

RESOLUTION NO. 2022- 41
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BEACON LAKE PHASE 3B.

WHEREAS, HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Beacon Lake Phase 3B.

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

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

Section 2. A Required Improvements Bond in the amount of \$3,950,000.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$825,000.00 will be 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 mortgages 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 15th 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 2/17/22



Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 18 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°45'50" EAST, 683.50 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°38'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°55'36" EAST, 113.12 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 277.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'58" WEST, 271.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 121.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 121.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 70.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°31'28" EAST, 70.24 FEET; THENCE NORTH 88°07'06" EAST, 100.00 FEET; THENCE NORTH 80°00'00" EAST, 931.27 FEET; THENCE SOUTH 50°00'00" EAST, 499.41 FEET; THENCE SOUTH 00°00'00" EAST, 2000.00 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 14; THENCE SOUTH 89°33'57" WEST, ALONG LAST SAID LINE, 1930.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 92.54 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
CHAIR

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BEACON LAKE PHASE 3B HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2021.

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 _____, 2021.

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

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
GAIL OLIVER, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2021.

MICHAEL J. COLLIGAN, P.S.M.
FLORIDA REGISTERED LAND SURVEYOR NO. 6788



Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("HEARTWOOD"), TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("TODA"), AND SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("SJP"), HEARTWOOD, TODA AND SJP ARE EACH REFERRED TO HEREIN AS AN "OWNER" AND COLLECTIVELY, THE "OWNERS" ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BEACON LAKE PHASE 3B, AND THAT THEY HAVE 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 MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD") CONSTRUCTED AND HAS OWNERSHIP INTERESTS IN THE ROADWAY AND WATER AND SEWER UTILITIES AND JOINS IN THIS PLAT FOR THE PURPOSES OF FACILITATING THE CONVEYANCE OF THOSE FACILITIES TO THE CDD.

THE ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS ARUM COURT, DAYMARK LANE, NIGHTFALL COURT, STARGAZE LANE AND TROPHY LAKE DRIVE ARE HEREBY DEDICATED TO CDD, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY AND ACCESS IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE EASEMENTS SHOWN ON THIS PLAT AS "UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT" (U.D.A.E.) AND TRACTS 3B-6 AND 3B-7 (STORMWATER MANAGEMENT FACILITY, ACCESS, DRAINAGE, LANDSCAPE AND MAINTENANCE) SHOWN ON THIS PLAT SHALL PERMIT ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID DRAINAGE & ACCESS EASEMENTS AND STORMWATER MANAGEMENT FACILITY TRACTS. THE FOREGOING RIGHT OF THE COUNTY TO DISCHARGE STORMWATER SHALL NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE COUNTY FOR THE CONSTRUCTION OR MAINTENANCE OF THE DRAINAGE SYSTEM.

TRACTS 3B-8 AND 3B-7 (STORMWATER MANAGEMENT FACILITY, ACCESS, DRAINAGE, LANDSCAPE AND MAINTENANCE) AND TRACT 3B-9 (MAINTENANCE, DRAINAGE AND ACCESS) ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS SHOWN ON THIS PLAT AND OTHER LANDS WITHIN THE BEACON LAKE SUBDIVISION. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID TRACTS, PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO THE BEACON LAKE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION") OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACTS 3B-1 AND 3B-2 AND 3B-8 (LANDSCAPE TRACT), 3B-4 (SJCUD ESM1) AND 3B-5 (MEADOWBOROUGH PARK) ARE HEREBY DEDICATED TO THE CDD. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACT 3B-3 (LIFT STATION) IS HEREBY DEDICATED IN FEE SIMPLE TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER ALL EASEMENTS DESIGNATED ON THIS PLAT AS "ST. JOHNS COUNTY UTILITY & ACCESS EASEMENT" ("SJCUD U.D.A.E.") IS HEREBY DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ST. JOHNS COUNTY UTILITY DEPARTMENT UTILITIES, TOGETHER WITH THE RIGHT OF ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID EASEMENTS. TOGETHER WITH EASEMENTS FOR MAINTENANCE OF WATER AND SEWER SYSTEMS OVER STREETS AND ROAD R/W AS SHOWN ON THIS PLAT. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE OF THE LANDSCAPING WITHIN SAID TRACT 3B-3 (LIFT STATION) AND THE CDD AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE AN ACCESS EASEMENT OVER ALL EASEMENTS DESIGNATED ON THIS PLAT AS "SJCUD UTILITY AND ACCESS EASEMENT" TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE ANY LANDSCAPING, IRRIGATION AND HARDSCAPING FACILITIES; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE UNDER THE PLAT. THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS WELL AS THE CDD (BUT SUBJECT TO THE CDD'S LIMITATIONS OF LIABILITY SET FORTH IN SECTION 768.28, FLORIDA STATUTES) SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY ST. JOHNS COUNTY UTILITY DEPARTMENT (SJCUD) AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM ANY LANDSCAPING INSTALLED WITHIN SAID "SJCUD UTILITY AND ACCESS EASEMENT", OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO THE USE BY ST. JOHNS COUNTY UTILITY DEPARTMENT (SJCUD) OF SAID "SJCUD UTILITY AND ACCESS EASEMENTS". THE OWNERS' RESPECTIVE SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

TRACT 3B-10 (CONSERVATION) IS HEREBY DEDICATED TO THE CDD. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACT; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT. A PORTION OF SAID TRACT 3B-10 IS SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4096, PAGE 1735 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. A PORTION OF SAID TRACT 3B-10 IS SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 951 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT" (U.D.A.E.), "UNOBSTRUCTED DRAINAGE, ACCESS AND MAINTENANCE EASEMENT" ARE HEREBY DEDICATED TO THE CDD AS NON-EXCLUSIVE DRAINAGE EASEMENTS TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE (INCLUDING RIGHTS OF INGRESS AND EGRESS) DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS SHOWN ON THIS PLAT AND OTHER LANDS WITHIN THE BEACON LAKE SUBDIVISION, AND FOR DRAINAGE PURPOSES. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID DRAINAGE IMPROVEMENTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "F.P.L.E." ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(28) OF THE FLORIDA STATUTES. 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY HEARTWOOD, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

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 RESPECTIVE OWNER THEREOF, AND ITS SUCCESSORS AND ASSIGNS AND GRANTEEES OF SAID EASEMENTS.

NON-EXCLUSIVE ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AND SJP ON, UPON AND OVER THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS ARUM COURT, DAYMARK LANE, NIGHTFALL COURT, STARGAZE LANE AND TROPHY LAKE DRIVE, TRACT 3B-2 (LANDSCAPE TRACT), TRACT 3B-8 (LANDSCAPE TRACT) AND TRACT 3B-10 (CONSERVATION) FOR PURPOSES OF ACCESS, INGRESS AND EGRESS ON OFFICIAL BUSINESS RELATING TO MAINTENANCE OF THE CONSERVATION AREAS.

EACH OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS VICE PRESIDENT, SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER, TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER AND THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS CHAIRPERSON.

HEARTWOOD 23, LLC

HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

PRINT: _____

BY: _____
BRUCE J. PARKER, VICE PRESIDENT PRINT: _____

NOTARY FOR HEARTWOOD 23, LLC

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. 2021, BY BRUCE J. PARKER, AS VICE PRESIDENT OF HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____

TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC

TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

PRINT: _____

BY: _____
JOHN T. KINSEY, MANAGER PRINT: _____

NOTARY FOR TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC

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. 2021, BY JOHN T. KINSEY, AS MANAGER OF TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____

SOUTH JACKSONVILLE PROPERTIES, LLC

SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: SOUTH JACKSONVILLE PROPERTIES

MEZZ, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER PRINT: _____

BY: _____
ARTHUR J. FALCONE, MANAGER PRINT: _____

NOTARY FOR SOUTH JACKSONVILLE PROPERTIES, LLC

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. 2021, BY ARTHUR J. FALCONE, AS MANAGER OF SOUTH JACKSONVILLE PROPERTIES MEZZ, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____

THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNERS OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREON.

BY: _____ WITNESS: _____

PRINT: _____ PRINT: _____

TITLE: _____ WITNESS: _____

PRINT: _____ PRINT: _____

NOTARY FOR THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2021, BY _____ AS _____ OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT. HE IS _____ PERSONALLY KNOWN TO ME OR HAS _____ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

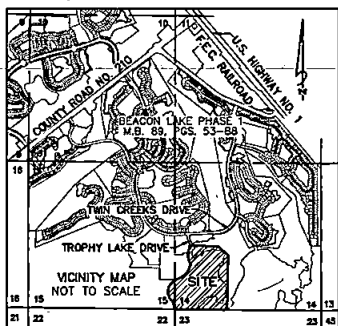


Beacon Lake Phase 3B

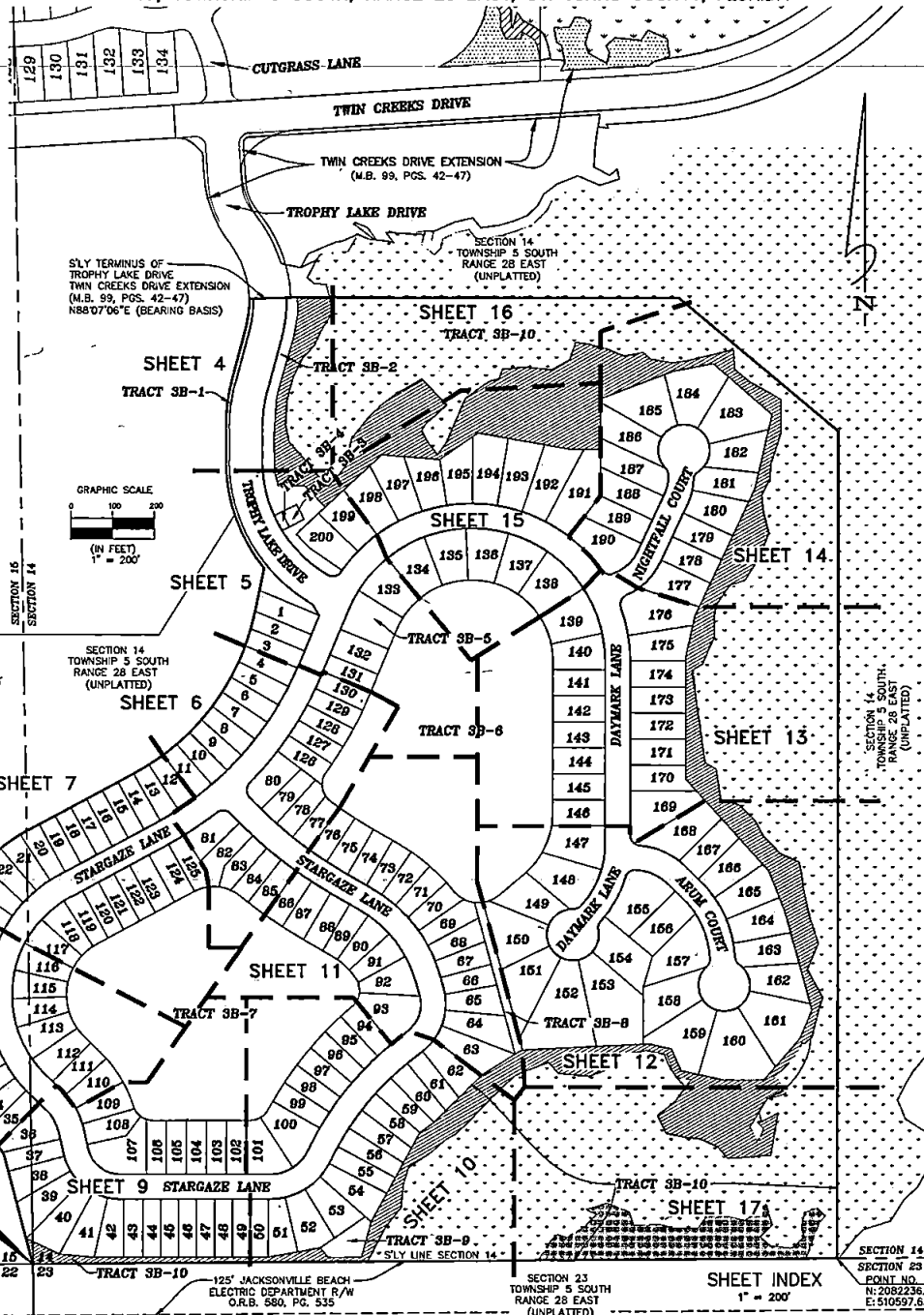
A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 18 SHEETS
200 LOTS AND 10 TRACTS IN THIS PHASE



- LEGEND**
- R/W = RIGHT OF WAY
 - M.B. = MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG(S) = PAGE(S)
 - CDD = THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
 - R.P. = RADIUS POINT
 - C = CENTERLINE
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - N.T. = POINT OF NON TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - (R) = RADIAL LINE
 - U.D./A.E. = UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
 - U.M.D. & A.E. = UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT
 - CI = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
 - C.E. = CONSERVATION EASEMENT
 - S.M.F. = STORMWATER MANAGEMENT FACILITY
 - ATB = APPROXIMATE TOP OF BANK
 - S.W.L. = STATE JURISDICTIONAL WETLAND LINE
 - P.R.M. = PERMANENT REFERENCE MONUMENTS
 - P.C.P. = PERMANENT CONTROL POINTS
 - S/CUD U.A.E. = ST. JOHNS COUNTY UTILITY & ACCESS EASEMENT
 - V.W. = VARIABLE WIDTH
 - S/CUD ESM.T. = ST. JOHNS COUNTY UTILITY DEPARTMENT EASEMENT



General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY TERMINUS OF TROPHY LAKE DRIVE, AS N 88°07'06" E, AS SHOWN ON THE PLAT OF TWIN CREEKS DRIVE EXTENSION (M.B. 99, PGS. 42-47), PER PLAT.
2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEOCENTRIC CONTROL POINTS G050, AND G051.
G050 N 2055870.5021 E 511532.7838
G051 N 2088974.3146 E 504321.1345
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA.
EAST ZONE - (U.S. SURVEY FEET)
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
6. ALL PLATTED UTILITY 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.
7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
8. CERTAIN EASEMENTS ARE RESERVED FOR F&P, FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
9. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
10. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE UNOBSTRUCTED EASEMENTS AND ARE TO BE USED FOR MAINTENANCE AND ACCESS (SEE NOTE NO. 11).
11. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CDD.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

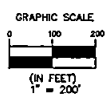
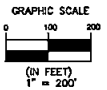
O.R.B. / PAGE	EASEMENT	SHOWN HEREON
O.R.B. 2536, PAGE 69	EASEMENT - ACCESS AND UTILITY	SHOWS HEREON
O.R.B. 3535, PAGE 1901	QUIT CLAIM	DOES NOT AFFECT
O.R.B. 4082, PAGE 793	EASEMENT - AMENDMENT	SHOWS HEREON
O.R.B. 4453, PAGE 898	EASEMENT - AMENDMENT	SHOWS HEREON
O.R.B. 4467, PAGE 1710	EASEMENT - AMENDMENT	DOES NOT AFFECT
O.R.B. 4024, PAGE 1332	EASEMENT - WETLANDS MITIGATION	DOES NOT AFFECT
O.R.B. 4089, PAGE 687	PARTIAL RELEASE OF GRANT OF EASEMENT	DOES NOT AFFECT
O.R.B. 4141, PAGE 903	PARTIAL RELEASE OF GRANT OF EASEMENT	DOES NOT AFFECT
O.R.B. 4722, PAGE 100	PARTIAL RELEASE OF GRANT OF EASEMENT	DOES NOT AFFECT
O.R.B. 4095, PAGE 1735	EASEMENT - CONSERVATION	SHOWS HEREON
O.R.B. 4139, PAGE 384	EASEMENT - ACCESS AND UTILITY	DOES NOT AFFECT
O.R.B. 4139, PAGE 1669	SCRIVENER'S ERROR AFFIDAVIT	DOES NOT AFFECT
O.R.B. 4139, PAGE 485	EASEMENT - ACCESS AND UTILITY	SHOWS HEREON
O.R.B. 4139, PAGE 501	EASEMENT - TEMPORARY CONSTRUCTION	SHOWS HEREON
O.R.B. 4649, PAGE 39	CONSTRUCTION & MAINTENANCE EASEMENT	DOES NOT AFFECT
O.R.B. 4685, PAGE 889	CONSTRUCTION & MAINTENANCE EASEMENT	DOES NOT AFFECT
O.R.B. 4932, PAGE 951	EASEMENT - CONSERVATION	SHOWS HEREON
O.R.B. 4142, PAGE 1684	EASEMENT - CONSERVATION	DOES NOT AFFECT
O.R.B. 5217, PAGE 942	EASEMENT - ACCESS AND UTILITY	TERMINATES

SYMBOL LEGEND

- ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- ⊠ = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND PRESERVATION
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- ATB --- = APPROXIMATE TOP OF BANK
- - - - - = JURISDICTIONAL WETLANDS

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3820 GROUND POINT ROAD
JACKSONVILLE, FLORIDA 32237
(904) 246-2703
www.claryassociates.com



Point of Beginning
SW CORNER OF SECTION 14
POINT NO. 1
N: 2082221.62
E: 508667.70

SECTION 22
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

125' JACKSONVILLE BEACH
ELECTRIC DEPARTMENT R/W
O.R.B. 580, PG. 535

SECTION 23
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

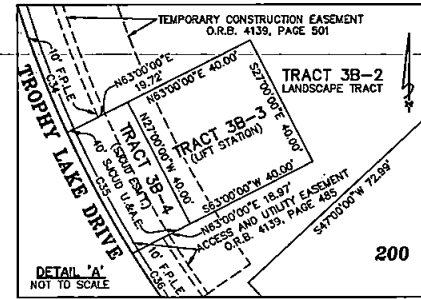
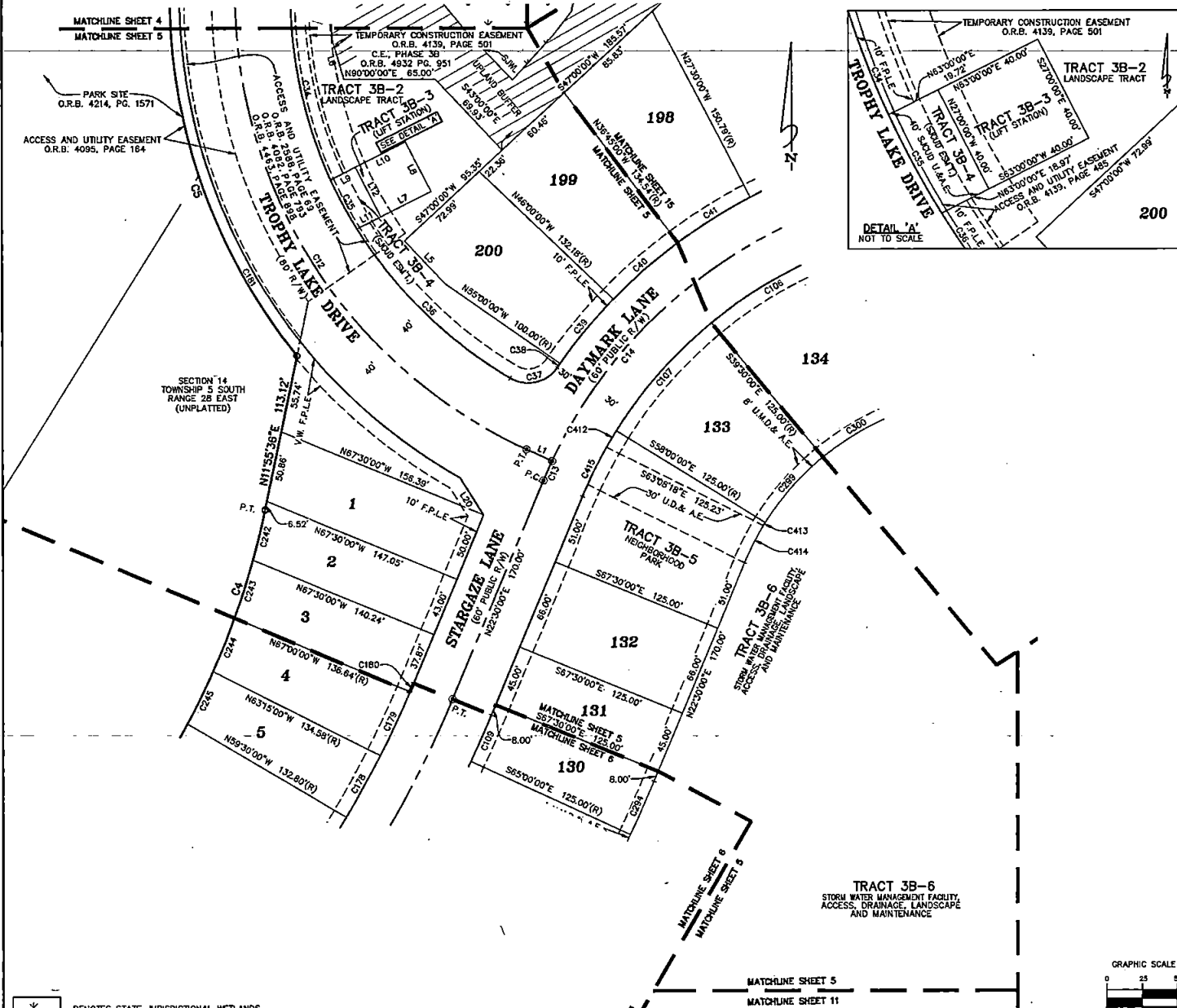
SECTION 14
TOWNSHIP 5 SOUTH
RANGE 28 EAST
POINT NO. 2
N: 2082236.24
E: 510597.65

SHEET INDEX
1" = 200'

Beacon Lake Phase 3B




A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

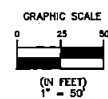
SHEET 5 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	574.66'	498.21'	49°40'25"	N36°45'48"E	482.75'
C5	410.00'	277.00'	38°42'32"	N19°34'58"W	271.76'
C12	360.00'	408.41'	65°00'00"	S32°30'00"E	388.86'
C13	350.00'	15.27'	2°30'00"	S23°45'00"W	15.27'
C14	350.00'	778.79'	127°29'24"	S88°44'42"W	627.78'
C34	320.00'	136.83'	24°30'00"	S12°15'00"E	135.79'
C35	320.00'	40.03'	7°10'05"	S28°05'03"E	40.01'
C36	320.00'	154.10'	27°35'30"	S45°27'50"E	152.62'
C37	25.00'	37.65'	86°17'34"	N77°35'39"E	34.19'
C38	380.00'	3.66'	0°33'08"	N34°43'26"E	3.66'
C39	380.00'	59.69'	9°00'00"	N39°30'00"E	59.63'
C40	380.00'	61.35'	9°15'00"	N48°37'30"E	61.28'
C41	380.00'	61.35'	9°15'00"	N57°52'30"E	61.28'
C106	320.00'	103.32'	18°30'00"	S59°45'00"W	102.88'
C107	320.00'	103.32'	18°30'00"	S41°15'00"W	102.88'
C109	830.00'	38.22'	2°30'00"	S23°45'00"W	36.21'
C178	770.00'	50.40'	3°45'00"	N28°37'30"E	50.39'
C179	770.00'	50.40'	3°45'00"	N24°52'30"E	50.39'
C180	770.00'	6.72'	0°30'00"	N22°45'00"E	6.72'
C181	460.00'	419.42'	60°04'39"	N30°02'19"W	400.47'
C242	574.66'	37.02'	3°41'29"	N13°46'20"E	37.02'
C243	574.66'	43.56'	4°20'35"	N17°47'22"E	43.55'
C244	574.66'	41.57'	4°08'42"	N22°02'01"E	41.56'
C245	574.66'	41.69'	4°09'22"	N26°11'03"E	41.68'
C294	955.00'	41.67'	2°30'00"	S23°45'00"W	41.67'
C299	195.00'	62.96'	18°30'00"	S41°15'00"W	82.69'
C300	195.00'	62.96'	18°30'00"	S59°45'00"W	62.69'
C412	320.00'	13.70'	2°27'12"	S30°46'24"W	13.70'
C413	195.00'	2.48'	0°43'46"	S31°38'07"W	2.48'
C414	195.00'	29.85'	8°46'14"	S26°53'07"W	29.82'
C415	320.00'	39.36'	7°02'48"	S26°01'24"W	39.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°00'00"E	20.00'
L5	N43°00'00"W	41.97'
L6	S16°00'00"E	30.00'
L7	N63°00'00"E	40.00'
L8	N27°00'00"W	40.00'
L9	S63°00'00"W	19.72'
L10	S63°00'00"W	40.00'
L11	N63°00'00"E	18.97'
L12	N27°00'00"W	40.00'
L20	N32°00'00"W	31.47'

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA

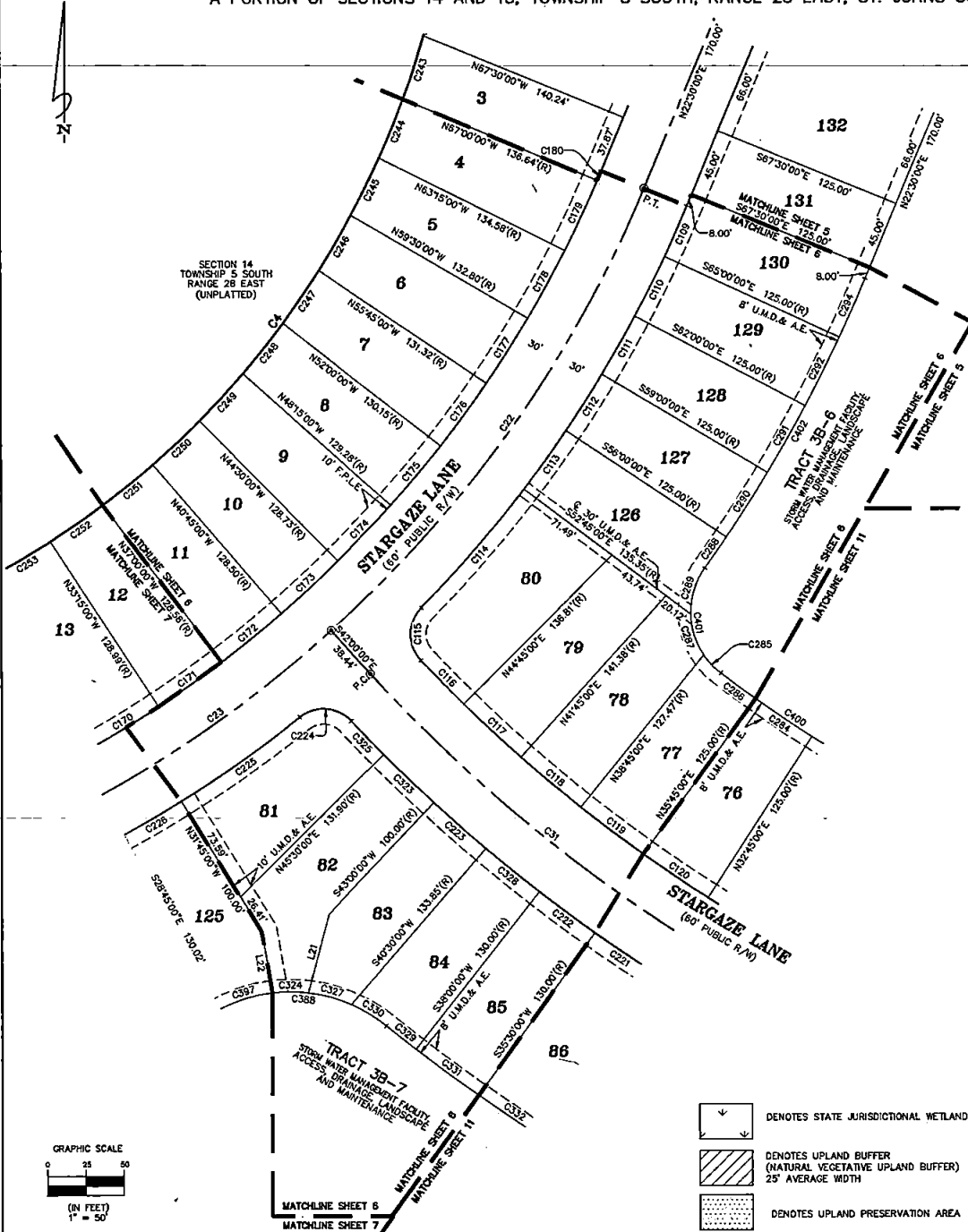


Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE




SHEET 6 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L21	S15°00'00"W	52.53'
L22	N10°00'00"W	40.85'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	574.66'	498.21'	49°40'25"	N36°45'48"E	482.75'
C22	800.00'	356.05'	25°30'00"	N35°15'00"E	353.12'
C23	800.00'	188.50'	13°30'00"	N54°45'00"E	188.06'
C31	1000.00'	314.16'	18°00'00"	S51°00'00"E	312.87'
C109	830.00'	36.22'	2°30'00"	S23°45'00"W	36.21'
C110	830.00'	43.46'	3°00'00"	S26°30'00"W	43.45'
C111	830.00'	43.46'	3°00'00"	S29°30'00"W	43.45'
C112	830.00'	43.46'	3°00'00"	S32°30'00"W	43.45'
C113	830.00'	47.08'	3°15'00"	S35°37'30"W	47.07'
C114	830.00'	102.19'	7°03'14"	S40°46'37"W	102.12'
C115	25.00'	38.05'	87°12'02"	S00°42'14"W	34.48'
C116	970.00'	39.84'	2°21'13"	S44°04'24"E	39.84'
C117	970.00'	50.79'	3°00'00"	S46°45'00"E	50.78'
C118	970.00'	50.79'	3°00'00"	S49°45'00"E	50.78'
C119	970.00'	50.79'	3°00'00"	S52°45'00"E	50.78'
C120	970.00'	50.79'	3°00'00"	S55°45'00"E	50.78'
C170	770.00'	50.40'	3°45'00"	N58°37'30"E	50.39'
C171	770.00'	50.40'	3°45'00"	N54°52'30"E	50.39'
C172	770.00'	50.40'	3°45'00"	N51°07'30"E	50.39'
C173	770.00'	50.40'	3°45'00"	N47°22'30"E	50.39'
C174	770.00'	50.40'	3°45'00"	N43°37'30"E	50.39'
C175	770.00'	50.40'	3°45'00"	N39°52'30"E	50.39'
C176	770.00'	50.40'	3°45'00"	N36°07'30"E	50.39'
C177	770.00'	50.40'	3°45'00"	N32°22'30"E	50.39'
C178	770.00'	50.40'	3°45'00"	N28°37'30"E	50.39'
C179	770.00'	50.40'	3°45'00"	N24°52'30"E	50.39'
C180	770.00'	6.72'	0°30'00"	N22°45'00"E	6.72'
C221	1030.00'	44.94'	2°30'00"	N55°45'00"W	44.94'
C222	1030.00'	44.94'	2°30'00"	N53°15'00"W	44.94'
C223	1030.00'	44.94'	2°30'00"	N48°15'10"W	44.94'
C224	25.00'	37.31'	85°30'54"	N85°33'40"W	33.94'
C225	830.00'	95.16'	6°34'07"	S54°57'56"W	95.10'
C226	830.00'	43.46'	3°00'00"	S59°45'00"W	43.45'
C243	574.66'	43.56'	4°20'35"	N17°47'22"E	43.55'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C244	574.66'	41.57'	4°08'42"	N22°02'01"E	41.56'
C245	574.66'	41.69'	4°09'22"	N26°11'03"E	41.68'
C246	574.66'	41.78'	4°09'57"	N30°20'42"E	41.77'
C247	574.66'	41.86'	4°10'24"	N34°30'53"E	41.85'
C248	574.66'	41.92'	4°10'46"	N38°41'28"E	41.91'
C249	574.66'	41.98'	4°11'00"	N42°52'21"E	41.95'
C250	574.66'	41.98'	4°11'08"	N47°03'25"E	41.97'
C251	574.66'	41.99'	4°11'10"	N51°14'34"E	41.98'
C252	574.66'	41.97'	4°11'05"	N55°25'42"E	41.96'
C253	574.66'	40.92'	4°04'46"	N59°33'37"E	40.91'
C284	845.00'	44.24'	3°00'00"	S55°45'00"E	44.24'
C285	50.00'	16.27'	18°38'48"	S43°00'50"E	16.20'
C286	845.00'	28.21'	1°54'46"	S53°17'37"E	28.21'
C287	50.00'	28.37'	32°30'14"	S17°26'19"E	27.99'
C288	955.00'	24.63'	1°28'40"	S34°44'20"W	24.63'
C289	50.00'	32.00'	36°39'51"	S17°08'44"W	31.45'
C290	955.00'	50.00'	3°00'00"	S32°30'00"W	50.00'
C291	955.00'	50.00'	3°00'00"	S29°30'00"W	50.00'
C292	955.00'	50.00'	3°00'00"	S26°30'00"W	50.00'
C294	955.00'	41.67'	2°30'00"	S23°45'00"W	41.67'
C325	1030.00'	44.94'	2°30'00"	S45°45'10"E	44.94'
C324	100.00'	23.53'	13°28'50"	N89°47'50"W	23.47'
C325	1030.00'	30.54'	1°41'56"	S43°39'12"E	30.54'
C327	100.00'	29.56'	16°56'18"	N74°35'16"W	29.46'
C328	1030.00'	44.89'	2°29'50"	S50°45'05"E	44.89'
C329	1160.00'	24.24'	1°11'50"	N51°24'05"W	24.24'
C330	100.00'	25.73'	15°18'57"	N58°27'38"W	26.65'
C331	1160.00'	50.61'	2°30'00"	N53°15'00"W	50.61'
C332	1160.00'	50.61'	2°30'00"	N55°45'00"W	50.61'
C388	100.00'	118.38'	67°49'29"	S84°42'55"E	111.58'
C397	100.00'	36.50'	20°54'50"	S73°00'21"W	36.30'
C400	845.00'	113.01'	7°39'46"	N56°10'07"W	112.93'
C401	50.00'	76.63'	87°48'54"	N08°25'47"W	69.35'
C402	955.00'	216.31'	12°58'40"	N28°59'20"E	215.85'

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA



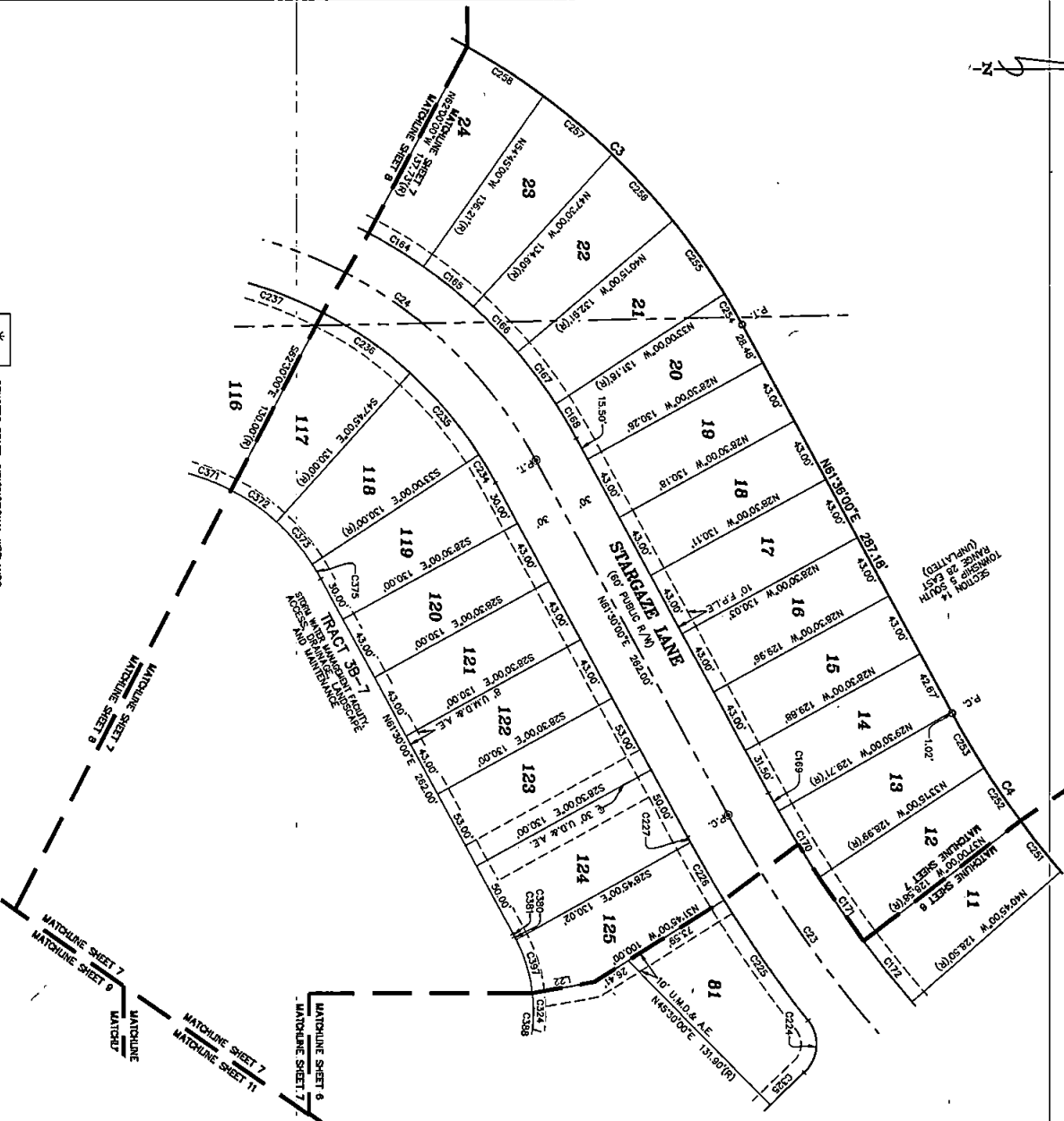
Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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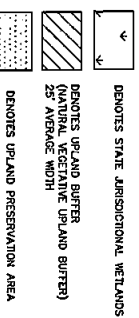
SHEET 7 OF 18 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE	
LINE	BEARING DISTANCE
L22	N107.00'00" W 40.86'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELM	BEARING	CHORD
C3	480.00'	771.05'	96.0220°	N13.4150° E	683.90'
C4	574.66'	488.21'	49.4072°	N35.4548° E	482.75'
C23	800.00'	188.50'	13.9500°	N54.4500° E	188.06'
C24	300.00'	582.87'	107.3000°	S07.4500° W	483.87'
C164	330.00'	41.78'	715.50°	N81.9730° E	41.73'
C165	330.00'	41.78'	715.50°	N81.9730° E	41.73'
C166	330.00'	41.78'	715.50°	N81.9730° E	41.73'
C167	330.00'	41.78'	715.50°	N81.9730° E	41.73'
C168	330.00'	25.82'	43.00°	N59.1500° E	25.81'
C169	770.00'	13.44'	10.00°	N61.0000° E	13.44'
C170	770.00'	50.40'	3.4500°	N58.9730° E	50.39'
C171	770.00'	50.40'	3.4500°	N54.5230° E	50.39'
C172	770.00'	50.40'	3.4500°	N51.0730° E	50.39'
C225	830.00'	95.16'	63.407°	S54.5756° W	95.10'
C226	830.00'	43.46'	370.00°	S59.4500° W	43.45'
C227	830.00'	3.82'	015.00°	S81.2230° W	3.82'
C234	270.00'	21.21'	43.00°	S59.1500° W	21.20'
C235	270.00'	68.51'	14.4500°	S48.9730° W	68.52'
C236	270.00'	68.51'	14.4500°	S34.5230° W	68.52'
C237	270.00'	68.51'	14.4500°	S20.0730° W	68.52'
C251	574.66'	41.99'	471.10°	N51.1434° E	41.98'
C252	574.66'	41.97'	411.05°	N55.2542° E	41.96'
C253	574.66'	40.92'	494.46°	N59.9317° E	40.91'
C254	480.00'	23.21'	253.28°	N60.0916° E	23.21'
C255	480.00'	58.46'	717.08°	N53.0358° E	58.45'
C256	480.00'	58.47'	718.44°	N47.4603° E	58.47'
C257	480.00'	58.81'	720.17°	N40.2832° E	58.84'
C258	480.00'	59.11'	721.45°	N33.0532° E	59.07'
C324	100.00'	23.55'	132.850°	N89.4750° W	23.44'
C325	100.00'	30.54'	141.56°	S43.5912° E	30.54'
C371	140.00'	38.04'	144.800°	S20.0730° W	38.04'
C372	140.00'	38.04'	144.800°	S34.5230° W	38.04'
C373	140.00'	38.04'	144.800°	S49.3730° W	38.04'
C375	140.00'	11.00'	430.00°	S59.1500° W	10.99'
C380	100.00'	2.05'	110.35°	S81.5739° W	2.05'
C381	980.00'	214°	109.739°	S81.2811° W	214°
C397	100.00'	36.50'	203.450°	S73.0021° W	36.50'



Beacon Lake Phase 3B

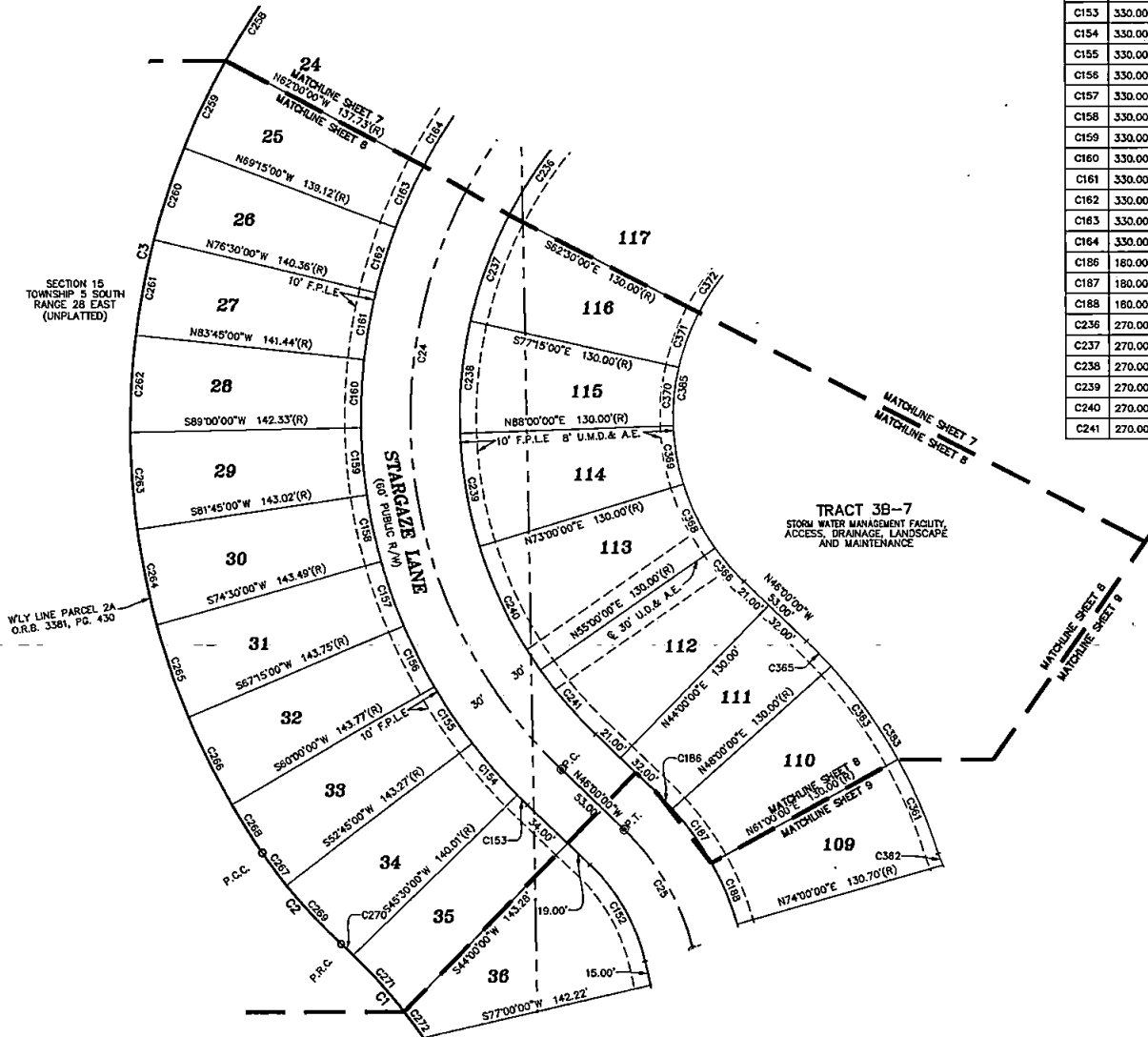
A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA




MAP BOOK PAGE

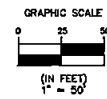
SHEET 8 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE-TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	314.27'	83.09'	15°08'53"	N40°17'01"W	82.84'
C2	318.58'	74.61'	13°25'08"	N41°08'54"W	74.44'
C3	460.00'	771.05'	95°02'20"	N13°34'50"E	683.90'
C24	300.00'	562.87'	107°30'00"	S07°45'00"W	483.87'
C25	150.00'	66.39'	33°00'00"	N29°30'00"W	65.20'
C152	120.00'	69.12'	33°00'00"	N29°30'00"W	68.19'
C153	330.00'	8.64'	1°30'00"	N45°15'00"W	8.64'
C154	330.00'	41.76'	7°15'00"	N40°52'30"W	41.73'
C155	330.00'	41.76'	7°15'00"	N33°37'30"W	41.73'
C156	330.00'	41.76'	7°15'00"	N26°22'30"W	41.73'
C157	330.00'	41.76'	7°15'00"	N19°07'30"W	41.73'
C158	330.00'	41.76'	7°15'00"	N11°52'30"W	41.73'
C159	330.00'	41.76'	7°15'00"	N04°37'30"W	41.73'
C160	330.00'	41.76'	7°15'00"	N02°37'30"E	41.73'
C161	330.00'	41.76'	7°15'00"	N09°52'30"E	41.73'
C162	330.00'	41.76'	7°15'00"	N107°30"E	41.73'
C163	330.00'	41.76'	7°15'00"	N24°22'30"E	41.73'
C164	330.00'	41.76'	7°15'00"	N31°37'30"E	41.73'
C186	180.00'	12.57'	4°00'00"	S44°00'00"E	12.56'
C187	180.00'	40.84'	13°00'00"	S35°30'00"E	40.75'
C188	180.00'	40.84'	13°00'00"	S22°30'00"E	40.75'
C236	270.00'	69.51'	14°45'00"	S34°52'30"W	69.32'
C237	270.00'	69.51'	14°45'00"	S20°07'30"W	69.32'
C238	270.00'	69.51'	14°45'00"	S05°22'30"W	69.32'
C239	270.00'	70.89'	15°00'00"	S09°30'00"E	70.48'
C240	270.00'	84.82'	18°00'00"	S28°00'00"E	84.47'
C241	270.00'	51.84'	11°00'00"	S40°30'00"E	51.76'

CURVE-TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C258	460.00'	59.11'	7°21'45"	N33°05'32"E	59.07'
C259	460.00'	59.29'	7°23'06"	N25°43'06"E	59.25'
C260	460.00'	59.45'	7°24'19"	N18°19'24"E	59.41'
C261	460.00'	59.60'	7°25'24"	N10°54'33"E	59.56'
C262	460.00'	59.72'	7°26'18"	N03°28'42"E	59.68'
C263	460.00'	59.82'	7°27'02"	N03°57'59"W	59.77'
C264	460.00'	59.89'	7°27'34"	N11°25'16"W	59.85'
C265	460.00'	59.93'	7°27'54"	N18°53'01"W	59.89'
C266	460.00'	59.95'	7°28'02"	N28°20'58"W	59.91'
C267	318.58'	24.97'	4°29'26"	N36°41'03"W	24.98'
C268	460.00'	34.97'	4°21'20"	N32°15'39"W	34.98'
C269	318.58'	49.64'	8°55'42"	N43°23'37"W	49.59'
C270	314.27'	10.15'	1°51'03"	N48°55'56"W	10.15'
C271	314.27'	46.47'	8°28'22"	N41°46'14"W	46.43'
C272	314.27'	19.80'	3°36'34"	N35°43'46"W	19.79'
C361	310.00'	62.61'	11°34'21"	S23°12'50"E	62.51'
C362	50.00'	7.77'	8°54'21"	S21°52'50"E	7.76'
C363	310.00'	70.34'	13°00'00"	S35°30'00"E	70.19'
C365	310.00'	21.64'	4°00'00"	S44°00'00"E	21.64'
C366	140.00'	26.88'	11°00'00"	S40°30'00"E	26.84'
C368	140.00'	43.98'	18°00'00"	S26°00'00"E	43.80'
C369	140.00'	38.65'	15°00'00"	S09°30'00"E	36.55'
C370	140.00'	36.04'	14°45'00"	S05°22'30"W	35.94'
C371	140.00'	36.04'	14°45'00"	S20°07'30"W	35.94'
C372	140.00'	36.04'	14°45'00"	S34°52'30"W	35.94'
C383	310.00'	154.59'	28°34'21"	N31°42'50"W	152.99'
C385	140.00'	262.67'	107°30'00"	N07°45'00"E	225.80'



-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA



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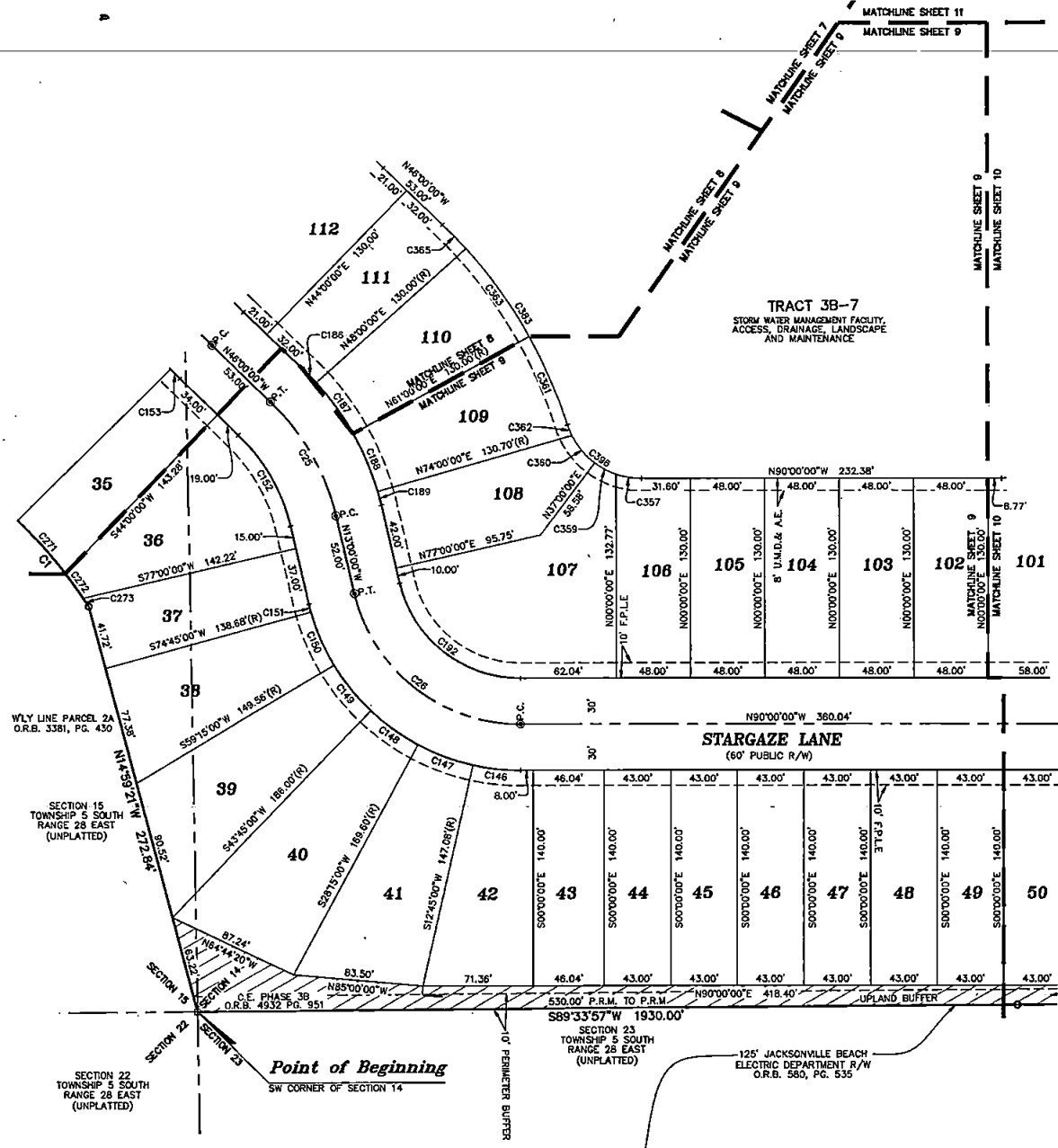
15 NO. 3731
3530 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32237
(904) 260-2703
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Beacon Lake Phase 3B

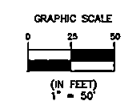
A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET-9 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	314.27'	83.09'	15°08'53"	N40°17'01"W	82.84'
C25	150.00'	86.39'	33°00'00"	N29°30'00"W	85.20'
C26	110.00'	147.83'	77°00'00"	S51°30'00"E	136.95'
C146	140.00'	31.15'	12°45'00"	N83°37'30"W	31.09'
C147	140.00'	37.87'	15°30'00"	N69°30'00"W	37.76'
C148	140.00'	37.87'	15°30'00"	N54°00'00"W	37.76'
C149	140.00'	37.87'	15°30'00"	N38°30'00"W	37.76'
C150	140.00'	37.87'	15°30'00"	N23°00'00"W	37.76'
C151	140.00'	5.50'	2°15'00"	N14°07'30"W	5.50'
C152	120.00'	69.12'	33°00'00"	N29°30'00"W	68.16'
C153	330.00'	8.64'	1°30'00"	N45°15'00"W	8.64'
C186	180.00'	12.57'	4°00'00"	S44°00'00"E	12.56'
C187	180.00'	40.84'	13°00'00"	S35°30'00"E	40.75'
C188	180.00'	40.84'	13°00'00"	S22°30'00"E	40.75'
C189	180.00'	9.42'	3°00'00"	S14°30'00"E	9.42'
C192	80.00'	107.51'	77°00'00"	S51°30'00"E	98.60'
C271	314.27'	46.47'	8°28'22"	N41°46'14"W	46.43'
C272	314.27'	19.80'	3°36'34"	N35°43'46"W	19.79'
C273	314.27'	6.67'	1°12'55"	N33°19'02"W	6.67'
C357	50.00'	16.71'	19°08'43"	S80°25'38"E	16.63'
C359	50.00'	15.58'	17°51'17"	S61°55'38"E	15.52'
C360	50.00'	23.27'	26°40'00"	S39°40'00"E	23.06'
C361	310.00'	62.61'	11°34'21"	S23°12'50"E	62.51'
C362	50.00'	7.77'	8°54'21"	S21°52'50"E	7.76'
C363	310.00'	70.34'	13°00'00"	S35°30'00"E	70.19'
C365	310.00'	21.64'	4°00'00"	S44°00'00"E	21.64'
C383	310.00'	154.59'	28°34'21"	N31°42'50"W	152.99'
C396	50.00'	63.33'	72°34'21"	N53°42'50"W	59.18'



- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA



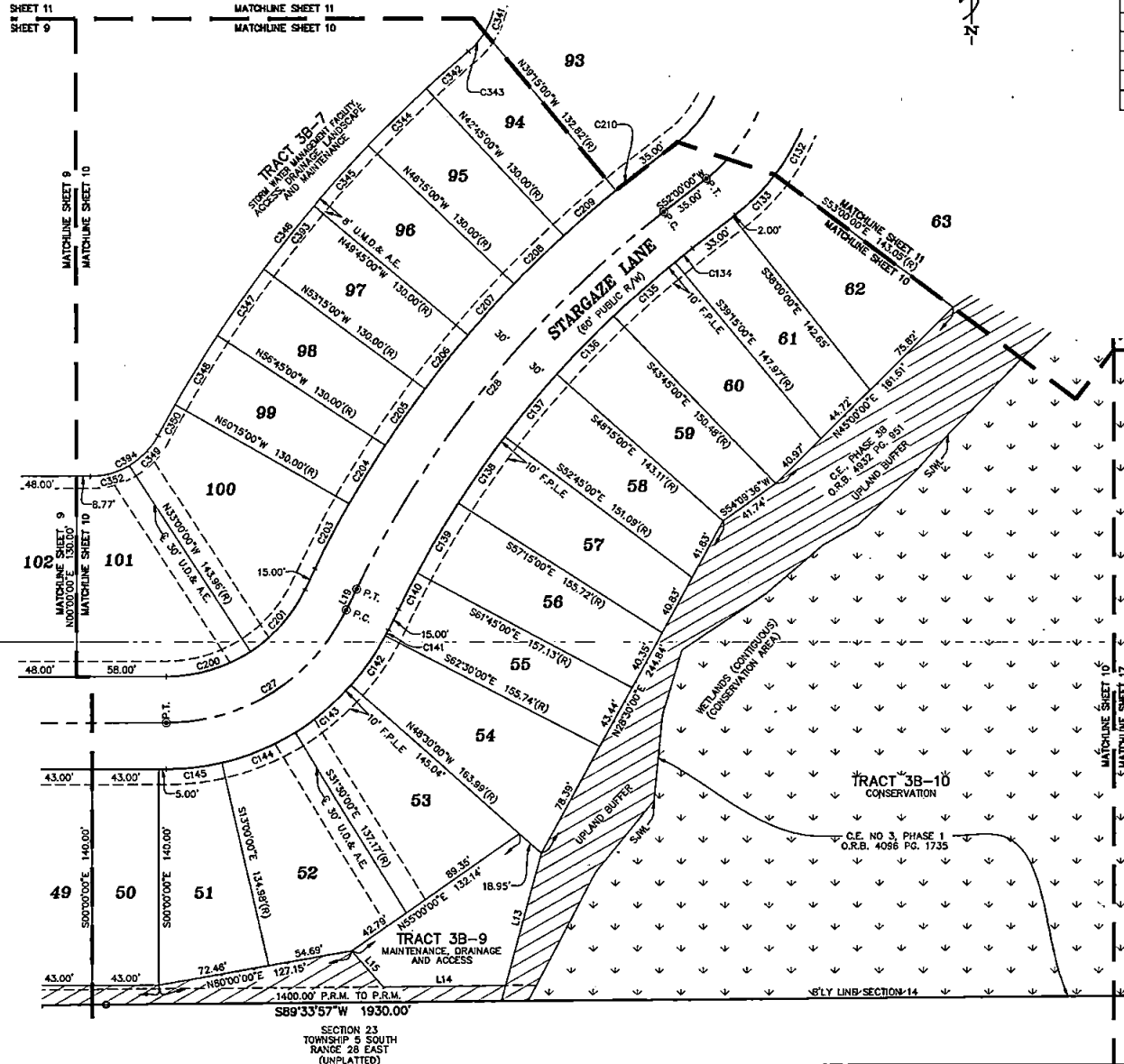
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Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

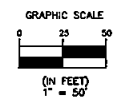
MAP BOOK PAGE

SHEET 10 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L13	S15°00'00"W	88.93'
L14	S89°33'57"W	79.20'
L15	N41°00'00"W	30.83'
L19	S26°00'00"W	15.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	130.00'	145.21'	64°00'00"	N58°00'00"E	137.78'
C28	700.00'	317.65'	28°00'00"	S39°00'00"W	314.93'
C132	140.00'	38.48'	15°45'00"	S29°07'30"W	38.36'
C133	140.00'	36.65'	15°00'00"	S44°30'00"W	36.55'
C134	670.00'	14.62'	1°15'00"	S51°22'30"W	14.62'
C135	670.00'	52.62'	4°30'00"	S48°30'00"W	52.61'
C136	670.00'	52.62'	4°30'00"	S44°00'00"W	52.61'
C137	670.00'	52.62'	4°30'00"	S39°30'00"W	52.61'
C138	670.00'	52.62'	4°30'00"	S35°00'00"W	52.61'
C139	670.00'	52.62'	4°30'00"	S30°30'00"W	52.61'
C140	670.00'	26.31'	2°15'00"	S27°07'30"W	26.31'
C141	160.00'	4.19'	1°30'00"	S26°45'00"W	4.19'
C142	160.00'	39.10'	14°00'00"	S34°30'00"W	39.00'
C143	160.00'	47.47'	17°00'00"	S50°00'00"W	47.30'
C144	160.00'	51.68'	18°30'00"	S67°45'00"W	51.44'
C145	160.00'	36.30'	13°00'00"	S83°30'00"W	36.23'
C200	100.00'	57.60'	33°00'00"	N73°30'00"E	56.80'
C201	100.00'	54.11'	31°00'00"	N41°30'00"E	53.45'
C203	730.00'	47.78'	3°45'00"	N27°32'30"E	47.77'
C204	730.00'	44.59'	3°30'00"	N31°30'00"E	44.59'
C205	730.00'	44.59'	3°30'00"	N35°00'00"E	44.59'
C206	730.00'	44.59'	3°30'00"	N38°30'00"E	44.59'
C207	730.00'	44.59'	3°30'00"	N42°00'00"E	44.59'
C208	730.00'	44.59'	3°30'00"	N45°30'00"E	44.59'
C209	730.00'	44.59'	3°30'00"	N49°00'00"E	44.59'
C210	730.00'	15.93'	1°15'00"	N51°22'30"E	15.93'
C341	50.00'	21.27'	24°22'08"	N18°40'37"E	21.11'
C342	860.00'	36.46'	2°25'44"	N48°27'52"E	36.46'
C343	50.00'	16.42'	18°49'04"	N40°16'13"E	16.35'
C344	860.00'	52.53'	3°30'00"	N45°30'00"E	52.53'
C345	860.00'	52.53'	3°30'00"	N42°00'00"E	52.53'
C346	860.00'	52.53'	3°30'00"	N38°30'00"E	52.53'
C347	860.00'	52.53'	3°30'00"	N35°00'00"E	52.53'
C348	860.00'	52.53'	3°30'00"	N31°30'00"E	52.53'
C349	50.00'	27.40'	31°23'46"	N43°55'22"E	27.06'
C350	860.00'	22.90'	1°31'31"	N28°59'14"E	22.89'
C352	50.00'	26.51'	30°22'45"	N74°48'38"E	26.20'
C393	860.00'	322.03'	21°27'16"	S38°57'07"W	320.15'
C394	50.00'	53.91'	61°46'31"	S59°06'44"W	51.34'



- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

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Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

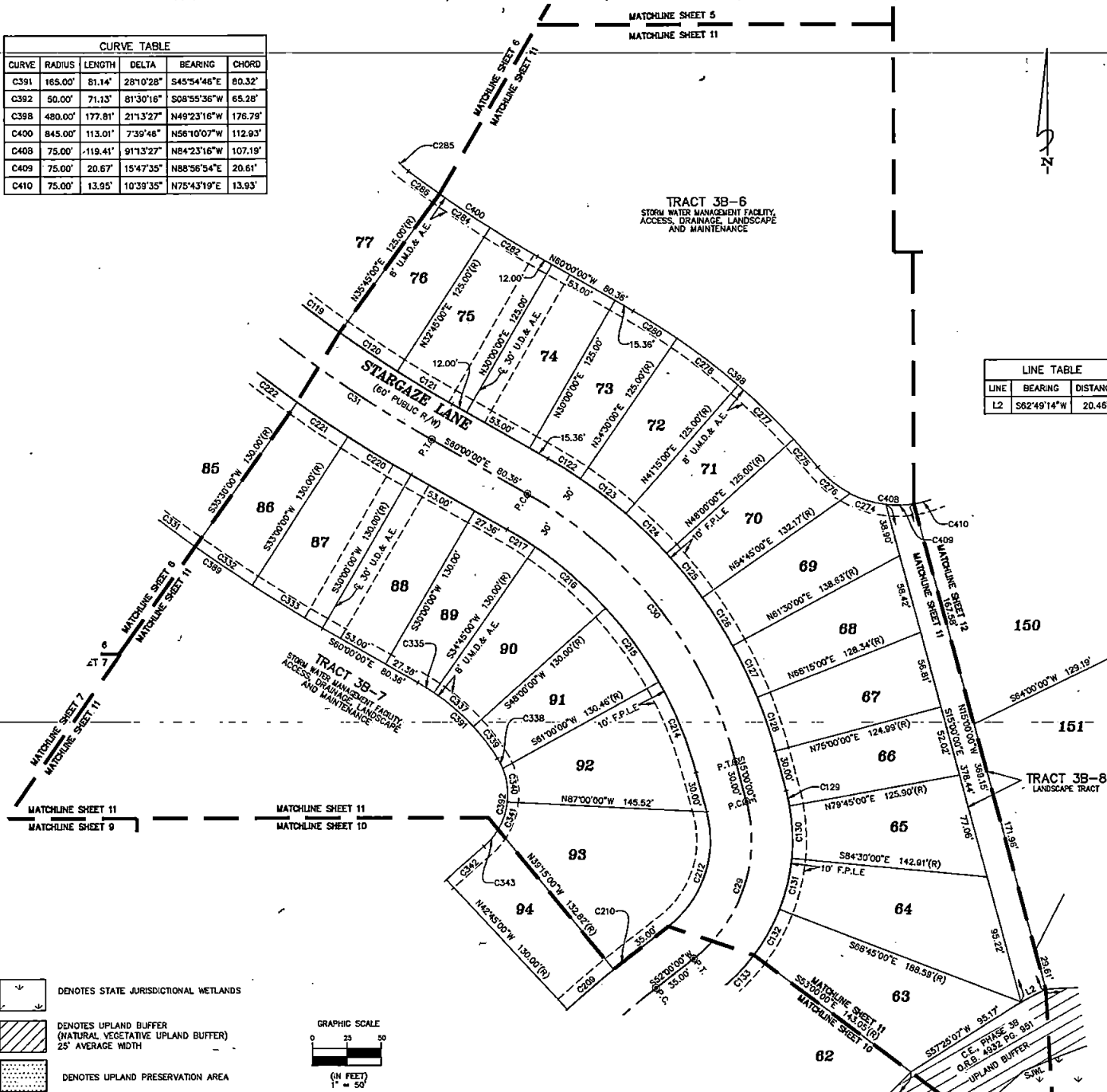
SHEET 11 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C391	165.00'	81.14'	28°10'28"	S45°54'46"E	80.32'
C392	50.00'	71.13'	81°30'16"	S08°55'36"W	65.28'
C398	480.00'	177.81'	21°13'27"	N49°23'16"W	176.79'
C400	845.00'	113.01'	7°39'46"	N56°10'07"W	112.93'
C408	75.00'	119.41'	9°13'27"	N84°23'16"W	107.19'
C409	75.00'	20.67'	15°47'35"	N88°36'54"E	20.61'
C410	75.00'	13.95'	10°39'35"	N75°43'19"E	13.93'

MATCHLINE SHEET 5
MATCHLINE SHEET 11

TRACT 3B-6
STORM WATER MANAGEMENT FACILITY,
ACCESS, DRAINAGE, LANDSCAPE
AND MAINTENANCE

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S62°49'14"W	20.45'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C29	110.00'	128.63'	67°00'00"	N18°30'00"E	121.43'
C30	325.00'	255.25'	45°00'00"	N37°30'00"W	248.74'
C31	1000.00'	314.16'	18°00'00"	S51°00'00"E	312.87'
C119	970.00'	50.79'	3°00'00"	S52°45'00"E	50.78'
C120	970.00'	50.79'	3°00'00"	S55°45'00"E	50.78'
C121	970.00'	46.56'	2°45'00"	S58°37'30"E	46.55'
C122	355.00'	27.68'	4°30'00"	S57°45'00"E	27.87'
C123	355.00'	41.82'	6°45'00"	S52°07'30"E	41.80'
C124	355.00'	41.82'	6°45'00"	S45°22'30"E	41.80'
C125	355.00'	41.82'	6°45'00"	S38°37'30"E	41.80'
C126	355.00'	41.82'	6°45'00"	S31°52'30"E	41.80'
C127	355.00'	41.82'	6°45'00"	S25°07'30"E	41.80'
C128	355.00'	41.82'	6°45'00"	S18°22'30"E	41.80'
C129	140.00'	11.61'	4°45'00"	S12°37'30"E	11.60'
C130	140.00'	38.48'	15°45'00"	S02°22'30"E	38.36'
C131	140.00'	38.48'	15°45'00"	S13°22'30"W	38.36'
C132	140.00'	38.48'	15°45'00"	S29°07'30"W	38.36'
C133	140.00'	36.65'	15°00'00"	S44°30'00"W	36.55'
C209	730.00'	44.59'	3°30'00"	N49°00'00"E	44.59'
C210	730.00'	15.93'	1°15'00"	N51°22'30"E	15.93'
C212	80.00'	93.55'	67°00'00"	N18°30'00"E	88.31'
C214	295.00'	72.08'	14°00'00"	N22°00'00"W	71.90'
C215	295.00'	66.93'	13°00'00"	N35°30'00"W	66.79'
C216	295.00'	68.22'	13°15'00"	N48°37'30"W	68.07'
C217	295.00'	24.46'	4°45'00"	N57°37'30"W	24.45'
C220	1030.00'	53.93'	3°00'00"	N58°30'00"W	53.92'
C221	1030.00'	44.94'	2°30'00"	N55°45'00"W	44.94'
C222	1030.00'	44.94'	2°30'00"	N53°15'00"W	44.94'
C274	75.00'	27.27'	20°50'05"	S72°44'17"E	27.12'
C275	480.00'	27.01'	3°13'27"	S40°23'16"E	27.01'
C276	75.00'	30.82'	2°33'41"	S50°32'54"E	30.60'
C277	480.00'	56.55'	6°45'00"	S45°22'30"E	56.52'
C278	480.00'	56.55'	6°45'00"	S52°07'30"E	56.52'
C280	480.00'	37.70'	4°30'00"	S57°45'00"E	37.69'
C282	845.00'	40.58'	2°45'00"	S58°37'30"E	40.55'
C284	845.00'	44.24'	3°00'00"	S55°45'00"E	44.24'
C285	50.00'	16.27'	16°38'48"	S43°00'50"E	16.20'
C286	845.00'	28.21'	1°54'46"	S53°17'37"E	28.21'
C331	1160.00'	50.61'	2°30'00"	N53°15'00"W	50.61'
C332	1160.00'	50.61'	2°30'00"	N55°45'00"W	50.61'
C333	1160.00'	60.74'	3°00'00"	N58°30'00"W	60.73'
C335	165.00'	13.68'	4°45'00"	N57°37'30"W	13.68'
C337	165.00'	38.16'	13°15'00"	N48°37'30"W	38.07'
C338	50.00'	8.15'	9°20'09"	N27°09'28"W	8.14'
C339	165.00'	29.30'	10°10'28"	N36°54'46"W	29.26'
C340	50.00'	25.29'	28°58'56"	N07°59'55"W	25.02'
C341	50.00'	21.27'	24°22'08"	N18°40'37"E	21.11'
C342	860.00'	36.46'	2°25'44"	N48°27'52"E	36.46'
C343	50.00'	16.42'	18°49'04"	N40°16'13"E	16.35'
C389	1160.00'	188.20'	9°11'50"	S55°24'05"E	186.00'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

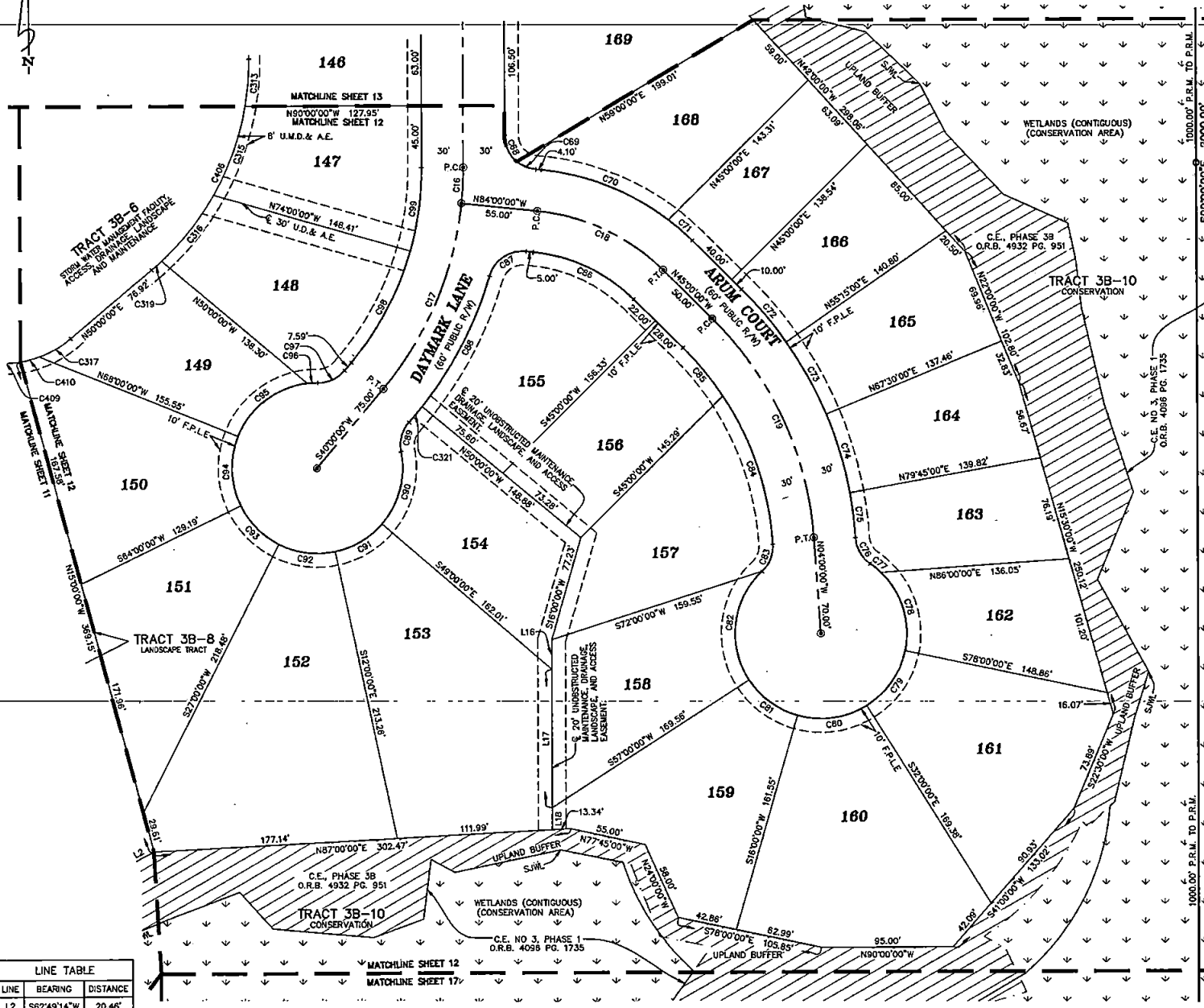


Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

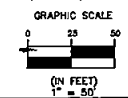
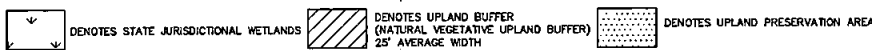
MAP BOOK PAGE

SHEET 12 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	250.00'	26.18'	6°00'00"	N03°00'00"E	26.17'
C17	250.00'	148.35'	34°00'00"	N23°00'00"E	146.19'
C18	150.00'	102.10'	39°00'00"	N64°30'00"W	100.14'
C19	250.00'	178.90'	41°00'00"	N24°30'00"W	175.10'
C68	25.00'	21.77'	49°53'41"	S24°56'50"E	21.09'
C69	25.00'	14.88'	34°06'19"	S66°56'50"E	14.86'
C70	180.00'	99.46'	31°39'32"	S68°10'14"E	98.20'
C71	180.00'	23.06'	7°20'28"	S48°40'14"E	23.05'
C72	280.00'	50.09'	10°15'00"	S39°52'30"E	50.02'
C73	280.00'	59.66'	12°15'00"	S28°57'30"E	59.75'
C74	280.00'	59.86'	12°15'00"	S16°22'30"E	59.75'
C75	280.00'	32.91'	6°44'06"	S08°52'57"E	32.89'
C76	25.00'	22.38'	51°16'58"	S28°09'23"E	21.64'
C77	62.00'	10.11'	9°20'38"	S50°07'33"E	10.10'
C78	62.00'	62.17'	57°27'14"	S16°43'37"E	59.60'
C79	62.00'	49.78'	46°00'00"	S35°00'00"W	48.45'
C80	62.00'	51.94'	48°00'00"	S82°00'00"W	50.44'
C81	62.00'	44.37'	41°00'00"	N53°30'00"W	43.43'
C82	62.00'	86.32'	79°48'26"	N06°53'13"E	79.52'
C83	25.00'	21.82'	50°00'30"	N21°46'11"E	21.13'
C84	220.00'	115.05'	29°57'45"	N16°12'57"W	113.74'
C85	220.00'	45.32'	11°48'10"	N39°05'55"W	45.24'
C86	120.00'	81.68'	39°00'00"	N84°30'00"W	80.11'
C87	25.00'	34.74'	79°38'40"	S56°11'40"W	32.01'
C88	280.00'	107.29'	21°57'18"	S27°21'59"W	106.64'
C89	25.00'	22.81'	52°16'45"	S15°16'20"W	22.03'
C90	62.00'	56.13'	51°52'02"	S15°03'59"W	54.23'
C91	62.00'	40.04'	37°00'00"	S59°30'00"W	39.35'
C92	62.00'	42.20'	39°00'00"	N82°30'00"W	41.39'
C93	62.00'	40.04'	37°00'00"	N44°30'00"W	39.35'
C94	62.00'	51.94'	48°00'00"	N02°00'00"W	50.44'
C95	62.00'	67.05'	61°57'41"	N52°56'50"E	63.83'
C96	62.00'	7.39'	6°49'36"	N67°22'30"E	7.38'
C97	25.00'	22.16'	50°47'19"	N65°23'39"E	21.44'
C98	220.00'	92.15'	24°00'00"	N28°00'00"E	91.48'
C99	220.00'	61.44'	16°00'00"	N08°00'00"E	61.24'
C313	200.00'	34.37'	9°50'43"	N04°55'22"E	34.32'
C315	200.00'	69.12'	19°48'06"	N19°44'46"E	68.78'
C318	200.00'	61.34'	17°34'24"	N38°26'02"E	61.10'
C317	75.00'	26.69'	20°23'31"	N60°11'45"E	26.55'
C319	200.00'	9.70'	2°46'46"	N48°36'37"E	9.70'
C321	280.00'	14.99'	3°04'05"	N39°52'40"E	14.99'
C406	200.00'	174.53'	50°00'00"	S25°00'00"W	169.05'
C409	75.00'	20.67'	15°47'35"	N88°55'54"E	20.61'
C410	75.00'	13.95'	10°39'35"	N75°45'19"E	13.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S62°49'14"W	20.46'
L16	S00°00'00"E	21.47'
L17	S00°00'00"E	100.52'
L18	S00°00'00"E	15.90'



SECTION 14
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

Clary & Associates
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1514 N.W. 3311
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Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

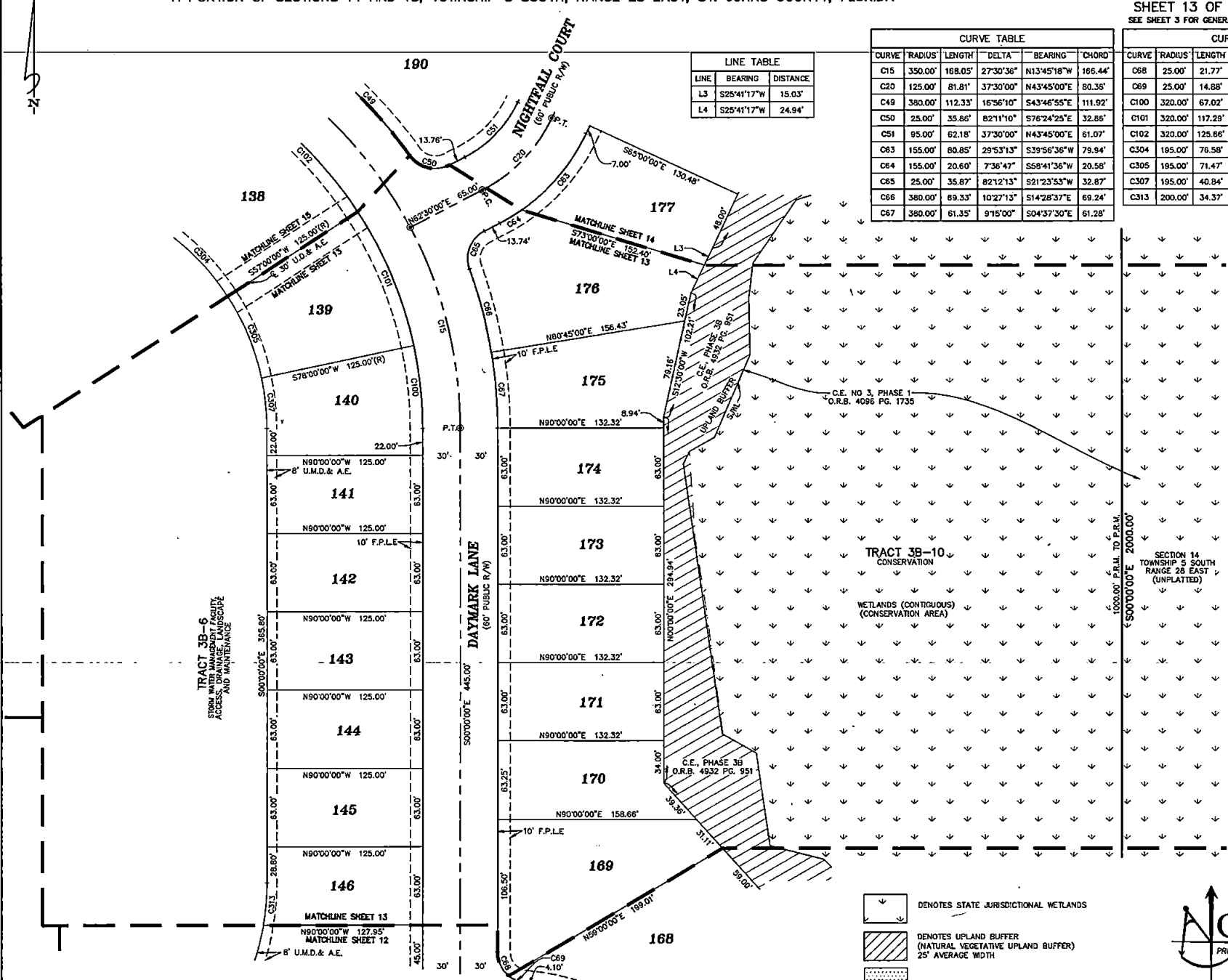
MAP BOOK PAGE

SHEET 13 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S25°41'17"W	15.03'
L4	S25°41'17"W	24.94'

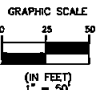
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	350.00'	168.05'	27°30'36"	N13°45'18"W	166.44'
C20	125.00'	81.81'	37°30'00"	N43°45'00"E	80.38'
C48	380.00'	112.33'	16°56'10"	S43°46'55"E	111.92'
C50	25.00'	35.86'	82°11'10"	S76°24'25"E	32.86'
C51	95.00'	62.18'	37°30'00"	N43°45'00"E	61.07'
C63	155.00'	80.85'	29°53'13"	S39°56'36"W	79.94'
C64	155.00'	20.60'	7°36'47"	S68°41'36"W	20.58'
C65	25.00'	35.87'	82°12'13"	S21°23'53"W	32.87'
C66	380.00'	89.33'	10°27'13"	S14°28'37"E	69.24'
C67	380.00'	61.35'	9°15'00"	S04°37'30"E	61.28'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C68	25.00'	21.77'	49°53'41"	S24°56'50"E	21.09'
C69	25.00'	14.88'	34°06'19"	S66°56'50"E	14.66'
C100	320.00'	67.02'	12°00'00"	N06°00'00"W	66.90'
C101	320.00'	117.29'	21°00'00"	N22°30'00"W	116.63'
C102	320.00'	125.86'	22°30'00"	N44°15'00"W	124.88'
C304	185.00'	76.58'	22°30'00"	N44°15'00"W	76.09'
C305	195.00'	71.47'	21°00'00"	N22°30'00"W	71.07'
C307	195.00'	40.84'	12°00'00"	N06°00'00"W	40.77'
C313	200.00'	34.37'	9°50'43"	N04°55'22"E	34.32'



TRACT 3B-10 CONSERVATION
WETLANDS (CONTIGUOUS) (CONSERVATION AREA)

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA



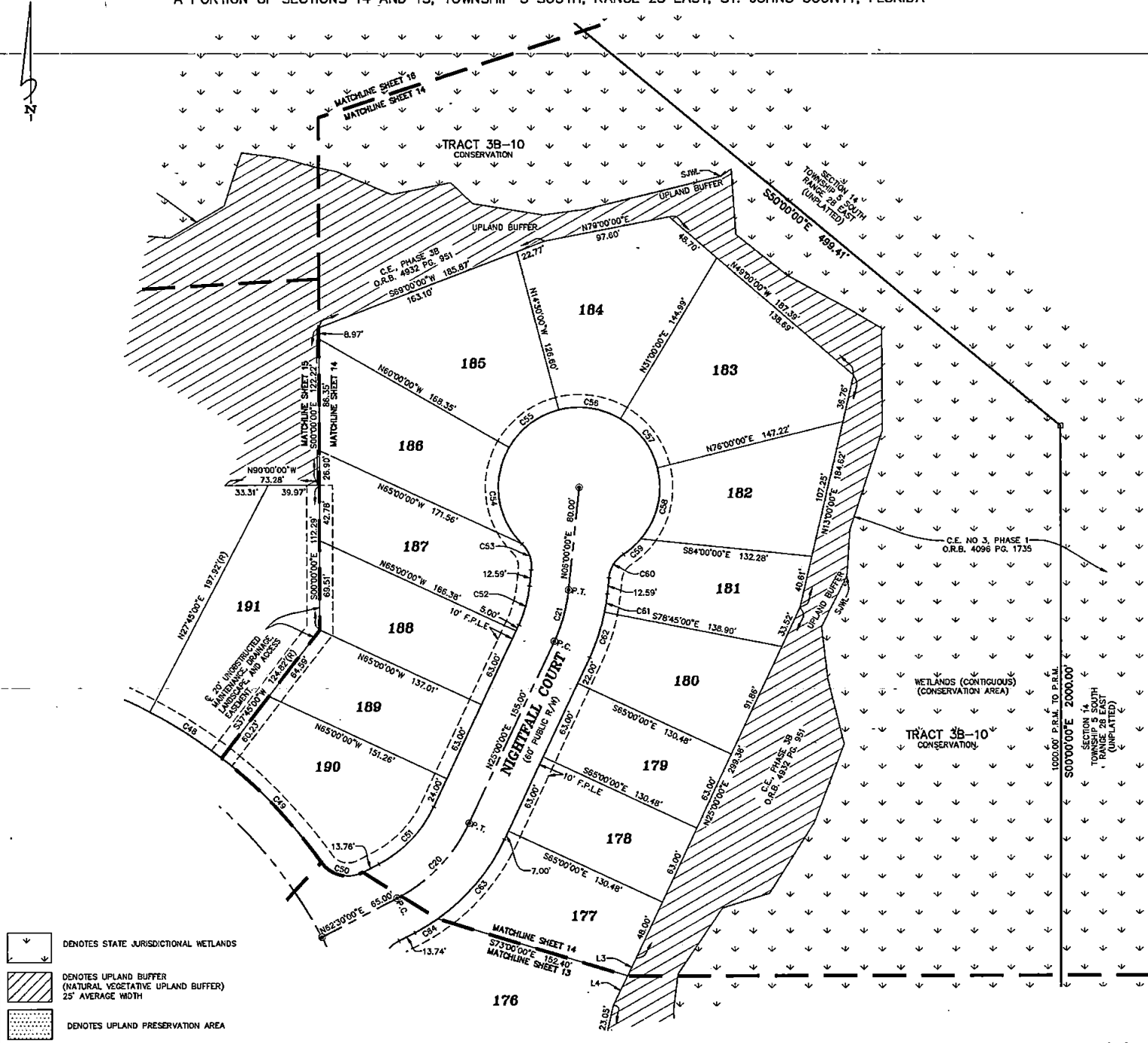
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
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 3302 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
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Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

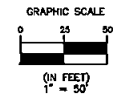
MAP BOOK PAGE

SHEET 14 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	125.00'	81.81'	37°30'00"	N43°45'00"E	80.36'
C21	125.00'	41.45'	19°00'00"	N15°30'00"E	41.26'
C46	380.00'	65.32'	10°00'00"	S57°15'00"E	66.24'
C49	380.00'	112.33'	16°56'10"	S43°46'55"E	111.92'
C50	25.00'	35.86'	82°11'10"	S76°24'25"E	32.86'
C51	95.00'	62.18'	37°30'00"	N43°45'00"E	61.07'
C52	95.00'	31.50'	19°00'00"	N15°30'00"E	31.36'
C53	25.00'	22.16'	50°47'19"	N19°23'39"W	21.44'
C54	62.00'	80.93'	74°47'19"	N07°23'39"W	75.30'
C55	62.00'	49.24'	45°30'00"	N52°45'00"E	47.95'
C56	62.00'	49.24'	45°30'00"	S81°45'00"E	47.95'
C57	62.00'	48.69'	45°00'00"	S36°30'00"E	47.45'
C58	62.00'	58.70'	54°14'44"	S13°07'22"W	56.53'
C59	62.00'	17.90'	16°32'35"	S48°31'01"W	17.84'
C60	25.00'	22.16'	50°47'19"	S31°23'39"W	21.44'
C61	155.00'	14.20'	5°15'00"	S08°37'30"W	14.20'
C62	155.00'	37.20'	13°45'00"	S18°07'30"W	37.11'
C63	155.00'	80.85'	29°53'13"	S39°56'36"W	79.94'
C64	155.00'	20.60'	7°36'47"	S58°41'36"W	20.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S25°41'17"W	15.03'
L4	S25°41'17"W	24.94'



- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

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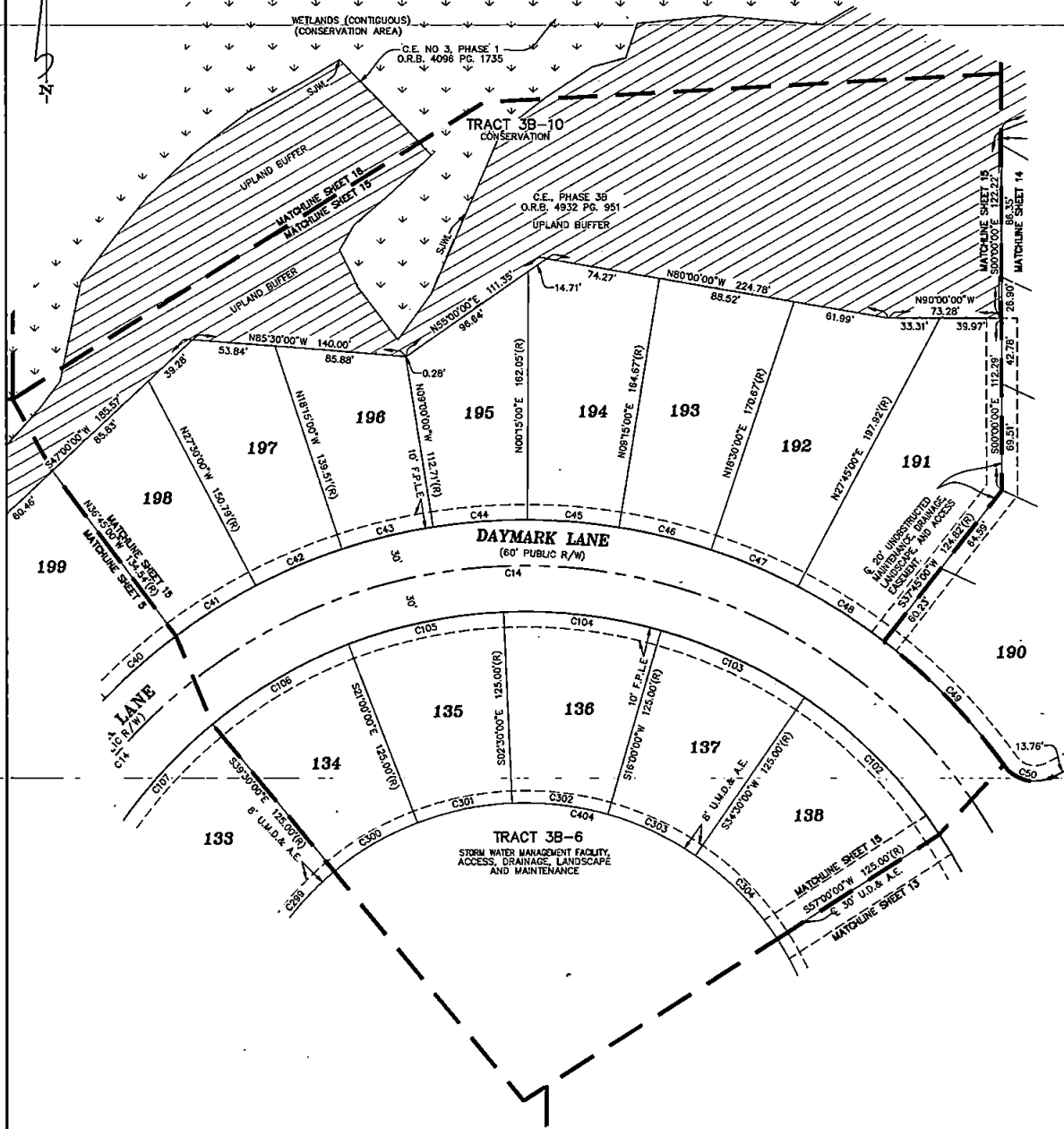
Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

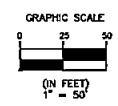
SHEET 15 OF 18 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	350.00'	778.79'	127°29'24"	S88°44'42"W	627.78'
C40	380.00'	61.35'	91°5'00"	N48°37'30"E	61.28'
C41	380.00'	61.35'	91°5'00"	N57°52'30"E	61.28'
C42	380.00'	61.35'	91°5'00"	N67°07'30"E	61.28'
C43	380.00'	61.35'	91°5'00"	N76°22'30"E	61.28'
C44	380.00'	61.35'	91°5'00"	N85°37'30"E	61.28'
C45	380.00'	59.69'	90°0'00"	S85°15'00"E	59.63'
C46	380.00'	61.35'	91°5'00"	S76°07'30"E	61.28'
C47	380.00'	61.35'	91°5'00"	S66°52'30"E	61.28'
C48	380.00'	66.32'	100°0'00"	S57°15'00"E	66.24'
C49	380.00'	112.33'	16°56'10"	S43°46'55"E	111.92'
C50	25.00'	35.86'	82°11'10"	S76°24'25"E	32.86'
C102	320.00'	125.66'	22°30'00"	N44°15'00"W	124.86'
C103	320.00'	103.32'	18°30'00"	N64°45'00"W	102.88'
C104	320.00'	103.32'	18°30'00"	N83°15'00"W	102.88'
C105	320.00'	103.32'	18°30'00"	S78°15'00"W	102.88'
C106	320.00'	103.32'	18°30'00"	S59°45'00"W	102.88'
C107	320.00'	103.32'	18°30'00"	S41°15'00"W	102.88'
C299	195.00'	62.96'	18°30'00"	S41°15'00"W	62.69'
C300	195.00'	62.96'	18°30'00"	S59°45'00"W	62.69'
C301	195.00'	62.96'	18°30'00"	S78°15'00"W	62.69'
C302	195.00'	62.96'	18°30'00"	N83°15'00"W	62.69'
C303	195.00'	62.96'	18°30'00"	N64°45'00"W	62.69'
C304	195.00'	76.58'	22°30'00"	N44°15'00"W	76.09'
C404	195.00'	536.03'	157°30'00"	S78°45'00"E	382.51'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

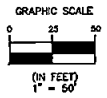
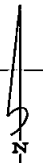
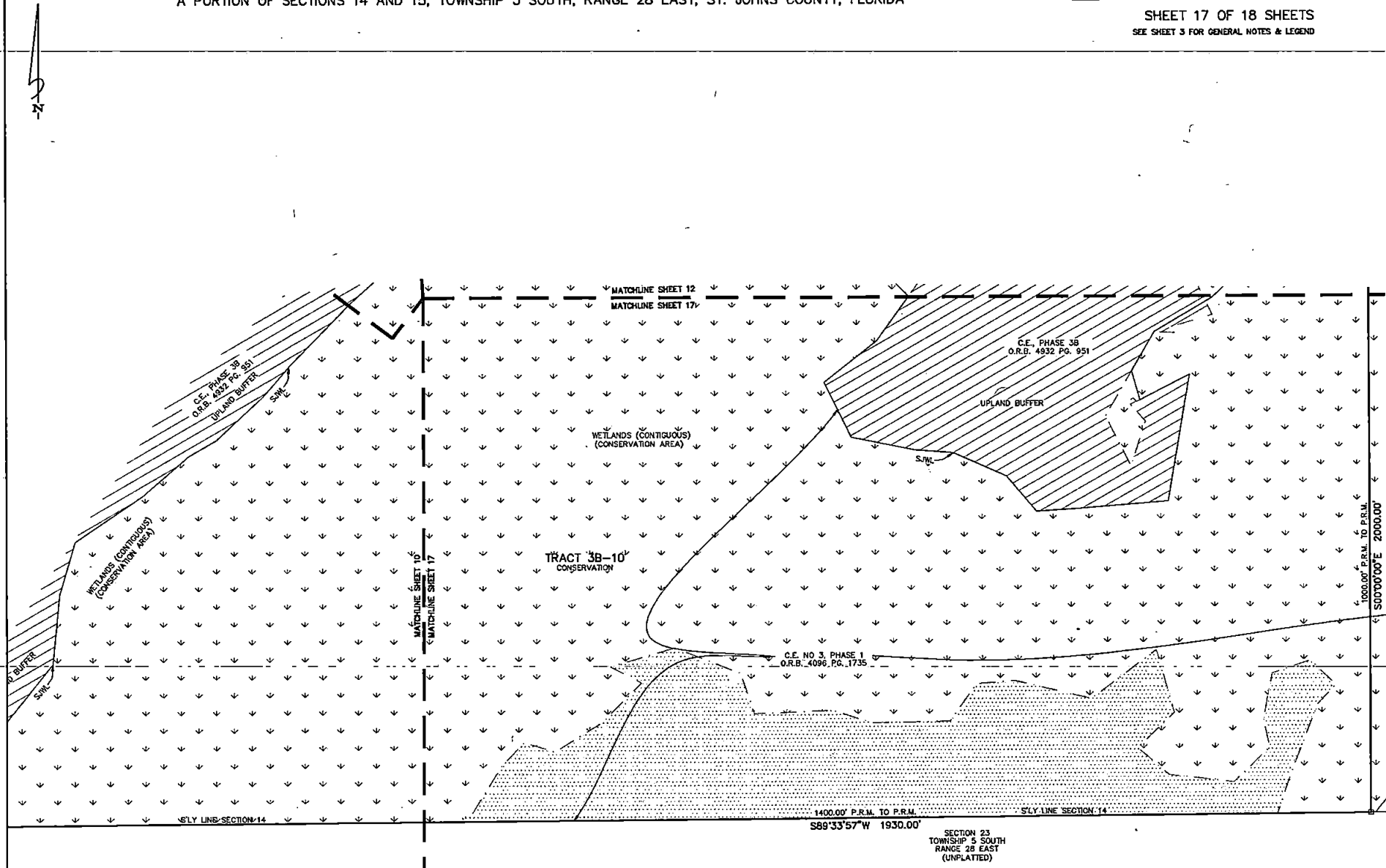





Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 17 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA

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Beacon Lake Phase 3B

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 18 OF 18 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

Lot #	Area S. F.	Area Acres
1	7589	0.17
2	268988	6.10
3	6165	0.14
4	6078	0.14
5	6152	0.14
6	6084	0.14
7	301240	6.92
8	5985	0.14
9	5956	0.14
10	5939	0.14
11	5936	0.14
12	5946	0.14
13	5970	0.14
14	5688	0.13
15	5598	0.13
16	5590	0.13
17	5593	0.13
18	5596	0.13
19	5599	0.13
20	6076	0.14
21	6917	0.15
22	6914	0.15
23	6914	0.15
24	6907	0.16
25	6903	0.16
26	7071	0.16
27	7141	0.16

Lot #	Area S. F.	Area Acres
28	7189	0.17
29	7247	0.17
30	7281	0.17
31	7303	0.17
32	7312	0.17
33	7304	0.17
34	7193	0.17
35	6273	0.14
36	6028	0.20
37	6308	0.14
38	6131	0.19
39	9962	0.23
40	10835	0.25
41	9225	0.21
42	7809	0.18
43	6446	0.15
44	6020	0.14
45	6030	0.14
46	6020	0.14
47	6020	0.14
48	6020	0.14
49	6020	0.14
50	6020	0.14
51	7718	0.18
52	10289	0.24
53	9454	0.22
54	9246	0.21
55	6681	0.16
56	7281	0.17

Lot #	Area S. F.	Area Acres
57	7195	0.16
58	6903	0.16
59	6890	0.16
60	6889	0.16
61	6691	0.15
62	8064	0.19
63	9829	0.23
64	9233	0.23
65	7516	0.17
66	5555	0.13
67	6211	0.14
68	6398	0.15
69	7133	0.16
70	6212	0.14
71	6148	0.14
72	6148	0.14
73	6018	0.14
74	6625	0.15
75	6945	0.16
76	5940	0.14
77	5953	0.14
78	6489	0.15
79	6586	0.15
80	8554	0.20
81	7608	0.17
82	7569	0.17
83	6290	0.14
84	6238	0.14
85	6211	0.14

Lot #	Area S. F.	Area Acres
86	6211	0.14
87	7433	0.17
88	6890	0.16
89	6890	0.16
90	6890	0.16
91	6785	0.16
92	8552	0.20
93	11632	0.27
94	6328	0.15
95	6313	0.14
96	6313	0.14
97	6313	0.14
98	6313	0.14
99	6313	0.14
100	11231	0.26
101	10199	0.23
102	6240	0.14
103	6240	0.14
104	6240	0.14
105	6240	0.14
106	6240	0.14
107	6240	0.14
108	6240	0.14
109	7228	0.17
110	7227	0.17
111	6394	0.15
112	7846	0.18
113	8372	0.19
114	6977	0.16

Lot #	Area S. F.	Area Acres
115	6891	0.16
116	6891	0.16
117	6891	0.16
118	6891	0.16
119	6891	0.16
120	5590	0.13
121	5590	0.13
122	5590	0.13
123	6690	0.16
124	7008	0.16
125	6024	0.14
126	6425	0.15
127	5841	0.13
128	5841	0.13
129	5841	0.13
130	5841	0.13
131	5625	0.13
132	8250	0.19
133	10393	0.24
134	10393	0.24
135	10393	0.24
136	10393	0.24
137	10393	0.24
138	10393	0.24
139	11797	0.27
140	9491	0.22
141	7875	0.18
142	7875	0.18
143	7875	0.18

Lot #	Area S. F.	Area Acres
144	7875	0.18
145	7875	0.18
146	7875	0.18
147	11933	0.28
148	13895	0.32
149	11262	0.26
150	15009	0.34
151	14895	0.34
152	25551	0.59
153	23023	0.53
154	13071	0.30
155	14372	0.33
156	11109	0.26
157	14464	0.33
158	15862	0.36
159	15862	0.36
160	20899	0.48
161	18045	0.41
162	10328	0.24
163	9659	0.22
164	10317	0.24
165	10000	0.23
166	10000	0.23
167	8643	0.20
168	12986	0.30
169	13512	0.31
170	8755	0.20
171	8336	0.19
172	8336	0.19

Lot #	Area S. F.	Area Acres
173	8336	0.19
174	8336	0.19
175	10355	0.24
176	14327	0.33
177	9901	0.23
178	8220	0.19
179	8220	0.19
180	8959	0.23
181	9495	0.22
182	10464	0.24
183	16052	0.37
184	14951	0.34
185	14649	0.34
186	11095	0.25
187	11077	0.25
188	9557	0.22
189	9080	0.21
190	12750	0.29
191	14974	0.34
192	13742	0.32
193	12450	0.29
194	12438	0.28
195	9800	0.22
196	8916	0.20
197	11286	0.26
198	10284	0.24
199	9555	0.22
200	9420	0.22

