

RESOLUTION NO. 2022- 87
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BROOKSIDE PRESERVE PHASE 1B.

WHEREAS, KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Brookside Preserve Phase 1B.

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 \$256,248.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$120,897.00 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:

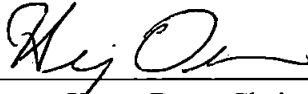
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 5 day of April, 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 APR 5 2022



BROOKSIDE PRESERVE PHASE 1B

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

MAP BOOK

PAGE

SHEET 1 OF 3 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

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

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RUSSELL SANDSON ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2190, PAGE 1887 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S89°17'20"E, ALONG SAID SOUTH LINE, A DISTANCE OF 789.63 FEET TO THE POINT OF BEGINNING; THENCE S63°57'53"E, A DISTANCE OF 593.33 FEET; THENCE S01°09'49"E, A DISTANCE OF 56.59 FEET; THENCE S89°00'00"E, A DISTANCE OF 94.51 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.76 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N44°52'50"W, 35.71 FEET TO A POINT OF NON-TANGENCY; THENCE S88°59'14"E, A DISTANCE OF 59.84 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.76 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S45°24'54"E, 34.99 FEET TO A POINT OF TANGENCY; THENCE S90°00'00"E, A DISTANCE OF 95.53 FEET; THENCE N01°09'49"W, A DISTANCE OF 138.40 FEET; THENCE S90°00'00"E, A DISTANCE OF 45.41 FEET; THENCE N86°55'49"E, A DISTANCE OF 43.06 FEET; THENCE S90°00'00"E, A DISTANCE OF 59.87 FEET; THENCE N00°00'00"E, A DISTANCE OF 106.67 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.76 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°00'00"W, 35.36 FEET TO A POINT OF NON-TANGENCY; THENCE N00°00'00"E, A DISTANCE OF 59.86 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.76 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°00'00"W, 35.36 FEET TO A POINT OF TANGENCY; THENCE N00°00'00"E, A DISTANCE OF 95.60 FEET; THENCE S00°00'00"W, A DISTANCE OF 104.41 FEET; THENCE S01°09'49"E, A DISTANCE OF 56.59 FEET; THENCE S88°59'14"E, A DISTANCE OF 59.80 FEET; THENCE S01°09'49"E, A DISTANCE OF 29.27 FEET; THENCE S88°50'11"W, A DISTANCE OF 155.60 FEET TO A POINT ON THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2190, PAGE 152 OF SAID PUBLIC RECORDS; THENCE S01°09'49"E, ALONG SAID EAST LINE, A DISTANCE OF 249.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.67 ACRES, MORE OR LESS.

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BROOKSIDE PRESERVE PHASE 1B HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2022.

OFFICE OF 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.

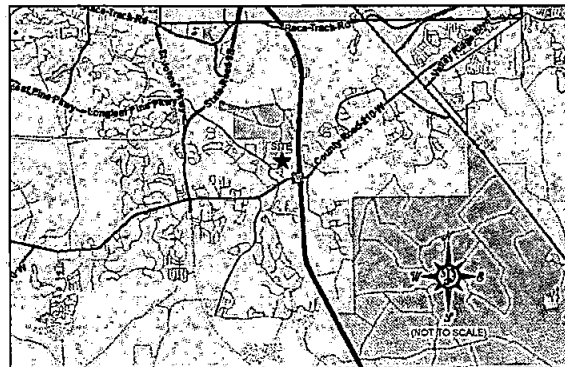
BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

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

GAIL OLIVER, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 4364

VICINITY MAP



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BROOKSIDE PRESERVE PHASE 1B, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS GOURD ISLAND WAY AND BAYARD PLACE, TRACT "K" (RECREATION) AND TRACT "L" (COMMON AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HERINAFTER PROVIDED: NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HERINAFTER PROVIDED.

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

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

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. IF ANY OF SAID EASEMENTS, THE OWNERS RETAIN THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

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

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

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

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

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

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

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

SURVEYOR'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 2022.

NATHAN F. FERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900
FERRET AND ASSOCIATES, INC.

KB HOME JACKSONVILLE LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TODD HOLDER - ITS PRESIDENT

WITNESS _____
PRINT NAME

WITNESS _____
PRINT NAME

NOTARY PUBLIC FOR KB HOME JACKSONVILLE LLC

STATE OF FLORIDA, COUNTY OF DUVAL

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

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715

BROOKSIDE PRESERVE PHASE 1B

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

MAP BOOK

PAGE

SHEET 2 OF 3 SHEETS

NOTES:

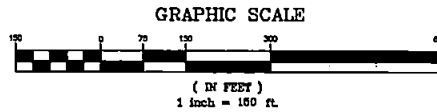
- BEARINGS SHOWN HEREON ARE BASED ON N50°57'00"W FOR THE NORTHEASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD PER COUNTY ROAD PLAT BOOK 2, PAGES 62 THROUGH 66.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE 0901.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DERIVATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- ALL UPLAND BUFFERS ARE TO REMAIN NATURAL AND UNDISTURBED.
- LANDS SHOWN HEREON ARE SUBJECT TO AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5120, PAGE 431 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGEND

- DENOTES SET 3/4" REBAR STAMPED PRM L.B. 6715
- DENOTES FD 3/4" REBAR STAMPED PRM L.B. 6715
- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- ⊗ DENOTES FD PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- ⊕ DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- ⊖ DENOTES FD PERMANENT CONTROL POINT STAMPED L.B. 6715
- ⊙ DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- ROW RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SPC STATE PLANE COORDINATE

LINE #	LENGTH	DIRECTION
L1	38.25	S83°57'33"E
L2	56.39	S01°09'49"E
L3	84.51	S90°00'00"E
L4	55.05	S88°50'47"E
L5	83.53	S90°00'00"E
L6	133.80	N01°09'49"W
L7	43.00	N36°55'46"E
L8	59.87	S90°00'00"E
L9	106.87	N00°00'00"E
L10	55.00	N00°00'00"E
L11	95.00	N00°00'00"E
L12	95.53	S01°09'47"E
L13	50.00	S88°50'11"W
L14	28.27	S01°09'49"E
L15	155.00	S88°50'11"W
L16	240.81	S01°09'49"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	33.79	25.00	91°09'47"	N41°28'00"E	33.71
C2	38.76	25.00	88°50'11"	S45°34'54"E	34.09
C3	33.27	25.00	90°00'00"	N45°00'00"W	33.30
C4	33.27	25.00	00°00'00"	N45°00'00"E	33.30



UNPLATTED LANDS
OFFICIAL RECORDS BOOK 2190 - PAGE 1582

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 4672
PAGE 598

UNPLATTED LANDS
ORB 1542
PAGE 1573

UNPLATTED LANDS
ORB 4495
PAGE 50

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 617
PAGE 1506

UNPLATTED LANDS
ORB 1542
PAGE 1571

UNPLATTED LANDS
ORB 4188
PAGE 670

UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 5128
PAGE 426

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 4032 - PAGE 1512

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3856 - PAGE 720

UNPLATTED LANDS
ORB 1816
PAGE 1249

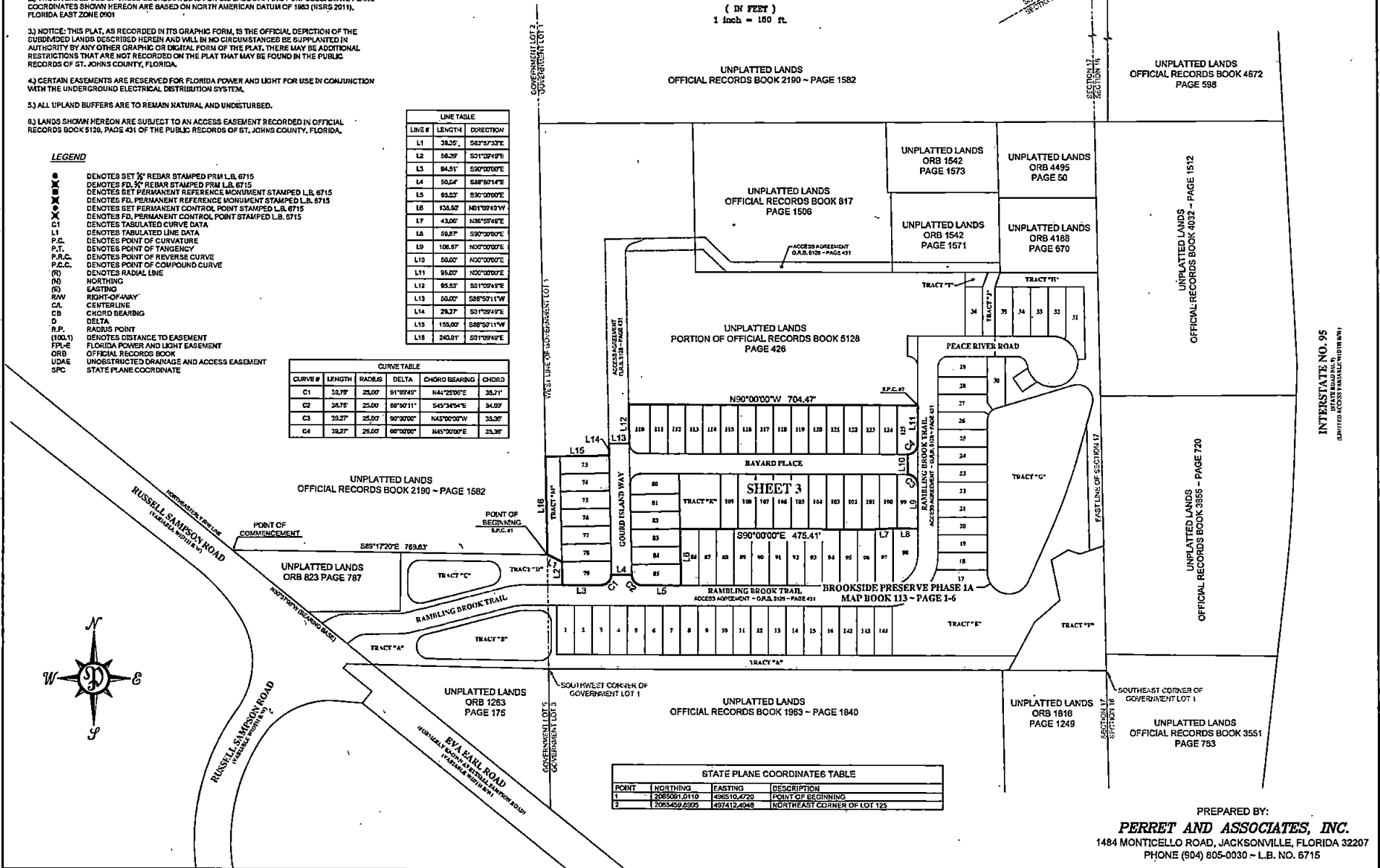
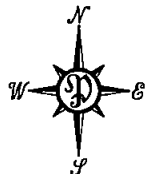
UNPLATTED LANDS
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UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3551
PAGE 753

INTERSTATE NO. 95
STATE ROAD NO. 9
DIVIDED ACCESS TERMINATION (D/T)

POINT	NORTHING	EASTING	DESCRIPTION
1	2085001.0110	496510.4720	POINT OF BEGINNING
2	2085459.6595	497412.4948	NORTHEAST CORNER OF LOT 125

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715



BROOKSIDE PRESERVE PHASE 1B

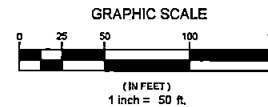
A PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

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



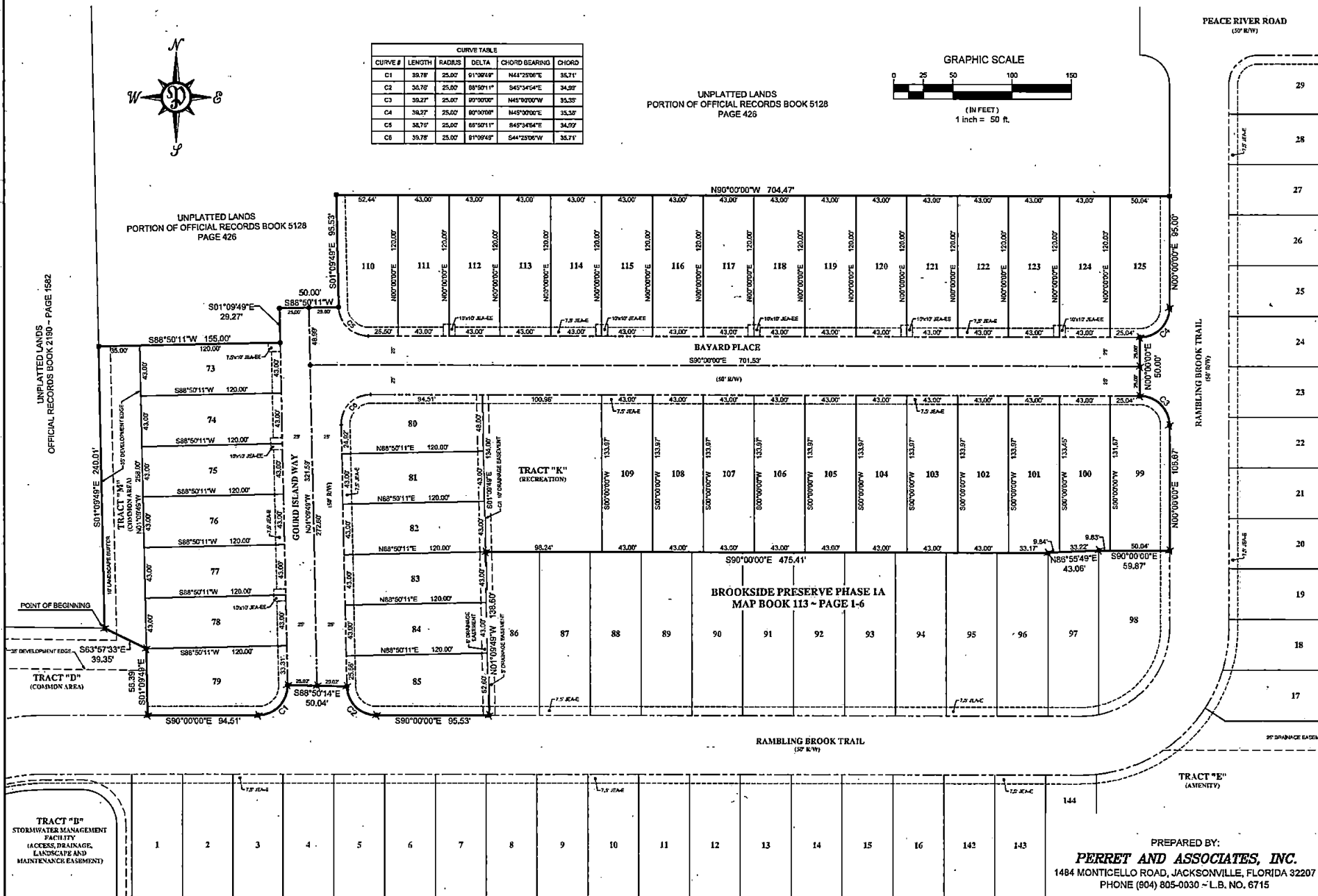
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	89.78'	25.00'	61°30'44"	N44°23'58"E	35.71'
C2	38.78'	25.00'	88°50'11"	S45°34'54"E	34.99'
C3	39.27'	25.00'	80°30'00"	N45°30'00"W	35.33'
C4	38.27'	25.00'	80°30'00"	N45°30'00"E	35.33'
C5	38.78'	25.00'	88°50'11"	S45°34'54"E	34.99'
C6	39.78'	25.00'	81°09'49"	S44°23'08"W	35.71'



UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 5128
PAGE 426

UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 5128
PAGE 426

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 2180 - PAGE 1682



BROOKSIDE PRESERVE PHASE 1A
MAP BOOK 113 ~ PAGE 1-6

PREPARED BY:
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1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715