

**RESOLUTION NO. 2025-133**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
MARSH HARBOR SOUTH PHASE 1.**

**WHEREAS, CABBAGE HAMMOCK COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AS OWNERS,** have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Marsh Harbor South Phase 1.

**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 \$2,941,083.13 was previously filed with the Clerk's office.

**Section 3.** A Required Improvements Bond for maintenance in the amount of \$1,172,296.01 will be required.

**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.

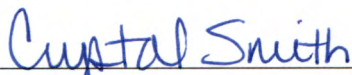
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 6th day of may, 2025.

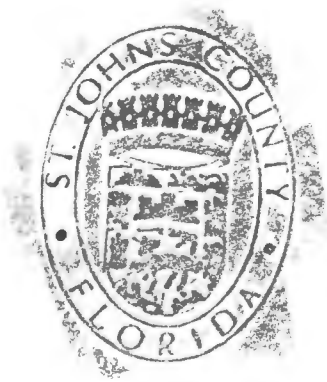
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

**Rendition Date** MAY 07 2025

BY:   
Krista Joseph, Chair

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

  
Deputy Clerk



# Attachment 2

## Plat Map

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

## MAP BOOK PAGE

SHEET 1 OF 36 SHEETS  
SEE SHEET 2 FOR NOTES

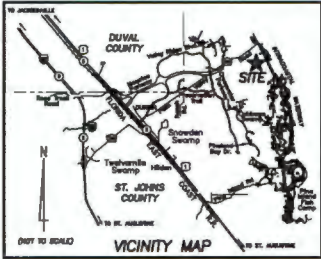
### CAPTION

A portion of Florida East Coast Canal, a plat recorded in Map Book 4, pages 68 through 78 of the Public Records of St. Johns County, Florida, together with a portion of unsurveyed sections 27, 28 and 34, and a portion of Section 55 of the Pedro Miranda Grant and Section 63 of the G&O Palmes or Miranda Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of Marsh Harbor of Palm Valley Unit Two, a plat recorded in Map Book 26, page 57 through 61, of the Public Records of said county; thence South 29°30'18" East, along the Westerly line of said Marsh Harbor of Palm Valley Unit Two, a distance of 888.94 feet to the Southeast corner thereof; thence North 70°04'47" East, along the Southerly line of said Marsh Harbor of Palm Valley Unit Two, a distance of 1167.00 feet to its intersection with the Mean High Water Line of Tolomato River, as depicted on Florida Department of Environmental Protection Mean High Water Survey File No. 3526, dated April 4, 2006; thence North 64°10'28" East, departing said Southerly line, 103.58 feet; thence South 25°14'34" East, 154.85 feet; thence South 64°10'28" West, 251.21 feet to its intersection with the Westerly right of way line of Intersected Waterway, a 200 foot right of way as depicted on said plat of Florida East Coast Canal; thence South 25°33'35" East, along said Westerly right of way line, 307.72 feet; thence South 64°28'08" West, departing said Westerly right of way line, 143.13 feet; thence North 27°24'22" West, 10.48 feet to a point on a non-tangent curve concave Northwest having a radius of 62.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 37°28'24", an arc length of 40.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 52°04'42" West, 40.02 feet; thence South 37°14'37" East, 10.48 feet; thence South 42°28'38" West, 804.33 feet; thence South 32°27'00" West, 584.58 feet; thence South 18°05'08" West, 28.90 feet; thence South 70°54'24" East, 74.83 feet; thence South 18°05'08" West, 81.61 feet to a point on a non-tangent curve concave Westerly having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 30°25'24", an arc length of 34.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 11°01'18" East, 34.07 feet; thence South 08°16'54" West, 78.33 feet to the point of curvature of a curve concave Westerly having a radius of 45.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 30°25'24", an arc length of 28.90 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 08°16'54" East, 28.92 feet; thence Southwesterly along the arc of a curve concave Westerly having a radius of 50.00 feet, through a central angle of 49°00'01", an arc length of 42.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 02°34'08" East, 41.54 feet; thence South 01°11'07" West, 53.53 feet; thence South 02°02'24" West, 108.88 feet; thence South 81°15'40" West, 279.28 feet; thence North 08°16'54" West, 1340.27 feet; thence North 82°37'00" West, 711.63 feet; thence North 18°12'25" West, 1841.28 feet to a point lying on the Southerly line of "Pond 10-1", as described and recorded in Official Record Book 4463, page 783, of said Public Records; thence along the boundary line of said "Pond 10-1" the following 7 courses: Course 1, thence North 82°37'00" East, 295.34 feet; Course 2, thence North 02°35'22" East, 178.96 feet; Course 3, thence North 24°37'28" West, 186.20 feet; Course 4, thence North 48°24'20" West, 146.83 feet; Course 5, thence South 82°37'17" West, 116.60 feet; Course 6, thence South 88°17'05" West, 48.88 feet; Course 7, thence North 86°37'40" West, 143.63 feet to the Northerly most corner thereof, said corner lying on the Southerly right of way line of Palm Valley Unit Two, a distance of 1167.00 feet; thence North 25°14'34" East, along said Southerly right of way line, 1167.00 feet to its intersection with the Westerly prolongation of the Southerly line of Marsh Harbor of Palm Valley, a plat recorded in Map Book 46, pages 82 through 71, of said Public Records; thence North 70°04'47" East, departing said Southerly right of way line and along said Westerly prolongation, and along said Southerly line of Marsh Harbor of Palm Valley, a distance of 3315.53 feet to the Point of Beginning.

Containing 374.64 acres, more or less.

Less and Except "Exception Parcel" containing 3.5 acres, more or less.



### SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, have hereby certified 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 Part 1, Chapter 177, Florida Statutes.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Joseph K. Liu  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 8019  
ESI SURVEYING & MAPPING, INC.  
14778 Old St. Augustine Road  
Jacksonville, Florida 32226  
Certificate of Authorization LB 3824

### ADOPTION AND DEDICATION

This is to certify that Cabbage Hammock Company, LLC, a Delaware limited liability company and The Southwest LP Company, Inc., a Delaware corporation ("Owners"), are the lawful owners of the lands described in the caption above herein which shall hereafter be known as MARSH HARBOR SOUTH PHASE 1, 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.

All road right of way shown herein on South Harbor Light Drive, Tidal Water Way and Estuary Canal, Tracts "1", "2", "3" and "4" (Stormwater Management Facility), Tracts "5" and "6" (Open Space), Tracts 1, 2, 3, 4, 5, 6 and 7 (Conservation Area & Open Space) and Tract 4 (Conservation Area) are hereby released by the undersigned Owners, their successors and assigns provided however, the undersigned Owners reserve the right to convey title to said tracts to an entity or person, including without limitation, a property owner's association, a municipal service being unit, community development district or other such entity or person.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the title and exclusive property of the undersigned Owners, their successors and assigns. The undersigned Owners reserve the obligation for maintenance of those privately owned easements provided however, the undersigned Owners reserve the right to assign the obligation for maintenance of said easements to a property owner's association or other such entity or person as will ensure the obligation of maintenance and operation thereof under the plat.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its successors and assigns, electric, gas, water, sewer, telephone, cable television and other utility service providers, public and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunications and media service companies authorized by said owner in writing to serve the land shown herein, holders of mortgages liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private roadways shown on this plat. The Owner, its successors and assigns, reserve and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown herein.

All utility easements shown on this plat are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat 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(2)(b) Florida Statutes; however, only cable television service providers specifically authorized by the undersigned Owners, their successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "JEA Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with providing access and maintenance for meters associated with water/sewer utilities.

### CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of MARSH HARBOR SOUTH PHASE 1 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2025. 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 this plat of MARSH HARBOR SOUTH PHASE 1 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Director of the Growth Management Department

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of MARSH HARBOR SOUTH PHASE 1 has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Office of the 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 \_\_\_\_\_, 2025.

Sharon J. Petty, Clerk  
Clerk of the Circuit Court & Comptroller

### CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Donald A. Brubaker, P.S.M., County Surveyor  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 8513

### ADOPTION AND DEDICATION (continued)

The Owners, hereby irrevocably and without reservation dedicate to JEA, its successors and assigns easement over, upon, and under of road rights of way designated herein, 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 herein.

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

Title to Tract "B" (Landscape Buffer Tract) is hereby released by the undersigned Owner, its successors and assigns provided however, the undersigned Owners reserve the right to convey title to said tract to an entity, including without limitation, a property owner's association, or other third party that assumes the obligation of maintenance and operation thereof under the plat. Said tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station.

Owners hereby dedicate to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under Tract "C" (Landscape Buffer Tract), for electrical, water, sewer, water, access and other public utilities in connection with JEA's use of Tract "A" (Pump Station Tract).

Owners, their successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expense that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence, its, upon, or from Tract "D" (Landscape Buffer Tract), or any part thereof, including but not limited to those arising from or incident to JEA's use of Tract "A" (Pump Station Tract) or JEA's easement upon Tract "B" (Landscape Buffer Tract). 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 herein.

Those easements designated as "JEA Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. The "JEA Easements" are for accessing the "JEA Easements" to establish, repair and replace the electric utility improvements located within those easements, together with the right to cross over and under the "JEA Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "JEA Easements" partitioning the easement property without the written consent of the Owner, its successors and assigns. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

In witness whereof, the undersigned Owners have caused this plat and dedication to be executed by their duly stated officers, acting by and with the authority of their board of directors.

OWNER  
Cabbage Hammock Company, LLC  
a Delaware limited liability company

Witness \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me, by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ of Cabbage Hammock Company, LLC, a Delaware limited liability company, on behalf of the company, who \_\_\_\_\_ is personally known to me or who \_\_\_\_\_ is identified.

Notary Public, State of \_\_\_\_\_ of Large \_\_\_\_\_ My Commission expires \_\_\_\_\_  
Printed Name \_\_\_\_\_ Commission Number \_\_\_\_\_

OWNER  
Toll Southwest LP Company, Inc.  
a Delaware corporation

Witness \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me, by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ of Toll Southwest LP Company, Inc., a Delaware corporation, on behalf of the corporation, who \_\_\_\_\_ is personally known to me or who \_\_\_\_\_ is identified.

Notary Public, State of \_\_\_\_\_ of Large \_\_\_\_\_ My Commission expires \_\_\_\_\_  
Printed Name \_\_\_\_\_ Commission Number \_\_\_\_\_

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14778 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32226 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824



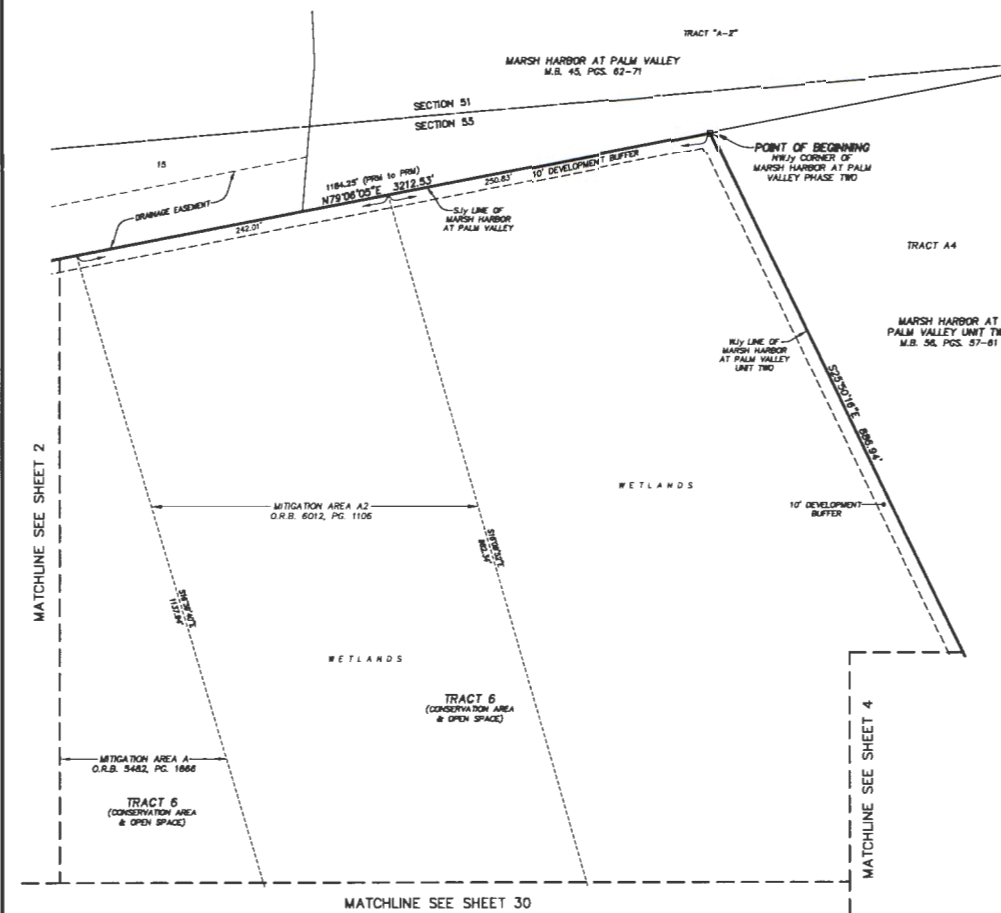
# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 3 OF 36 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.A.M. 4"x4" C.M. STAMPED L.B. J.B. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4"x4" C.M. STAMPED L.B. J.B. UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B. J.B. UNLESS OTHERWISE NOTED
  - P.A.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED SURVEYOR
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - CH. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NO) NON-RADIAL
  - CI TABULATED CURVE DATA
  - LI LINDLAD LINE DATA
  - N/T NON-TANGENT
  - N/T RIGHT OF BAY
  - C/A CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - E.P.L.E. FLORIDA POWER & LIGHT EASEMENT
  - A.T.A.T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - E.S.N.T. FLORIDA ISLAND NAVIGATION DISTRICT
  - C.O.E. ARMY CORPS OF ENGINEERS
  - N.A.D. NORTH AMERICAN VERTICAL DATUM
  - +— STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ⑤ SHEET REFERENCE NUMBER
  - ▨ DENOTES RECORDED CONSERVATION EASEMENT



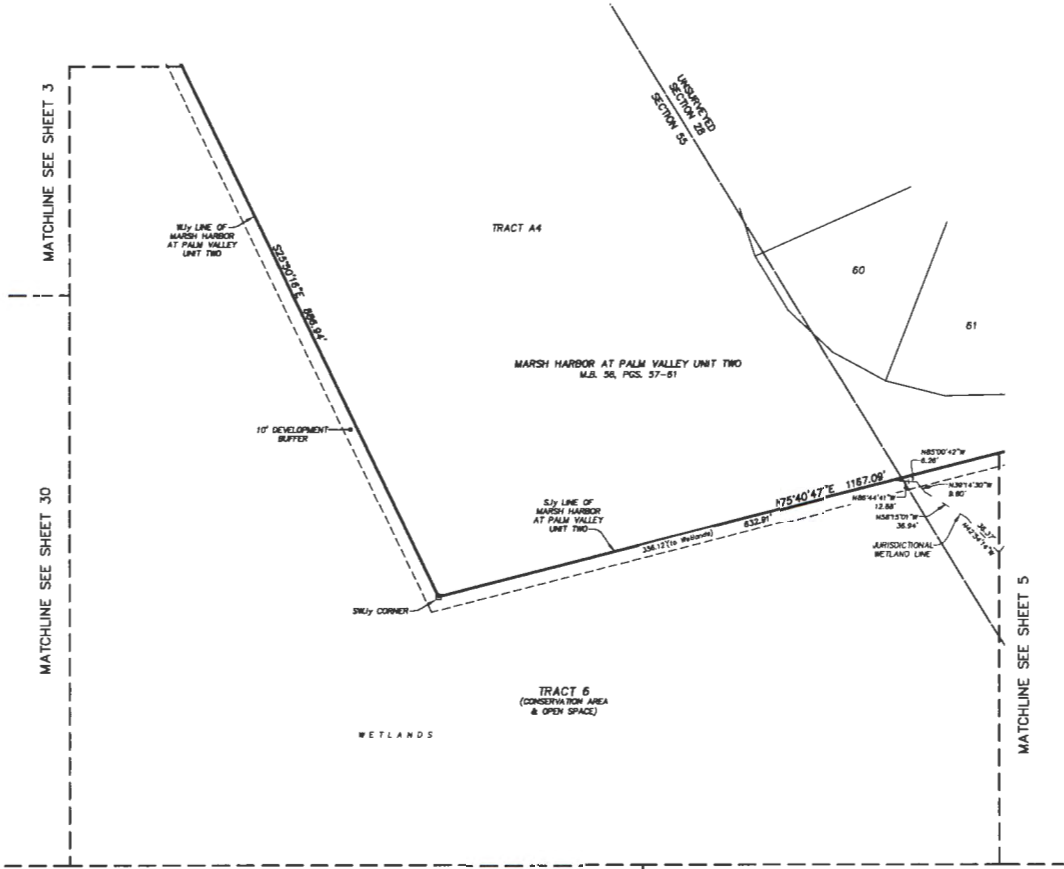
PREPARED BY:  
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 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3424

# MARSH HARBOR SOUTH PHASE 1

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MAP BOOK PAGE

SHEET 4 OF 36 SHEETS  
SEE SHEET 2 FOR NOTE



- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B. 3024. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B. 3024.
  - DENOTES FOUND P.R.M. 4"x4" C.M. UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B. 3024.
  - PERMANENT REFERENCE MONUMENT
  - P.R.M. 4"x4" C.M. STAMPED L.B. 3024.
  - ▲ CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.V.C. POINT OF VERTICAL CURVATURE
  - P.V.S. POINT OF VERTICAL SAG
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.S. OFFICIAL RECORDS BOOK
  - P.L.E. FLORIDA POWER & LIGHT EASEMENT
  - A.T.R. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - E.S.M. EASEMENT
  - F.L.M.D. FLORIDA HIGHLAND MANAGEMENT DISTRICT
  - C.O.E. ARMY CORPS OF ENGINEERS
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - S.O.P. STREET NAME OWNED POINT
  - MATCHLINE
  - SHEET REFERENCE NUMBER
  - DENOTES RECORDED CONSERVATION EASEMENT



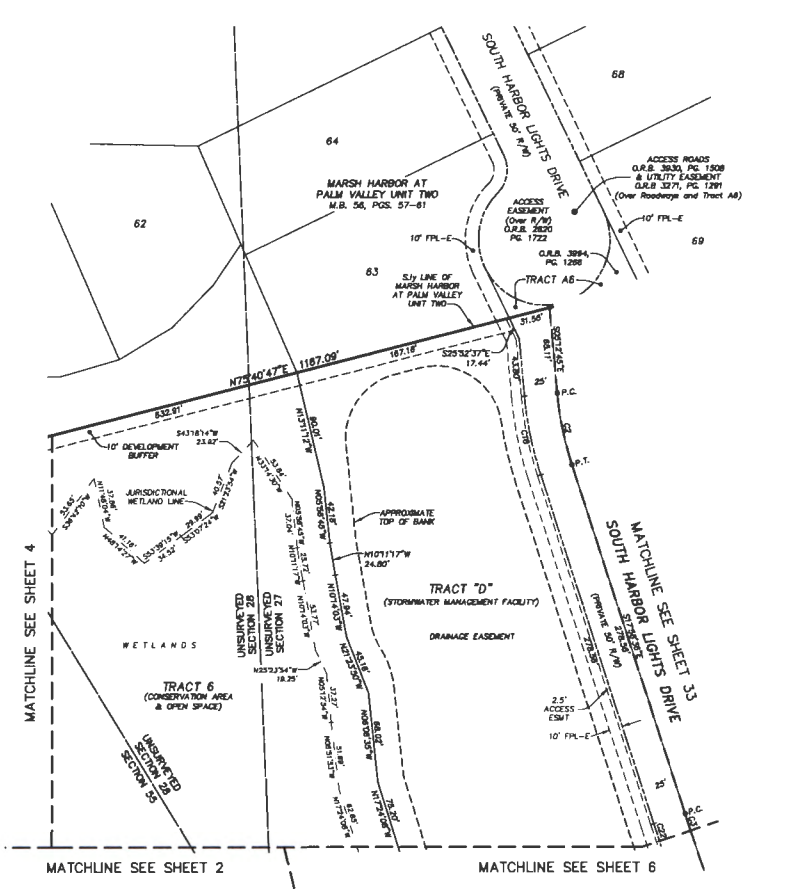
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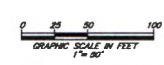
MAP BOOK PAGE

SHEET 5 OF 36 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	250.00'	12°45'50"	58.69'	S11°28'41"E	58.58'
C3	2000.00'	4°57'58"	173.35'	S20°27'35"E	173.29'
C18	275.00'	12°49'50"	61.28'	S11°35'41"E	61.14'
C22	2025.00'	4°57'58"	175.52'	S20°27'35"E	175.46'

- LEGEND**
- DENOTES SET P.P.M. 4"x4" C.M. STAMPED L.B.#3284
  - UNLESS OTHERWISE NOTED DENOTES FORM P.P.M. 4"x4" C.M. STAMPED L.B.#3284
  - UNLESS OTHERWISE NOTED DENOTES P.C.P. STAMPED L.B.#3284
  - P.P.M. PERMANENT REFERENCE MONUMENT
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  - NR. NON-RADIAL
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  - COE. NORTH AMERICAN VERTICAL DATUM
  - ST. STREET NAME CHANGE POINT
  - MATCHLINE. MATCHLINE
  - ⑤. SHEET REFERENCE NUMBER
  - ▨. DENOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14778 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

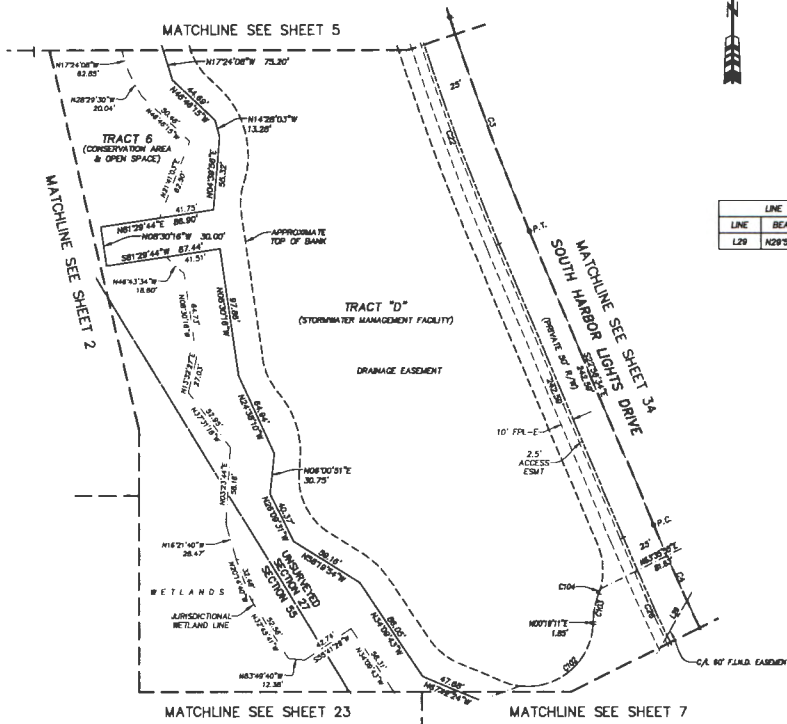
# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

## MAP BOOK PAGE

SHEET 6 OF 36 SHEETS

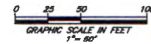
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L29	N29°54'02"E	80.49'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	2000.00'	4°37'58"	173.35'	S20°27'35"E	173.29'
C4	2000.00'	4°37'53"	158.95'	S25°31'07"E	158.91'
C22	2025.00'	4°57'58"	173.52'	S20°27'35"E	173.48'
C28	2025.00'	3°18'00"	118.63'	S24°38'34"E	118.61'
C102	50.10'	83°15'14"	81.53'	N48°36'33"E	72.83'
C103	85.00'	16°22'03"	21.97'	S10°48'08"W	21.87'
C104	50.00'	4°08'48"	3.57'	N18°27'16"E	3.57'

- LEGEND**
- DENOTES SET P.P.M., 4"x4" C.M. STAMPED L.B.#3824
  - DENOTES FOUND P.P.M., 4"x4" C.M. STAMPED L.B.#3824
  - DENOTES P.C.P., STAMPED L.B.#3824
  - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
  - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - Δ ARC LENGTH
  - OB CHORD BEARING
  - OI CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (DR) NON-RADIAL
  - CT TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - CA CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FR-E FLORIDA POWER & LIGHT EASEMENT
  - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - ESMT EASEMENT
  - F.L.A.D. FLORIDA INLAND NAVIGATION DISTRICT
  - COE ARMY CORPS OF ENGINEERS
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# MARSH HARBOR SOUTH PHASE 1

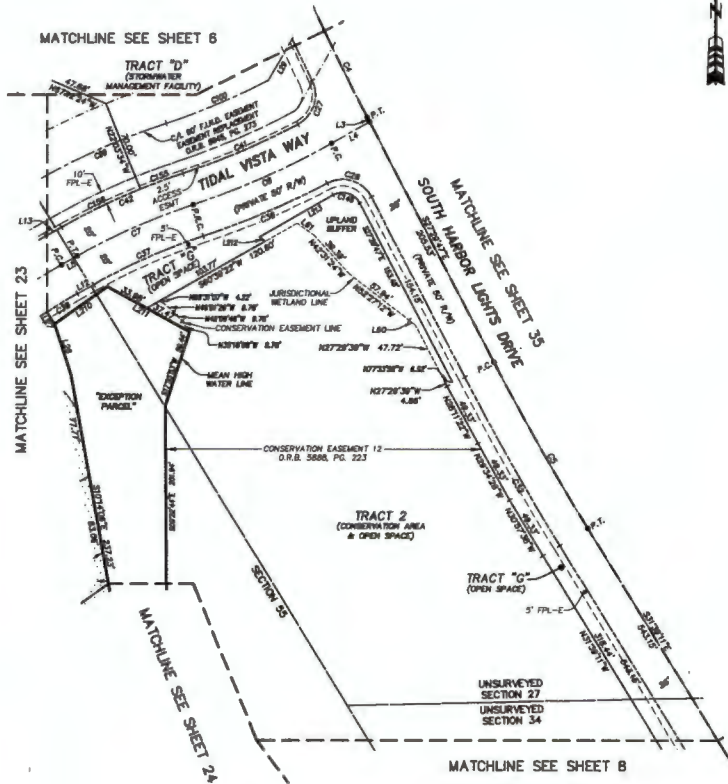
BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 58 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 7 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	
D4	2000.00'	43°31'3"	158.85°	329°37'0"E	158.81'
D5	2000.00'	40°24'4"	145.10°	329°24'29"E	145.07'
D6	800.00'	110°2'48"	115.88°	388°10'45"W	115.50'
D7	300.00'	110°2'48"	86.40°	388°10'45"W	86.25'
C27	35.00'	88°29'31"	38.38°	N72°38'30"W	34.67'
C28	35.00'	80°13'25"	38.37°	N72°38'30"W	35.42'
C32	2028.00'	40°24'4"	145.81°	329°24'29"E	146.88'
C38	625.00'	8°25'22"	102.78°	N88°59'28"E	102.67'
C37	475.00'	11°02'48"	81.58°	388°10'45"W	81.44'
C39	475.00'	31°7'23"	27.27°	328°00'40"W	27.27'
D41	575.00'	8°30'32"	85.48°	N88°58'43"E	85.37'
D42	625.00'	11°02'48"	101.22°	388°10'45"W	101.08'
C98	885.00'	11°02'48"	108.83°	N88°10'45"E	108.78'
C100	535.00'	8°01'47"	84.31°	N87°11'16"E	84.23'
C148	15.00'	80°13'25"	23.68°	N72°38'30"W	21.28'
C158	535.00'	3°45'44"	34.47°	S88°48'17"W	34.47'
C159	525.00'	7°17'04"	88.75°	S84°17'53"W	88.70'



LINE TABLE		
LINE	BEARING	LENGTH
L3	S27°25'47"E	3.77'
L4	S80°39'21"W	33.21'
L5	S80°39'21"W	13.83'
L12	N80°39'21"E	13.83'
L13	N80°39'21"E	13.83'
L28	S18°04'37"E	41.13'
L27	S32°38'01"E	10.80'
L29	N29°54'03"E	80.46'
L80	N01°26'33"W	5.88'
L81	N85°11'02"W	18.11'
L82	N54°47'23"E	49.20'
L211	S87°12'07"E	71.40'
L812	N85°11'01"W	5.58'
L813	N80°25'50"E	84.87'

- LEGEND**
- DENOTES SET P.U.M. 4"X4" C.M. STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.U.M. 4"X4" C.M. STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.S. AREA, PERMANENT REFERENCE MONUMENT
  - DENOTES P.C.P., STAMPED L.S. AREA, PERMANENT REFERENCE POINT
  - DENOTES BUSINESS RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.L.C. POINT OF LONGITUDINAL CURVATURE
  - CT TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/A CENTERLINE
  - M.B. MAP BOOK
  - P. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.R.E. FLORIDA POWER & LIGHT EASEMENT
  - A.T.B. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - E.M.T. FLORIDA ISLAND NAVIGATION DISTRICT
  - C.O.E. ARMY CORPS OF ENGINEERS
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - +— STREET MARK CHANGE POINT
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - DENOTES RECORD
  - CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14778 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32228 (904) 942-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 3824

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF SAJO COUNTY.

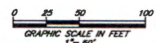
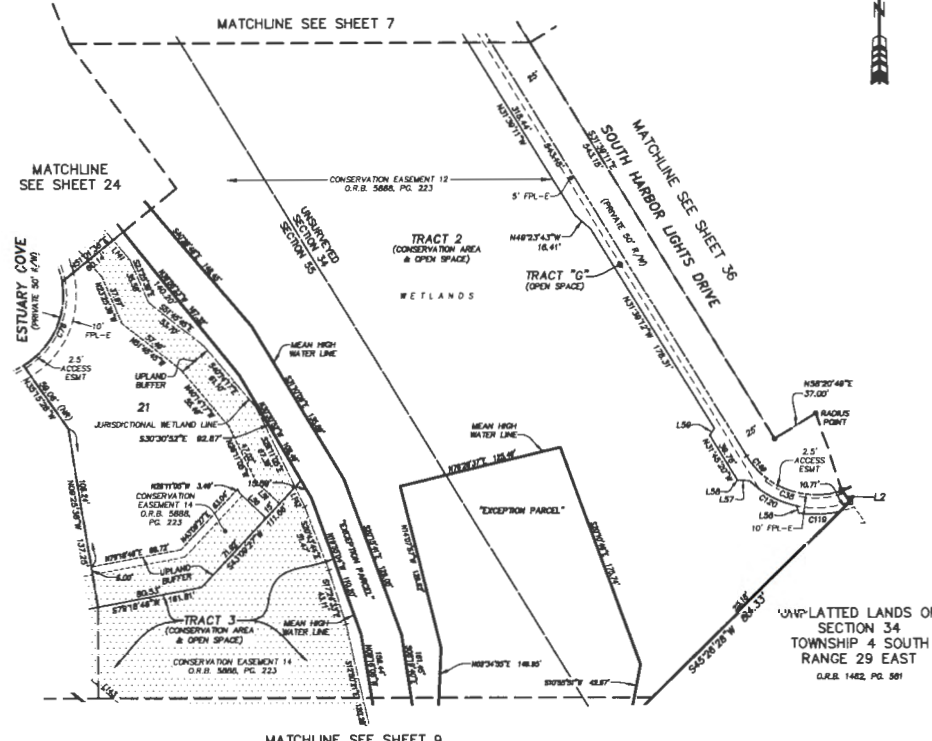
## MAP BOOK PAGE

SHEET 8 OF 38 SHEETS  
SEE SHEET 2 FOR NOTES

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC CHORD BEARING	CHORD DISTANCE
C38	82.00'	78°50'17"	83.15'	67°04'30"E 77.05'
C78	82.00'	88°48'32"	74.48'	N24°57'30"E 70.08'
C118	81.00'	22°30'13"	31.81'	N87°48'24"E 31.81'
C120	78.00'	32°50'33"	41.38'	S81°33'11"E 40.81'
C14	82.00'	21°28'42"	23.24'	S42°33'32"E 23.11'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S37°18'37"E	10.48'
L30	S48°50'33"E	27.73'
L51	N48°50'33"W	25.00'
L56	N14°03'37"W	8.51'
L57	N85°48'45"W	8.58'
L58	N70°08'34"W	1.15'
L59	N36°48'14"E	8.08'
L141	S41°33'08"E	80.33'
L142	S28°11'07"E	18.81'
L143	N48°50'07"W	77.64'

- LEGEND**
- DENOTES SET P.A.M. 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES P.C. UNSTAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - P.A.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LEASED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - T.C. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (M) NON-RADIAL
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L.-E. FLORIDA POWER & LIGHT EASEMENT
  - A/T&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - ESMT EASEMENT
  - F.I.N.G. FLORIDA INLAND NAVIGATION DISTRICT
  - CDE ARMY CORPS OF ENGINEERS
  - NAD NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES RESERVED CONSERVATION EASEMENT



PREPARED BY:  
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JACKSONVILLE, FL 32258 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. L.E. 9624



# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

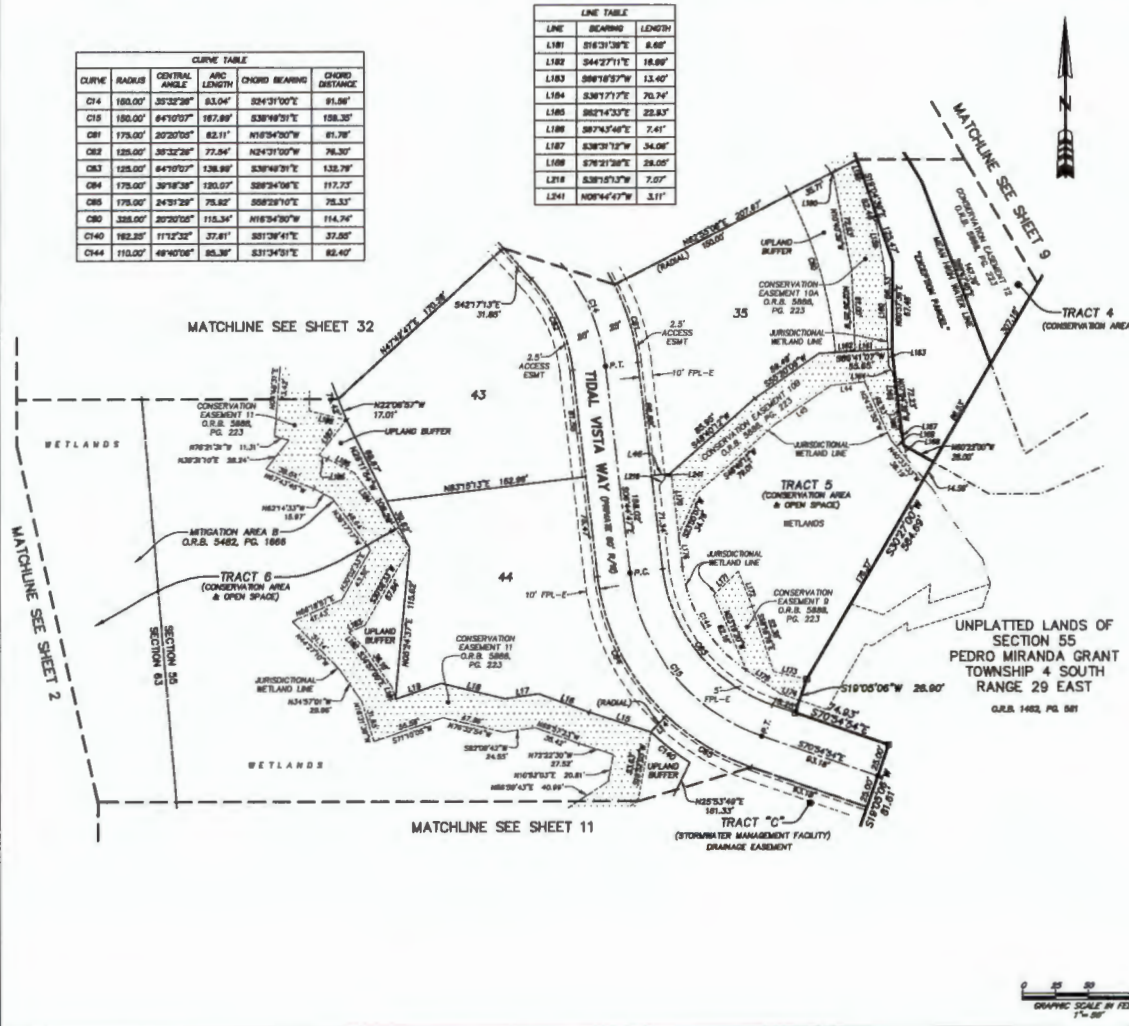
SHEET 10 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	100.00'	33°32'28"	83.04'	S24°31'00"E	91.98'
C15	150.00'	64°10'07"	187.89'	S38°49'31"E	158.35'
C16	175.00'	20°20'05"	82.11'	N16°54'00"W	81.78'
C17	125.00'	38°32'28"	72.84'	N24°31'00"W	76.30'
C18	125.00'	64°10'07"	138.84'	S38°49'31"E	133.79'
C19	175.00'	38°18'28"	130.07'	S28°24'06"E	117.27'
C20	175.00'	24°31'29"	75.82'	S28°24'06"E	75.33'
C21	338.00'	28°28'02"	115.34'	N16°54'00"W	114.74'
C22	182.25'	17°22'52"	37.81'	S21°34'41"E	37.58'
C23	112.00'	48°40'08"	35.30'	S31°34'31"E	32.40'

LINE	BEARING	LENGTH
L181	S16°31'38"E	8.60'
L182	S44°27'11"E	16.89'
L183	S28°18'57"E	13.40'
L184	S38°17'17"E	20.74'
L185	S62°14'33"E	22.83'
L186	S27°43'49"E	7.41'
L187	S38°31'12"E	34.08'
L188	S78°21'38"E	28.05'
L189	S38°15'13"E	7.07'
L241	N08°44'47"E	3.11'

LINE	BEARING	LENGTH
L14	S43°08'35"W	17.25'
L15	N72°22'30"W	48.20'
L16	N89°57'23"W	61.10'
L17	S68°08'42"W	26.08'
L18	N78°32'54"W	48.83'
L19	S71°00'05"W	36.79'
L24	S83°05'17"W	25.80'
L25	S58°20'04"W	81.87'
L26	S83°57'17"W	14.03'
L27	S10°40'26"E	45.28'
L28	S10°40'26"E	48.77'
L29	S28°28'25"E	63.78'
L30	S28°41'07"W	22.02'
L31	N63°05'49"E	27.07'
L32	S02°38'35"E	12.80'
L33	S31°01'22"E	6.48'
L34	S02°30'17"E	28.00'
L35	S02°31'34"E	12.76'
L36	S14°43'20"E	12.78'
L37	S02°33'03"E	6.81'
L38	N40°33'38"W	17.49'
L39	N08°44'47"W	48.08'
L40	N48°21'54"E	26.08'
L41	S21°21'13"E	28.85'
L42	S78°38'38"E	55.88'
L43	N70°54'55"W	15.51'
L44	N80°13'39"W	31.45'
L45	N08°44'47"W	23.80'
L46	N38°08'08"W	2.48'



- LEGEND**
- DENOTES SET P.A.M. 4"X4" C.M. STAMPED L.B. J.B.M. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4"X4" C.M. STAMPED L.B. J.B.M. UNLESS OTHERWISE NOTED
  - P.A.M. CONCRETE MONUMENT
  - PERMANENT REFERENCE MONUMENT
  - P.C.P. LOCKED BUSINESS POINT
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - PC POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
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  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - B/W BIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.L. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
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  - ESMT EASEMENT
  - F.L.N.D. FLORIDA INLAND NAVIGATION DISTRICT
  - COE ARMY CORPS OF ENGINEERS
  - N.A.S.D. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGING POINT
  - MATCHLINE
  - SHEET REFERENCE NUMBER
  - DENOTES RECORDED CONSERVATION EASEMENT

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32238 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 8824



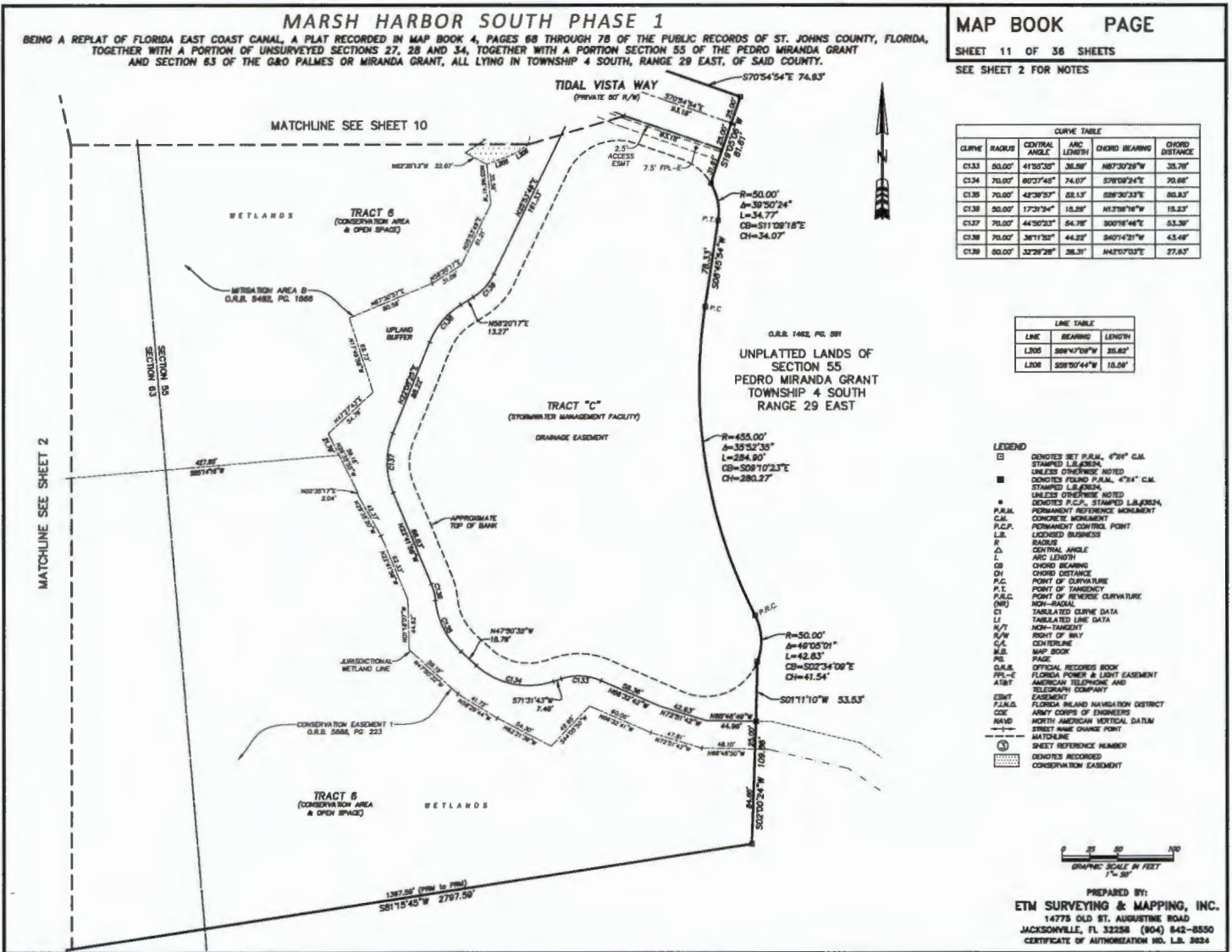
# MARSH HARBOR SOUTH PHASE 1

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MAP BOOK PAGE

SHEET 11 OF 36 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C133	50.00'	4150'30"	35.88'	S87°30'39"W	35.78'
C134	70.00'	807'348"	74.07'	S78°09'24"E	70.66'
C135	70.00'	42°38'33"	55.13'	S28°30'33"E	50.83'
C136	50.00'	17°31'34"	15.28'	N13°38'16"W	15.23'
C137	70.00'	44°50'23"	54.78'	S00°18'44"E	53.39'
C138	70.00'	36°11'32"	44.22'	S40°47'31"W	43.48'
C139	50.00'	32°28'28"	28.31'	N42°07'03"E	27.83'

LINE TABLE		
LINE	BEARING	LENGTH
L205	S88°47'09"W	35.82'
L208	S28°50'44"W	15.08'

- LEGEND**
- DENOTES SET P.I.M. 4"X4" C.M. STAMPED L.B.#3834. UNLESS OTHERWISE NOTED.
  - DENOTES FOUND P.I.M. 4"X4" C.M. STAMPED L.B.#3834. UNLESS OTHERWISE NOTED.
  - ★ DENOTES P.C.P. STAMPED L.B.#3834. PERMANENT REFERENCE MONUMENT.
  - CONCRETE MONUMENT.
  - PERMANENT CONTROL POINT.
  - LOCKED BUSINESS.
  - R RADIUS.
  - Δ CENTRAL ANGLE.
  - L ARC LENGTH.
  - CB CHORD BEARING.
  - CH CHORD DISTANCE.
  - P.T. POINT OF TANGENCY.
  - P.C. POINT OF CURVATURE.
  - P.T.C. POINT OF TANGENCY CURVATURE.
  - (S) NON-RADIUS.
  - CI TABLED CURVE DATA.
  - LI TABLED LINE DATA.
  - N/T NON-TARGET.
  - R/W RIGHT OF WAY.
  - C/L CENTERLINE.
  - M.B. MAP BOOK.
  - P.G. PAGE.
  - O.R.B. OFFICIAL RECORDS BOOK.
  - P.L.E. FLORIDA POWER & LIGHT EASEMENT.
  - A.M.T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT.
  - ENR. ENR. ENGINEERING RECORD.
  - P.I.M. FLORIDA INLAND NAVIGATION DISTRICT.
  - AMT. ARMY CORPS OF ENGINEERS.
  - N.V.D. NORTH AMERICAN VERTICAL DATUM.
  - SC. STREET NAME CHANGE POINT.
  - MATCHLINE.
  - ⑤ SHEET REFERENCE NUMBER.
  - ▨ DENOTES RECORDED CONSERVATION EASEMENT.



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 CERTIFICATE OF AUTHORIZATION NO. L.S. 3634

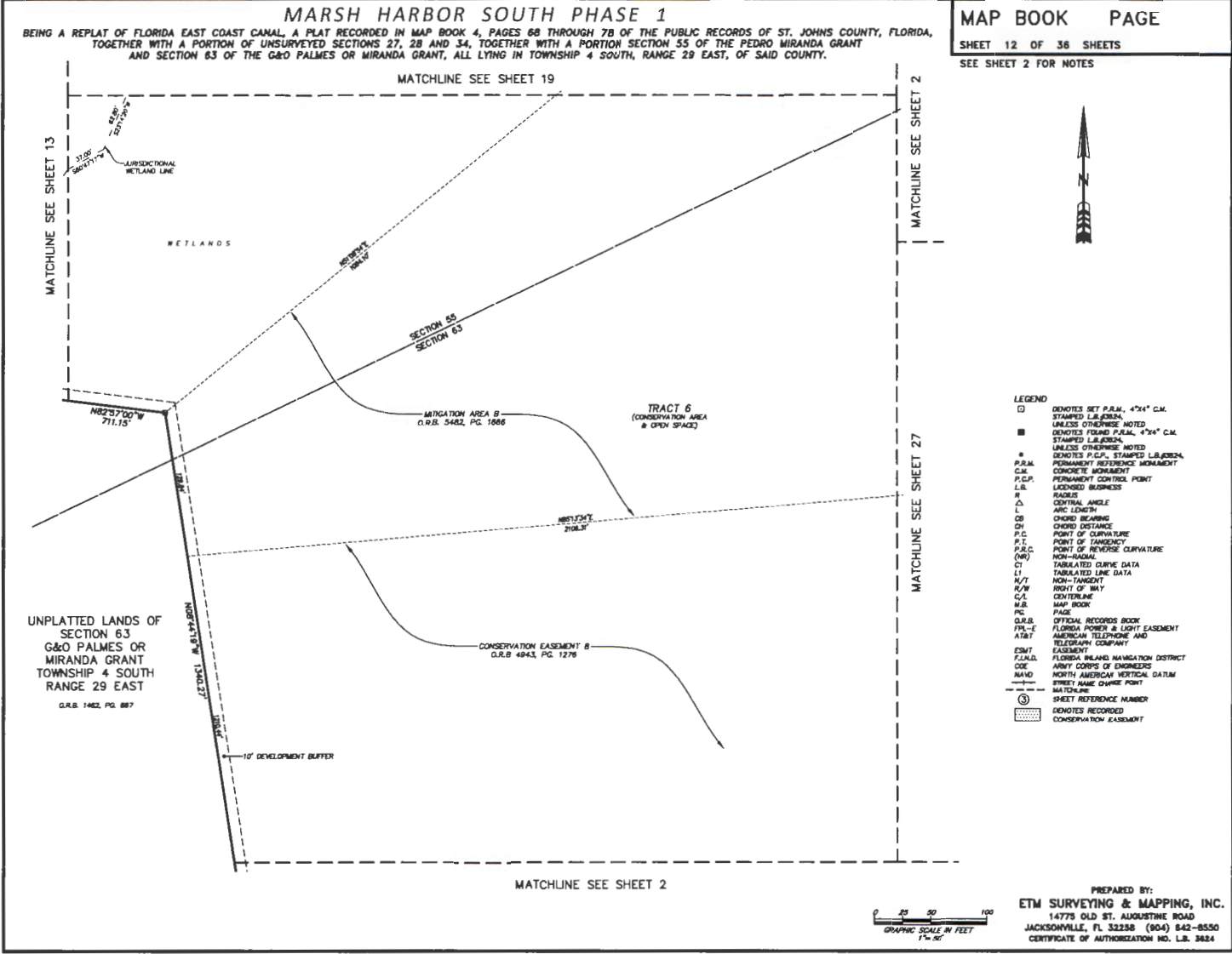
# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 12 OF 36 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- (D) DENOTES SET P.A.M., 4"x4" C.M. STAMPED L.B.J.B.S.M. UNLESS OTHERWISE NOTED
  - (S) DENOTES SET P.A.M., 4"x4" C.M. STAMPED L.B.J.B.S.M. UNLESS OTHERWISE NOTED
  - (\*) DENOTES P.C.P., STAMPED L.B.J.B.S.M. UNLESS OTHERWISE NOTED
  - P.A.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LOCKED BUSINESS
  - R. RADIUS
  - Δ. CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (N/R) NON-RADIAL
  - CT. TABULATED CURVE DATA
  - LI. TABULATED LINE DATA
  - N/T. NON-TANGENT
  - R/W. RIGHT OF WAY
  - C.C. CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.P.-E. FLORIDA POWER & LIGHT EASEMENT
  - A.T&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - ES&T. FLORIDA ISLAND NAVIGATION DISTRICT
  - F.L.N.D. FLORIDA ISLAND NAVIGATION DISTRICT
  - ODE. ARMY CORPS OF ENGINEERS
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - ST.P. STREET NAME CHANGE POINT
  - MATCHLINE. MATCHLINE
  - (3) SHEET REFERENCE NUMBER
  - (Hatched Box) DENOTES RECORDED CONSERVATION EASEMENT

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32236 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# MARSH HARBOR SOUTH PHASE 1

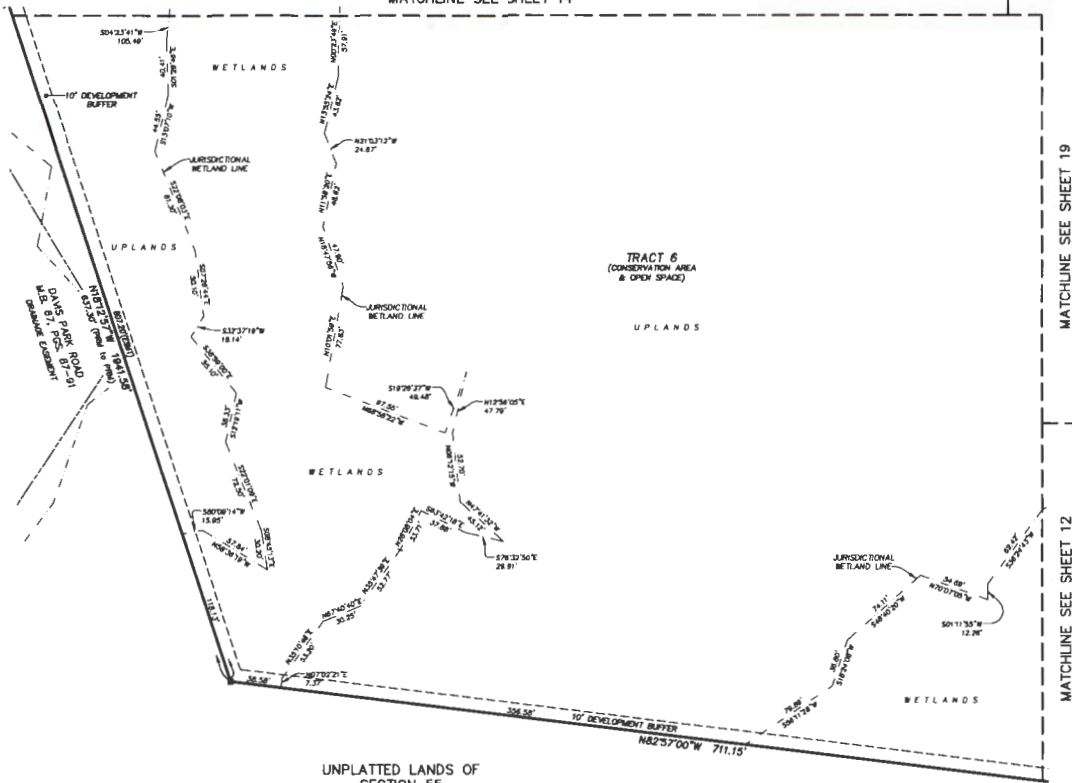
BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 13 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 14

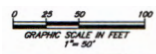


MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 12

UNPLATTED LANDS OF SECTION 55 PEDRO MIRANDA GRANT TOWNSHIP 4 SOUTH RANGE 29 EAST  
G.R. 1462, PG. 987

- LEGEND**
- INDICATES SET P.U.M. 4"x4" C.M. STAMPED L.S. 02/24
  - UNLESS OTHERWISE NOTED INDICATES P.U.M. 4"x4" C.M. STAMPED L.S. 02/24
  - UNLESS OTHERWISE NOTED INDICATES P.C.P., STAMPED L.S. 02/24
  - P.U.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.S. LICENSED BUSINESS
  - R RADIUS
  - CA CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (R/R) ROW-BEAM
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TARGET
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.L.-E FLORIDA POWER & LIGHT EASEMENT
  - A/EAT AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - ENST FLORIDA INLAND NAVIGATION DISTRICT
  - F.F.L.D. ARMY CORPS OF ENGINEERS
  - COE NORTH AMERICAN VERTICAL DATUM
  - MAHO STREET NAME CHANGE POINT
  - MATCHLINE
  - ⑤ SHEET REFERENCE NUMBER
  - ▭ INDICATES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32238 (904) 642-8530  
CERTIFICATE OF AUTHORIZATION NO. L.R. 3634

# MARSH HARBOR SOUTH PHASE 1

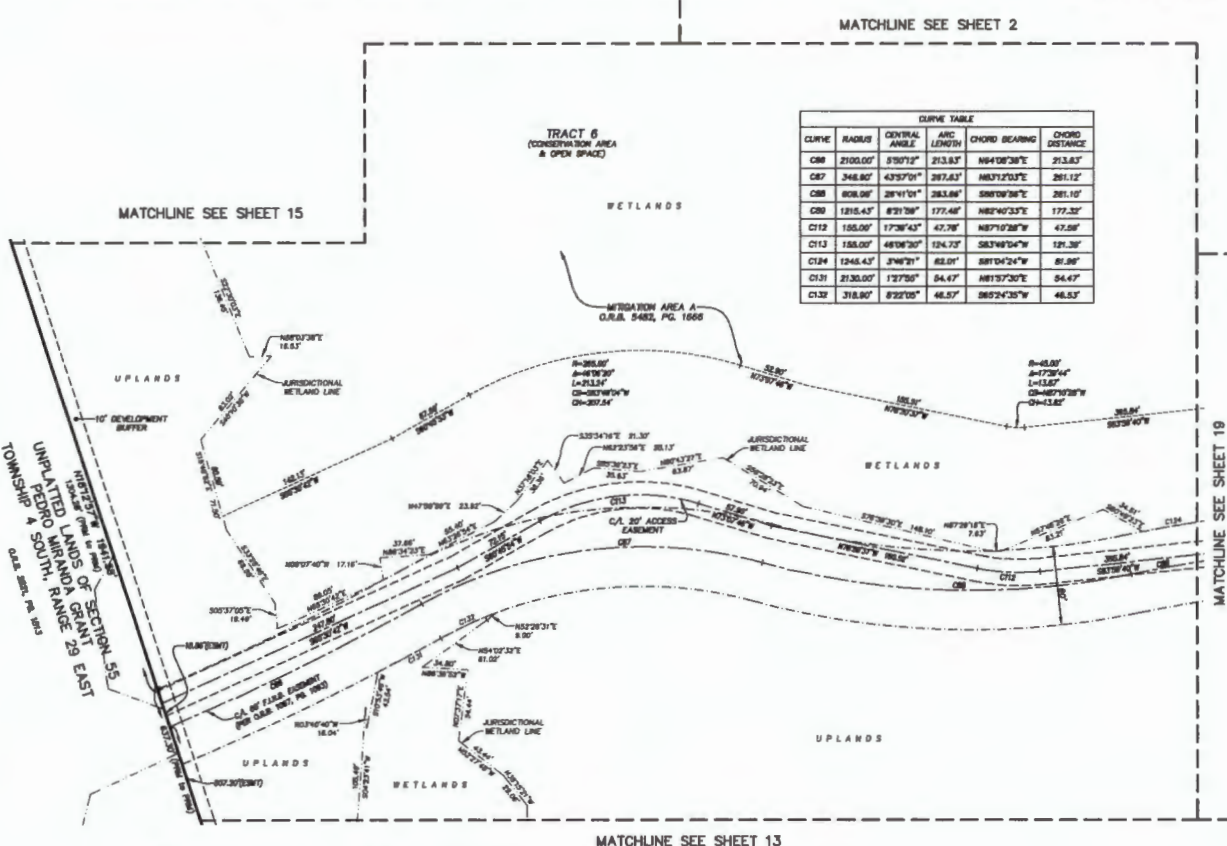
MAP BOOK PAGE

SHEET 14 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C06	2100.00'	83°07'32"	213.63'	N84°02'38"E	213.63'
C07	346.80'	43°37'01"	287.63'	N83°12'03"E	281.12'
C08	608.90'	28°41'01"	283.68'	S88°09'38"E	281.10'
C09	1215.43'	8°31'38"	175.48'	N82°40'33"E	177.32'
C10	155.00'	17°38'43"	42.78'	N87°10'28"W	42.58'
C11	155.00'	48°08'30"	124.73'	S83°48'04"W	121.38'
C12	1248.43'	3°48'20"	82.01'	S81°04'24"W	81.88'
C13	2130.00'	1°27'50"	84.47'	N81°37'30"E	84.47'
C13	318.80'	8°22'05"	46.57'	S85°24'35"W	46.57'



- LEGEND**
- ED DENOTES SET P.A.M., 4"X4" C.M. STAMPED L.S.#324, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M., 4"X4" C.M. STAMPED L.S.#324, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.S.#324, UNLESS OTHERWISE NOTED
  - P.A.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.S. LEASED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - DB CHORD BEARING
  - CH CHORD DISTANCE

- LEGEND**
- P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - NON-RADIAL NON-RADIAL
  - CT TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - COV COVERLINE
  - M.B. MAP BOOK
  - PS PAGE
  - G.L.B. OFFICIAL RECORDS BOOK
  - F.P.-E FLORIDA POWER & LIGHT CASHEMENT
  - A.T.W. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - EAS'NT EASEMENT

- LEGEND**
- FLA. FLORIDA INLAND NAVIGATION DISTRICT
  - ENR. ARMY CORPS OF ENGINEERS
  - NAD10 NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - Sheet Reference Number
  - Denotes Natural Vegetated Upland Buffer



PREPARED BY:  
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 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 3624



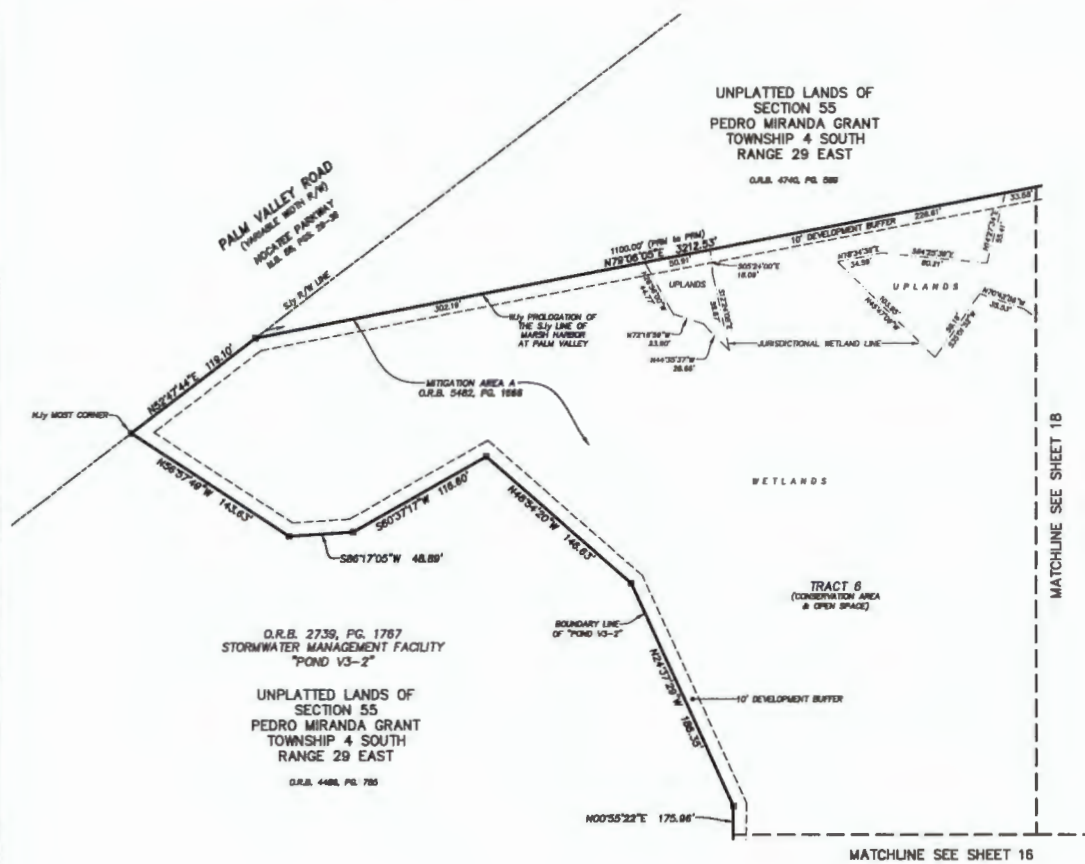


### MARSH HARBOR SOUTH PHASE 1

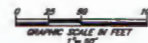
BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 17 OF 38 SHEETS  
SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.C.M., 4"x6" C.M. STAMPED L.B.#3254, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.C.M., 4"x4" C.M. STAMPED L.B.#3254, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3254, UNLESS OTHERWISE NOTED
  - P.M.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LOCKED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - OB. CHORD BEARING
  - OD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - HT. HIGH-TANGENT
  - LI. TABULATED LINE DATA
  - LI. TABULATED LINE DATA
  - N/T. NON-TANGENT
  - R/W. RIGHT OF WAY
  - C/L. CENTERLINE
  - M.B. MAP BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.L.E. FLORIDA POWER & LIGHT EASEMENT
  - A.T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - ENR. FLORIDA ISLAND NAVIGATION DISTRICT
  - P.M.D. ARMY CORPS OF ENGINEERS
  - CON. NORTH AMERICAN VERTICAL DATUM
  - ST. STREET NAME CHANGE POINT
  - M. MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - ▨ DENOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
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14779 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (804) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 18 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

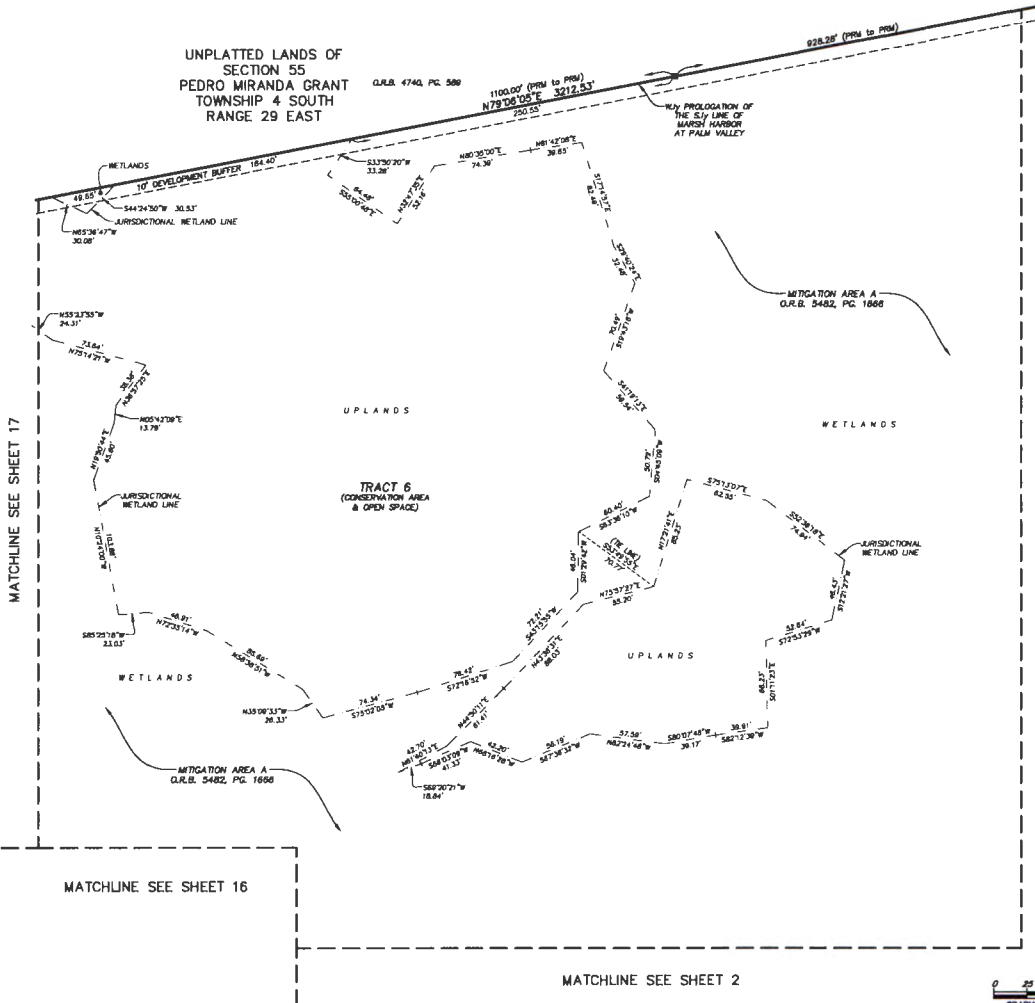
UNPLATTED LANDS OF SECTION 55 PEDRO MIRANDA GRANT TOWNSHIP 4 SOUTH RANGE 29 EAST

Q.U.B. 4743, PG. 589

1100.00' (P.M. to P.M.)  
N79°06'05"E 3212.53'  
250.55'

WAY PROLONGATION OF THE S.W. LINE OF MARSH HARBOR AT PALM VALLEY

828.28' (P.M. to P.M.)



MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 2

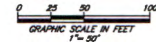
MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 2



**LEGEND**

- DODNOTES SET P.F.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
- DODNOTES FOUND P.F.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
- DODNOTES P.C.P., STAMPED L.B.#3824, PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- L.B. LINED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- NON-RADAR
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- N/T NON-TANGENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- Q.U.B. OFFICIAL RECORDS BOOK
- F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
- A.T.B.T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
- ESMT FLORIDA INLAND NAVIGATION DISTRICT
- F.L.N.D. FLORIDA INLAND NAVIGATION DISTRICT
- C.O.E. ARMY CORPS OF ENGINEERS
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- STREET NAME CHARGE POINT
- MATCHLINE
- ⑤ SHEET REFERENCE NUMBER
- ▨ DODNOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST., AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MATCHLINE SEE SHEET 2

## MAP BOOK PAGE

SHEET 19 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

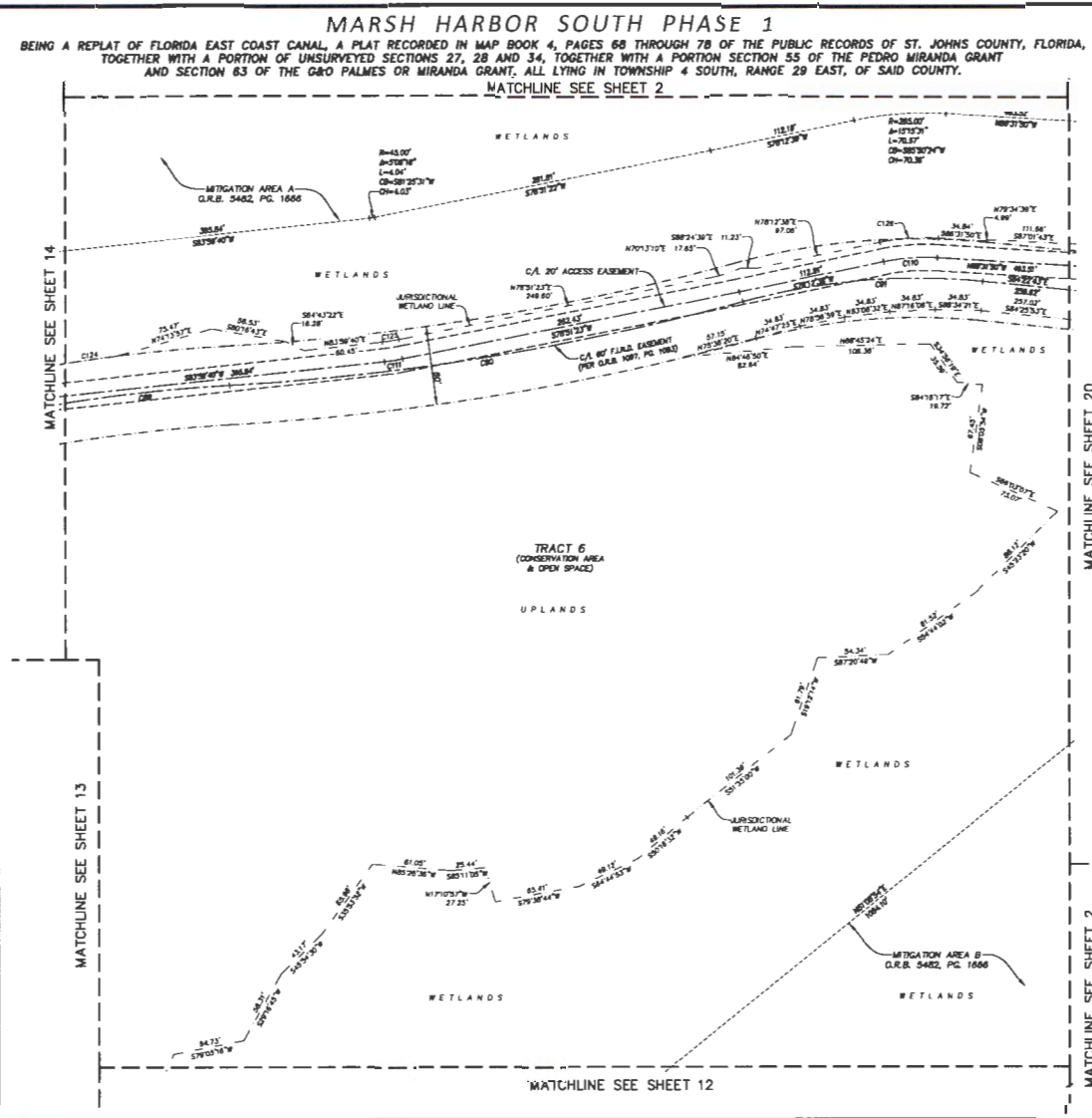


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C88	1215.43'	87°23'38"	177.46'	N82°40'33"E	177.32'
C89	1897.43'	12°02'03"	388.53'	N85°50'30"E	387.82'
C91	508.81'	20°47'48"	185.08'	N85°33'23"E	184.07'
C110	155.00'	151°53'20"	41.38'	S85°50'24"W	41.16'
C111	155.00'	81°07'17"	13.90'	S81°25'31"W	13.90'
C124	1345.43'	3°46'21"	82.01'	S81°04'24"W	81.98'
C125	140.00'	87°07'17"	12.55'	N87°25'31"E	12.55'
C128	170.00'	151°53'20"	43.27'	S85°50'24"W	43.14'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
  - STAMPED L.I.BOOK, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M.
  - STAMPED L.I.BOOK, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P. STAMPED L.I.BOOK
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LOCKED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.G. PAGE
  - Q.R.B. OFFICIAL RECORDS BOOK
  - F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
  - A.T&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - ESMT EASEMENT
  - F.I.N.D. FLORIDA INLAND NAVIGATION DISTRICT
  - C.O.E. ARMY CORPS OF ENGINEERS
  - N.A.H.D. NORTH AMERICAN HORIZONTAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - DENOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14175 WILD ST. AUGUSTINE ROAD  
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



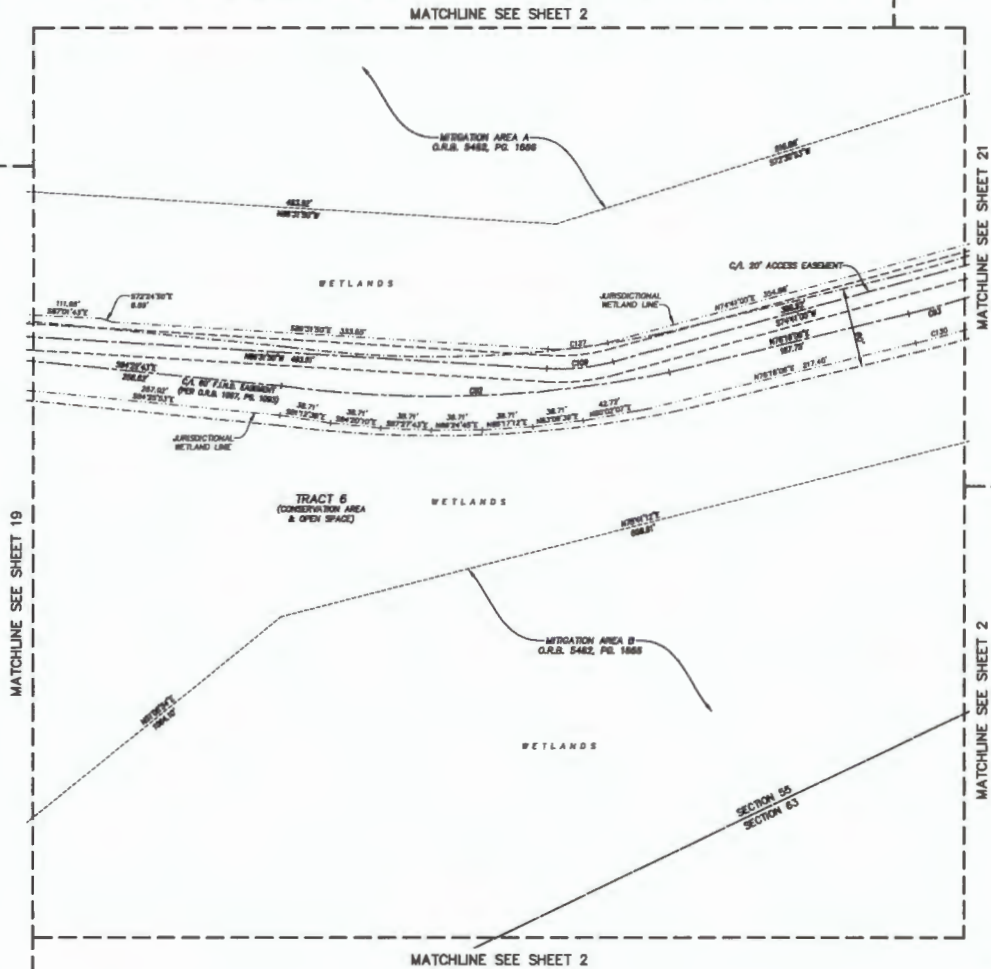
# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 66 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 20 OF 36 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CR2	878.71'	18°21'00"	287.14'	N87°58'42"E	286.73'
CR3	787.83'	24°35'00"	338.52'	N87°58'32"E	327.00'
CR8	188.00'	18°47'10"	60.82'	S84°04'35"W	60.89'
CR7	140.00'	18°47'10"	45.82'	N84°04'35"E	45.70'
CR30	798.83'	7°42'30"	106.42'	N72°24'50"E	106.54'

- LEGEND**
- DENOTES SET P.M.M., 4"x6" C.M. STAMPED L.B. AREA UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.M.M., 4"x6" C.M. STAMPED L.B. AREA UNLESS OTHERWISE NOTED
  - DENOTES P.M.M., STAMPED L.B. AREA PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF REVERSE CURVATURE
  - NON-TANGENT
  - TABULATED CURVE DATA
  - TABULATED LINE DATA
  - RIGHT OF WAY
  - CENTERLINE
  - MAP BOOK
  - PAGE
  - G.R.B. OFFICIAL RECORDS BOOK
  - FLORIDA POWER & LIGHT EASEMENT
  - AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - EASEMENT
  - FLORIDA INLAND NAVIGATION DISTRICT
  - COE ARMY CORPS OF ENGINEERS
  - NORTH AMERICAN VERTICAL DATUM
  - BENCHMARK
  - MATCHLINE
  - SHEET REFERENCE NUMBER
  - DENOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

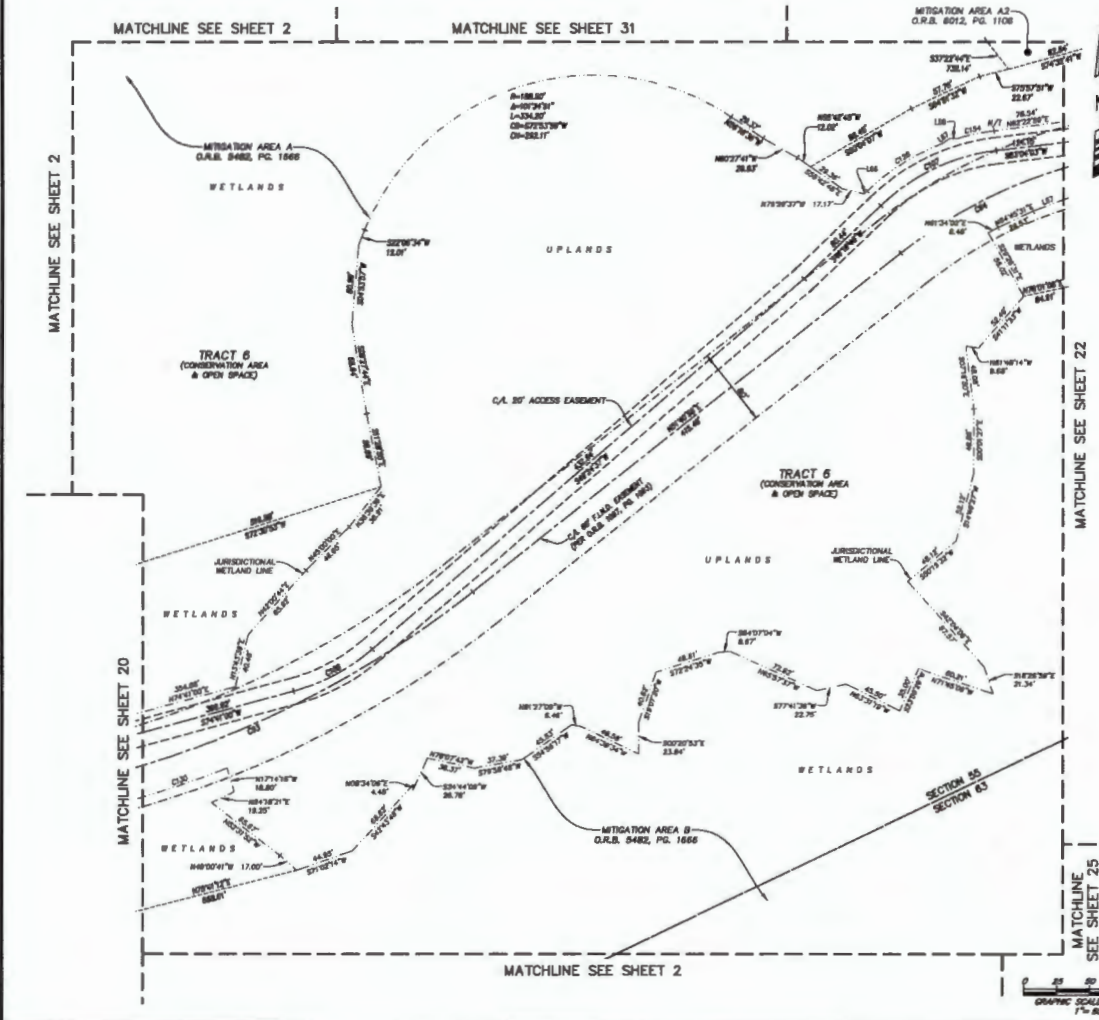
# MARSH HARBOR SOUTH PHASE 1

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MAP BOOK PAGE

SHEET 21 OF 36 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB3	787.83'	24°20'00"	338.03'	N63°06'32"E	327.00'
CB4	371.36'	30°28'18"	228.70'	N69°24'58"E	228.08'
CI07	188.00'	36°44'17"	88.33'	S64°41'50"W	87.89'
CI08	188.00'	25°18'23"	88.33'	S62°02'48"W	87.82'
CI09	170.00'	22°36'23"	88.07'	S57°48'02"W	87.82'
CI30	780.83'	7°42'32"	106.42'	N72°24'30"E	106.24'
CI94	170.00'	0°45'28"	28.80'	S78°11'20"W	28.82'

LINE TABLE		
LINE	BEARING	LENGTH
L86	N49°18'48"E	3.03'
L87	N50°04'34"E	7.01'
L88	S88°17'12"E	5.80'
L87	N88°42'59"E	28.53'

- LEGEND**
- DENOTES SET P.M.M. 4"x4" C.M. STAMPED L.B.MERIDIAN UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.M.M. 4"x4" C.M. STAMPED L.B.MERIDIAN UNLESS OTHERWISE NOTED
  - ▲ PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LOCKED BUSINESS RADIUS
  - ∠ CENTRAL ANGLE
  - ℓ ARC LENGTH
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I.C. POINT OF INTERSECTION
  - NR-NADAL
  - LI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.S. MAP BOOK
  - P.L. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.L.-E FLORIDA POWER & LIGHT EASEMENT
  - A/E-T AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - F.M.A. FLORIDA MARSH AND NAVIGATION DISTRICT
  - CDE ARMY CORPS OF ENGINEERS
  - N.A.M. NORTH AMERICAN VERTICAL DATUM
  - S.S. STREET NAME CHANGE POINT
  - MATCHLINE
  - SNEET REFERENCE MARKER
  - DENOTES RECORDED CONSERVATION EASEMENT

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14778 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824



# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

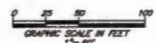
SHEET 22 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L1	N89°53'07"W	56.38'
L7	N00°00'33"E	46.00'
L8	S89°53'07"E	56.14'
L9	N89°53'07"W	67.24'
L10	N00°00'33"E	66.00'
L11	S89°53'07"E	66.88'
L16	N89°53'07"E	23.72'
L70	N46°48'18"E	31.28'
L71	S72°22'12"E	15.41'
L72	S38°58'09"E	16.29'
L73	N78°28'14"E	16.88'
L74	N85°11'49"E	27.06'
L75	S83°42'07"E	26.81'
L76	S40°18'00"E	18.88'
L77	S88°47'43"E	31.58'
L78	N80°00'07"E	33.89'
L79	S82°30'26"E	17.41'
L86	N74°40'28"E	28.53'
L87	N78°37'36"E	28.53'
L88	N89°53'07"E	17.41'
L78	S04°28'05"E	16.32'
L183	S37°07'52"W	18.81'
L184	S48°22'05"W	34.84'
L185	N81°18'13"W	30.80'
L186	S08°58'43"W	26.08'
L187	N88°14'38"W	18.38'
L188	N38°48'38"W	25.34'
L189	N18°38'04"E	30.18'
L200	S88°00'58"W	8.04'
L201	S78°38'07"W	16.58'
L202	S88°48'38"E	23.88'
L203	S80°28'21"W	8.33'
L207	S10°54'49"W	3.88'
L208	S80°58'58"W	3.58'
L209	S89°53'07"E	2.81'
L215	N18°38'04"E	8.88'
L242	S10°54'49"W	7.10'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	335.00'	86°58'58"	483.21'	S17°10'53"W	447.22'
C11	335.00'	84°08'11"	482.07'	S18°08'46"W	438.08'
C45	330.00'	86°58'58"	455.87'	S17°10'53"W	412.82'
C46	330.00'	87°28'33"	338.88'	S38°28'13"E	335.62'
C47	330.00'	178°26'	10.03'	S04°23'38"W	10.03'
C48	330.00'	73°07'30"	46.03'	S00°11'50"E	46.03'
C49	330.00'	178°26'	10.04'	S04°47'12"E	10.04'
C50	330.00'	51°18'48"	32.48'	S08°19'53"E	32.44'
C51	25.00'	74°54'08"	32.88'	N28°31'48"E	30.40'
C54	371.38'	97°28'58"	228.70'	N88°24'58"E	228.08'
C55	886.80'	147°04'34"	253.63'	S85°24'38"E	252.80'
C56	248.00'	41°04'34"	175.61'	N81°11'33"E	171.87'
C108	158.00'	32°10'10"	86.88'	N87°24'28"W	85.78'
C129	170.00'	28°23'58"	78.33'	S88°43'54"W	77.63'
C140	388.00'	18°28'18"	124.78'	S00°51'43"W	124.18'
C147	886.80'	150°51'	31.17'	N75°47'35"W	31.17'

- LEGEND**
- DENOTES SET P.A.M., 4"X4" C.M. STAMPED L.B.#2826
  - UNLESS OTHERWISE NOTED DENOTES FELD P.A.M., 4"X4" C.M. STAMPED L.B.#2826
  - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#2826
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.A.C. POINT OF REVERSE CURVATURE
  - (R/R) NON-RADIUS
  - TABLED CURVE DATA
  - TABLED LINE DATA
  - R/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/A CENTERLINE
  - MAP BOOK PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
  - A.T.B. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - F.N.B. FLORIDA NARRATION DISTRICT
  - C.O.E. ARMY CORPS OF ENGINEERS
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - S.C.P. STREET NAME CHANGE POINT
  - MATCHLINE
  - SHEET REFERENCE NUMBER
  - DENOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14778 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

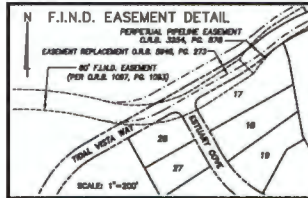
MAP BOOK PAGE

SHEET 23 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L278	S58°47'30"W	68.38'
L279	N67°04'48"W	10.50'
L280	N20°44'18"W	1.12'
L281	N31°16'42"E	33.20'
L282	N62°16'14"E	45.10'
L283	N33°28'21"E	8.74'
L284	S83°28'21"E	17.79'
L285	S20°27'00"E	32.88'
L286	S28°40'53"E	28.83'
L287	S32°08'40"W	26.07'

TRACT 6  
(CONSERVATION AREA & OPEN SPACE)



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C08	500.00'	115°02'48"	86.40'	S55°07'58"W	86.25'
C09	600.00'	115°02'48"	115.68'	S55°07'58"W	115.50'
C28	478.00'	74°02'25"	84.31'	S53°29'18"W	84.28'
C40	628.00'	115°02'48"	120.80'	N85°07'58"E	120.31'
C43	628.00'	115°02'48"	101.82'	S55°07'58"W	101.08'
C44	576.00'	115°02'48"	110.88'	N85°07'58"E	110.89'
C88	325.00'	67°02'25"	34.70'	S32°24'11"E	34.68'
C79	320.00'	30°31'28"	212.08'	S47°09'38"E	213.80'
C86	245.00'	41°04'24"	175.81'	N87°11'23"E	177.87'
C97	535.00'	115°02'48"	103.18'	N55°07'58"E	102.88'
C98	565.00'	115°02'48"	108.83'	N55°07'58"E	108.78'
C105	80.00'	32°30'14"	28.44'	N58°32'21"E	28.08'
C114	25.00'	80°00'00"	38.37'	N74°20'38"W	38.38'
C116	25.00'	80°00'00"	38.37'	S18°20'31"W	38.38'
C118	75.00'	37°58'38"	48.08'	N43°04'54"W	47.74'
C132	81.00'	28°58'58"	41.48'	N43°20'34"W	41.12'

LINE	BEARING	LENGTH
L113	N68°28'21"E	13.83'
L128	S18°28'21"E	41.18'
L127	S32°28'21"E	10.80'
L128	N68°28'21"E	13.83'
L131	S28°27'01"E	30.28'
L132	N67°07'48"E	33.60'
L133	S14°18'48"W	26.40'
L134	S38°42'17"E	25.83'
L135	N08°05'48"W	23.67'
L136	S84°28'30"W	7.68'
L137	S47°48'48"E	38.20'
L138	S48°45'41"E	34.82'
L139	S28°45'30"W	15.04'
L140	S15°47'58"E	18.79'
L142	N48°10'22"E	28.31'
L143	N08°10'22"E	8.18'
L144	S70°10'22"W	20.32'
L141	S48°10'24"E	18.88'
L142	N61°10'28"E	38.44'
L143	N08°10'22"E	7.48'
L144	S27°10'28"E	21.84'
L145	S48°28'44"E	22.12'
L146	N48°28'20"E	18.88'
L204	S15°28'21"W	3.54'
L207	S18°14'48"W	3.88'
L224	S83°15'28"W	28.88'
L225	S81°05'21"W	17.84'
L226	S81°22'30"W	48.91'
L227	N54°28'08"E	20.38'
L228	N08°18'41"E	0.38'
L231	N08°12'03"W	1.17'
L232	N13°11'28"W	3.88'
L242	S18°14'48"W	7.10'



- LEGEND**
- DENOTES SET P.M.M. 4"X4" C.M. STAMPED L.S.J.O.R.A. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.M.M. 4"X4" C.M. STAMPED L.S.J.O.R.A. UNLESS OTHERWISE NOTED
  - DENOTES P.C.P. STAMPED L.S.J.O.R.A. PERMANENT REFERENCE MONUMENT
  - DENOTES CONCRETE MONUMENT
  - DENOTES PERMANENT CONTROL POINT
  - DENOTES LEASED BUSINESS POINT
  - DENOTES RADIUS
  - DENOTES CENTRAL ANGLE
  - DENOTES ARC LENGTH
  - DENOTES CHORD BEARING
  - DENOTES CHORD DISTANCE
  - DENOTES POINT OF CURVATURE
  - DENOTES POINT OF TANGENCY
  - DENOTES POINT OF REVERSE CURVATURE
  - DENOTES NON-RADIAL
  - DENOTES TABULATED CURVE DATA
  - DENOTES TABULATED LINE DATA
  - DENOTES NON-TANGENT
  - DENOTES RIGHT OF WAY
  - DENOTES CENTERLINE
  - DENOTES MAP BOOK
  - DENOTES P.S.
  - DENOTES OFFICIAL RECORDS BOOK
  - DENOTES F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
  - DENOTES A.T.M. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - DENOTES F.I.N.D. FLORIDA INLAND NAVIGATION DISTRICT
  - DENOTES A.E.T. ARMY CORPS OF ENGINEERS
  - DENOTES N.A.D. NORTH AMERICAN VERTICAL DATUM
  - DENOTES STREET NAME CHANGE POINT
  - DENOTES MATCHLINE
  - DENOTES SHEET REFERENCE NUMBER
  - DENOTES DENOTES RECORDED CONSERVATION EASEMENT

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14778 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 2624



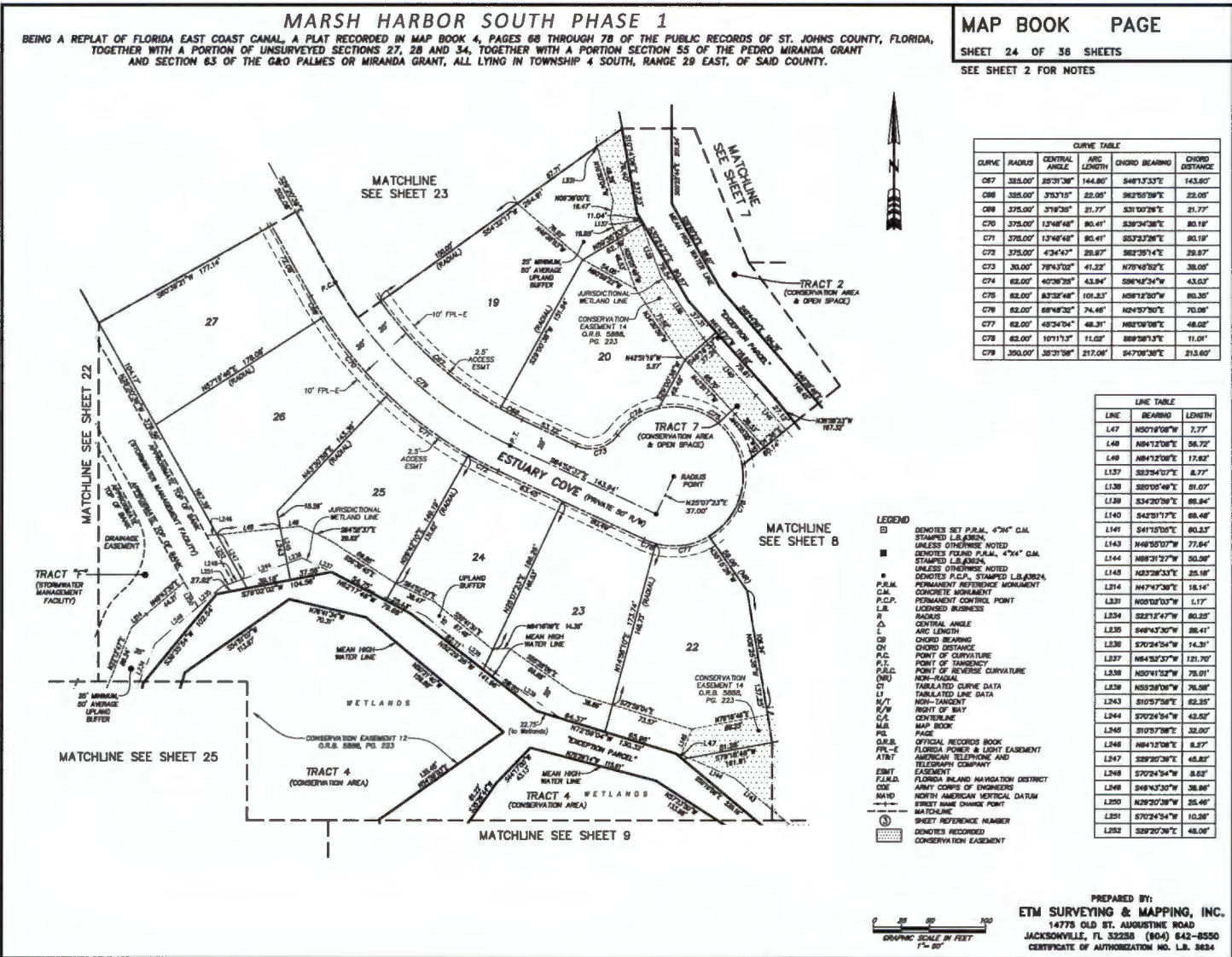
# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 24 OF 38 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
067	385.00'	28°31'38"	144.80'	S48°13'33"E	143.60'
068	385.00'	35°33'18"	22.00'	S62°50'59"E	22.00'
069	375.00'	31°02'38"	21.77'	S31°02'38"E	21.77'
070	375.00'	12°48'48"	80.41'	S39°24'38"E	80.19'
071	375.00'	12°48'48"	80.41'	S33°23'28"E	80.19'
072	375.00'	4°34'47"	28.87'	S62°35'47"E	28.87'
073	30.00'	78°43'02"	41.32'	N78°43'02"E	38.00'
074	62.00'	40°28'28"	43.84'	S08°42'34"E	43.02'
075	62.00'	83°32'48"	101.33'	N08°12'50"E	80.30'
076	62.00'	88°48'32"	74.48'	N24°52'50"E	70.08'
077	62.00'	49°34'04"	48.31'	N02°30'08"E	48.05'
078	62.00'	10°11'13"	11.02'	S88°38'13"E	11.01'
079	390.00'	35°31'58"	217.08'	S47°08'38"E	213.60'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N00°10'00"E	7.77'
L18	N04°12'00"E	56.72'
L19	N04°12'00"E	17.62'
L20	S03°54'02"E	8.77'
L21	S00°05'48"E	51.07'
L22	S34°20'50"E	68.84'
L23	S42°51'17"E	68.48'
L24	S41°15'05"E	60.23'
L25	N48°50'57"E	77.84'
L26	N08°31'57"E	50.98'
L27	N03°38'53"E	25.18'
L28	N47°42'38"E	18.14'
L29	N05°02'03"E	1.17'
L30	S22°12'47"E	80.23'
L31	S04°43'30"E	38.41'
L32	S70°24'54"E	14.31'
L33	N64°52'53"E	121.70'
L34	N02°41'52"E	78.01'
L35	N05°28'08"E	78.58'
L36	S10°57'58"E	62.33'
L37	S70°24'54"E	42.82'
L38	S10°57'58"E	32.00'
L39	N04°12'00"E	8.77'
L40	S09°20'38"E	48.82'
L41	S70°24'54"E	8.62'
L42	S48°43'30"E	38.84'
L43	N29°20'38"E	25.46'
L44	S70°24'54"E	10.26'
L45	S29°20'38"E	48.08'

- LEGEND**
- DENOTES SET P.R.M. 4"X4" C.M. STAMPED L.B.#3284 UNLESS OTHERWISE NOTED
  - DENOTES FORD P.M., 4"X4" C.M. STAMPED L.B.#3284 UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3284 PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF REVERSE CURVATURE
  - TABULATED CURVE DATA
  - NON-RADIAL
  - TABULATED CURVE DATA
  - RIGHT OF WAY
  - CENTERLINE
  - MAP BOOK
  - PAGE
  - OFFICIAL RECORDS BOOK
  - FLORIDA POWER & LIGHT EASEMENT
  - AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - FLORIDA INLAND NAVIGATION DISTRICT
  - ARMY CORPS OF ENGINEERS
  - NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - SHEET REFERENCE NUMBER
  - DENOTES RECORDED
  - CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

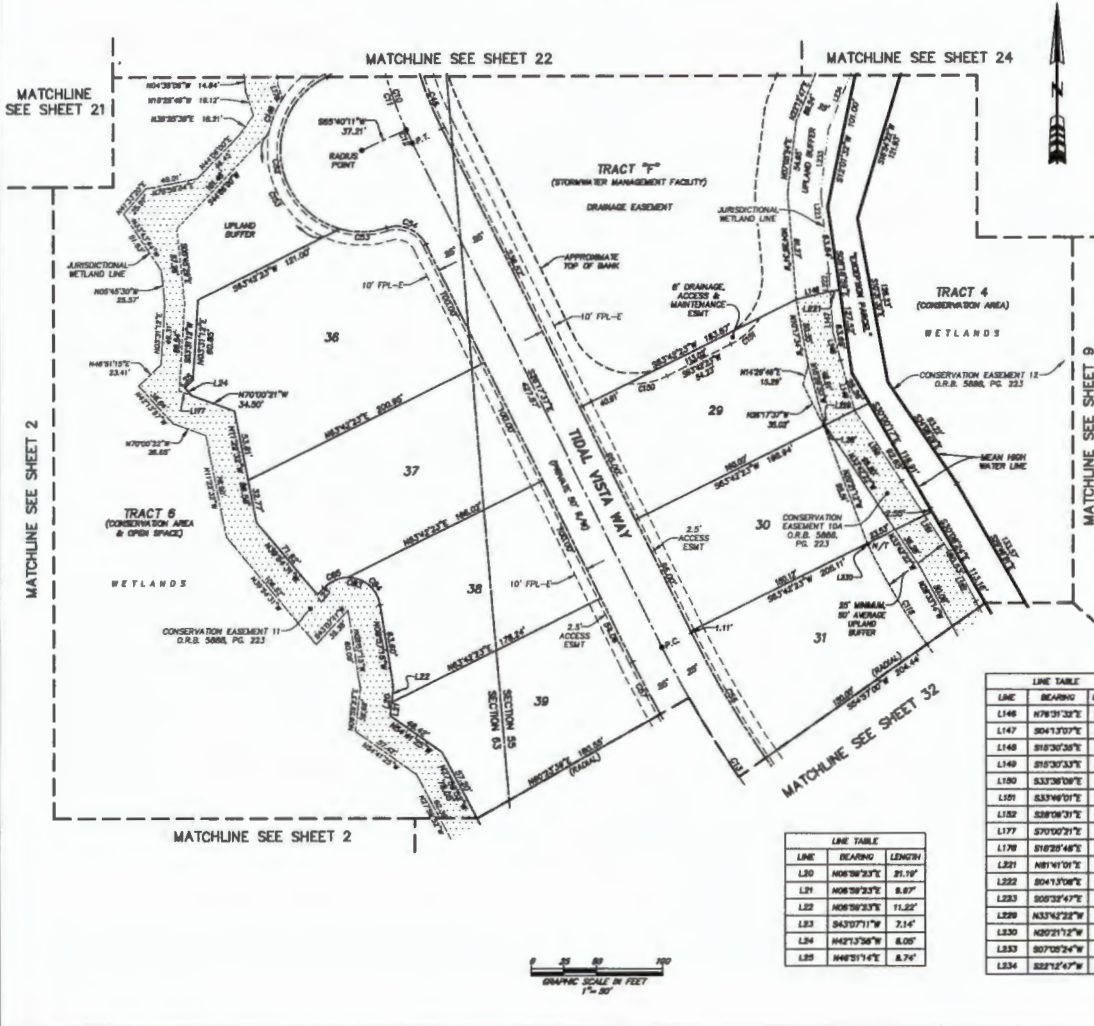
# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 33 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

## MAP BOOK PAGE

SHEET 25 OF 38 SHEETS

SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	325.00'	86°58'59"	463.21'	S17°10'32"W	447.22'
C11	325.00'	84°58'11"	463.07'	S18°08'48"W	438.08'
C12	325.00'	137°46'	11.14'	S23°18'43"E	11.14'
C13	793.00'	18°58'38"	308.35'	S34°17'25"E	308.67'
C14	300.00'	86°58'59"	458.37'	S17°10'32"W	418.84'
C22	62.00'	138°12'09"	148.55'	S60°17'18"E	118.84'
C33	62.00'	33°24'40"	38.32'	N88°02'30"E	38.71'
C34	35.00'	81°24'31"	35.52'	N88°08'48"W	35.71'
C35	725.00'	8°40'33"	118.80'	S30°40'19"E	110.80'
C37	775.00'	3°18'44"	44.80'	S27°38'39"E	44.79'
C38	35.00'	127°20'34"	55.63'	N72°55'28"W	44.83'
C39	35.00'	81°18'14"	35.48'	N48°26'21"W	35.57'
C40	35.00'	48°32'22"	20.24'	S68°29'28"W	18.79'
C118	575.00'	8°40'33"	87.88'	S30°40'19"E	87.79'
C148	80.00'	18°42'22"	37.79'	S22°07'31"W	37.85'
C150	80.00'	30°27'01"	30.85'	N78°08'53"E	30.46'
C181	98.00'	30°27'01"	30.85'	N48°28'53"E	30.46'
C183	72.00'	77°04'38"	86.89'	S27°28'17"E	88.72'

- LEGEND**
- DENOTES SET P.A.M. 4"X4" C.M. STAMPED L.B.#3284, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4"X4" C.M. STAMPED L.B.#3284, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3284, UNLESS OTHERWISE NOTED
  - CONCRETE MONUMENT
  - PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.T. POINT OF BEND CURVATURE
  - NON-TANGENT
  - CT TABULATED CURVE DATA
  - (ND) TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C.E. CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L.-E. FLORIDA POWER & LIGHT EASEMENT
  - A.T.&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - EMT. FLORIDA ISLAND NAVIGATION DISTRICT
  - C.O.E. ARMY CORPS OF ENGINEERS
  - N.A.M.D. NORTH AMERICAN METRIC DATUM
  - STREET NAME DOWNE POINT
  - - - MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - DENOTES RESERVED CONSERVATION EASEMENT

LINE	BEARING	LENGTH
L146	N78°31'32"E	28.46'
L147	S04°13'03"E	31.42'
L148	S18°20'36"E	31.77'
L149	S17°53'33"E	38.14'
L150	S33°38'06"E	84.73'
L151	S33°46'01"E	84.46'
L152	S08°58'31"E	43.81'
L177	S70°00'21"E	10.19'
L178	S18°28'48"E	11.08'
L221	N81°10'11"E	7.80'
L222	S04°13'08"E	44.81'
L223	S08°24'47"E	81.30'
L229	N33°42'22"W	0.85'
L230	N00°21'22"W	1.11'
L233	S07°00'24"W	48.86'
L234	S27°12'47"W	80.35'

LINE	BEARING	LENGTH
L20	N08°38'23"E	31.74'
L21	N08°38'23"E	8.87'
L22	N08°38'23"E	11.83'
L23	S43°07'17"W	7.14'
L24	N42°13'58"W	8.00'
L25	N48°31'14"E	8.74'



PREPARED BY:  
**ETH SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8850  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3684

# MARSH HARBOR SOUTH PHASE 1

MAP BOOK PAGE

SHEET 26 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

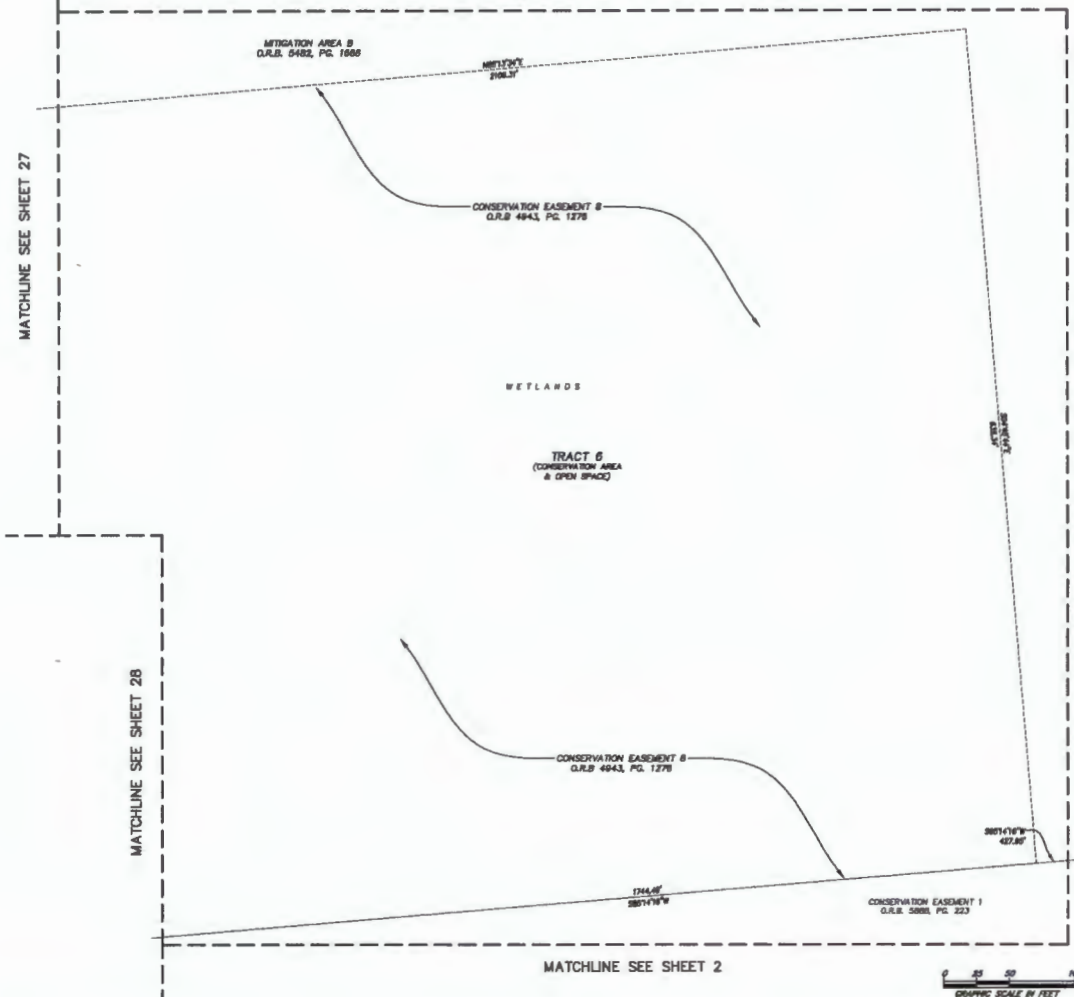
BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 53 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 27

MATCHLINE SEE SHEET 28

MATCHLINE SEE SHEET 2



- LEGEND**
- DENOTES SET P.L.M., 4"X4" C.M. STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.L.M., 4"X4" C.M. STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - P.R.M. DENOTES P.C.A., STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - C.M. PERMANENT REFERENCE MONUMENT
  - P.C.A. PERMANENT CONTROL POINT
  - L.S. LICENSED SURVEY
  - RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - OB CHORD BEARING
  - OB CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (CW) NON-RADIAL TABULATED CURVE DATA
  - (L) TABULATED LINE DATA
  - R/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.B. PAGE
  - D.R.B. OFFICIAL RECORDS BOOK
  - F.P.E. FLORIDA POWER & LIGHT EASEMENT
  - A.T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - E.M.T. EASEMENT
  - F.A.N.D. FLORIDA ISLAND NAVIGATION DISTRICT
  - C.O.E. ARMY CORPS OF ENGINEERS
  - N.A.S. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - DENOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 8624

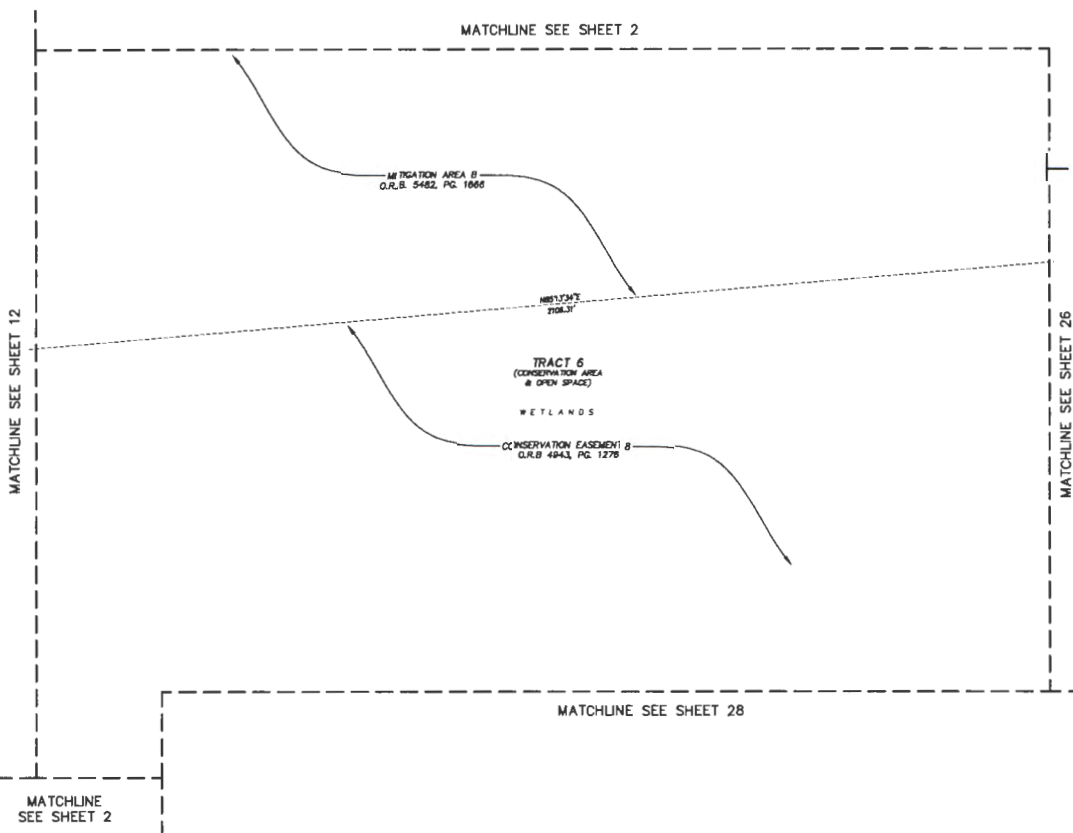
# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 88 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

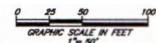
MAP BOOK PAGE

SHEET 27 OF 36 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED I.B.#8254, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED I.B.#8254, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED I.B.#8254, PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.S. LEASED BUSINESS
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - CT TABULATED CURVE DATA
  - LT TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C.S. CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
  - A.T.B. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - F.N.D. FLORIDA INLAND NAVIGATION DISTRICT
  - C.E. ARMY CORPS OF ENGINEERS
  - N.A.D. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES RECORDED CONSERVATION EASEMENT



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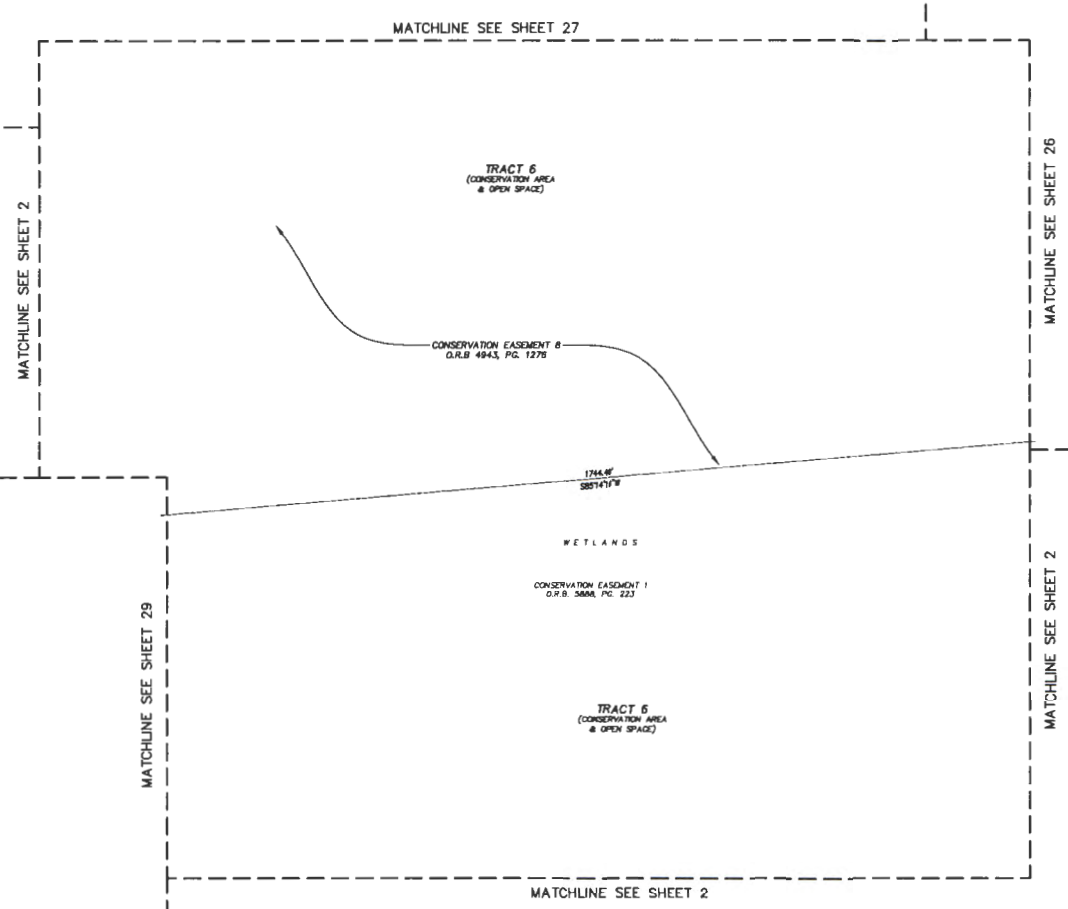
# MARSH HARBOR SOUTH PHASE 1

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MAP BOOK PAGE

SHEET 28 OF 36 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.S. OR S.S., UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.S. OR S.S., UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.S. OR S.S., UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NO) NON-HOOK
  - CT TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - N/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.S. MAP BOOK
  - PC PAGE
  - O.R.R. OFFICIAL RECORDS BOOK
  - P.L.E. FLORIDA POWER & LIGHT EASEMENT
  - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - ESMT EASEMENT
  - F.I.N.D. FLORIDA INLAND NAVIGATION DISTRICT
  - CDE ARMY CORPS OF ENGINEERS
  - N.A.M.D. NORTH AMERICAN VERTICAL DATUM
  - S.W.P. STREET NAME CHANGE POINT
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - DENOTES RECORDED CONSERVATION EASEMENT



PREPARED BY:  
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 JACKSONVILLE, FL 32258 (904) 842-8530  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# MARSH HARBOR SOUTH PHASE 1

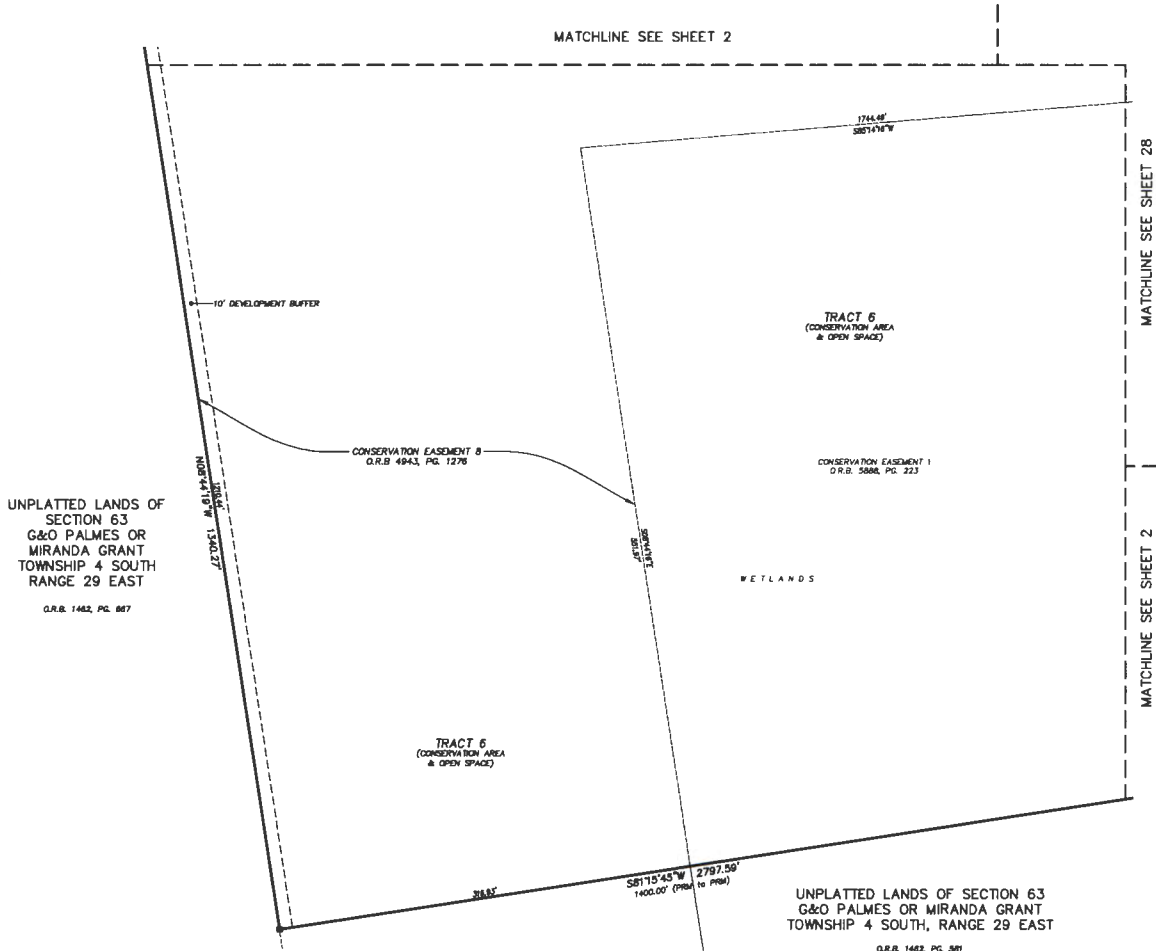
BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 29 OF 38 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 2



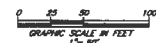
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#8284, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#8284, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#8284, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LACED BURNISH
  - R. RADIUS
  - Δ. CENTRAL ANGLE
  - L. ARC LENGTH
  - CD. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - DN. NON-RADIAL
  - CI. TABULATED CURVE DATA
  - LI. TABULATED LINE DATA
  - N/T. NON-TANGENT
  - R/W. RIGHT OF WAY
  - C/L. CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.F.C. FLORIDA POWER & LIGHT EASEMENT
  - A.T.&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - ES&T. FLORIDA INLAND NAVIGATION DISTRICT
  - P.L.N.D. ARMY CORPS OF ENGINEERS
  - CODE. NORTH AMERICAN VERTICAL DATUM
  - ROAD. STREET NAME CHANGE POINT
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ▭ DENOTES RECORDED CONSERVATION EASEMENT

MATCHLINE SEE SHEET 28

MATCHLINE SEE SHEET 2

UNPLATTED LANDS OF SECTION 63  
G&O PALMES OR MIRANDA GRANT  
TOWNSHIP 4 SOUTH, RANGE 29 EAST

O.R.B. 1482, PG. 381



PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

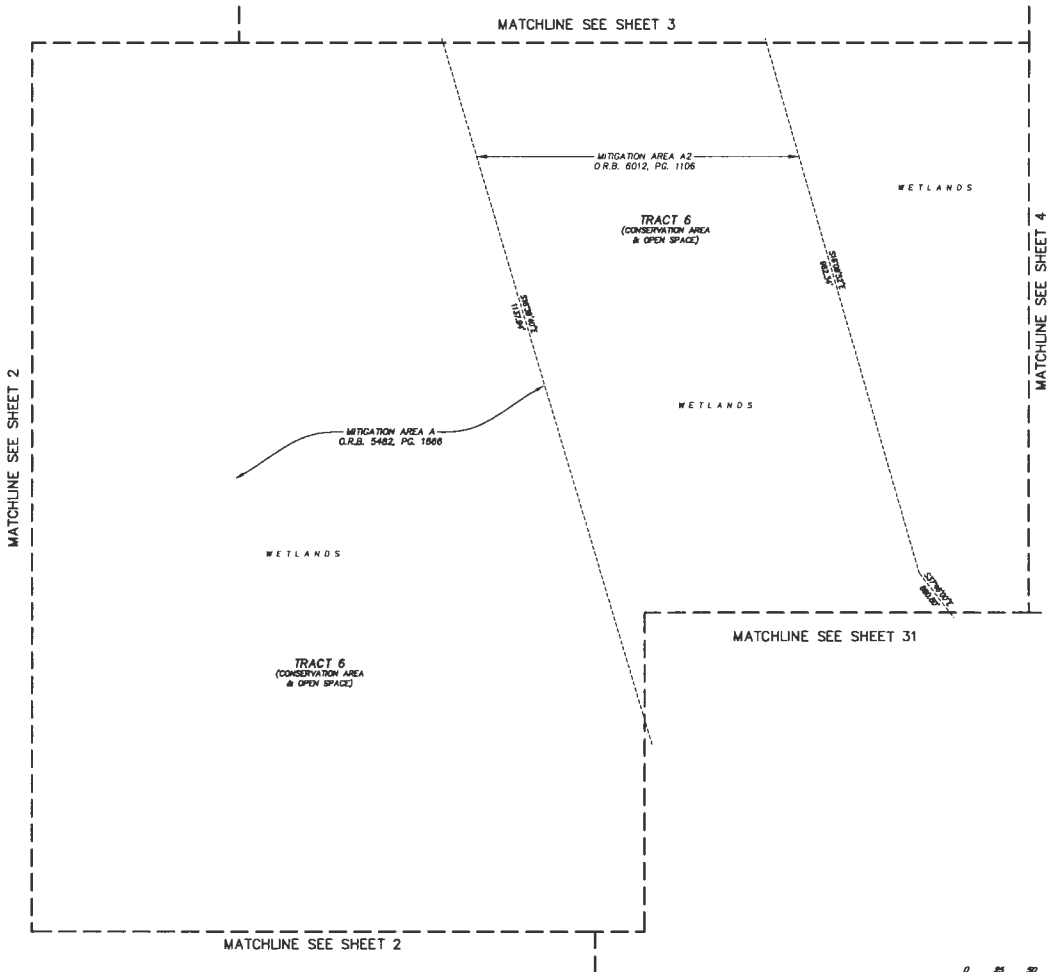
# MARSH HARBOR SOUTH PHASE 1

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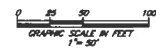
MAP BOOK PAGE

SHEET 30 OF 38 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.A.M. 4"x4" C.M. STAMPED L.B.#3224, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4"x4" C.M. STAMPED L.B.#3224, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3224, UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LEASED BUSINESS
  - R. RADIALS
  - △ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (DR) NON-RADIAL
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PC PADE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FL-E FLORIDA POWER & LIGHT EASEMENT
  - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - ESMT EASEMENT
  - FL.N.D. FLORIDA INLAND NAVIGATION DISTRICT
  - COE ARMY CORPS OF ENGINEERS
  - N.A.D. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - ▨ DENOTES RECORDED CONSERVATION EASEMENT



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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

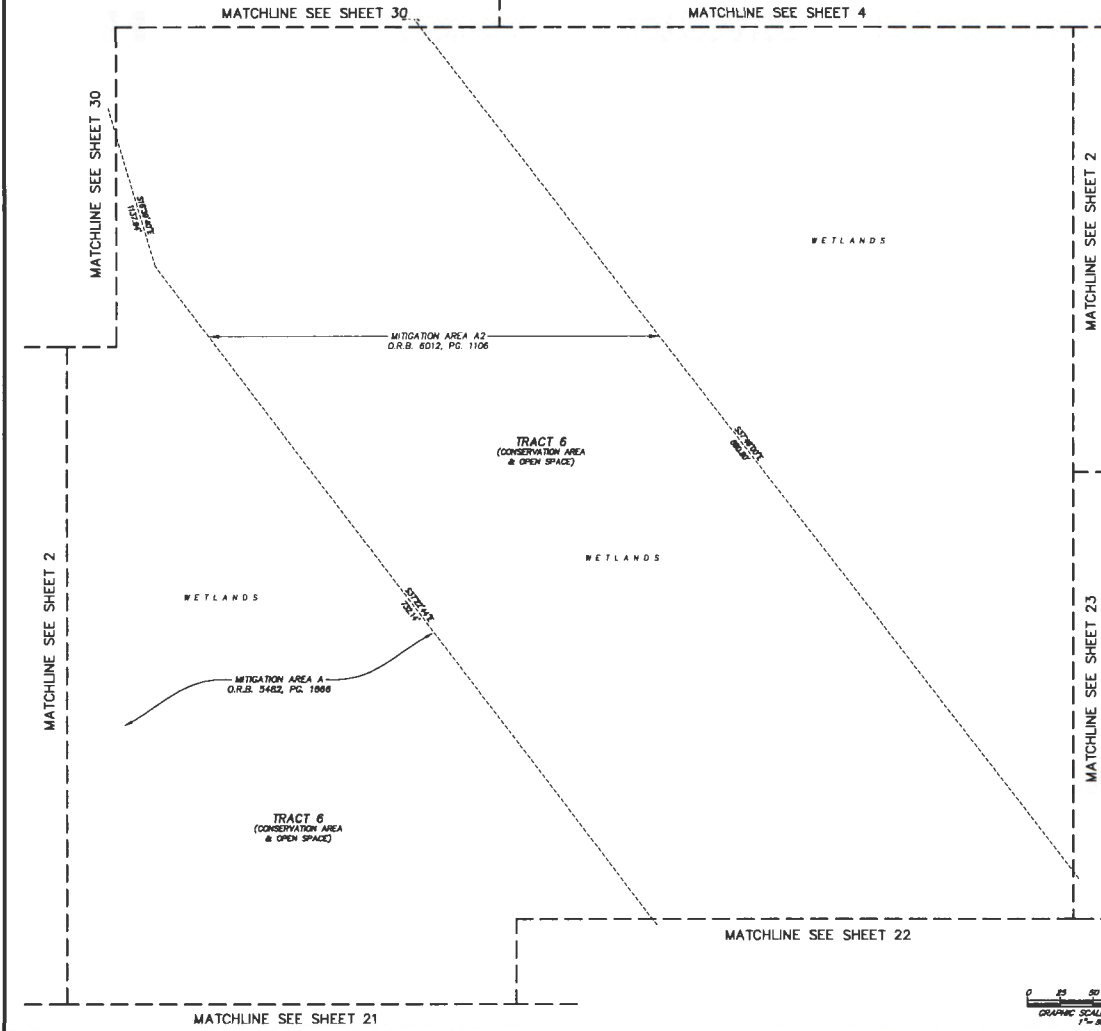
# MARSH HARBOR SOUTH PHASE 1

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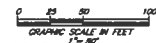
MAP BOOK PAGE

SHEET 31 OF 36 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED I.L.S.#324. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED I.L.S.#324. UNLESS OTHERWISE NOTED
  - P.R.M. DENOTES P.C.P., STAMPED I.L.S.#324. UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - IAGNED BUSINESS RADIUS
  - △ CENTRAL ANGLE
  - ∠ ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - CT TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - D.R.B. OPTICAL RECORDS BOOK
  - PL-E FLORIDA POWER & LIGHT EASEMENT
  - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - ES&T FLORIDA ISLAND NAVIGATION DISTRICT EASEMENT
  - F.L.N.D. FLORIDA NAVIGATION DISTRICT
  - COE ARMY CORPS OF ENGINEERS
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - ① DENOTES RECORDED SHEET REFERENCE NUMBER
  - ⊞ DENOTES RECORDED CONSERVATION EASEMENT



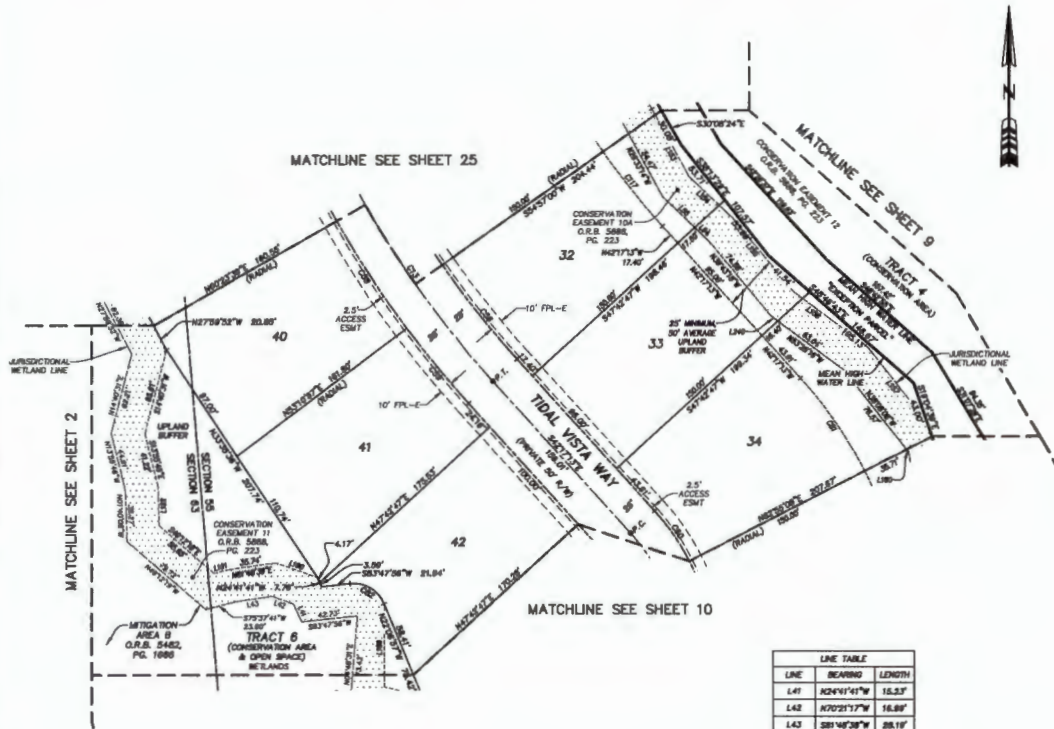
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
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 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. I.B. 5824

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

## MAP BOOK PAGE

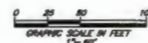
SHEET 32 OF 38 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	750.00'	157°30'30"	208.35'	S317°28'E	208.87'
C26	725.00'	71°41'3"	81.57'	S38°40'57"E	81.81'
C28	775.00'	71°41'3"	87.50'	S33°12'42"E	87.48'
C29	775.00'	82°10'10"	73.88'	S38°33'08"E	73.85'
C30	175.00'	151°21'1"	46.44'	N24°11'03"W	46.31'
C31	335.00'	151°21'1"	86.25'	N24°11'03"W	86.02'
C32	25.00'	74°00'00"	32.33'	N89°00'00"W	32.12'
C17	875.00'	71°41'3"	72.81'	S38°40'57"E	72.58'

- LEGEND**
- DENOTES SET P.R.M., 4" DIA. C.M. STAMPED L.I.E. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4" DIA. C.M. STAMPED L.I.E. UNLESS OTHERWISE NOTED
  - DENOTES SET P.C.P. STAMPED L.I.E. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.C.P. STAMPED L.I.E. UNLESS OTHERWISE NOTED
  - DENOTES PERMANENT REFERENCE MONUMENT
  - DENOTES CONCRETE MONUMENT
  - DENOTES PERMANENT CONTROL POINT
  - DENOTES LICENSED BUSINESS POINT
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - CH CH
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I.C. POINT OF INTERSECTION
  - NR NON-RADIAL
  - OR OR
  - CT TABLED CURVE DATA
  - LI TABLED LINE DATA
  - N/T NON-TANGENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - C.L.E. FLORIDA POWER & LIGHT EASEMENT
  - TEL. TELEPHONE COMPANY
  - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - EASEMENT
  - F.A.R.D. FLORIDA RAILROAD NAVIGATION DISTRICT
  - COE ARMY CORPS OF ENGINEERS
  - N.A.M.D. NORTH AMERICAN METRIC DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - DENOTES RECORDED
  - DENOTES CONSERVATION EASEMENT

LINE	BEARING	LENGTH
L41	N24°11'41"W	15.53'
L42	N70°21'17"W	16.89'
L43	S81°48'38"W	25.19'
L44	N46°23'46"W	14.62'
L45	N46°23'46"W	34.01'
L153	S38°40'57"E	86.48'
L154	S45°02'48"E	45.63'
L160	S38°40'57"E	72.87'
L168	S33°26'16"E	70.03'
L187	S38°00'00"E	74.11'
L188	N38°00'00"W	2.48'
L189	S00°00'00"E	83.63'
L190	S70°21'20"E	33.71'
L191	N78°27'40"E	11.88'
L192	S01°40'08"E	28.84'
L240	N63°28'16"W	8.63'



PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 33 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	250.00'	124°20'	88.89'	S11°35'41"E	88.58'
C3	2000.00'	4°37'38"	173.30'	S30°27'30"E	173.28'
C10	225.00'	10°28'34"	41.01'	S10°28'02"E	40.85'
C17	225.00'	2°18'17"	8.12'	S16°48'37"E	8.12'
C18	1875.00'	0°32'24"	13.45'	S16°10'18"E	13.45'
C13	1870.00'	0°32'24"	12.32'	S16°10'18"E	12.32'



LINE	BEARING	LENGTH
L82	N08°30'41"E	44.87'
L88	N19°38'12"W	22.78'
L90	N18°38'12"W	28.00'
L100	N04°12'36"W	50.00'
L101	S20°11'43"E	283.28'
L102	S20°11'43"E	140.00'
L263	S01°41'36"E	74.82'
L264	N18°38'12"E	88.63'
L265	S48°07'31"E	105.45'
L266	S24°17'47"E	22.80'
L267	S08°30'38"W	47.88'
L268	S17°02'57"E	80.87'

- LEGEND**
- DENOTES SET P.U.M., 4"X4" C.M. STAMPED L.B. 28254, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.U.M., 4"X4" C.M. STAMPED L.B. 28254, UNLESS OTHERWISE NOTED
  - P.U.M. STAMPED L.B. 28254, UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NSR-RADIAL
  - CT TABULATED CURVE DATA
  - LT. TABULATED LINE DATA
  - W/S. WISE-TANGENT
  - R/W. RIGHT OF WAY
  - C/L. CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.A. OPTICAL RECORDS BOOK
  - A187 FLORIDA POWER & LIGHT EASEMENT
  - AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - E.M.T. EASEMENT
  - F.M.I.D. FLORIDA ISLAND MANAGEMENT DISTRICT
  - O.C.E. ARMY CORPS OF ENGINEERS
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - ⑤ SHEET REFERENCE NUMBER
  - DENOTES RECORDED
  - ▨ CONSERVATION EASEMENT

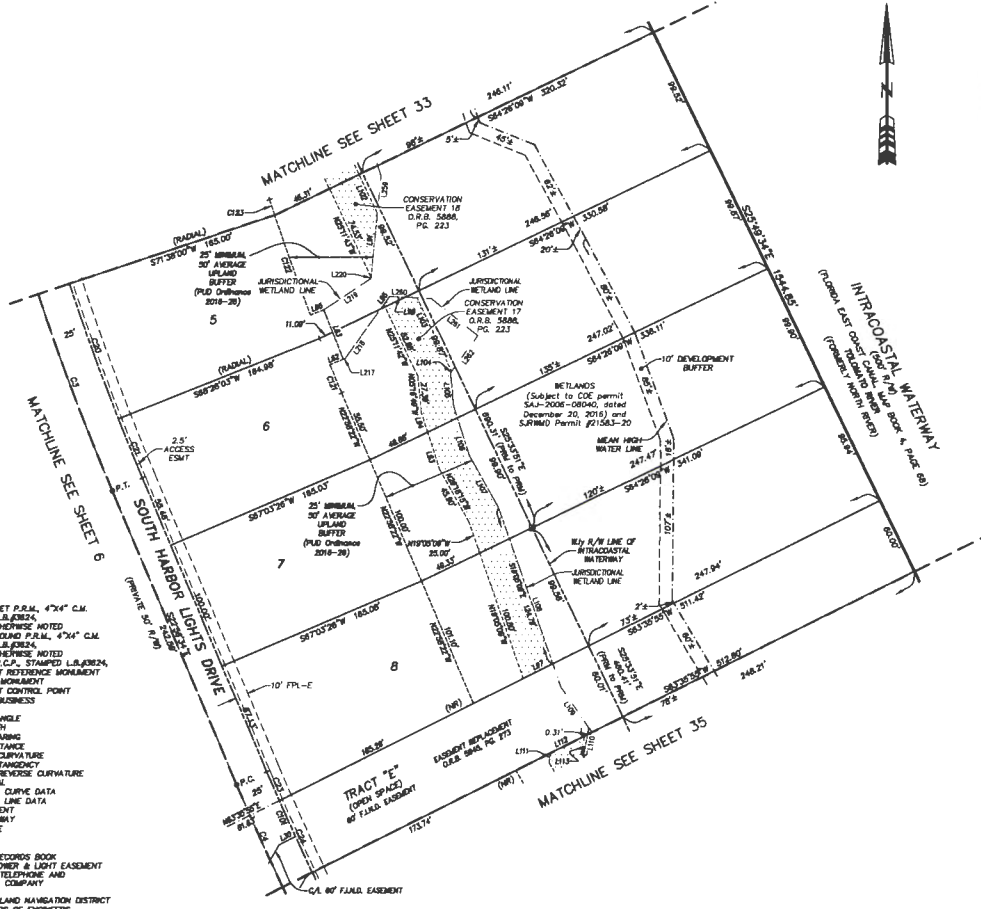


PREPARED BY:  
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 JACKSONVILLE, FL 32228 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF SAID COUNTY.

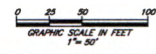
MAP BOOK PAGE  
SHEET 34 OF 38 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	2000.00'	43°58'	173.35'	S20°27'35"E	173.28'
C4	2000.00'	43°31'	158.95'	S23°17'10"E	158.81'
C20	1975.00'	37°09'57"	108.13'	S19°38'59"E	108.12'
C21	1975.00'	1°24'38"	48.81'	S22°14'16"E	48.80'
C23	1975.00'	0°41'40"	33.84'	S23°17'34"E	33.84'
C24	1975.00'	1°44'30"	86.04'	S24°30'29"E	86.03'
C101	1975.00'	0°52'48"	30.03'	S24°04'22"E	30.03'
C121	1810.00'	0°44'10"	23.17'	S22°24'28"E	23.17'
C22	1810.00'	2°32'24"	80.78'	S19°28'42"E	80.78'
C23	1810.00'	0°23'24"	12.32'	S16°01'18"E	12.32'

LINE TABLE		
LINE	BEARING	LENGTH
L30	N63°30'50"E	14.00'
L82	S87°46'04"W	10.87'
L63	N21°38'53"W	40.33'
L65	N69°04'21"E	10.90'
L91	S08°35'43"W	48.84'
L83	N17°41'47"W	28.53'
L84	N17°41'47"W	16.38'
L85	N35°58'17"E	7.46'
L96	S87°14'27"E	20.81'
L97	S83°31'15"W	25.21'
L102	S25°11'43"E	140.00'
L103	S25°11'43"E	61.88'
L104	S38°41'48"W	1.41'
L105	S28°18'48"E	24.87'
L108	S17°41'47"E	40.65'
L107	S28°18'48"E	45.80'
L108	S19°08'06"E	143.79'
L109	S34°17'48"E	37.87'
L110	S10°27'28"W	22.16'
L111	N10°27'28"E	7.50'
L112	N63°31'15"E	31.28'
L113	S10°27'28"W	17.05'
L217	N67°46'25"E	1.81'
L218	N35°58'17"E	50.50'
L219	S58°45'34"W	43.12'
L220	S08°35'42"W	1.07'
L289	S08°35'42"W	78.48'
L280	S87°14'27"E	31.63'
L281	S21°41'20"E	48.53'
L282	S38°41'08"W	35.17'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED LIBEREA, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED LIBEREA, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED LIBEREA, PERMANENT REFERENCE MONUMENT
  - DENOTES CONCRETE MONUMENT
  - DENOTES PERMANENT CONTROL POINT
  - DENOTES LICENSED BUSINESS
  - DENOTES RADIUS
  - DENOTES CENTRAL ANGLE
  - DENOTES ARC LENGTH
  - DENOTES CHORD DISTANCE
  - DENOTES POINT OF CURVATURE
  - DENOTES POINT OF TANGENCY
  - DENOTES POINT OF REVERSE CURVATURE
  - DENOTES NON-RADIAL
  - DENOTES TABULATED CURVE DATA
  - DENOTES TABULATED LINE DATA
  - DENOTES NON-TANGENT
  - DENOTES RIGHT OF WAY
  - DENOTES CENTERLINE
  - DENOTES MAP BOOK
  - DENOTES PAGE
  - DENOTES OFFICIAL RECORDS BOOK
  - DENOTES FLORIDA POWER & LIGHT EASEMENT
  - DENOTES AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - DENOTES EASEMENT
  - DENOTES FLORIDA INLAND NAVIGATION DISTRICT
  - DENOTES ARMY CORPS OF ENGINEERS
  - DENOTES NORTH AMERICAN VERTICAL DATUM
  - DENOTES STREET NAME CHANGE POINT
  - DENOTES MATCHLINE
  - DENOTES SHEET REFERENCE NUMBER
  - DENOTES RECORDED
  - DENOTES CONSERVATION EASEMENT



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CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 68 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 53 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF SAID COUNTY.

## MAP BOOK PAGE

SHEET 35 OF 36 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	2000.00'	4°33'13"	158.85'	S37°10'E	196.81'
C5	2000.00'	4°08'24"	145.10'	S29°34'28"E	145.07'
C28	1975.00'	2°07'03"	75.89'	S37°28'18"E	72.98'
C29	1975.00'	0°38'38"	22.77'	S27°46'38"E	22.77'
C30	1975.00'	3°58'53"	108.13'	S29°44'24"E	108.12'
C31	1975.00'	0°19'48"	11.38'	S29°29'17"E	11.38'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S27°28'47"E	3.77'
L110	S10°27'28"W	22.18'
L111	N10°27'28"E	7.58'
L112	N83°21'16"E	31.28'
L113	S10°27'28"W	17.05'
L114	S18°10'07"E	57.03'
L115	S70°17'54"E	26.28'
L116	S63°43'57"E	27.41'
L117	S31°42'37"E	15.29'
L118	S21°31'28"W	40.80'
L119	S77°46'28"E	37.37'
L120	N77°46'28"W	31.88'
L121	N32°06'28"W	27.82'
L122	N21°39'28"E	38.22'
L123	N91°43'37"W	6.77'
L124	N83°43'57"E	23.34'
L125	N70°17'54"W	40.44'
L126	N16°01'00"W	40.08'
L127	N02°37'30"E	16.67'
L128	N25°11'42"W	35.53'
L129	N89°12'29"W	42.11'
L130	S89°12'30"E	46.43'
L131	S28°03'58"E	28.31'
L132	S54°15'17"E	37.91'
L133	S18°25'37"E	36.28'
L134	S00°01'21"E	33.70'
L135	S28°15'58"W	42.00'
L136	S31°42'37"E	27.43'
L137	S58°27'17"E	41.78'
L138	S21°41'30"E	34.17'
L139	S21°31'27"W	82.94'
L140	S77°46'28"E	68.62'
L141	S17°58'27"W	27.77'
L142	S32°06'28"E	38.80'



- LEGEND**
- DOTTED SET P.R.M. 4"X4" C.M. STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - DOTTED FOUND P.R.M. 4"X4" C.M. STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - RADIUS
  - CHORD BEARING
  - CHORD DISTANCE
  - ARC LENGTH
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF REVERSE CURVATURE
  - NON-RADIUS
  - TABULATED CURVE DATA
  - TABULATED LINE DATA
  - NON-TANGENT
  - RIGHT OF WAY
  - CONTROLLING
  - MAP BOOK PAGE
  - OFFICIAL RECORDS BOOK
  - FLORIDA POWER & LIGHT EASEMENT
  - AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - FLORIDA INLAND NAVIGATION DISTRICT
  - ARMY CORPS OF ENGINEERS
  - NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - SHEET REFERENCE NUMBER
  - DENOTES RECORDS
  - CONSERVATION EASEMENT



PREPARED BY:  
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 CERTIFICATE OF AUTHORIZATION NO. L.S. 8634

# MARSH HARBOR SOUTH PHASE 1

BEING A REPLAT OF FLORIDA EAST COAST CANAL, A PLAT RECORDED IN MAP BOOK 4, PAGES 56 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNSURVEYED SECTIONS 27, 28 AND 34, TOGETHER WITH A PORTION SECTION 55 OF THE PEDRO MIRANDA GRANT AND SECTION 63 OF THE G&O PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 36 OF 38 SHEETS

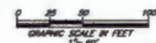
SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L1	N27°24'23"W	10.48'
L2	S37°46'37"E	10.48'
L3	N14°03'37"W	0.87'
L10	S09°23'40"W	37.27'
L11	S11°03'39"E	24.83'
L12	N38°54'39"W	11.13'
L13	N18°18'30"W	23.84'
L14	N11°03'31"W	8.70'
L15	N34°48'24"W	7.37'
L18	S77°38'28"W	11.04'
L26	S88°35'45"E	37.18'
L27	S67°18'08"E	37.33'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	62.00'	37°28'28"	40.73'	S52°40'48"W	40.02'
C33	25.00'	81°24'23"	38.82'	S72°31'23"E	32.81'
C34	62.00'	148°54'27"	108.87'	N08°28'31"W	118.87'
C38	62.00'	78°50'17"	63.15'	S70°04'30"E	77.04'
C119	61.00'	22°30'13"	31.81'	N67°40'28"E	31.81'
C120	72.00'	32°55'33"	41.36'	S81°31'11"E	40.81'
C141	72.00'	15°05'08"	18.86'	N08°42'43"W	18.86'
C142	80.00'	25°32'44"	38.13'	N73°43'38"W	35.83'
C143	68.00'	17°18'37"	18.80'	S33°08'10"W	18.83'

- LEGEND**
- DENOTES SET P.I.P.M. 4"X4" C.M. STAMPED L.B. 2024 UNLESS OTHERWISE NOTED
  - DENOTES REBAR P.I.P.M. 4"X4" C.M. STAMPED L.B. 2024 UNLESS OTHERWISE NOTED
  - DENOTES P.C.P. STAMPED L.B. 2024
  - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CH CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - LI TABLED LINE DATA
  - N/T NON-TARGET
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.S. MAP BOOK
  - PG. PAGE
  - G.S.B. OFFICIAL RECORDS BOOK
  - F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
  - A.T.S.T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
  - E.M.T. FLORIDA ISLAND NAVIGATION DISTRICT
  - ODE ARMY CORPS OF ENGINEERS
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
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  - ① SHEET REFERENCE NUMBER
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