A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION

A portion of Section 62 of the William Travers Grant, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of Tract "B", as depicted on Nocatee Landing Trail, recorded in Map Book 91, pages 8 through 14, of the Public Records of said county; thence Westerly along the Northerly line of said Nocatee Landing Trail the following 4 courses: Course 1, thence South 1513'43" West, 69.19 feet to a point on a curve concave Southerly having a radius of 1568.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 05'40'47", an arc length of 155.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 77'36'40" West, 155.38 feet; Course 3, thence North 80'27'04" West, 564.48 feet to the point of curvature of a curve concave Northerly having a radius of 1488.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 08'20'37", an arc length of 216.69 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 76'16'45" West, 216.50 feet: thence North 1817'27" East, departing said Northerly line and glong a non-tangent line, 65,00 feet; thence North 71'01'06" West, 6.92 feet; thence North 01'03'42" East, 38.25 feet; thence North 02'23'51" West, 45.98 feet; thence North 05'18'30" East, 27.87 feet; thence North 07'30'59" West, 56.49 feet; thence North 00°22'58" East, 29.65 feet; thence North 09°32'48" West, 51.78 feet; thence North 02°28'17" East, 48.55 feet; thence North 00°02'43" East, 64.90 feet; thence North 81°17'58" West. 58.57 feet: thence North 75°09'53" West, 46.54 feet; thence North 24'02'12" East, 79.03 feet; thence South 66'55'56" East, 47.85 feet; thence South 74'27'42" East, 58.14 feet; thence South 38'29'19" East, 15.31 feet; thence South 79'35'12" East, 153.49 feet; thence North 67*48'39" West, 32.12 feet; thence North 05*35'52" West, 16.78 feet; thence North 73'54'31" East, 32.32 feet; thence North 47'21'19" East, 32.60 feet; thence North 64'58'38" East, 53.48 feet; thence North 83°53'06" East, 39.39 feet; thence South 46°07'39" East, 46.37 feet; thence South 00°48'06" East, 95.61 feet; thence South 59'06'28" East, 18.21 feet; thence North 41'59'04" East, 24.44 feet; thence South 61"11'47" East, 36.20 feet; thence South 22"14'01" East, 62.65 feet; thence South 74"47'28" East, 60.71 feet; thence North 87'06'51" East, 35.48 feet; thence North 16'21'05" West, 39.55 feet; thence North 22'38'12" East, 30.07 feet; thence North 76'24'56" West, 6.04 feet; thence North 51'21'45" West, 36.92 feet; thence North 00°24'45" West, 146.39 feet; thence North 89°35'14" East, 44.64 feet; thence North 09°46'28" West, 24.29 feet; thence North 12'37'16" West, 93.17 feet; thence North 01'02'03" West, 51.02 feet; thence North 12'04'58" West, 68.30 feet; thence North 02'01'11" West, 53.33 feet; thence North 25'21'52" West, 56.96 feet; thence North 02'46'26" West, 68.75 feet; thence North 05'41'10" East, 38.50 feet; thence North 63'49'55" West, 73.24 feet; thence North 02'57'50" East, 62.76 feet; thence North 01'50'14" East, 47.57 feet; thence North 26'06'10" West, 73.52 feet; thence North 09'41'13" East, 44.15 feet; thence North 27'26'12" West, 45.24 feet; thence North 02°35'16" West, 61.28 feet; thence North 08°02'38" West, 52.72 feet; thence North 12"34'27" West, 62.12 feet; thence North 15"00'55" West, 68.39 feet; thence North 02"23'49" East, 69.95 feet; thence North 09'53'32" West, 41.16 feet; thence North 55'17'57" West, 44.00 feet; thence North 0813'11" East, 63.29 feet: thence North 0013'40" West, 60.58 feet; thence North 20'00'16" East, 59.57 feet; thence North 51'34'18" East, 34.69 feet; thence North 87'48'42" East, 31.93 feet; thence North 59'09'58' East, 35.76 feet; thence North 22'29'41" West, 34.32 feet; thence North 82'13'26" East, 31.34 feet; thence North 07 34'19" East, 49.04 feet: thence North 58'12'05" East, 40.05 feet; thence North 01'10'49" East, 70.04 feet: thence North 56'33'49" West, 45.36 feet; thence North 75'56'34" East, 45.36 feet; thence North 21'30'26" West, 52.38 feet; thence North 36'10'13" East, 58.19 feet; thence North 09'43'50" East, 53.50 feet; thence North 70'47'08" East, 43.79 feet; thence North 01'33'38" West, 79.43 feet; thence North 35'19'16' East, 55.20 feet; thence North 61"12'41" East, 27.39 feet; thence South 62"18'05" East, 38.54 feet; thence South 80'50'46" East, 70.01 feet; thence North 66'29'18" East, 108.01 feet; thence South 89'00'02" East, 98.14 feet; thence South 24'28'35" East, 90.79 feet; thence South 07'17'58" East, 92.77 feet; thence South 19.45'10" East, 68.61 feet; thence North 76.38'19" East, 268.87 feet; thence South 15.42'13" East, 66.90 feet; thence South 0018'43" West, 80.64 feet; thence South 18'02'51" East, 81.86 feet; thence South 38'29'38 East, 90.58 feet; thence South 27'05'34" East, 97.17 feet; thence South 10'57'52" West, 53.13 feet; thence South 09'01'42" East, 90.97 feet to the Northwesterly corner of Tract "F" as depicted on Riverwood by Del Webb Phase 3C Unit 1, a plat recorded in Map Book 78, pages 80 through 89, of said Public Records, said corner lying on the Westerly line of said Riverwood by Del Webb Phase 3C Unit 1; thence Southerly alona said Westerly line the following 24 courses: Course 1, thence South 14'11'41" West, 76.88 feet; Course 2, thence South 07'16'43" West, 105.76 feet; Course 3, thence South 26'21'21" West, 84.10 feet; Course 4, thence South 36'00'37" West, 66.57 feet; Course 5, thence South 02'16'15" West, 65.47 feet; Course 6, thence South 20'55'13" East, 71.32 feet; Course 7, thence South 01'14'07" East, 166.81 feet; Course 8, thence South 28'44'06" East, 74.56 feet; Course 9, thence South 02'30'07" West, 81.31 feet; Course 10, thence South 03"11"25" East, 157.77 feet; Course 11, thence South 04"21"26" East, 180.96 feet; Course 12, thence South 74'57'16" West, 33.87 feet; Course 13, thence South 34'51'55" East, 77.81 feet; Course 14, thence South 50°05'38" East, 64.43 feet; Course 15, thence South 00°34'07" East, 69.82 feet; Course 16, thence South 21'09'52" West, 96.50 feet; Course 17, thence South 21'21'38" East, 50.43 feet; Course 18, thence South 47'37'39" West, 59.21 feet; Course 19, thence South 76'13'40" West, 53.82 feet; Course 20, thence South 05'26'57" West, 84.12 feet; Course 21, thence South 03'00'46" West, 107.97 feet; Course 22, thence South 20'55'01" West. 95.36 feet: Course 23, thence South 02'53'48" East, 91.95 feet; Course 24, thence South 17'32'02" West, 48.98 feet to the Southwesterly corner thereof, said corner lying on said Northerly line of Nocatee Landing Trail; thence North 79'06'30" West, along said Northerly line, 293.51 feet to the Point of Beginning.

Containing 54.76 acres, more or less.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

this acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Palmetto Cove has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this ______ day of ______,

Michael & Robertow

Director of the Growth Management Department

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, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

مرجر فللدس مراب Signed and sealed this 117H MAY 65 2022. __ day of . STATE OF FLORIDA Andrew O. Knuppel Professional Surveyor and Mapper State of Florida Registered Surveyor No. 6511

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4021, Page 1029 of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

U.S. BANK NATIONAL ASSOCIATION

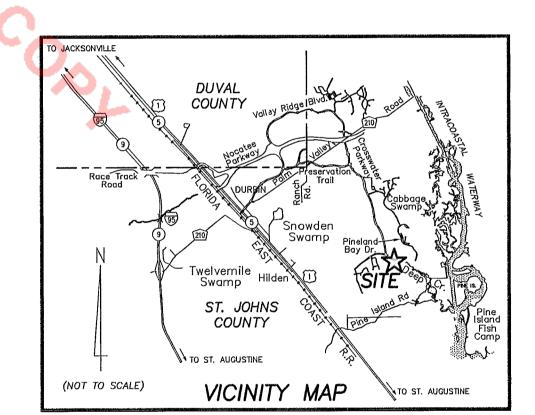
a national banking association, as Trustee

By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of [V] physical presence or [__] online notarization, this 10th day of May _____, 2022, by William Fitzgerold, Vice Chair of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on both of the bank with a first parameter of the first parameter of t behalf of the bank, who [\checkmark] is personally known to me or who [$_$] has produced $_$

My Commission Expires May 9, 2028 Commission Number HH09237/



CERTIFICATE OF REVIEW-COUNTY ATTORNEY

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 114 Page(s) of the public records of St. Johns County, Florida on this day of

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

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this day of May 2022.

CACAIL.C.

FLOADS. Gail Oliver The same Gail Oliver, P.S.M., County Surveyor Professional Surveyor and Mapper State of Florida Registered Surveyor No. 4564

MAP BOOK 14 PAGE 19

SHEET 1 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

ADOPTION AND DEDICATION

This is to certify that Sonoc Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as PALMETTO COVE, and have caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road right of ways shown on this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements and unobstructed drainage, access and maintenance easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Tracts "A", "B" and "C" (Park), Tracts "D" and "K" (Stormwater Management & Open Space), Tracts "E" and "M" (Conservation Area), and Tracts "H", "I", "J", and "L" (Open Space) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing 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 sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Those easements designated as "2.5' Access 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.

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

Tract "G" (Landscape Buffer Tract) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tracts shall be held and used by Owners, their 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 the Landscape Buffer Tract, for electrical, water reuse, water, sewer, and other public utilities and ingress and egress in connection with JEA's use of Tract "F" (Pump Station Tract).

Owners, their successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from the Landscape Buffer Tract, or any part thereof, except to the extent arising from or incidental to JEA's use of Tract "F" (Pump Station Tract) or JEA's easement upon the 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 hereon. JEA shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JEA in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials; provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JEA shall replace same with the closest reasonable replacement therefore.

Those easements designated as "FPL 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 "2.5' Access Easements" are for accessing the "FPL Easements" to maintain, repair and replace the electric utility improvements located within those easements, together with the right to cross over and under the "2.5' Access Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "2.5' Access Easements" paralleling 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 Owner has caused this plat and dedication to be executed by their duly elected officers, acting by and with the authority of its board of directors.

OWNER: Sonoc Company, LLC

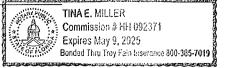
STATE OF FLORIDA, COUNTY OF DWA

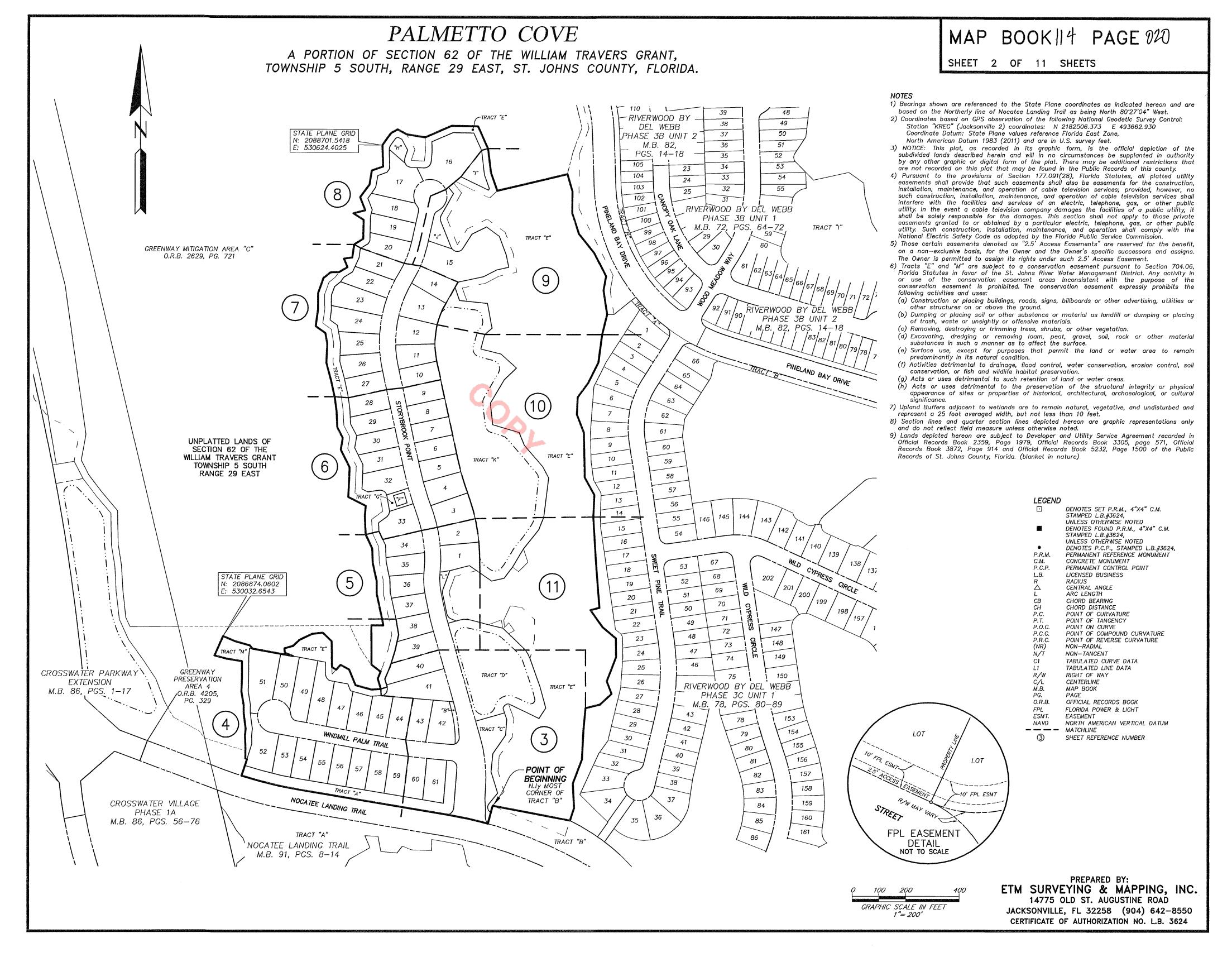
The foregoing instrument was acknowledged before me, by means of [V] physical presence or [] online notarization, this NV day of NU, VV on behalf of Sonoc Company, LLC, a Delaware limited liability company, who [V] is personally known to me or __ as identification. __] has produced __

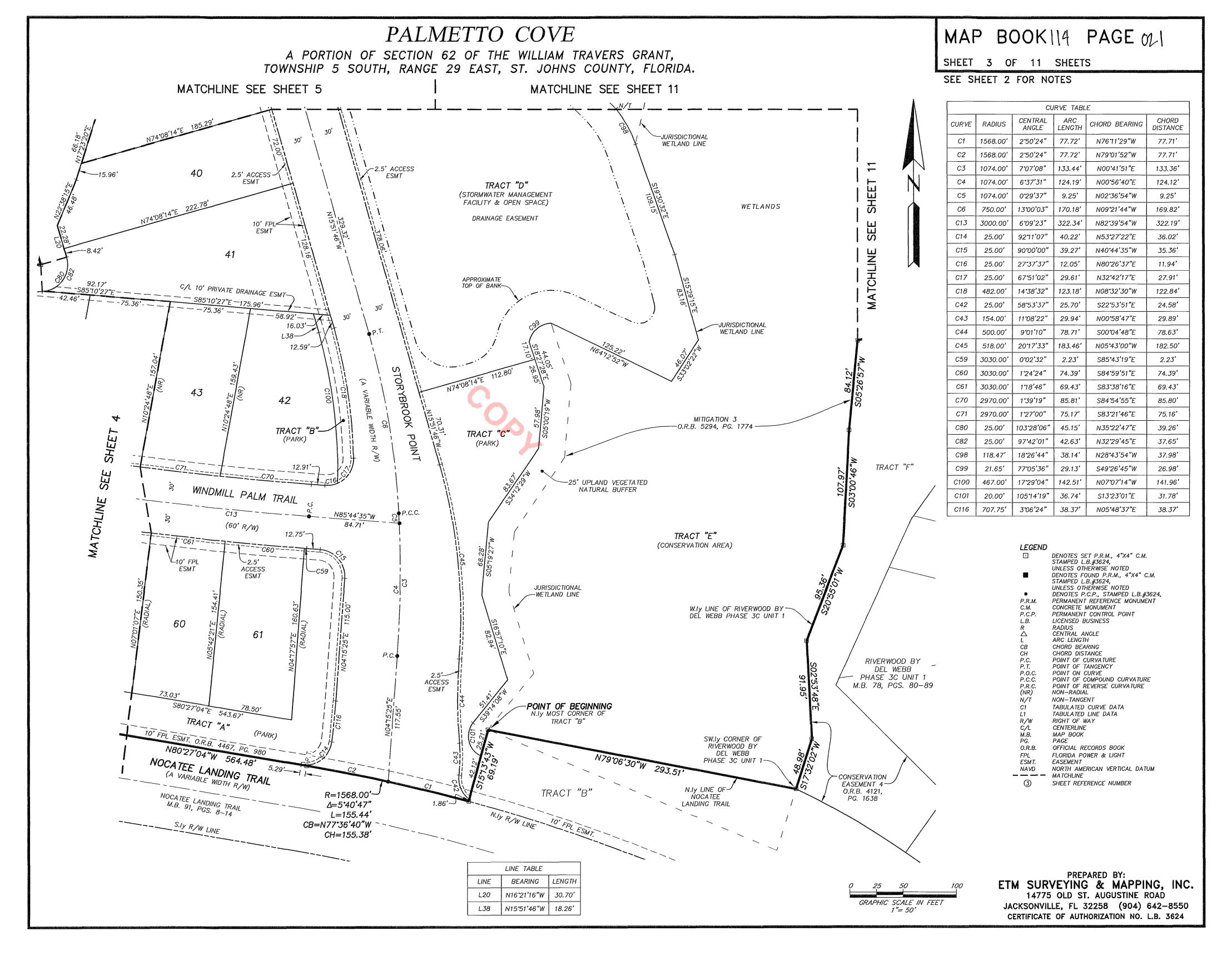
Notary Public, State of Florida at Large Trna E Miller

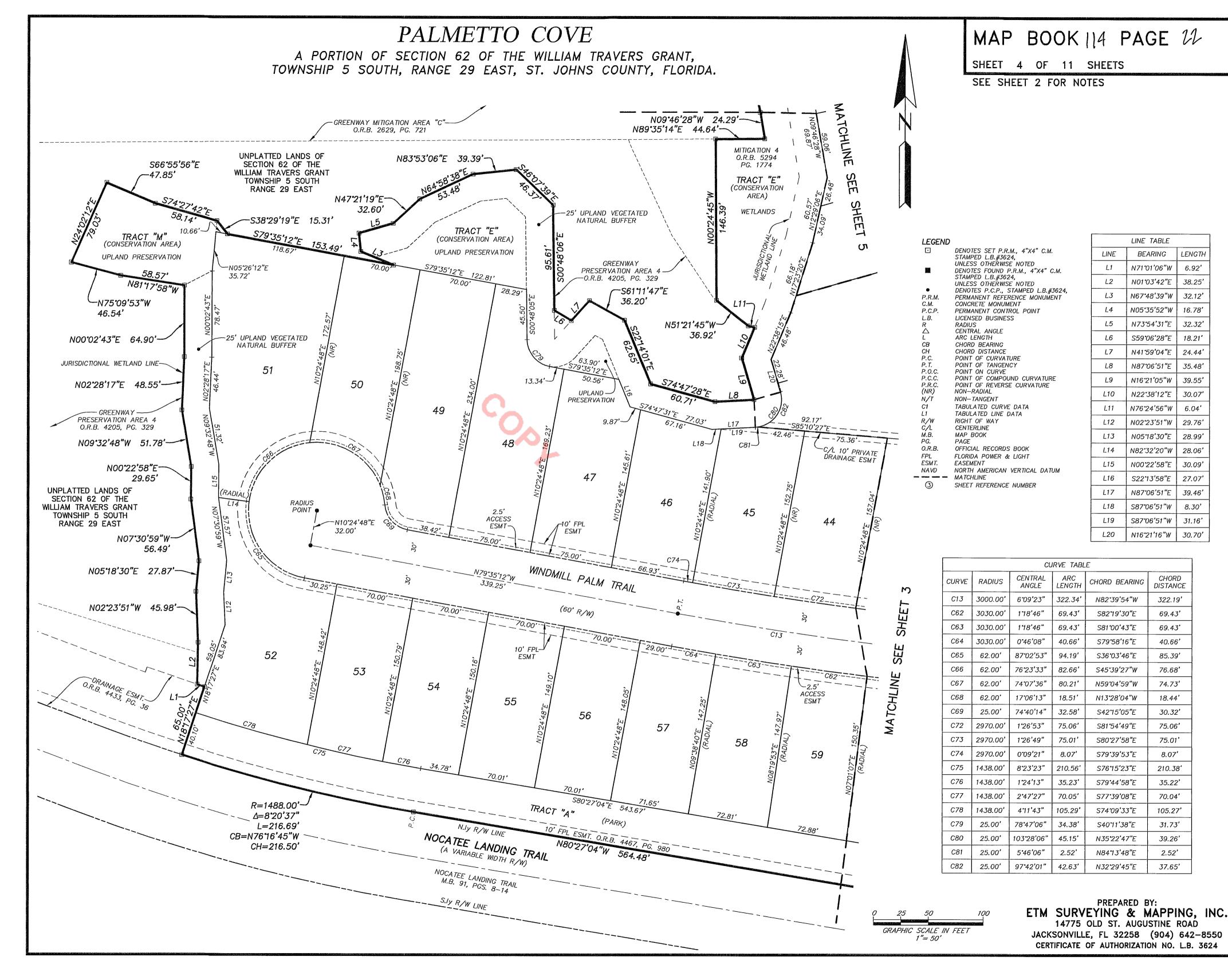
My Commission expires May 9, 2025 Commission Number 4 H 092.37

Printed Name

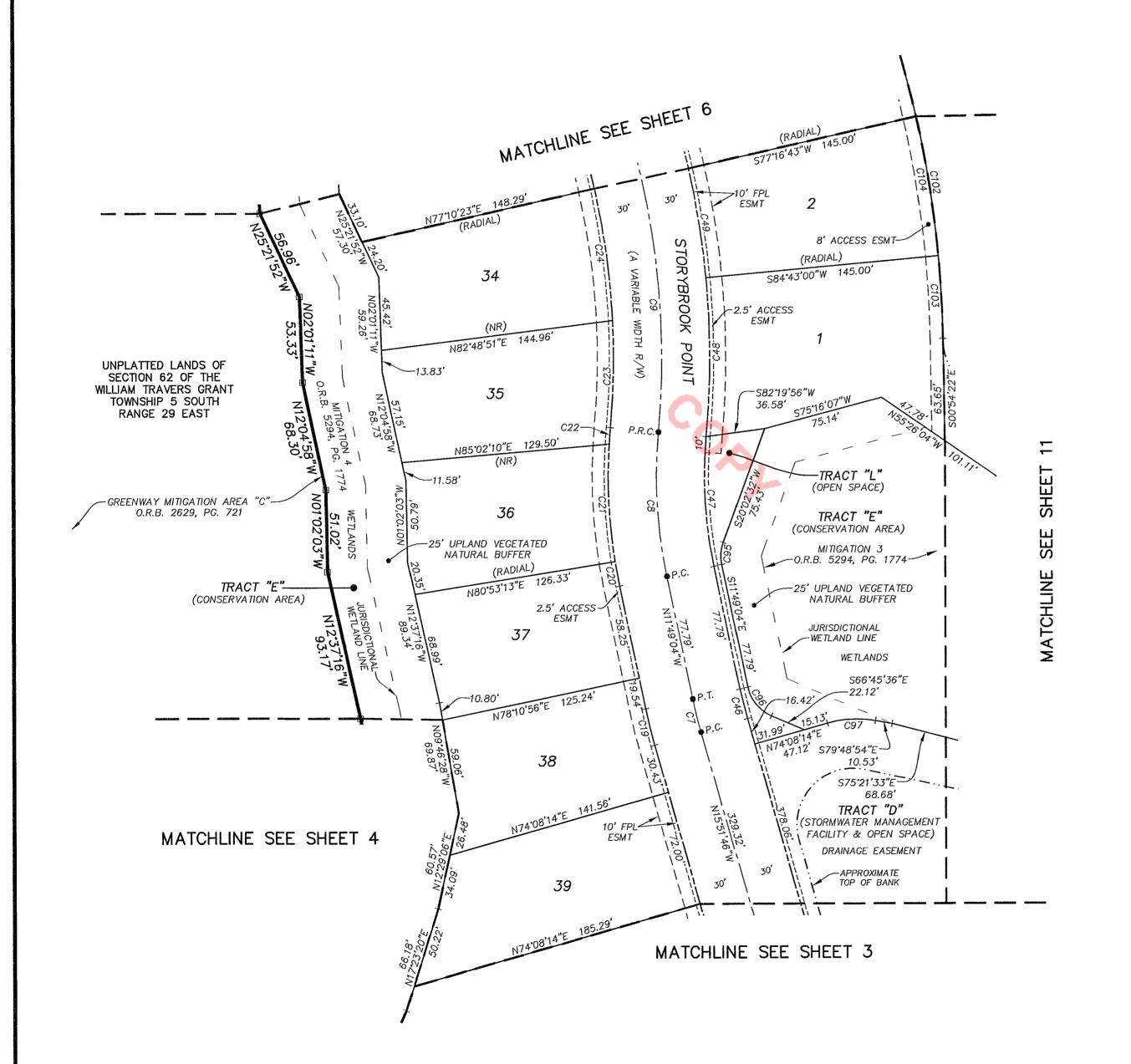


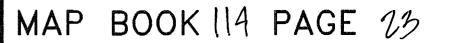






A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



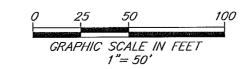


SHEET 5 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

LEGEND	
⊡	DENOTES SET P.R.M., 4"X4" C.M.
	STAMPED L.B.#3624,
	UNLESS OTHERWISE NOTED
	DENOTES FOUND P.R.M., 4"X4" C.M.
	STAMPED L.B.#3624,
•	UNLESS OTHERWISE NOTED
P.R.M.	DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
	CONCRETE MONUMENT
• • • • • • • • • • • • • • • • • • • •	PERMANENT CONTROL POINT
	LICENSED BUSINESS
R.	RADIUS
$\stackrel{\cdot}{\triangle}$	CENTRAL ANGLE
L	ARC LENGTH
	CHORD BEARING
	CHORD DISTANCE
	POINT OF CURVATURE
	POINT OF TANGENCY
	POINT ON CURVE
	POINT OF COMPOUND CURVATURE POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
N/T	NON-TANGENT
C1	TABULATED CURVE DATA
Ľ1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
м.в.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
3	SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	300.00	4'02'42"	21.18'	N13*50'25"W	21.18'
C8	300.00'	1712'52"	90.13	N0312'38"W	89.80'
С9	500.00'	24'21'45"	212.60'	N06*47'04"W	211.00'
C19	330.00'	4'02'42"	23.30'	S13'50'25"E	23.29'
C20	330.00'	2'42'18"	15.58	S10°27'55"E	15.58'
C21	330.00'	12*44'37"	73.40'	S02'44'28"E	73.25
C22	330.00'	1*45'58"	10.17'	S04'30'49"W	10.17*
C23	470.00°	8*06'53"	66.57	N01°20'22"E	66.51'
C24	470.00'	10.06'32"	82.92'	N07*46'21"W	82.82'
C46	270.00	4'02'42"	19.06	S13*50*25"E	19.06'
C47	270.00'	1712'52"	81.12	S03'12'38"E	80.82'
C48	530.00'	10'40'48"	98.79'	N00°03'24"E	98.65 '
C49	530.00	7'26'17"	68.81	N09'00'09"W	68.76'
C95	25.00'	31'51'36"	13.90'	S04'06'44"W	13.72'
C96	25.00'	54 ' 56'32"	23.97	S3917'20"E	23.07
C97	66.00'	26'02'52"	30.00'	S87'09'40"W	29.75'
C102	675.00'	18*03'34"	212.76	N09*56'09"W	211.88'
C103	675.00'	4*22'38"	51.57	N03°05'41"W	51.55'
C104	675.00	7'26'17"	87.63'	N09'00'09"W	87.57



A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

STORYBROOK

POINT

MATCHLINE SEE SHEET 7

2.5' ACCESS-ESMT

28

29

30

–25' UPLAND VEGETATED NATURAL BUFFER

TRACT "E" (CONSERVATION AREA)

N05°41'10"E-38.50' *32*

[—]N02**°**46**'**26**"**W 31.78' 33

N27'26'12"W-

45.24'

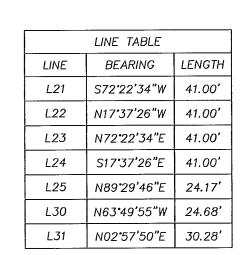
N09*41'13"E-44.15'

-GREENWAY MITIGATION AREA "C"-O.R.B. 2629, PG. 721

UNPLATTED LANDS OF SECTION 62 OF THE WILLIAM TRAVERS GRANT TOWNSHIP 5 SOUTH RANGE 29 EAST MAP BOOK 114 PAGE 24

SHEET 6 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE

8' ACCESS ESMT-

-2.5' ACCESS ESMT

MATCHLINE SEE SHEET 5

TRACT NAME

TRACT "G"

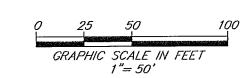
TRACT LEGEND

USEAGE
PUMP STATION TRACT

LANDSCAPE BUFFER TRACT

LEGEND	
⊡	DENOTES SET P.R.M., 4"X4" C.M.
	STAMPED L.B.#3624,
nest.	UNLESS OTHERWISE NOTED
	DENOTES FOUND P.R.M., 4"X4" C.M.
	STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.M.	-
	CONCRETE MONUMENT
	PERMANENT CONTROL POINT
	LICENSED BUSINESS
R.	RADIUS
$\stackrel{\cdot}{\triangle}$	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C. P.R.C.	POINT OF COMPOUND CURVATURE POINT OF REVERSE CURVATURE
P.R.C. (NR)	NON-RADIAL
N/T	NON-TANGENT
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
(3)	SHEET REFERENCE NUMBER
_	

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	500.00	24*21'45"	212.60'	N06*47'04"W	211.00 '
C10	1000.00'	6*48'38"	118.87	N15*33'38"W	118.80'
C25	470.00'	6*08'19"	50.36	N15*53'47"W	50.33
C26	1030.00	3*04'37"	55.31'	S17*25'38"E	55.31'
C27	1030.00	3'44'01"	67.12'	S14'01'19"E	67.11'
C50	530.00*	6"14'39"	<i>57.76</i> °	N15'50'37"W	<i>57.73</i> ′
C51	970.00	3'26'14"	58.19°	S17*14'50"E	58.18'
C52	970.00*	3'22'24"	57.11'	S13*50'31"E	57.10 ʻ
C83	25.00'	64'08'21"	27.99'	N21 * 51 ' 39 " E	26.55'
C84	25.00'	54*28'52"	23.77'	N26*41'24"E	22.89'
C85	25.00	9*39'29"	4.21	N05°22'47"W	4.21
C86	25.00'	88'16'08"	38.51	N54°20'36"W	34.82'
C87	25.00'	6 ' 37 ' 50"	2.89'	N13'31'27"W	2.89*
C88	25.00'	81*38'17"	35.62	N57*39'31"W	32.68'
C102	675.00°	18'03'34"	212.76'	N09*56'09"W	211.88'
C105	675.00°	6'14'39"	73.56	N15'50'37"W	73.53
C106	825.00°	6*48'38"	98.06'	S15*33'38"E	98.01'
C107	825.00°	3'26'14"	49.49	S17*14'50"E	49.48'
C108	825.00'	3'22'24"	48.57'	S13*50'31"E	48.56'



A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

21

STORYBROOK

T

MATCHLINE SEE SHEET 6

22

2.5' ACCESS-ESMT

10' FPL≪

2.90'—

ESMT

27

23

24

S86°35'45"E 153.60'

(RADIAL)

N85°27'53"E 148.90' (RADIAL)

25' UPLAND VEGETATED -NATURAL BUFFER

N07**°**34**'**19"E

−N0813**′**11"E

N82°13'26"E 31.34'-

N22'29'41"W 34.32'-

N59°09'58"E 35.76'-

N87'48'42"E 31.93'-

N51°34′18″E 34.69′-

UNPLATTED LANDS OF SECTION 62 OF THE WILLIAM TRAVERS GRANT

TOWNSHIP 5 SOUTH RANGE 29 EAST

TRACT "E" (CONSERVATION AREA)

N55'17'57"W-

41.16' GREENWAY MITIGATION AREA "C"—

O.R.B. 2629, PG. 721

44.00'

N09*53'32"W-

MATCHLINE SEE SHEET 8

13

N22°21'50″E-17.44'

C114

SEE

SHEET

70

MAINTENANCE & ACCESS ESMI

N77'01'44"W_147.64"

12

(RADIAL) S88°36'28"W 146.78'

8' ACCESS ESMT-

10

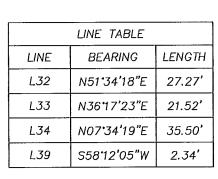
2.5' ACCESS ESMT

-C/L 25' DRAINAGE ESMT

MAP BOOK 114 PAGE 27

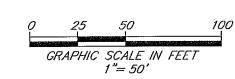
SHEET 7 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND	
•	DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624,
	UNLESS OTHERWISE NOTED
**	DENOTES FOUND P.R.M., 4"X4" C.M.
_	STAMPED L.B.#3624,
	UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#362
P.R.M.	PERMANENT REFERENCE MONUMENT
	CONCRETE MONUMENT
	PERMANENT CONTROL POINT LICENSED BUSINESS
L.B. R	RADIUS
$\stackrel{\kappa}{\triangle}$	CENTRAL ANGLE
ī	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF CONVATORE POINT OF TANGENCY POINT ON CURVE POINT OF COMPOUND CURVATURE
P.C.C. P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
N/T	NON-TANGENT
	TABULATED CURVE DATA
	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP_BOOK
PG.	PAGE
	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT. NAVD	EASEMENT NORTH AMERICAN VERTICAL DATUM
1VA VU	MATCHLINE
(3)	SHEET REFERENCE NUMBER
9	SHEET MEI ENERGE WOMBEN

		С	URVE TAB	LE	
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	465.00'	43 ° 46'15"	<i>3</i> 55.23'	N09°43′49"E	346.66'
C12	400.00	18'53'20"	131.87	N22°10°16"E	131.27
C28	495.00'	7*37'12"	65.83'	S08 : 20'43"E	65.78
C29	495.00	7*56'23"	68.59 '	S00'33'56"E	68.54
C30	495.00'	7'56'23"	68.59	S07'22'27"W	68.54
C31	495.00'	7*56'23"	68.59'	S15*18'49"W	68.54
C32	495.00	8'20'35"	72.08'	S23°27'18"W	72.02'
C33	495.00'	3*59'21"	34.46'	S29*37'16"W	34.46'
C34	370.00	5 ' 48'52"	<i>37</i> .55'	N28*42'30"E	37.53′
C53	435.00'	10°45′47″	81.72'	S06*46'25"E	81.59
C54	435.00'	14'21'48"	109.05	S05'47'22"W	108.76
C55	435.00'	17'17'40"	131.30'	S21*37'06"W	130.81
C56	435.00'	1°21'00"	10.25	S30 ' 56'26"W	10.25
C57	430.00'	814'13"	61.82'	N27°29'50"E	61.76
C109	312.70'	24'19'55"	132.79	500'00'39"W	131.80'
C110	312.70'	01215"	1.11'	S12*03'12"E	1.11'
C111	312.70'	11°48'29"	64.44	S06*02*50"E	64.33'
C112	312.70'	12'19'12"	67.24	S06'01'00"W	67.11'
C113	250.55	1011114"	44.55	S17°16′13"W	44.49'
C114	250.55	1.07.02"	4.89'	S12'44'07"W	4.89'
C115	250.55	9'04'12"	39.66'	S17'49'44"W	39.62'



A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 14 PAGE 20

SHEET 8 OF 11 SHEETS

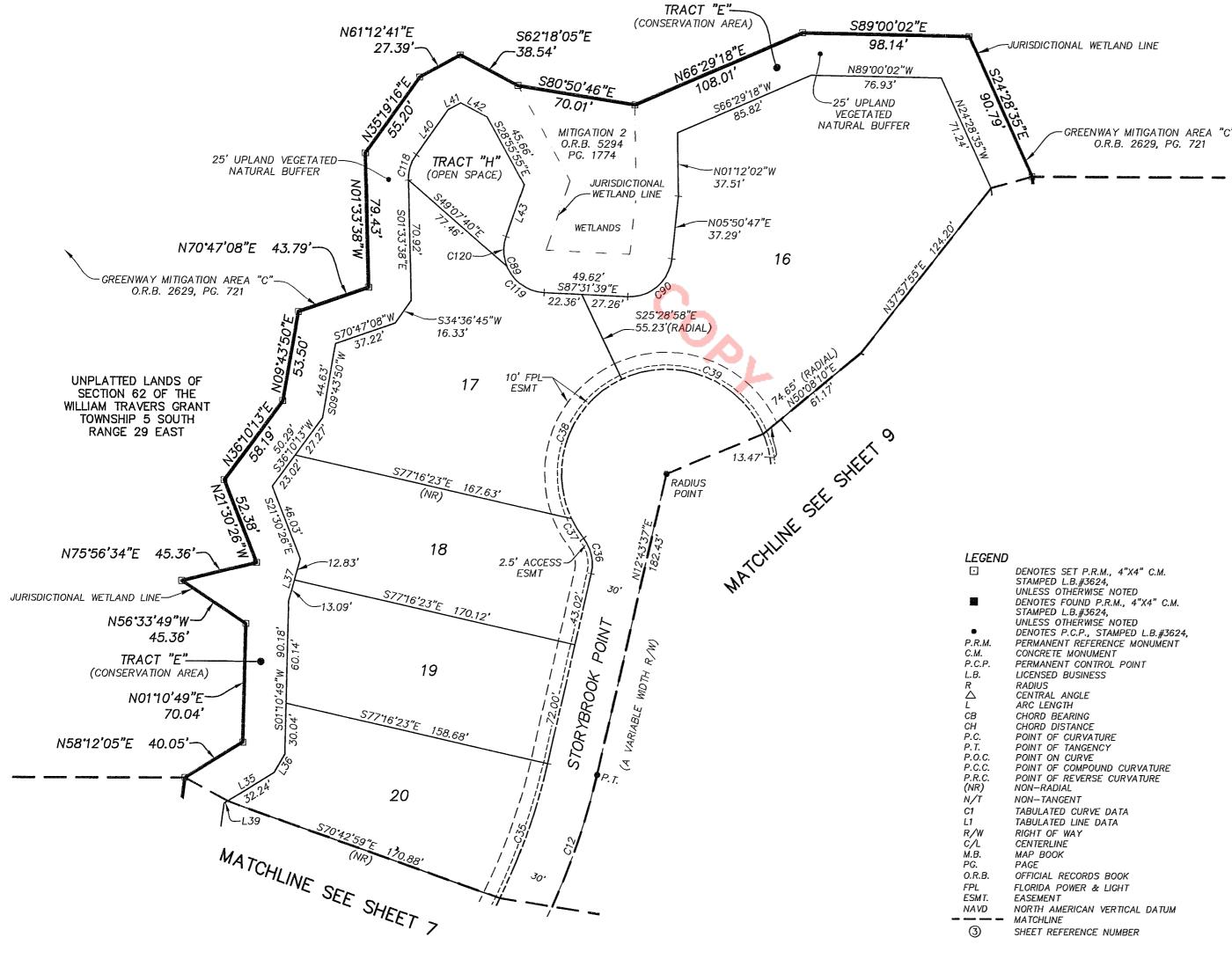
SEE SHEET 2 FOR NOTES

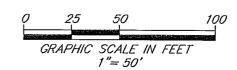


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	400.00'	18 ' 53'20"	131.87	N22*10'16"E	131.27
C35	370.00	13*04'27"	84.43'	N19 ' 15'50"E	84.25
C36	25.00'	50°47'19"	22.16'	N12*40'03"W	21.44'
C37	62.00'	12*29'09"	13.51	S31°49'08"E	13.48'
C38	62.00'	90°05'35"	97.49'	S19*28'15"W	87.75
C39	62.00'	92*44'09"	100.35	N69'06'53"W	89.75'
C89	25.00'	106 ' 26'08"	46.44	S34*18'35"E	40.05
C90	25.00'	86 · 37 ' 33"	37.80'	N49'09'34"E	34.30'
C118	25.00'	36 ° 52'55"	16.09	S16 ' 52'49"W	15.82'
C119	25.00'	64*42'00"	28.23	S55*10'39"E	26.75
C120	25.00'	41°44′08"	18.21'	S01'57'35"E	17.81'

LINE TABLE					
LINE	BEARING	LENGTH			
L35	N5812'05"E	34.58'			
L36	N29 ' 41'27"E	12.70'			
L37	S15'18'42"W	25.93'			
L39	S5812'05"W	2.34'			
L40	N35*19'16"E	32.78'			
L41	N61'12'41"E	8.22'			
L42	S62'18'05"E	17.62'			
L43	S18*54'29"W	32.32'			

UNPLATTED LANDS OF SECTION 62 OF THE WILLIAM TRAVERS GRANT TOWNSHIP 5 SOUTH RANGE 29 EAST





MAP BOOK 114 PAGE 17 PALMETTO COVE A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, SHEET 9 OF 11 SHEETS TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. SEE SHEET 2 FOR NOTES GREENWAY MITIGATION AREA "C"-O.R.B. 2629, PG. 721 -25' UPLAND VEGETATED NATURAL BUFFER TRACT "I" (OPEN SPACE) S38*48'00"E 29.89' -S46'33'22"W CURVE TABLE 6.08 RADIUS POINT JURISDICTIONAL-ARC LENGTH CENTRAL CHORD BEARING CURVE RADIUS WETLAND LINE DISTANCE **ANGLE** N22'10'16"E 131.27' 400.00' 18'53'20" 131.87 WETLANDS N20°23'04"E 84.78 86'15'44" 62.00' 21.44' 22.16' S38'07'16"W 25.00' 50'47'19" 79.83**'** C58 430.00' 10'39'06" N18'03'10"E 50'49'30" 21.46' C91 25.00' 22.18' S03°51'56"W STORYBROOK POINT 44.55 S84°33'31"E C92 25.00° 126'01'23" 54.99' –25' UPLAND VEGE<mark>T</mark>ATED NATURAL BUFFER 7.59' 17'27'08" S30°16'24"E C93 25.00° 7.6**2'** N86°42'55"E 40.60' 108'34'14" 47.37 C94 25.00**'** 44.49' S17'16'13"W C113 250.55' 10′11′14″ 44.55' 4.89' S12°44′07″W 250.55 1'07'02" TRACT "J" (OPEN SPACE) 39.62' S17'49'44"W 250.55 9'04'12" MITIGATION 3 O.R.B. 5294, PG. 1774 ACCESS ESMT LEGEND DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B. #3624, TRACT "E" 15 (CONSERVATION AREA) PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT PERMANENT CONTROL POINT LICENSED BUSINESS RADIUS CENTRAL ANGLE ARC LENGTH CHORD BEARING URISDICTIONAL CHORD DISTANCE WETLAND LINE POINT OF TANGENCY MATCHLINE POINT OF COMPOUND CURVATURE P.R.C. (NR) POINT OF REVERSE CURVATURE SEE SHEET 7 NON-RADIAL NON-TANGENT TABULATED CURVE DATA JURISDICTIONAL TABULATED LINE DATA ---WETLAND LINE R/W C/L M.B. PG. O.R.B. RIGHT OF WAY CENTERLINE S84°11'08"E 105.05' JURISDICTIONAL MAP BOOK WETLAND LINE PAGE WETLANDS OFFICIAL RECORDS BOOK FLORIDA POWER & LIGHT NW.Iy CORNER EASEMENT OF TRACT "F" NORTH AMERICAN VERTICAL DATUM N22'21'50"E NAVD APPROXIMATE-TRACT "F" MATCHLINE 17.44 TOP OF BANK 3 SHEET REFERENCE NUMBER 8' ACCESS ESMT-TRACT "K" CONSERVATION (STORMWATER MANAGEMENT EASEMENT 4-FACILITY & OPEN SPACE) O.R.B. 4121, DRAINAGE EASEMENT —S52°09'01"E 2.19' W.Iy LINE OF RIVERWOOD BY-DEL WEBB PHASE 3C UNIT 1 RIVERWOOD BY DEL WEBB PHASE 3C UNIT 1 -S49'31'24"W M.B. 78, PGS. 80-89 \ 36.63

MATCHLINE SEE SHEET 10

PREPARED BY:

ETM SURVEYING & MAPPING, INC.

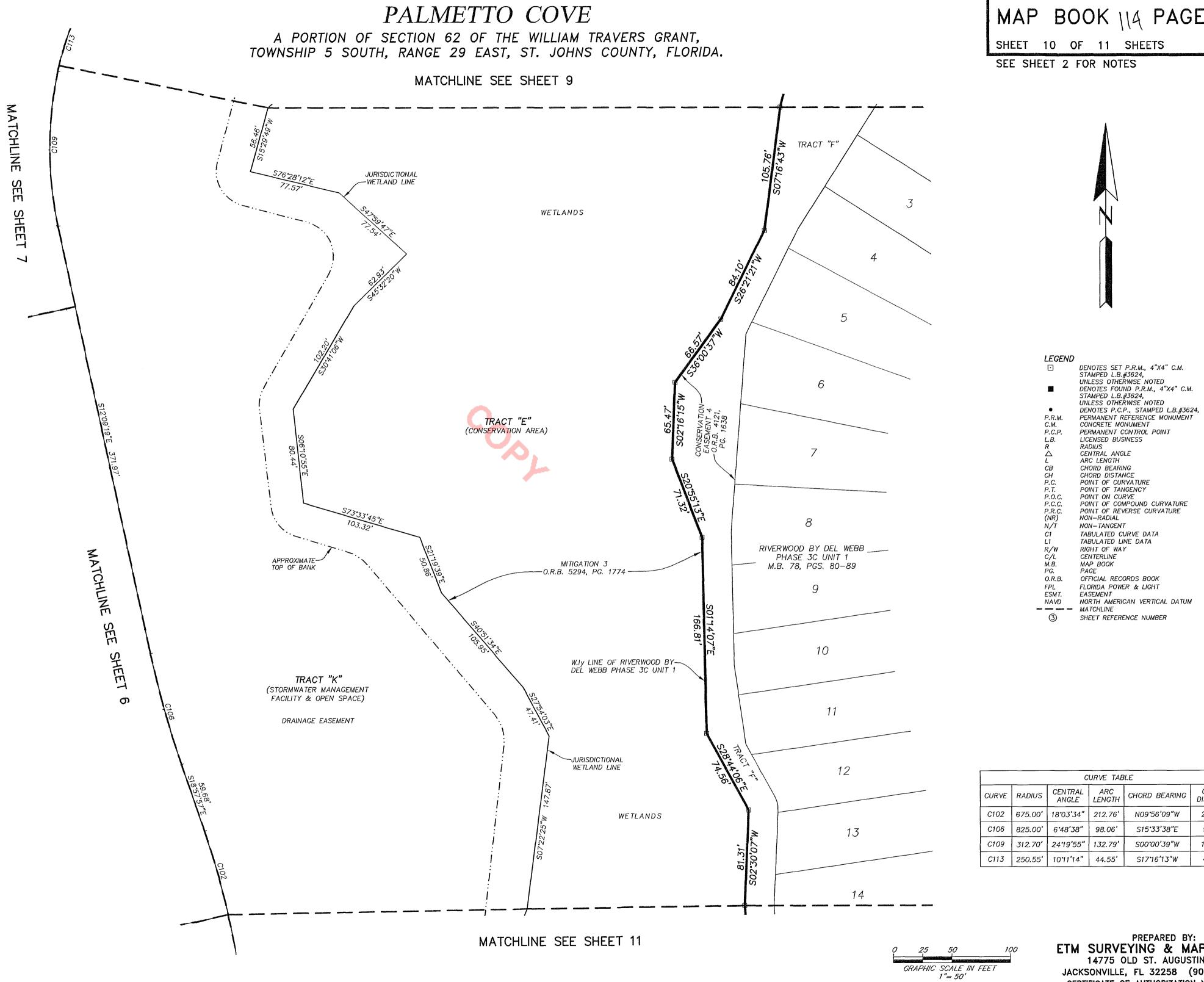
14775 OLD ST. AUGUSTINE ROAD

JACKSONVILLE, FL 32258 (904) 642-8550

CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAPHIC SCALE IN FEET

1"= 50'



MAP BOOK 114 PAGE 28

DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"X4" C.M.

PERMANENT CONTROL POINT

NORTH AMERICAN VERTICAL DATUM SHEET REFERENCE NUMBER

CURVE TABLE							
CURVE RADIUS CENTRAL ARC LENGTH CHORD BEARING CH							
C102	675.00°	18'03'34"	212.76'	N09 : 56'09"W	211.88'		
C106	825.00	6 ° 48'38"	98.06	S15 : 33'38"E	98.01		
C109	312.70'	24°19'55"	132.79	S00'00'39"W	131.80'		
C113	250.55	10'11'14"	44.55'	S17'16'13"W	44.49'		

PALMETTO COVE A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. MATCHLINE SEE SHEET 10 15 TRACT "K" WETLANDS (STORMWATER MANAGEMENT -JURISDICTIONAL WETLAND LINE FACILITY & OPEN SPACE) DRAINAGE EASEMENT 16 APPROXIMATE-MITIGATION 3 -O.R.B. 5294, PG. 1774 17 W.Iy LINE OF RIVERWOOD BY — DEL WEBB PHASE 3C UNIT 1 UPLAND VEGETATED NATURAL BUFFER 18 O.R.B. 4121, PG. 1638 WETLAND LINE RIVERWOOD BY DEL WEBB PHASE 3C UNIT 1 M.B. 78, PGS. 80-89 MATCHLINE 19 TRACT "E" (CONSERVATION AREA) SEE 20 SHEET S74*57'16"W 33.87'-JURISDICTIONAL UPLAND VEGETATED 21 NATURAL-TRACT "F" BUFFER S75**'**21'33"E UPLAND VEGETATED --68.68**'** NATURAL BUFFER 22 -S45**:**45**'**00"E МІТІGАТІОN З -O.R.B. 5294, PG. 1774 -APPROXIMATE-23 TRACT "D" ... (STORMWATER MANAGEMENT WETLANDS FACILITY & OPEN SPACE) DRAINAGE EASEMENT 24 MATCHLINE SEE SHEET 3 25 CURVE TABLE CENTRAL ANGLE CHORD DISTANCE CURVE RADIUS CHORD BEARING 26 LENGTH C102 | 675.00' | 18°03'34" 212.76 N09'56'09"W 211.88' 27

GRAPHIC SCALE IN FEET 1"= 50'

MAP BOOK 114 PAGE 29

SHEET 11 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

28

DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624,
UNLESS OTHERWISE NOTED
DENOTES P.C.P., STAMPED L.B.#3624,
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 TANGENCY
POINT ON CURVE
POINT OF COMPOUND CURVATURE POINT OF REVERSE CURVATURE NON-RADIAL NON-TANGENT TABULATED CURVE DATA TABULATED LINE DATA RIGHT OF WAY CENTERLINE MAP BOOK OFFICIAL RECORDS BOOK FLORIDA POWER & LIGHT EASEMENT NAVD NORTH AMERICAN VERTICAL DATUM

— — — MATCHLINE (3) SHEET REFERENCE NUMBER