS:

PRINTED NAME:

TYPE OR PRINT NAME

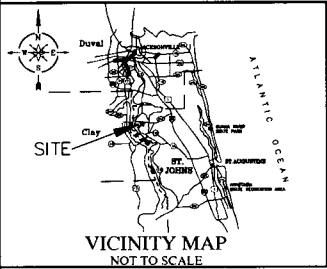
TITLE:

(SEE SHEET TWO FOR NOTARY FOR TOLL FL XIII LIMITED PARTNERSHIP)

Prepared by:
A & J Land Surveyors, Inc.
5847 Leada Street
Jacksonville, Florida 32207
T 904.346.1733
T 904.346.1736

BARTRAM RANCH - PHASE 4

BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, AND IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN 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 901), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 7, AND FOR THE SOUTHERLY MONUMENTED BOUNDARY LINE OF THE "BARTRAM RANCH PHASE 1A and 1B", AS DESCRIBED AND RECORDED IN THAT PLAT RECORDED IN MAP BOOK 99, PAGES 52 THROUGH 62, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°52'24" E.

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) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL&L) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OPTICAL REPRODUCTION OF THE SURVEYED 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 ST. JOHNS COUNTY, FLORIDA.

5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, 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 ACQUIRE 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.

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

7) 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(ES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

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

- a) CONTROL POINT "G113", WITH A PUBLISHED COORDINATE VALUE OF N(x); 2,046,837.270151, AND E(y); 453,788.927478
- b) CONTROL POINT "G114", WITH A PUBLISHED COORDINATE VALUE OF N(x); 2,046,070.542891, AND E(y); 457,528.338248

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 OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 4600

**NOTARY FOR TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION AND GENERAL PARTNER
OF TOLL FL XIII LIMITED PARTNERSHIP**

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____

A.D., 2022 BY _____ TITLE: _____ OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION AND GENERAL PARTNER OF TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, 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: _____

SURVEYORS' COMMENTS REGARDING THE EASEMENTS DISCLOSED IN THE PLAT PROPERTY INFORMATION REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MAY 16, 2022.

MATTERS AS CONTAINED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 18.

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

RESTRICTIONS, COVENANTS, AND CONDITIONS CONCERNING PARCELS 4 AND 5 AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 173, PAGE 514; AS AMENDED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 240, PAGE 143.

SURVEYORS' COMMENT: THIS PLAT IS A PORTION OF THE LANDS DESCRIBED IN THESE INSTRUMENTS, AND THEREFORE IS SUBJECT TO THESE DOCUMENTS. THERE ARE NO ITEMS CONTAINED WITHIN THESE INSTRUMENTS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 481, PAGE 434; AS AMENDED IN OFFICIAL RECORDS BOOK 481, PAGE 446; IN OFFICIAL RECORDS BOOK 317, PAGE 153; IN OFFICIAL RECORDS BOOK 325, PAGE 22 AND IN OFFICIAL RECORDS BOOK 307, PAGE 494, AS CORRECTED IN OFFICIAL RECORDS BOOK 325, PAGE 8.

SURVEYORS' COMMENT: THIS PLAT IS A PORTION OF THE LANDS DESCRIBED IN THESE INSTRUMENTS, AND THEREFORE IS SUBJECT TO THESE DOCUMENTS. THERE ARE NO ITEMS CONTAINED WITHIN THESE INSTRUMENTS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

DECLARATION OF EASEMENT FOR INGRESS, EGRESS, UTILITIES AND CONSTRUCTION RECORDED MARCH 5, 2019 IN OFFICIAL RECORDS BOOK 4688, PAGE 1808.

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TANGENT CURVE TABLE
LPS	TANGENT LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
MAP	MAP BOOK
PL	PLAT BOOK
PG	PAGE
ML	MATCH LINE
EA-E	EA ELECTRIC EASEMENT
EA-EE	EA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET #1 4" CONCRETE MONUMENT WITH IRON STAKES 12" IN DIA
◆	FIXED #1 4" CONCRETE MONUMENT WITH IRON STAKES 12" IN DIA
●	SET #1 1/2" NAL & DSK. STAKED T.C.P. 10 DIA
③	DPHETS SHEET NUMBER

MATCHINGS USED IN THIS PLAT

MATCHINGS	DEFINITION
□	DEPOTES UPLAND BUFFERS
▨	DEPOTES PRESERVED WETLANDS
▩	DEPOTES UPLAND PRESERVATION

**CERTIFICATE OF APPROVAL
GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 4", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2022.

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 _____ 2022.

GAIL OLIVER, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER, LICENSE NUMBER 4564

**CERTIFICATE OF REVIEW
COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 4", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2022.

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 "BARTRAM RANCH-PHASE 4", 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.

BY: _____
CHAIR
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 OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN
STATE OF FLORIDA, REGISTERED LAND SURVEYOR
CERTIFICATE NO. 4600

DATE: _____ 2022.

FOR: A & J LAND SURVEYORS, INC.
STATE OF FLORIDA, L.B. NO. 4661
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
TELEPHONE: (904) 346-1733
FAX: (904) 346-1236

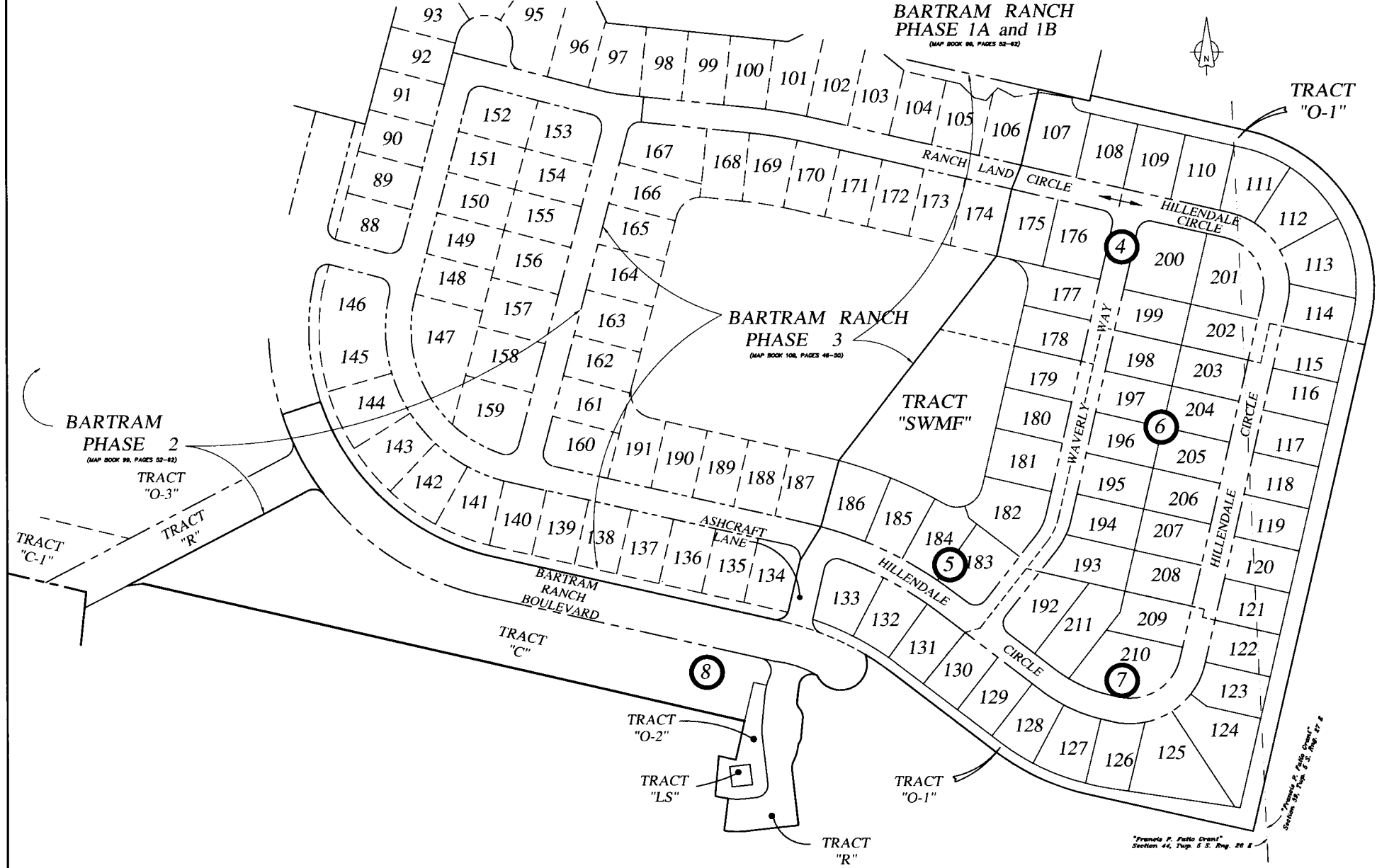
Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1236

BARTRAM RANCH - PHASE 4

BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, AND IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK ____ PAGE ____

SHEET THREE (3) of EIGHT (8) SHEETS



"Francis P. Fatio Grant"
 Section 44, Twp. 5 S., Rng. 26 E.

KEY MAP
 (NOT TO SCALE)

Prepared by:
 A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 T 904.346.1736

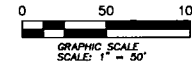
BARTRAM RANCH - PHASE 4

BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, AND IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET FOUR (4) of EIGHT (8) SHEETS

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



"BARTRAM RANCH - PHASE 1A and 1B"

(Map Book 99, pages 52 - 62)

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	S 21°40'42" W	30.58'
L4	S 12°37'33" W	11.50'
L5	N 77°02'27" W	102.93'

TRACT
"C-1"

(CONSERVATION EASEMENT)

TRACT
"C"

(CONSERVATION EASEMENT)

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C28	25.00'	82°06'36"	35.63'	S 35°59'06" E	32.84'
C29	280.00'	90°00'36"	439.87'	N 32°02'09" W	396.01'
C30	150.00'	20°05'37"	52.60'	N 66°59'43" W	52.33'
C31	280.00'	20°05'27"	98.18'	N 66°59'43" W	97.68'
C32	150.00'	28°10'24"	73.76'	N 42°51'48" W	73.02'
C33	280.00'	28°10'24"	137.66'	N 42°51'48" W	136.30'
C34	150.00'	26°30'39"	69.41'	N 15°31'17" W	68.79'
C35	280.00'	33°39'17"	164.46'	N 11°57'01" W	162.11'
C36	150.00'	15°14'06"	39.89'	N 05°21'06" E	39.77'
C37	280.00'	8°05'33"	39.55'	N 06°35'22" E	39.52'
C62	50.00'	90°00'36"	78.55'	N 32°02'09" W	70.72'
C76	315.00'	57°54'36"	318.36'	N 48°05'09" W	303.00'

"Unplatted lands of the Grant to Francis P. Fatio", Section 44, Township 5 South, Range 26 East, St. Johns County, Florida.

Grant to "Francis P. Fatio", Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

"Unplatted lands of the Grant to Francis P. Fatio", Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

TRACT
"O-1"

(OPEN SPACE/LANDSCAPE/
SCENIC EDGE)

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L10	S 81°33'35" W	6.98'
L11	N 80°01'17" W	61.76'
L12	S 77°02'27" E	17.12'
L13	S 77°02'27" E	19.88'
L14	S 77°02'27" E	19.88'
L17	N 77°02'27" W	23.58'

"BARTRAM RANCH PHASE 3"

(Map Book 109, pages 46-50)

TRACT
"SWMF"

(STORM WATER MANAGEMENT FACILITY # 3)
UNOBSTRUCTED DRAINAGE EASEMENT

TRACT
"SWMF"

(STORM WATER MANAGEMENT FACILITY # 3)
UNOBSTRUCTED DRAINAGE EASEMENT

"Unplatted lands of the Grant to Francis P. Fatio", Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

PREPARED BY:
A & J Land Surveyors, Inc.
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Jacksonville, Florida 32207
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BARTRAM RANCH - PHASE 4

BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, AND IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

"BARTRAM RANCH - PHASE 3" (Map Book 109, pages 46-50)

LINE TABLE FOR PLAT BOUNDARY

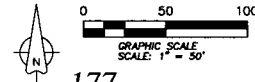
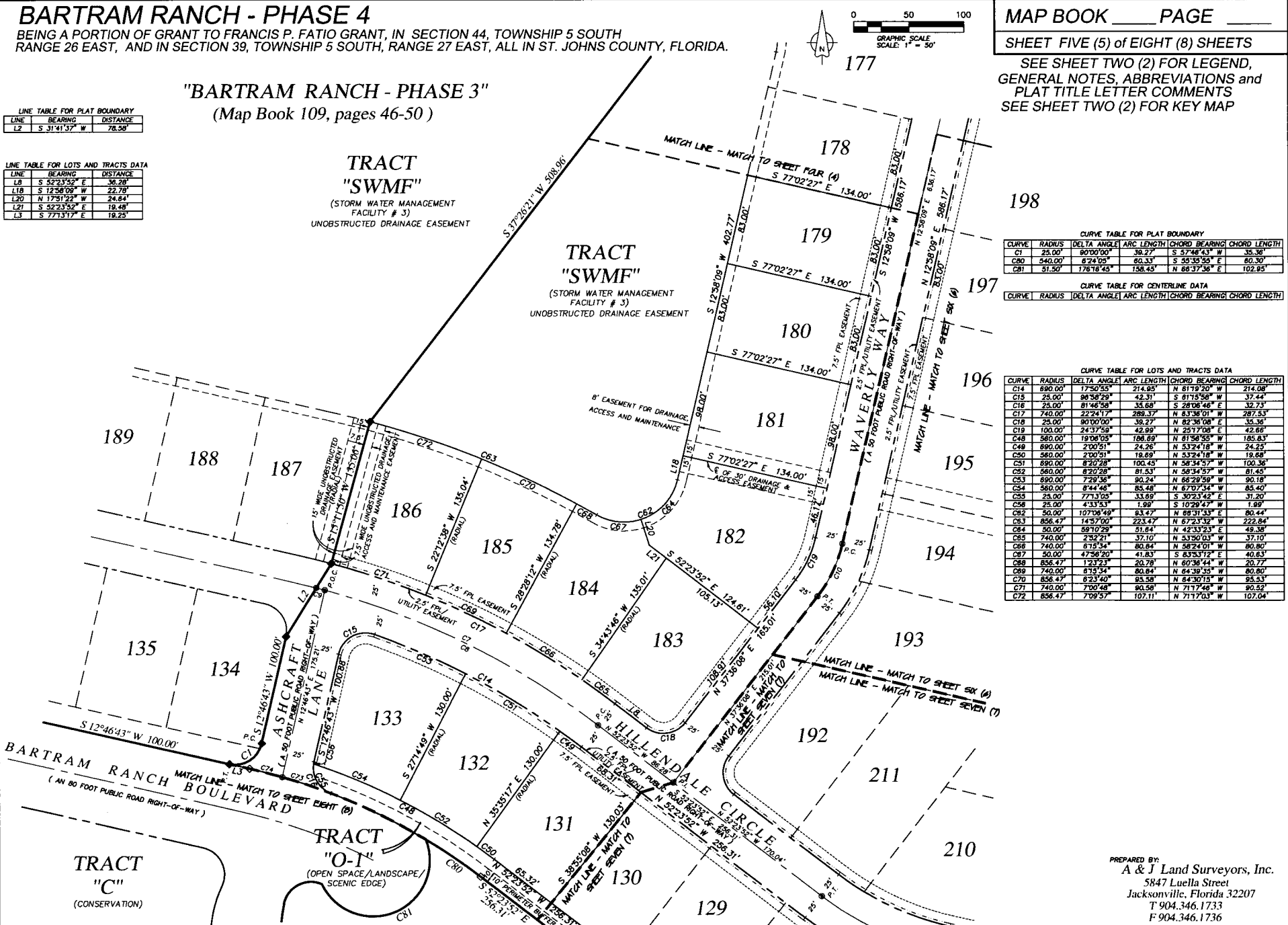
LINE	BEARING	DISTANCE
L2	S 31°41'57" W	78.50'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L8	S 52°23'52" E	36.28'
L18	S 12°58'09" W	22.78'
L20	N 17°31'22" W	24.84'
L21	S 52°23'52" E	18.48'
L3	S 77°13'17" E	18.25'

TRACT "SWMF"
(STORM WATER MANAGEMENT FACILITY # 3)
UNOBSTRUCTED DRAINAGE EASEMENT

TRACT "SWMF"
(STORM WATER MANAGEMENT FACILITY # 3)
UNOBSTRUCTED DRAINAGE EASEMENT



MAP BOOK _____ PAGE _____

SHEET FIVE (5) of EIGHT (8) SHEETS
SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	80°00'00"	38.27'	S 57°48'43" W	35.36'
C80	540.00'	8°24'05"	80.33'	S 89°35'55" E	80.30'
C81	51.50'	178°18'43"	158.43'	N 88°37'58" E	102.85'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	80°00'00"	38.27'	S 57°48'43" W	35.36'
C80	540.00'	8°24'05"	80.33'	S 89°35'55" E	80.30'
C81	51.50'	178°18'43"	158.43'	N 88°37'58" E	102.85'

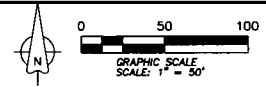
CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	890.00'	1°50'53"	214.85'	N 81°19'20" W	214.08'
C15	25.00'	80°58'29"	42.31'	S 81°55'58" W	37.44'
C16	25.00'	81°48'58"	33.68'	S 28°06'46" E	32.73'
C17	740.00'	22°24'17"	289.37'	N 83°38'01" W	287.53'
C18	25.00'	80°00'00"	38.27'	N 82°36'08" E	35.36'
C19	100.00'	24°37'59"	42.99'	N 25°17'08" E	42.68'
C48	580.00'	19°06'05"	188.69'	N 81°58'55" W	185.83'
C49	890.00'	2°00'51"	24.26'	N 53°24'18" W	24.25'
C50	580.00'	2°00'51"	18.69'	N 53°24'18" W	18.68'
C51	890.00'	8°20'28"	100.43'	N 88°34'57" W	100.36'
C52	580.00'	8°20'28"	81.53'	N 88°34'57" W	81.45'
C53	890.00'	7°29'36"	90.24'	N 88°29'59" W	90.18'
C54	580.00'	8°44'48"	85.48'	N 87°07'34" W	85.40'
C55	25.00'	77°13'05"	33.69'	S 89°23'42" E	37.20'
C56	25.00'	4°33'53"	1.99'	S 10°29'47" W	1.89'
C62	50.00'	107°08'49"	83.47'	N 88°31'53" E	80.44'
C63	856.47'	14°57'00"	223.47'	N 87°23'32" W	222.84'
C64	50.00'	88°10'29"	31.64'	N 42°53'23" E	49.38'
C65	740.00'	2°32'21"	37.10'	N 83°40'53" W	37.10'
C68	740.00'	6°15'34"	80.84'	N 88°24'01" W	80.80'
C67	50.00'	47°56'20"	41.83'	S 83°53'12" E	40.83'
C68	856.47'	12°23'23"	20.78'	N 69°38'44" W	20.77'
C69	740.00'	6°15'34"	80.84'	N 84°30'53" W	80.80'
C70	856.47'	6°23'40"	95.58'	N 84°30'15" W	95.53'
C71	740.00'	7°00'48"	80.50'	N 71°17'48" W	80.52'
C72	856.47'	7°09'57"	107.11'	N 71°17'03" W	107.04'

PREPARED BY:
A & J Land Surveyors, Inc.
5847 Luella Street
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BARTRAM RANCH - PHASE 4

BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, AND IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.



MAP BOOK _____ PAGE _____

SHEET SIX (6) of EIGHT (8) SHEETS

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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	125.00'	24°37'58"	53.74'	N 25°17'08" E	53.33'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	100.00'	24°37'58"	42.88'	N 25°17'08" E	42.88'
C27	150.00'	24°37'59"	64.49'	N 25°17'08" E	63.99'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C60	150.00'	13°05'33"	34.28'	N 31°03'20" E	34.20'
C61	150.00'	11°32'23"	30.21'	N 18°44'20" E	30.16'

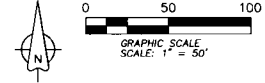
"Unplatted lands of the Grant to Francis P. Fatio, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida"



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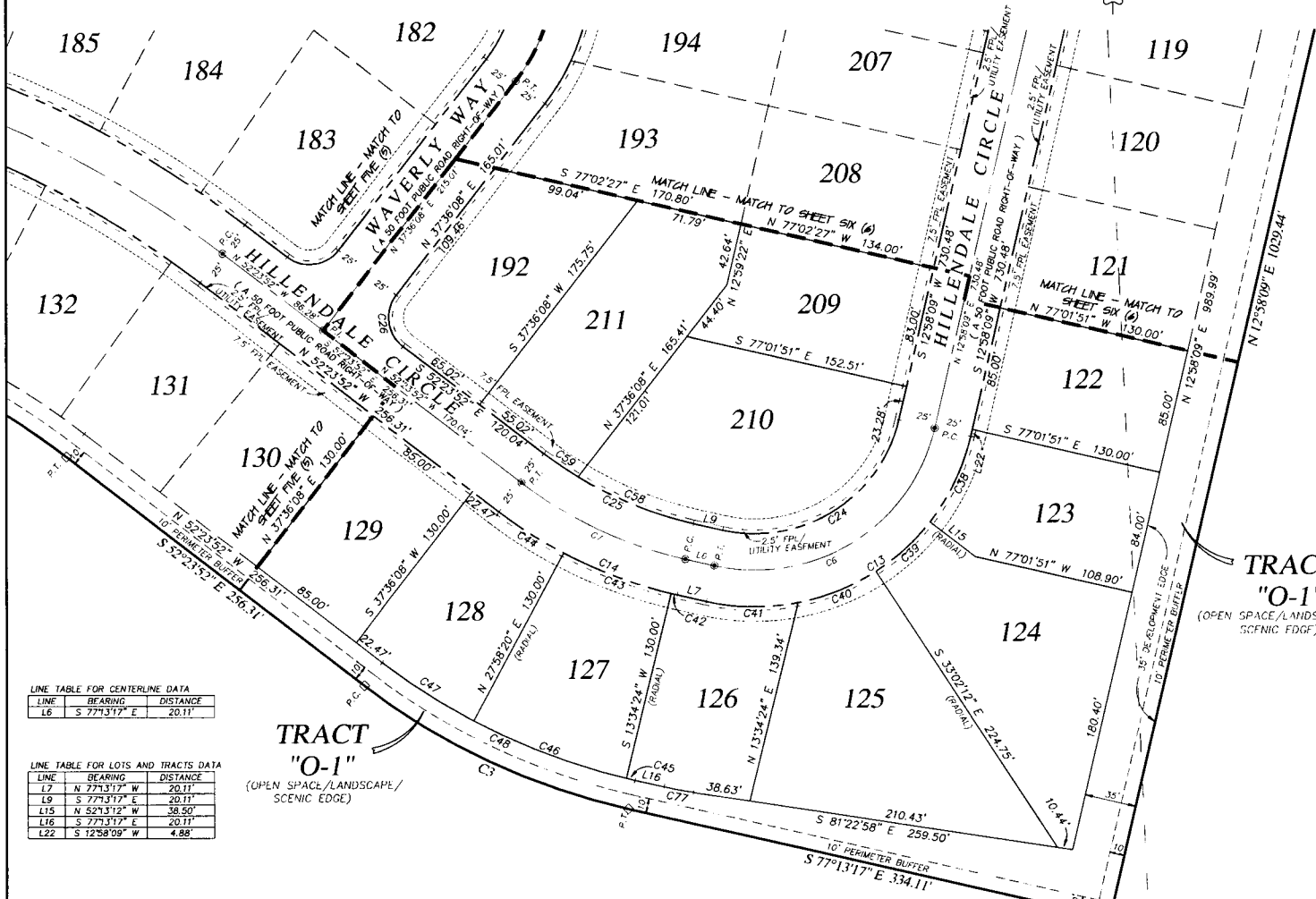
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MAP BOOK _____ PAGE _____

SHEET SEVEN (7) of EIGHT (8) SHEETS

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



LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L6	S 77°13'17" E	20.11'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L7	N 77°13'17" W	20.11'
L9	S 77°13'17" E	20.11'
L15	N 52°13'12" W	38.50'
L16	S 77°13'17" E	20.11'
L22	S 12°28'09" W	4.88'

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	480.00'	24°49'24"	199.29'	S 84°48'34" E	197.74'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	125.00'	72°03'17"	157.20'	N 66°45'05" E	147.04'
C7	285.00'	24°49'24"	123.48'	S 64°48'34" E	122.51'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	150.00'	89°49'07"	235.14'	N 37°32'10" E	211.80'
C14	310.00'	24°49'24"	134.31'	S 64°48'34" E	133.26'
C24	100.00'	89°49'14"	156.77'	N 57°52'06" E	141.20'
C25	260.00'	24°49'24"	112.64'	S 64°48'34" E	111.77'
C26	25.00'	90°00'00"	39.27'	S 07°23'52" E	35.36'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C38	150.00'	24°49'12"	64.98'	N 25°22'12" E	64.47'
C39	150.00'	197°1'01"	50.22'	N 47°22'18" E	49.99'
C40	150.00'	21°53'39"	57.36'	N 67°55'08" E	57.01'
C41	150.00'	23°54'16"	62.58'	S 89°07'25" E	62.13'
C42	310.00'	0°47'40"	4.30'	S 76°49'26" E	4.30'
C43	310.00'	142°33'56"	77.91'	S 69°13'38" E	77.70'
C44	310.00'	9°37'48"	52.10'	S 57°12'46" E	52.04'
C45	440.00'	0°47'40"	5.10'	S 76°49'26" E	6.10'
C46	440.00'	142°33'56"	110.58'	S 69°13'38" E	110.29'
C47	440.00'	9°37'48"	73.95'	S 57°12'46" E	73.87'
C48	440.00'	24°49'24"	180.63'	S 64°48'34" E	180.14'
C58	260.00'	18°38'43"	84.61'	S 67°53'55" E	84.24'
C59	260.00'	6°10'41"	28.04'	S 55°29'13" E	28.02'
C77	280.00'	4°09'41"	20.34'	S 79°18'07" E	20.33'

"Unplatted lands of the Grant to Francis P. Fatio, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida"

"Unplatted lands of the Grant to Francis P. Fatio, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida"

"Unplatted lands of the Grant to Francis P. Fatio, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida"

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0 100 200



GRAPHIC SCALE
SCALE 1" = 100'

MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of EIGHT (8) SHEETS

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CB4	500.00'	58°04'17"	515.50'	S 47°40'11" E	482.87'
CB5	500.00'	145°04'40"	128.54'	N 69°47'57" W	128.18'

CURVE TABLE FOR RIGHT-OF-WAY AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CB6	480.00'	105°08'03"	88.05'	N 71°47'14" W	87.92'
CB7	25.00'	102°07'43"	44.56'	N 28°08'38" W	38.89'
CB8	114.00'	109°26'36"	38.89'	S 21°11'55" W	38.50'
CB9	64.00'	115°08'23"	13.37'	S 00°30'58" E	13.35'
CB10	25.00'	80°00'00"	38.27'	N 38°28'34" E	35.36'
CB11	156.00'	132°24'40"	33.03'	S 88°50'04" E	34.95'
CB12	156.00'	209°04'44"	32.65'	S 88°20'04" E	33.38'
CB13	114.00'	744'36"	15.41'	S 21°02'54" W	15.40'
CB14	114.00'	117°41'58"	23.28'	S 11°19'15" W	23.24'

CURVE TABLE FOR PLAT BOUNDARY DATA DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CB1	25.00'	90°00'00"	39.27'	S 37°48'43" W	35.38'
CB2	540.00'	87°44'05"	80.33'	S 55°38'55" E	80.30'
CB3	51.50'	178°18'45"	158.45'	N 06°37'38" E	102.85'
CB4	25.00'	102°48'25"	44.84'	N 62°10'52" E	38.67'
CB5	174.00'	51°19'24"	18.17'	N 08°07'58" E	18.16'
CB6	18.00'	45°00'00"	12.57'	N 17°01'44" W	12.25'
CB7	24.00'	45°00'00"	18.85'	N 17°01'44" W	18.37'
CB8	18.00'	37°51'49"	12.56'	N 24°24'10" E	12.33'
CB9	89.00'	20°43'14"	32.19'	N 15°48'53" E	32.01'
CB10	38.00'	32°42'56"	20.58'	N 09°30'02" E	20.28'
CB11	214.00'	132°24'48"	48.97'	S 89°50'04" E	48.88'
CB12	156.00'	64°35'59"	17.83'	S 79°48'41" E	17.82'
CB13	25.00'	80°21'54"	35.08'	N 77°20'04" W	32.98'
CB14	540.00'	18°00'59"	178.22'	S 27°38'32" E	178.40'
CB15	480.00'	58°04'17"	474.26'	S 47°40'11" E	453.53'

LINE TABLE FOR RIGHT-OF-WAY AND TRACTS DATA

LINE	BEARING	DISTANCE
L43	N 13°00'00" E	82.17'
L44	S 77°13'17" E	26.51'
L45	S 77°12'48" E	25.75'
L46	S 05°28'18" W	62.78'
L47	N 08°47'06" W	88.74'
L48	N 83°28'34" E	21.07'
L49	S 83°28'34" W	40.00'
L50	S 06°31'28" E	40.00'
L51	S 83°28'34" W	40.00'
L52	S 06°31'28" E	40.00'

LINE TABLE FOR EASEMENT(S) DATA

LINE	BEARING	DISTANCE
L53	N 83°28'34" E	5.28'
L54	S 06°31'28" E	28.18'
L55	S 06°31'28" E	24.21'

LINE TABLE FOR PLAT BOUNDARY DATA DATA

LINE	BEARING	DISTANCE
L30	N 05°28'18" E	18.70'
L31	N 39°31'44" W	3.23'
L32	S 05°28'18" W	39.46'
L33	N 05°28'18" E	1.74'
L34	N 06°31'28" W	108.65'
L35	N 83°28'34" E	86.07'
L36	S 05°17'19" W	64.00'
L37	S 78°24'42" E	8.13'
L38	S 05°08'21" W	78.04'
L39	N 77°00'00" W	34.22'
L40	S 13°00'00" W	78.45'
L41	N 81°24'39" E	32.03'
L42	S 21°31'56" W	80.00'

