

PALMETTO COVE

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



STATE PLANE GRID
N: 2088701.5418
E: 530624.4025

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

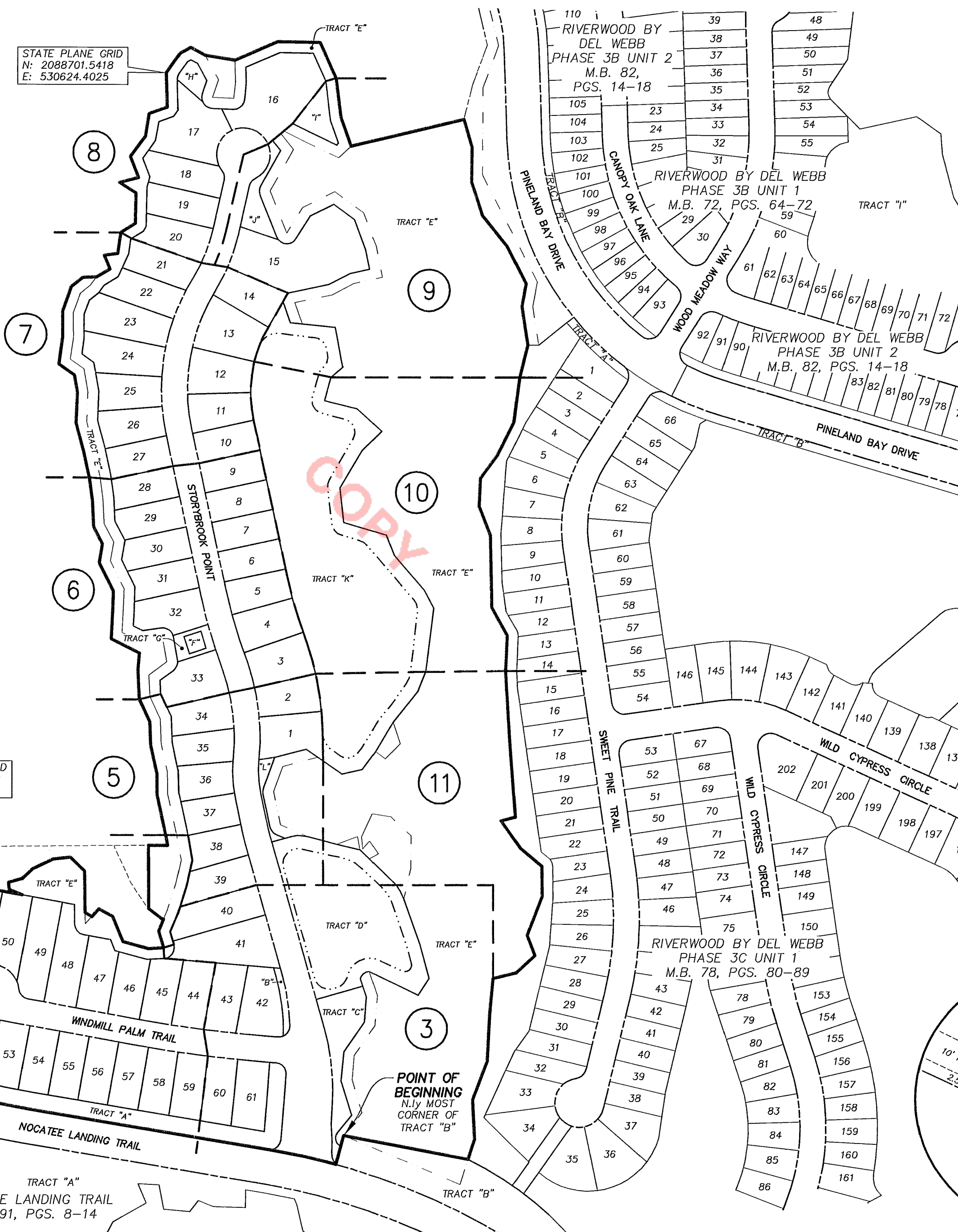
STATE PLANE GRID
N: 2086874.0602
E: 530032.6543

CROSSWATER PARKWAY
EXTENSION
M.B. 86, PGS. 1-17

GREENWAY
PRESERVATION
AREA 4
O.R.B. 4205,
PG. 329

CROSSWATER VILLAGE
PHASE 1A
M.B. 86, PGS. 56-76

TRACT "A"
NOCATEE LANDING TRAIL
M.B. 91, PGS. 8-14

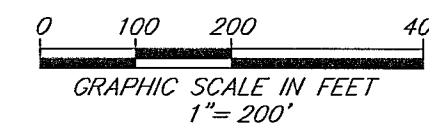
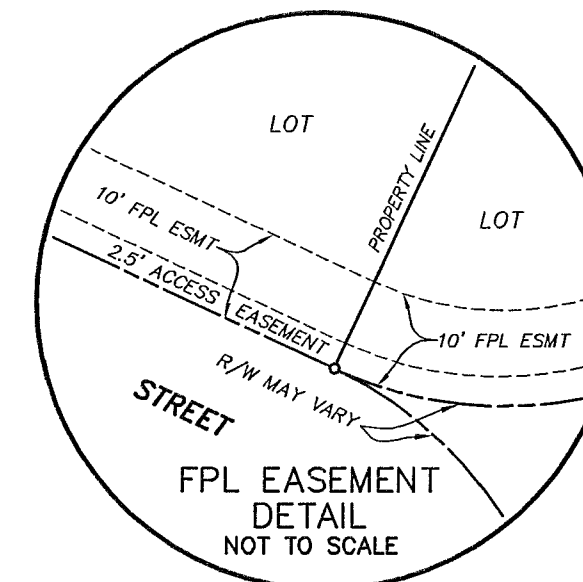


NOTES

- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Nocatee Landing Trail as being North 80°27'04" West.
- Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- Those certain easements denoted as "2.5" Access Easements" are reserved for the benefit, on a non-exclusive basis, for the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5" Access Easement.
- Tracts "E" and "M" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
- Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
- Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979, Official Records Book 3305, page 571, Official Records Book 3872, Page 914 and Official Records Book 5232, Page 1500 of the Public Records of St. Johns County, Florida. (blanket in nature)

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, PERMANENT REFERENCE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- △ 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. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (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



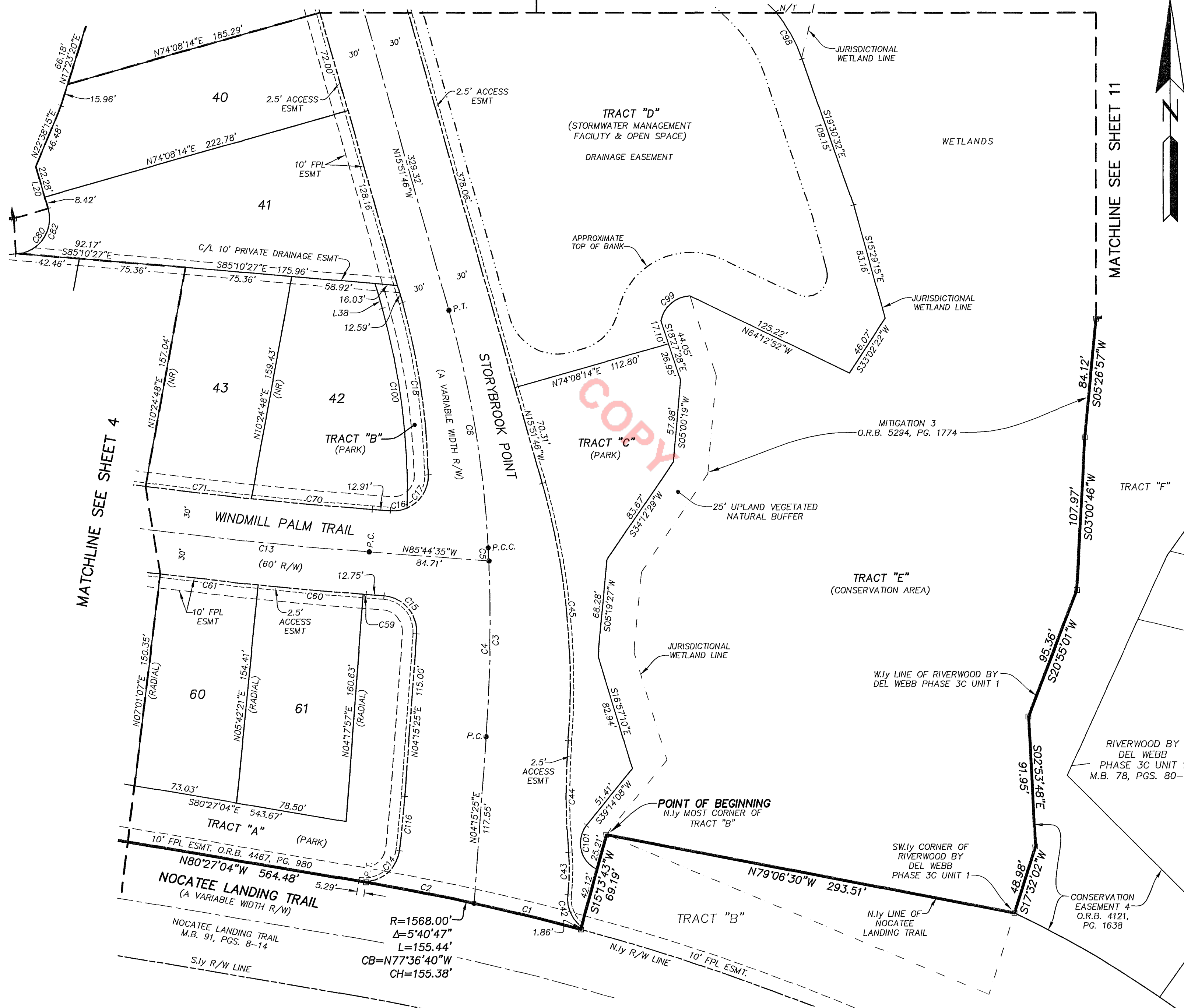
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

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MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 11



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1568.00'	2°50'24"	77.72'	N76°11'29"W	77.71'
C2	1568.00'	2°50'24"	77.72'	N79°01'52"W	77.71'
C3	1074.00'	7°07'08"	133.44'	N00°41'51"E	133.36'
C4	1074.00'	6°37'31"	124.19'	N00°56'40"E	124.12'
C5	1074.00'	0°29'37"	9.25'	N02°36'54"W	9.25'
C6	750.00'	13°00'03"	170.18'	N09°21'44"W	169.82'
C13	3000.00'	6°09'23"	322.34'	N82°39'54"W	322.19'
C14	25.00'	92°11'07"	40.22'	N53°27'22"E	36.02'
C15	25.00'	90°00'00"	39.27'	N40°44'35"W	35.36'
C16	25.00'	27°37'37"	12.05'	N80°26'37"E	11.94'
C17	25.00'	67°51'02"	29.61'	N32°42'17"E	27.91'
C18	482.00'	14°38'32"	123.18'	N08°32'30"W	122.84'
C42	25.00'	58°53'37"	25.70'	S22°53'51"E	24.58'
C43	154.00'	11°08'22"	29.94'	N00°58'47"E	29.89'
C44	500.00'	9°01'10"	78.71'	S00°04'48"E	78.63'
C45	518.00'	20°17'33"	183.46'	N05°43'00"W	182.50'
C59	3030.00'	0°02'32"	2.23'	S85°43'19"E	2.23'
C60	3030.00'	1°24'24"	74.39'	S84°59'51"E	74.39'
C61	3030.00'	1°18'46"	69.43'	S83°38'16"E	69.43'
C70	2970.00'	1°39'19"	85.81'	S84°54'55"E	85.80'
C71	2970.00'	1°27'00"	75.17'	S83°21'46"E	75.16'
C80	25.00'	103°28'06"	45.15'	N35°22'47"E	39.26'
C82	25.00'	97°42'01"	42.63'	N32°29'45"E	37.65'
C98	118.47'	18°26'44"	38.14'	N28°43'54"W	37.98'
C99	21.65'	77°05'36"	29.13'	S49°26'45"W	26.98'
C100	467.00'	17°29'04"	142.51'	N07°07'14"W	141.96'
C101	20.00'	105°14'19"	36.74'	S13°23'01"E	31.78'
C116	707.75'	3°06'24"	38.37'	N05°48'37"E	38.37'

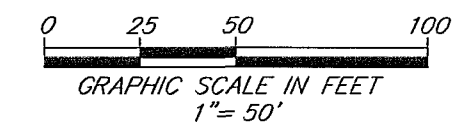


MATCHLINE SEE SHEET 4

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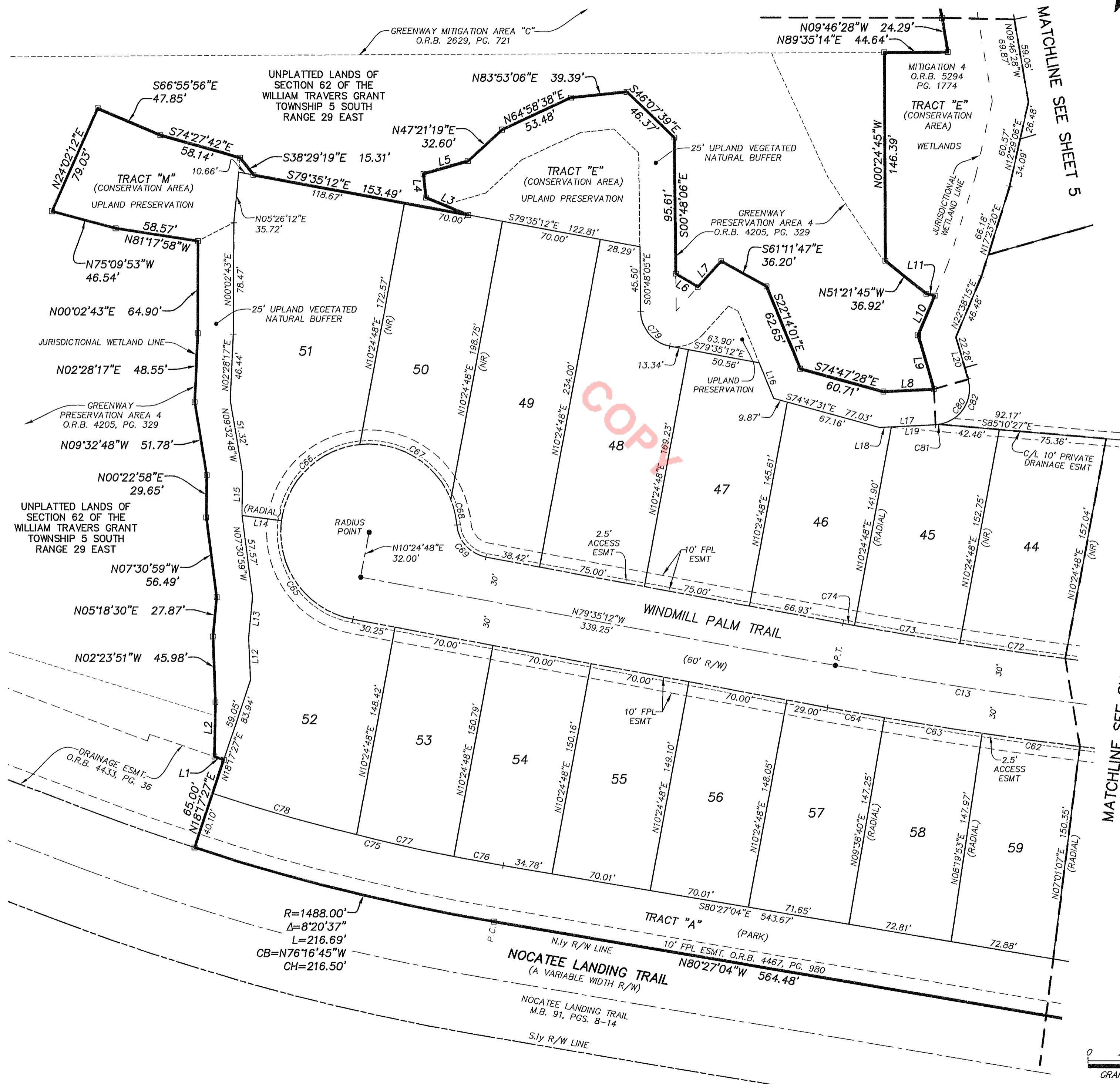
LINE TABLE		
LINE	BEARING	LENGTH
L20	N16°21'16"W	30.70'
L38	N15°51'46"W	18.26'



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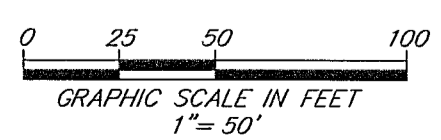
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°01'06"W	6.92'
L2	N01°03'42"E	38.25'
L3	N67°48'39"W	32.12'
L4	N05°35'52"W	16.78'
L5	N73°54'31"E	32.32'
L6	S59°06'28"E	18.21'
L7	N41°59'04"E	24.44'
L8	N87°06'51"E	35.48'
L9	N16°21'05"W	39.55'
L10	N22°38'12"E	30.07'
L11	N76°24'56"W	6.04'
L12	N02°23'51"W	29.76'
L13	N05°18'30"E	28.99'
L14	N82°32'20"W	28.06'
L15	N00°22'58"E	30.09'
L16	S22°13'58"E	27.07'
L17	N87°06'51"E	39.46'
L18	S87°06'51"W	8.30'
L19	S87°06'51"W	31.16'
L20	N16°21'16"W	30.70'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	3000.00'	6°09'23"	322.34'	N82°39'54"W	322.19'
C62	3030.00'	1°18'46"	69.43'	S82°19'30"E	69.43'
C63	3030.00'	1°18'46"	69.43'	S81°00'43"E	69.43'
C64	3030.00'	0°46'08"	40.66'	S79°58'16"E	40.66'
C65	62.00'	87°02'53"	94.19'	S36°03'46"E	85.39'
C66	62.00'	76°23'33"	82.66'	S45°39'27"W	76.68'
C67	62.00'	74°07'36"	80.21'	N59°04'59"W	74.73'
C68	62.00'	17°06'13"	18.51'	N13°28'04"W	18.44'
C69	25.00'	74°40'14"	32.58'	S42°15'05"E	30.32'
C72	2970.00'	1°26'53"	75.06'	S81°54'49"E	75.06'
C73	2970.00'	1°26'49"	75.01'	S80°27'58"E	75.01'
C74	2970.00'	0°09'21"	8.07'	S79°39'53"E	8.07'
C75	1438.00'	8°23'23"	210.56'	S76°15'23"E	210.38'
C76	1438.00'	1°24'13"	35.23'	S79°44'58"E	35.22'
C77	1438.00'	2°47'27"	70.05'	S77°39'08"E	70.04'
C78	1438.00'	4°11'43"	105.29'	S74°09'33"E	105.27'
C79	25.00'	78°47'06"	34.38'	S40°11'38"E	31.73'
C80	25.00'	103°28'06"	45.15'	N35°22'47"E	39.26'
C81	25.00'	5°46'06"	2.52'	N84°13'48"E	2.52'
C82	25.00'	97°42'01"	42.63'	N32°29'45"E	37.65'



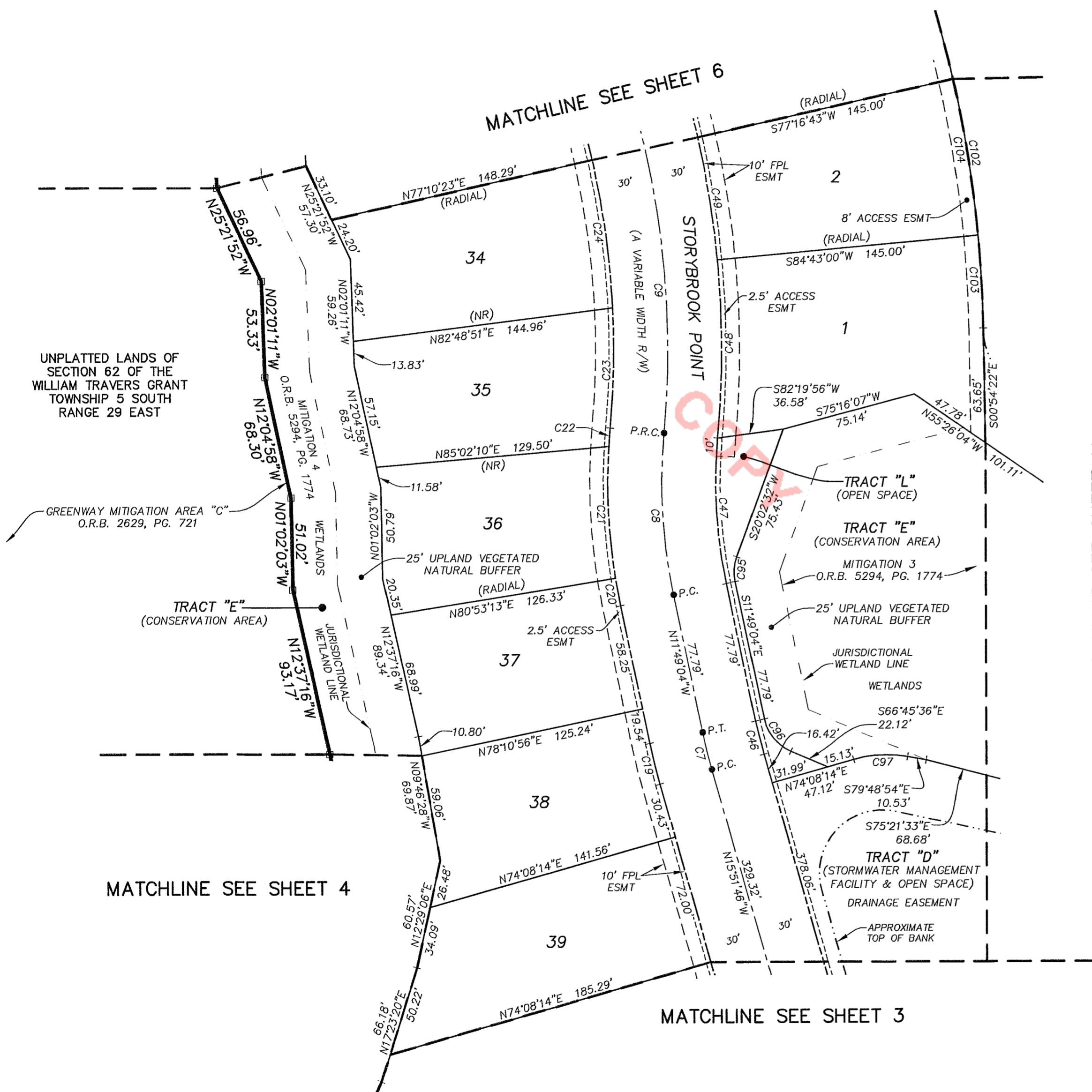
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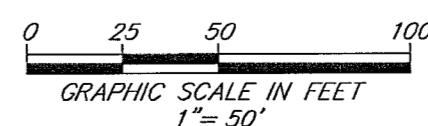
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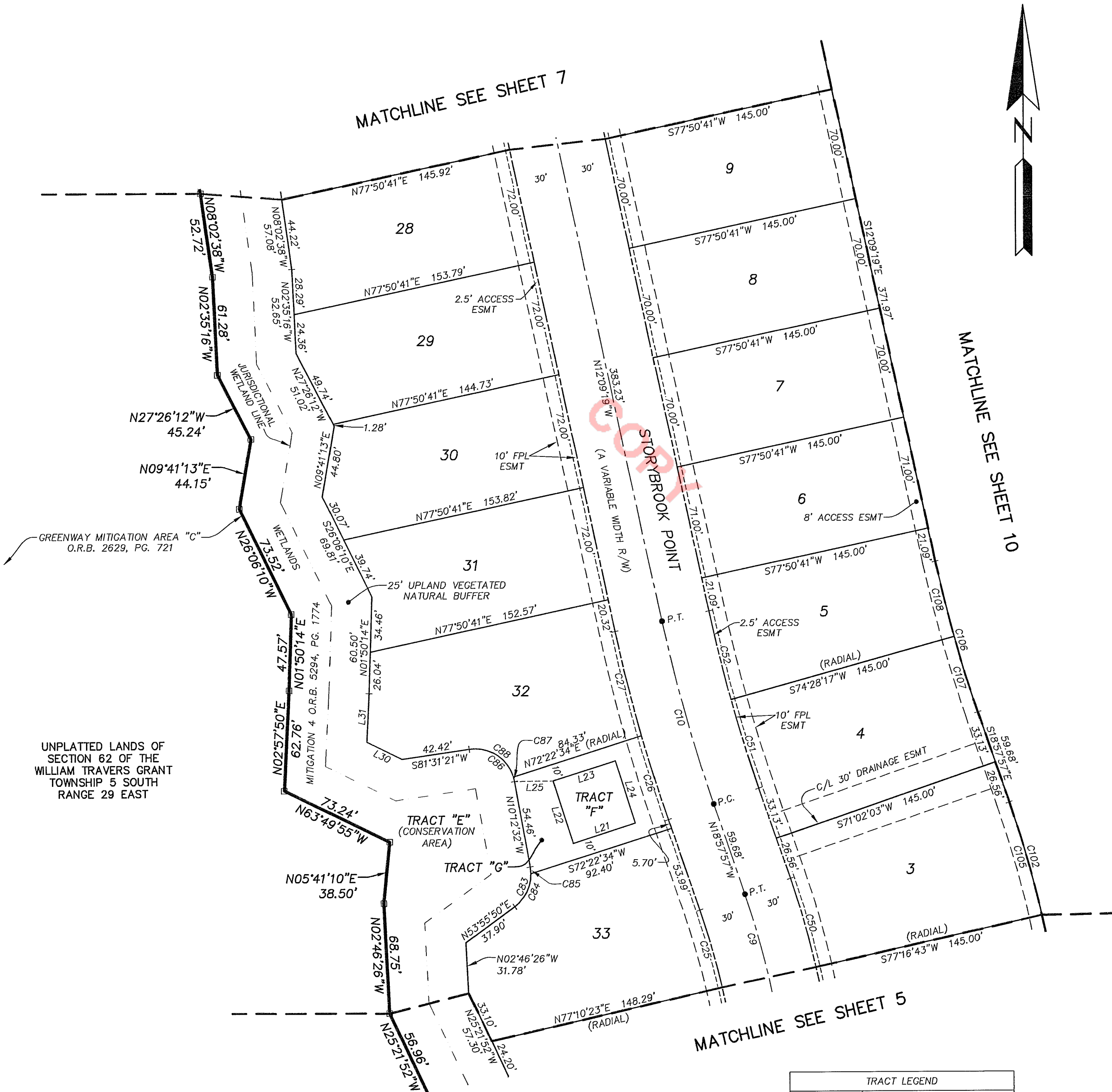
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	300.00'	4°02'42"	21.18'	N13°50'25"W	21.18'
C8	300.00'	17°12'52"	90.13'	N03°12'38"W	89.80'
C9	500.00'	24°21'45"	212.60'	N06°47'04"W	211.00'
C19	330.00'	4°02'42"	23.30'	S13°50'25"E	23.29'
C20	330.00'	2°42'18"	15.58'	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'	17°12'52"	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'	S39°17'20"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'



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LINE TABLE		
LINE	BEARING	LENGTH
L21	S72°22'34"W	41.00'
L22	N17°37'26"W	41.00'
L23	N72°22'34"E	41.00'
L24	S17°37'26"E	41.00'
L25	N89°29'46"E	24.17'
L30	N63°49'55"W	24.68'
L31	N02°57'50"E	30.28'

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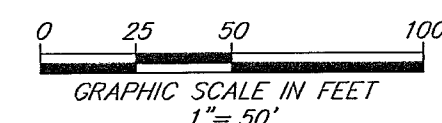
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CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	500.00'	24°21'45"	212.60'	N06°47'04"W	211.00'
C10	1000.00'	6°48'38"	118.87'	N15°33'38"W	118.80'
C25	470.00'	6°08'19"	50.36'	N15°53'47"W	50.33'
C26	1030.00'	3°04'37"	55.31'	S17°25'38"E	55.31'
C27	1030.00'	3°44'01"	67.12'	S14°01'19"E	67.11'
C50	530.00'	6°14'39"	57.76'	N15°50'37"W	57.73'
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'
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'

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

MITIGATION 4 O.R.B. 5294, PG. 1774

TRACT LEGEND	
TRACT NAME	USEAGE
TRACT "F"	PUMP STATION TRACT
TRACT "G"	LANDSCAPE BUFFER TRACT



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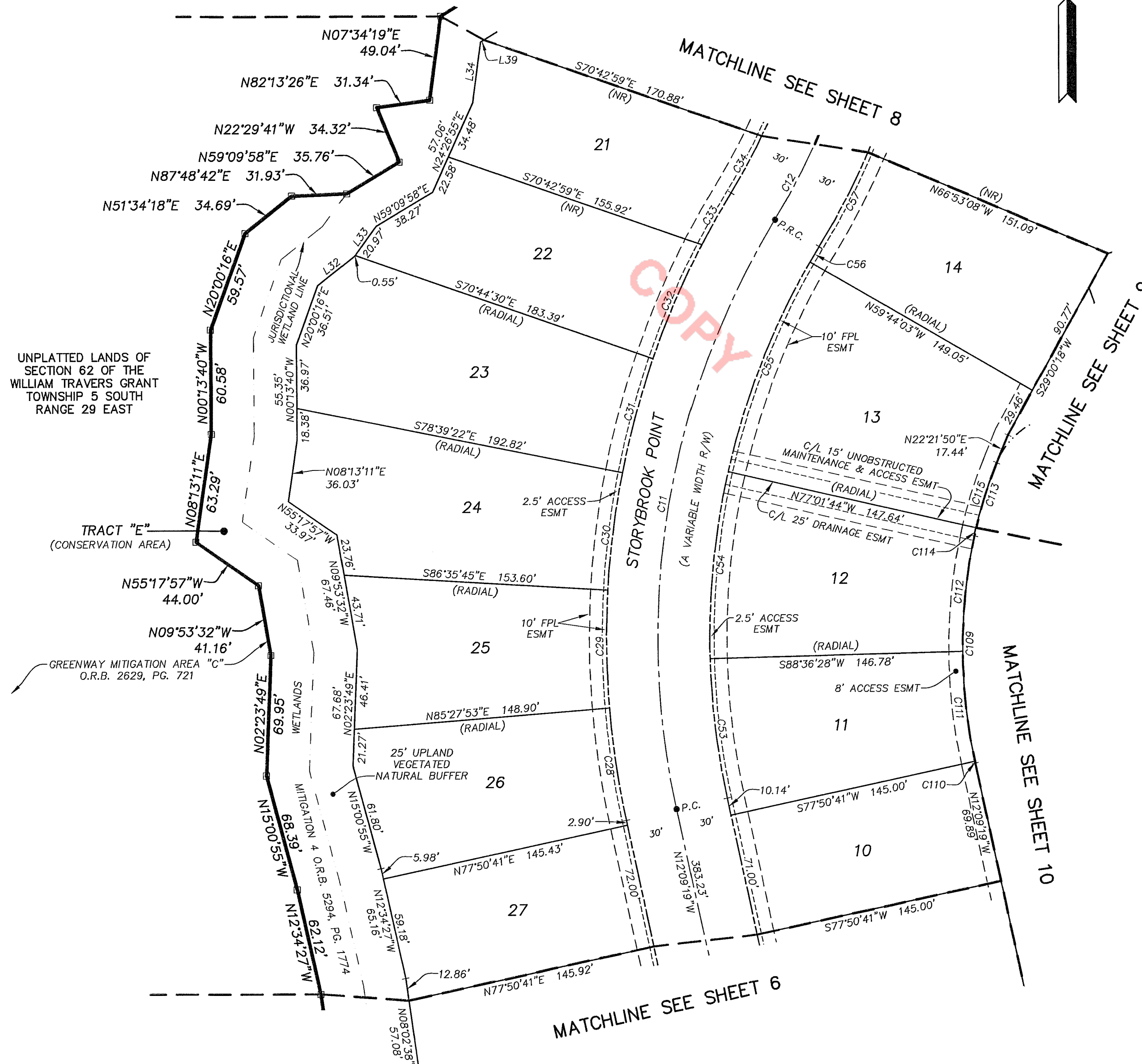
PALMETTO COVE

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

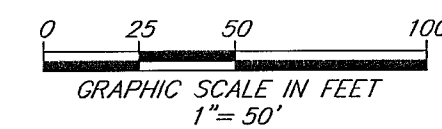


LINE TABLE		
LINE	BEARING	LENGTH
L32	N51°34'18"E	27.27'
L33	N36°17'23"E	21.52'
L34	N07°34'19"E	35.50'
L39	S58°12'05"W	2.34'

- LEGEND**
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - L CENTRAL ANGLE
 - Δ ARC LENGTH
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 - CH CHORD DISTANCE
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 - P.T. POINT OF TANGENCY
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 - C1 TABULATED CURVE DATA
 - LI TABULATED LINE DATA
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 - 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
C11	465.00'	43°46'15"	355.23'	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"	37.55'	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'	8°14'13"	61.82'	N27°29'50"E	61.76'
C109	312.70'	24°19'55"	132.79'	S00°00'39"W	131.80'
C110	312.70'	0°12'15"	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'	10°11'14"	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'



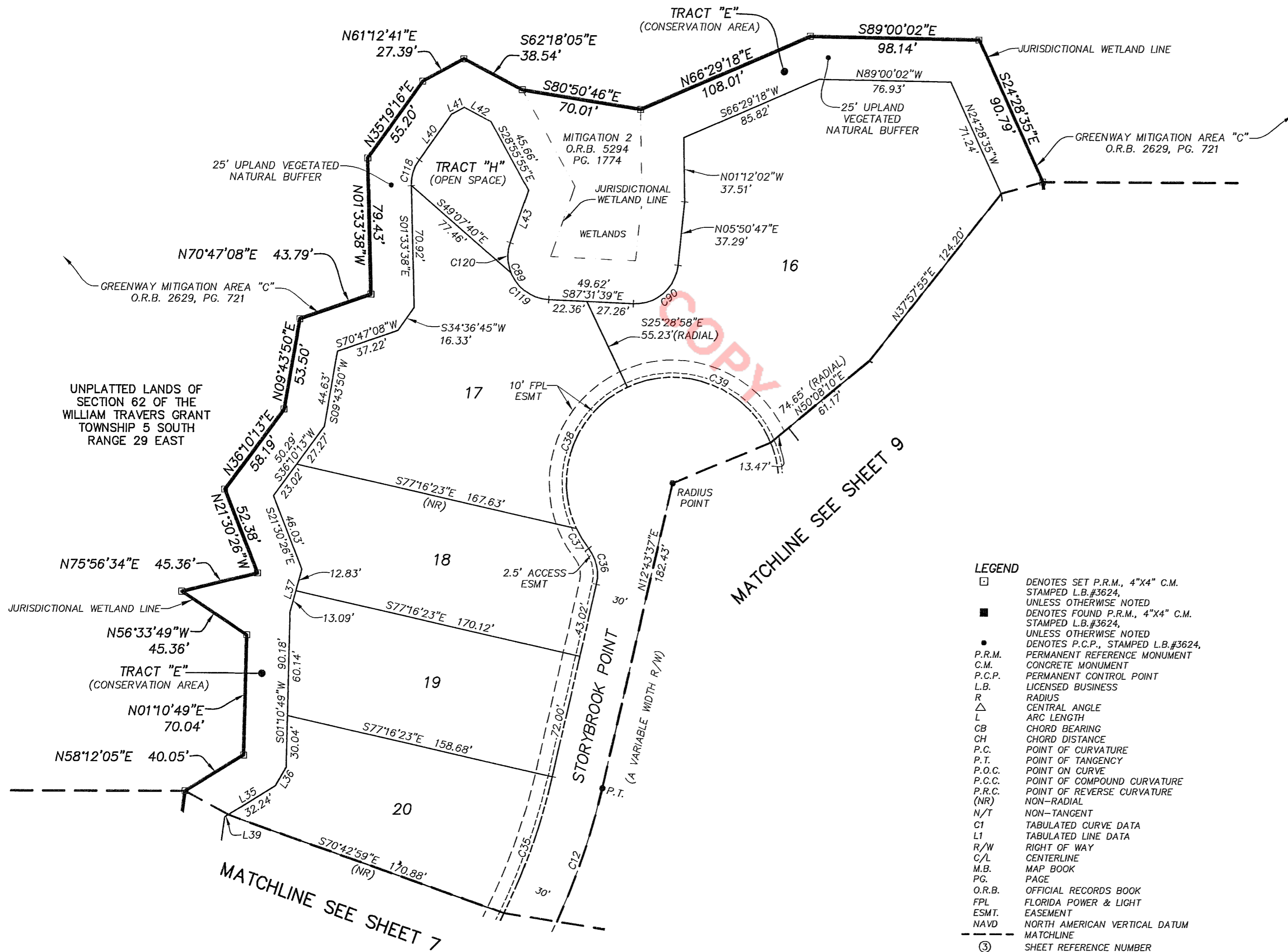
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14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

PALMETTO COVE

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



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



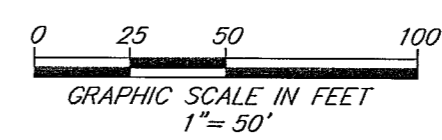
CURVE TABLE

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	N58°12'05"E	34.58'
L36	N29°41'27"E	12.70'
L37	S15°18'42"W	25.93'
L39	S58°12'05"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'

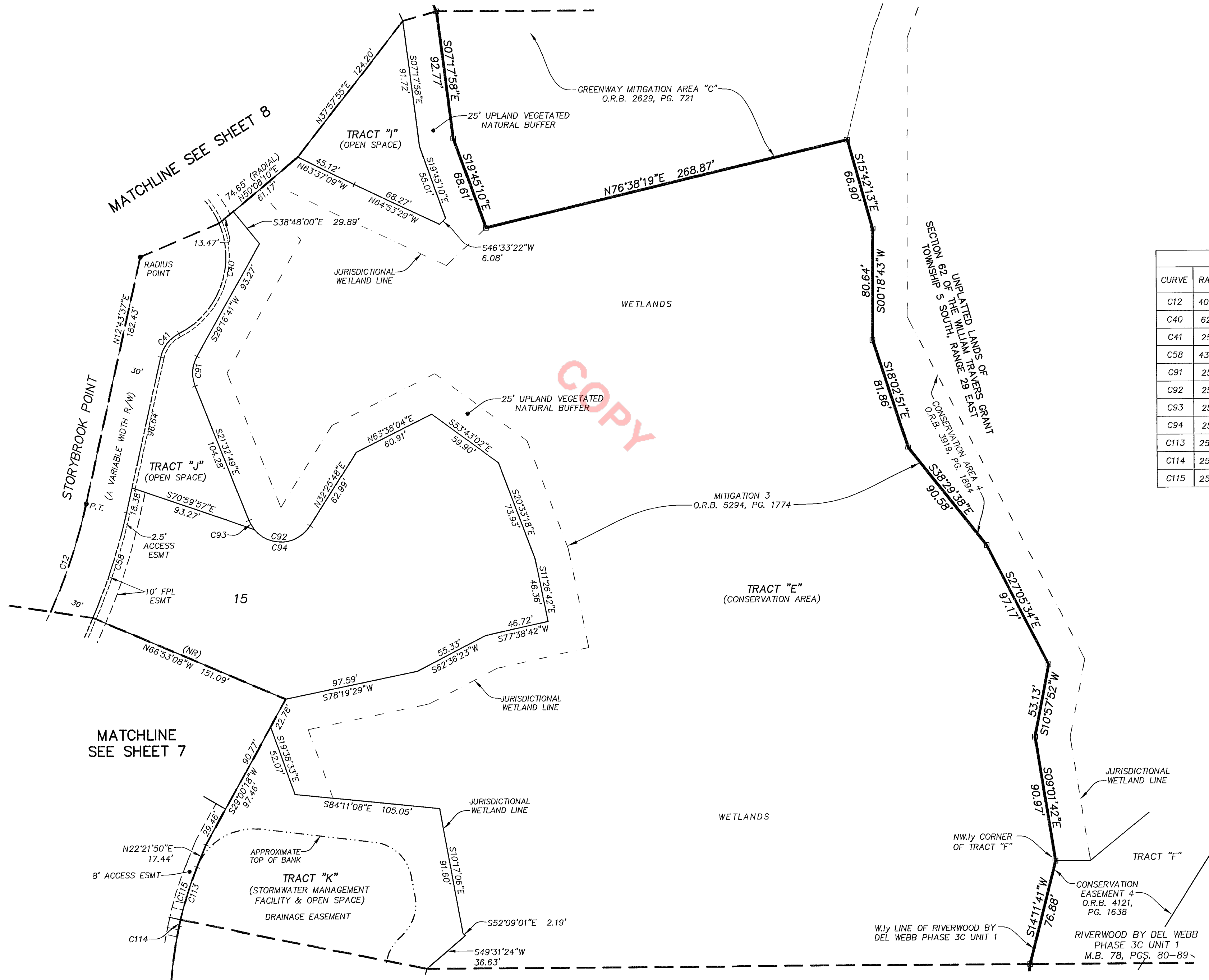
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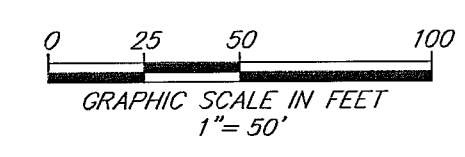
PALMETTO COVE

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TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



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'
C40	62.00'	86°15'44"	93.34'	N20°23'04"E	84.78'
C41	25.00'	50°47'19"	22.16'	S38°07'16"W	21.44'
C58	430.00'	10°39'06"	79.94'	N18°03'10"E	79.83'
C91	25.00'	50°49'30"	22.18'	S03°51'56"W	21.46'
C92	25.00'	126°01'23"	54.99'	S84°33'31"E	44.55'
C93	25.00'	17°27'08"	7.62'	S30°16'24"E	7.59'
C94	25.00'	108°34'14"	47.37'	N86°42'55"E	40.60'
C113	250.55'	10°11'14"	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'

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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 9

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6

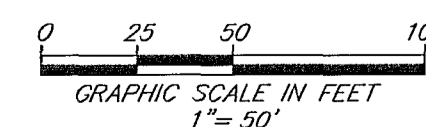
MATCHLINE SEE SHEET 11



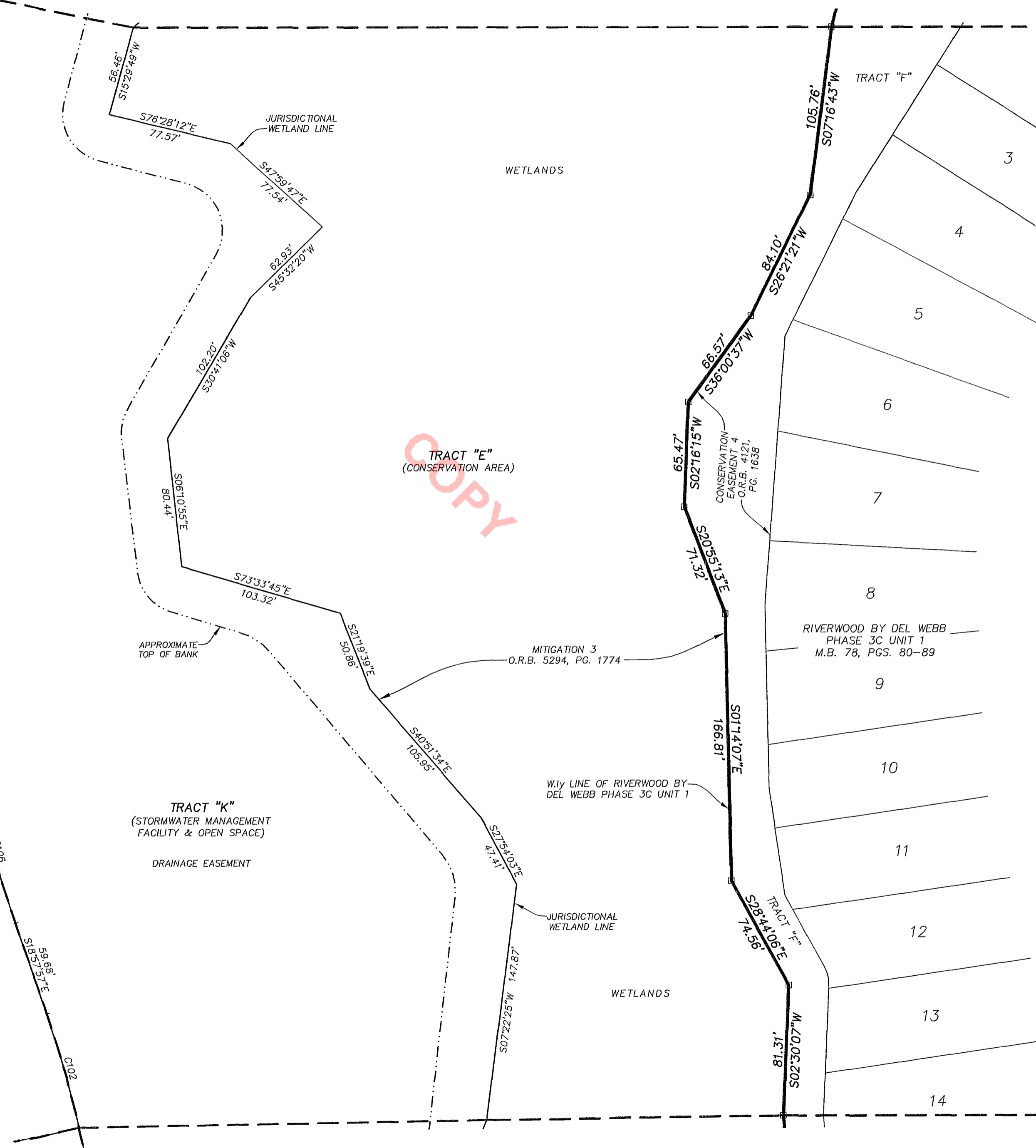
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C102	675.00'	18°03'34"	212.76'	N09°56'09"W	211.88'
C106	825.00'	6°48'38"	98.06'	S15°33'38"E	98.01'
C109	312.70'	24°19'55"	132.79'	S00°00'39"W	131.80'
C113	250.55'	10°11'14"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

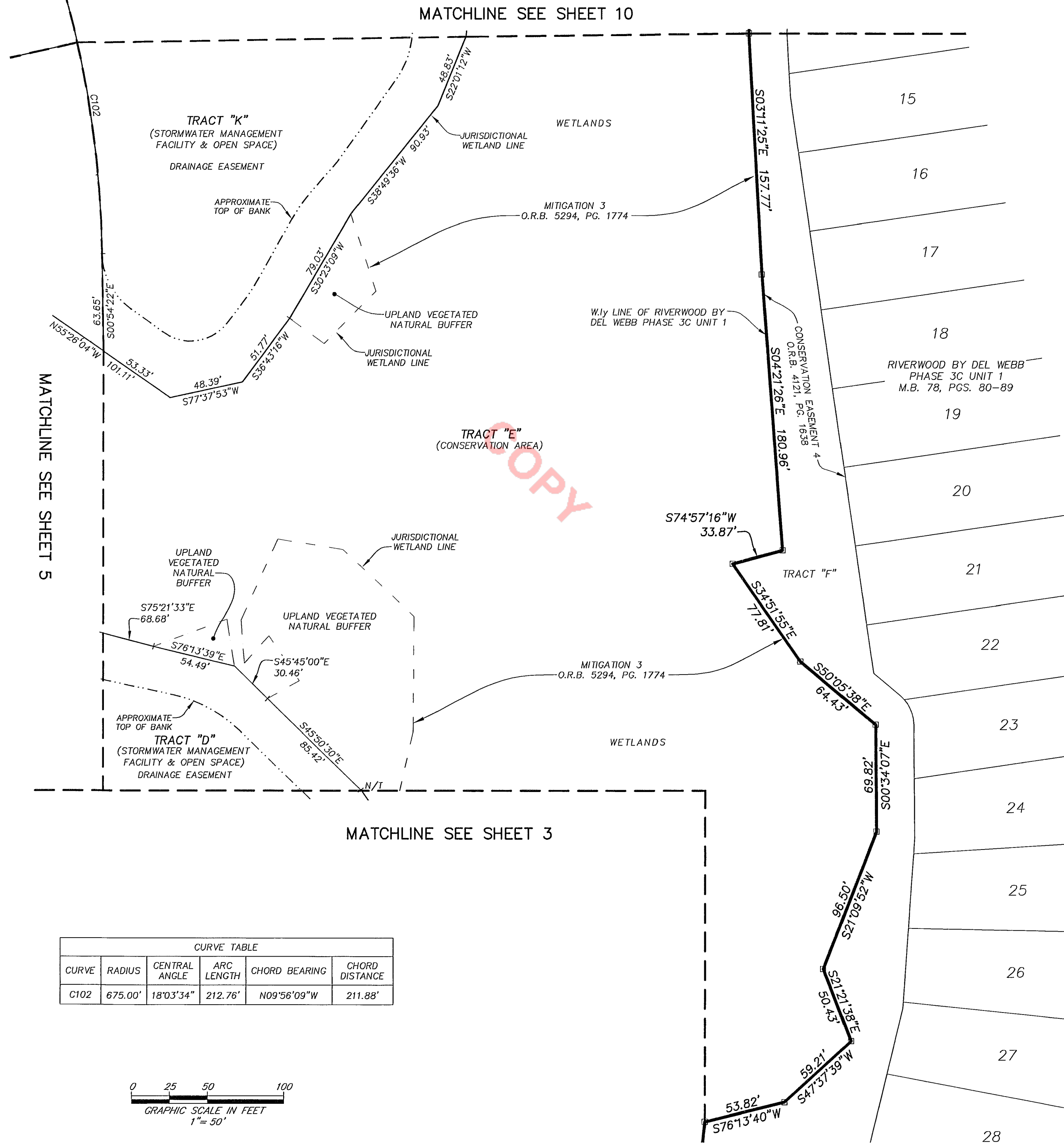


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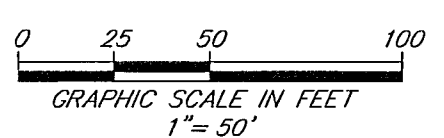
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CURVE TABLE					
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C102	675.00'	18°03'34"	212.76'	N09°56'09"W	211.88'



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