

# RIVER LANDING

BEING A REPLAT OF A PORTION OF SUMMIT VIEW AND TRACTS "H", "J" AND "S" AS DEPICTED ON TWENTY MILE AT NOCATEE PHASE 5B, A PLAT RECORDED IN MAP BOOK 91. PAGES 44 THROUGH 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 51 OF THE BEN CHAIRES GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF SAID COUNTY.

## CAPTION

A portion of Summit View, a variable width right of way and a portion of Tracts "H", "J" and "S" as depicted on Twenty Mile at Nocatee Phase 5B, a plat recorded in Map Book 91, pages 44 through 57 of the Public Records of St. Johns County, Florida, together with a portion of Section 41 of the Francis X. Sanchez Grant, Section 48 of the Thomas Fitch Grant, Section 49 of the Pedro R. DeCala Grant, Section 51 of the Ben Chaires Grant, Section 65 of the Sabate or Chaires Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Sabate or DeCala Grant, Section 68 of the Sabate or Sanchez Grant, and Section 69 of the Sabate or Fitch Grant, all lying in Township 4 South, Range 29 East of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Twenty Mile at Nocatee Phase 5C, as recorded in Map Book 92, pages 46 through 56, of the Public Records of said county; thence North 62°04'32" East, along the Northerly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2824.47 feet to the Northerly most corner thereof and the Point of Beginning.

From said Point of Beginning, thence North 23°32'02" East, along the Northerly line of Conservation Area 2, as described and recorded in Official Records Book 4426, page 1863, of said Public Records, 427.46 feet; thence North 42°46'52" East, continuing along said Northerly line and its Northeasterly prolongation, 521.04 feet; thence North 81°27'40" East, 1041.17 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as depicted on the plat of Florida East Coast Canal, recorded in Map Book 4, page 68, of said Public Records; thence South 11°56'44" East, along said Westerly right of way line, 6.74 feet; thence South 26°22'22" East, continuing along said Westerly right of way line, 5816.81 feet to the Northeasterly corner of Palm Valley Harbour, as depicted on the plat thereof, recorded in Map Book 24, pages 17 through 19, of said Public Records; thence South 52°33'40" West, departing said Westerly right of way line and along the Northerly line of said Palm Valley Harbour, 279.84 feet to the Northwesterly corner thereof; thence South 05°15'10" East, along the Westerly line of said Palm Valley Harbour and its Southerly prolongation, 1581.82 feet to the Northerly most corner of Tract No. 100, as described and recorded in Official Records Book 2338, page 1135, of said Public Records; thence Southwesterly along the Northerly line of said Tract No. 100 the following 10 courses: Course 1, thence South 54°59'39" West, 149.33 feet; Course 2, thence South 53°54'16" West, 25.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 4077.25 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of 05°27'00", an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°10'46" West, 387.68 feet; Course 4, thence North 41°32'37" West, 13.75 feet to a point on a curve concave Southeasterly having a radius of 4091.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of 02°17'59", an arc length of 164.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°18'18" West, 164.19 feet; Course 6, thence South 46°09'19" West, 186.97 feet to the point of curvature of a curve concave Southeasterly having a radius of 4045.00 feet; Course 7, thence Southwesterly along the arc of said curve, through a central angle of 01°48'01", an arc length of 127.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 45°15'18" West, 127.09 feet; Course 8, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 2025.00 feet, through a central angle of 07°14'59", an arc length of 256.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°22'13" West, 256.06 feet; Course 9, thence South 46°44'44" West, 439.71 feet; Course 10, thence South 05°46'14" East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, a variable width right of way as depicted on Nocatee Parkway, recorded in Map Book 58, pages 26 through 36, of said Public Records; thence South 52°47'44" West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4711, page 1553, of said Public Records; thence North 05°44'50" West, departing said Northerly right of way line and along the Easterly line of last said lands, 555.42 feet to the Easterly most Southeast corner of Twenty Mile at Nocatee Phase 4A, as recorded in Map Book 78, pages 57 through 76, of said Public Records; thence North 16°26'54" West, along the Easterly line of said Twenty Mile at Nocatee Phase 4A and along the Easterly line of Twenty Mile at Nocatee Phase 5B, as recorded in Map Book 91, pages 44 through 57, of said Public Records, 4247.97 feet to a point on a curve concave Northerly having a radius of 530.00 feet; thence Westerly, departing said Easterly line of Twenty Mile at Nocatee Phase 5B, through a central angle of 11°03'38" an arc length of 102.31 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 68°49'10" West, 102.15 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 300.00 feet, through a central angle of 19°22'11", an arc length of 101.42 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 64°39'53" West, 100.94 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 83.50 feet, through a central angle of 07°27'22", an arc length of 10.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 58°42'28" West, 10.86 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 42.00 feet, through a central angle of 34°33'00", an arc length of 25.33 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 45°09'38" West, 24.94 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 74.50 feet, through a central angle of 54°52'39", an arc length of 71.36 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°19'28" West, 68.66 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 35.00 feet, through a central angle of 116°35'47", an arc length of 71.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 24°27'54" West, 59.56 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 236.00 feet, through a central angle of 01°52'58", an arc length of 7.75 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 34°46'28" West, 7.75 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 30.00 feet, through a central angle of 30°01'25", an arc length of 15.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 20°42'15" West, 15.54 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of 24°26'37", an arc length of 12.80 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 17°54'51" West, 12.70 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 550.00 feet, through a central angle of 07°31'47", an arc length of 72.28 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 33°54'03" West, 72.23 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 100.00 feet, through a central angle of 17°52'22", an arc length of 31.19 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 46°36'07" West, 31.07 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 30.00 feet, through a central angle of 69°07'51", an arc length of 36.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°53'46" East, 34.04 feet; thence North 55°19'51" East, 41.68 feet to the point of curvature of a curve concave Northwesterly have a radius of 100.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 16°12'24", an arc length of 28.29 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 47°13'39" East, 28.19 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 61.50 feet, through a central angle of 31°54'27", an arc length of 34.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 55°04'40" East, 33.81 feet; thence North 71°01'54" East, 60.26 feet to the point of curvature of a curve concave Southerly have a radius of 310.00 feet; thence Easterly along the arc of said curve, through a central angle of 08°31'12", an arc length of 46.10 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 75°17'29" East, 46.06 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 470.00 feet, through a central angle of 17°35'23", an arc length of 144.299 feet to a point lying on said Easterly line of Twenty Mile at Nocatee Phase 5B; thence North 16°26'54" West, along said Easterly line, 639.29 feet to the Easterly most Northeast corner of said Twenty Mile at Nocatee Phase 5B, said corner also being the Southeasterly corner of said Twenty Mile at Nocatee Phase 5C; thence North 08°24'39" West, along the Easterly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2596.39 feet to the Point of Beginning.

Containing 466.70 acres, more or less.

## CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3608, Page 3, 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:

Witness

Printed Name

Witness

Printed Name

## STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (\_\_\_\_) physical presence or (\_\_\_\_) online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by Richard T. Ray, the Chairman 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 behalf of the bank.

Notary Public, State of Florida at Large

Printed Name

My Commission Expires \_\_\_\_\_

Commission Number \_\_\_\_\_

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of River Landing has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2021. 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 River Landing has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Director of the Growth Management Department

## CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of River Landing has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

Brandon J. Patty  
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 \_\_\_\_\_, 2021.

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

## SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a 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.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284

# MAP BOOK PAGE

SHEET 1 OF 28 SHEETS

SEE SHEET 2 FOR NOTES

## ADOPTION AND DEDICATION

This is to certify that Hydry 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 RIVER LANDING, 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 ways, Tract "A" (Conservation, Upland Preservation, Upland Buffer), Tracts "B", "D", "F", "H", "I", "J", "L", "M", "N", "P", "S" and "T" (Common Area), Tracts "C", "E", "G" and "O" (Stormwater Management Facility) and Tract "K" (Recreation Area) 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.

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, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owner in writing to serve the land shown hereon, holders of mortgage 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, reserves 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 hereon.

The Owner hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all private road rights of way designated hereon, for its non-exclusive use in connection 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 private road rights of way designated hereon.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. 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.

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

Tract "Q" (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 tract 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 tract shall be held and used by Owners, their successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates 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 "R" (Pump Station Tract).

Owner, its 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 "R" (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.

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Those easements designated as "JEA-EE" are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" and "2.5' Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said "JEA-E" easements

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

OWNER: HYDRY COMPANY, LLC  
a Delaware limited liability company

Witness

Print Name

Witness

Print Name

BY: \_\_\_\_\_

Jed V. Davis

President

## STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of (\_\_\_\_) physical presence or (\_\_\_\_) online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by Jed V. Davis, President of Hydry Company, LLC, a Delaware limited liability company, on behalf of the company, who (\_\_\_\_) is personally known to me or who (\_\_\_\_) has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

Printed Name

My Commission expires \_\_\_\_\_

Commission 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



SHEET 2 OF 28 SHEETS

PREPARED BY:  
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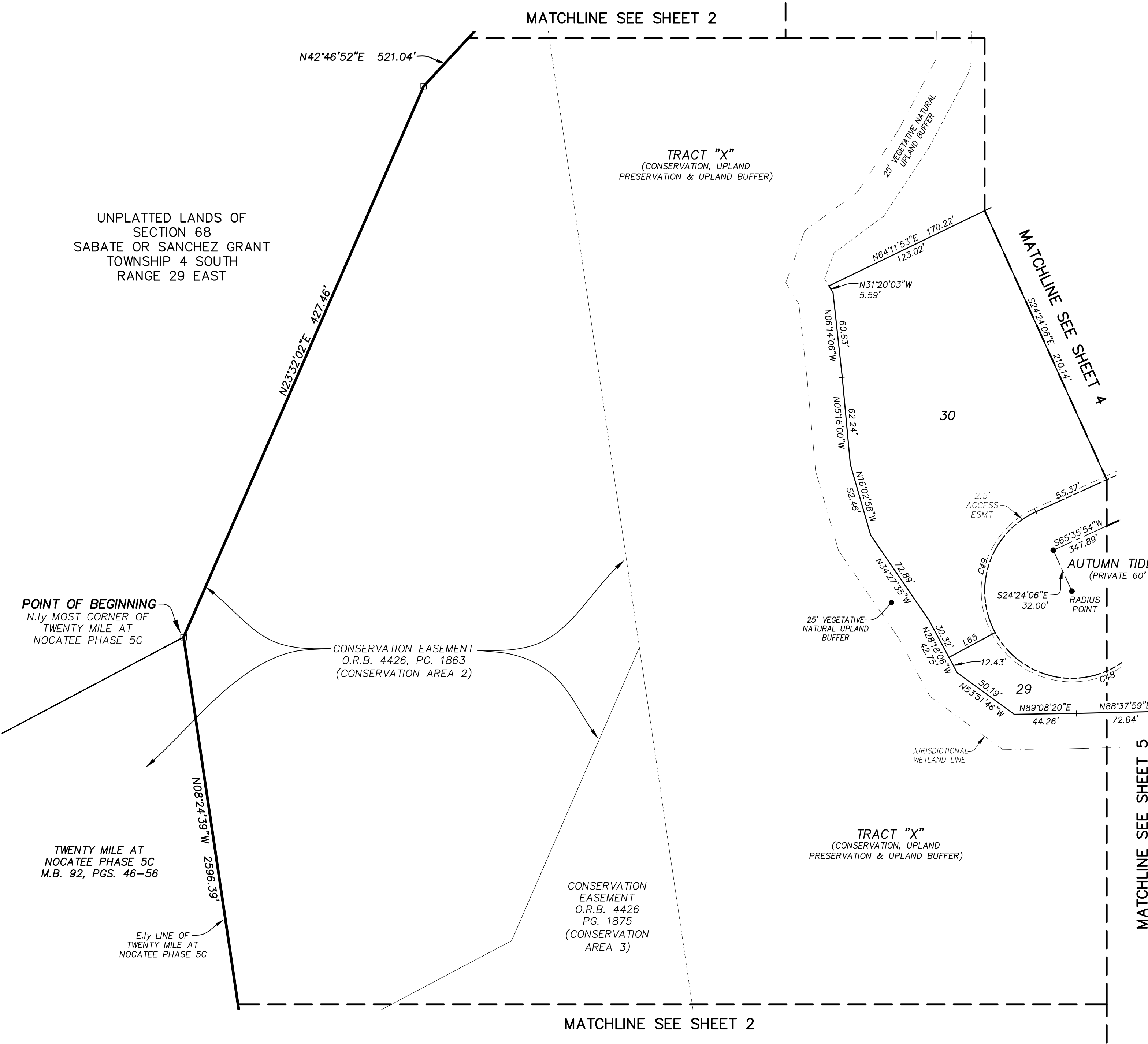
RIVER LANDING

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MAP BOOK PAGE

SHEET 3 OF 28 SHEETS

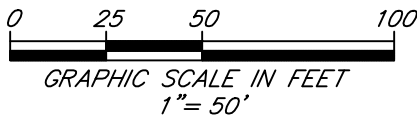
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C48	62.00'	160°46'14"	173.97'	N71°18'47"E	122.26'
C49	62.00'	93°54'00"	101.61'	S18°38'54"W	90.61'

LINE TABLE		
LINE	BEARING	LENGTH
L65	S61°41'54"W	37.30'

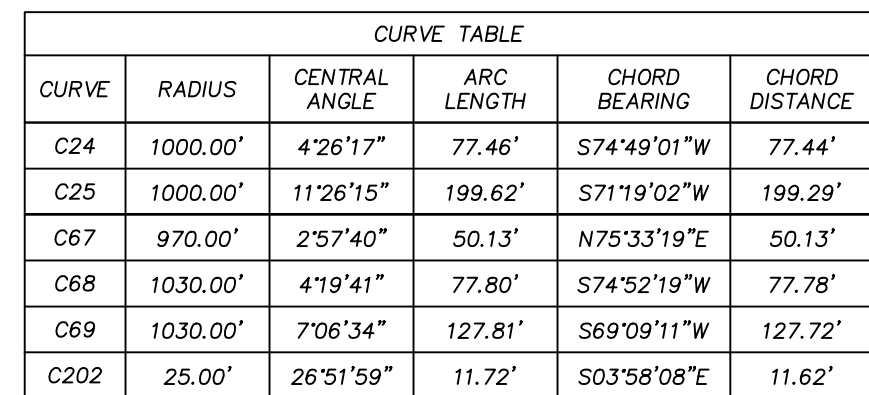
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - △ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - 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
  - ESMT. EASEMENT
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



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MAP	BOOK	PAGE
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SHEET 4 OF 28 SHEETS

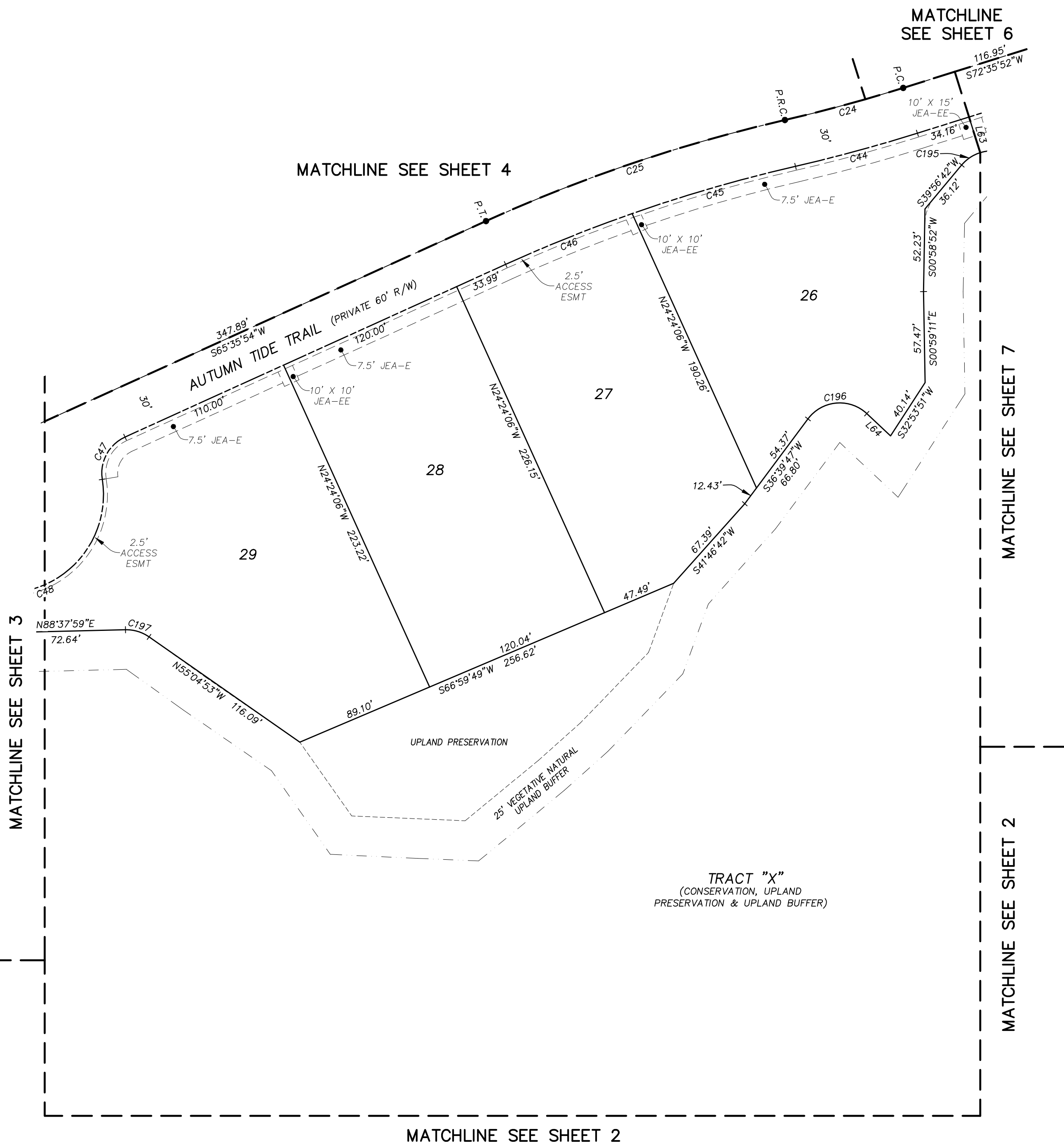


□	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
●	DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
P.R.M.	CONCRETE MONUMENT
C.M.	PERMANENT CONTROL POINT
P.C.P.	LICENSED BUSINESS
L.B.	RADIUS
R	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
(P.R.)	POINT OF REVERSE CURVATURE
(N.R.)	NON-REGRADA
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
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
③	SHEET REFERENCE NUMBER

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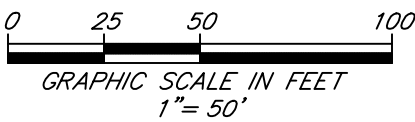


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C24	1000.00'	4°26'17"	77.46'	S74°49'01"W	77.44'
C25	1000.00'	11°26'15"	199.62'	S71°19'02"W	199.29'
C44	1030.00'	4°26'17"	79.78'	N74°49'01"E	79.76'
C45	970.00'	6°21'01"	107.51'	S73°51'39"W	107.45'
C46	970.00'	5°05'14"	86.12'	S68°08'31"W	86.10'
C47	25.00'	74°40'14"	32.58'	S28°15'47"W	30.32'
C48	62.00'	160°46'14"	173.97'	N71°18'47"E	122.26'
C195	25.00'	32°39'10"	14.25'	S56°16'17"W	14.06'
C196	25.00'	96°25'56"	42.08'	S84°52'45"W	37.28'
C197	25.00'	36°17'08"	15.83'	N73°13'27"W	15.57'

LINE TABLE		
LINE	BEARING	LENGTH
L63	N17°24'08"W	23.58'
L64	N46°54'16"W	20.62'

- 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
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  - P.R.M. CONCRETE MONUMENT
  - C.M. PERMANENT CONTROL POINT
  - P.C.P. LICENSED BUSINESS
  - L.B. RADIUS
  - R. CENTRAL ANGLE
  - △ ARC LENGTH
 L | CHORD BEARING | CHORD DISTANCE | P.C. | POINT OF TANGENCY | P.T. | P.C.C. | POINT OF COMPOUND CURVATURE | P.C.C. | POINT OF REVERSE CURVATURE | (NR) | NON-RADIAL | 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 | ESMT. | EASEMENT | NAVD | NORTH AMERICAN VERTICAL DATUM | --- | MATCHLINE | ③ | SHEET REFERENCE NUMBER |

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

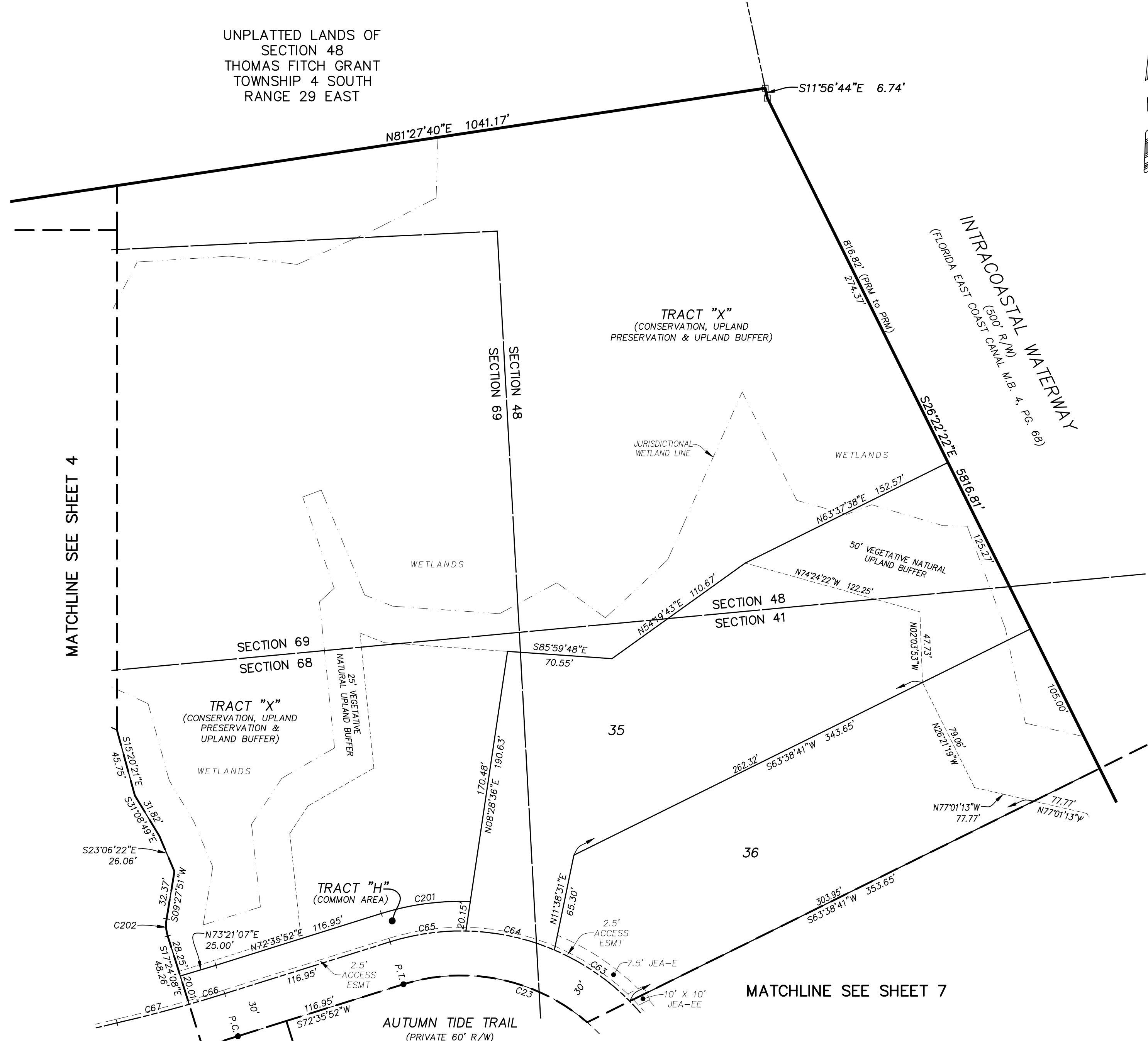




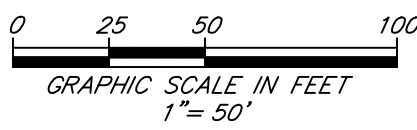
RIVER LANDING

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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	130.00'	81°02'49"	183.89'	N66°52'43"W	168.94'
C24	1000.00'	4°26'17"	77.46'	S74°49'01"W	77.44'
C63	160.00'	22°09'21"	61.87'	N55°48'03"W	61.49'
C64	160.00'	21°58'20"	61.36'	N77°51'53"W	60.98'
C65	160.00'	18°33'04"	51.80'	S81°52'24"W	51.58'
C66	970.00'	1°28'37"	25.00'	N73°20'10"E	25.00'
C201	180.00'	19°22'09"	60.85'	S82°16'57"W	60.56'
C202	25.00'	26°51'59"	11.72'	S03°58'08"E	11.62'



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  - R RADIUS
  - △ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - C1 TABULATED CURVE DATA
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MAP BOOK PAGE

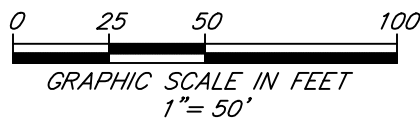
SHEET 7 OF 28 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	130.00'	81°02'49"	183.89'	N66°52'43"W	168.94'
C43	100.00'	81°02'49"	141.45'	N66°52'43"W	129.95'
C62	160.00'	18°22'04"	51.29'	N35°32'21"W	51.07'
C193	25.00'	109°03'57"	47.59'	N85°31'19"W	40.72'
C194	25.00'	76°24'47"	33.34'	N69°11'44"W	30.92'
C198	25.00'	71°56'11"	31.39'	N80°23'14"W	29.37'

LINE TABLE		
LINE	BEARING	LENGTH
L54	N02°18'40"W	4.03'
L55	N25°37'41"W	28.29'
L56	S10°12'27"W	28.39'
L57	S71°56'01"W	17.01'
L58	N51°34'06"W	17.05'
L59	N10°12'27"E	28.37'
L60	N51°34'06"W	26.59'
L61	N47°21'38"W	30.80'
L62	N31°47'11"W	29.79'
L63	N17°24'08"W	23.58'
L66	N68°03'08"W	3.01'
L68	N23°54'30"E	2.76'

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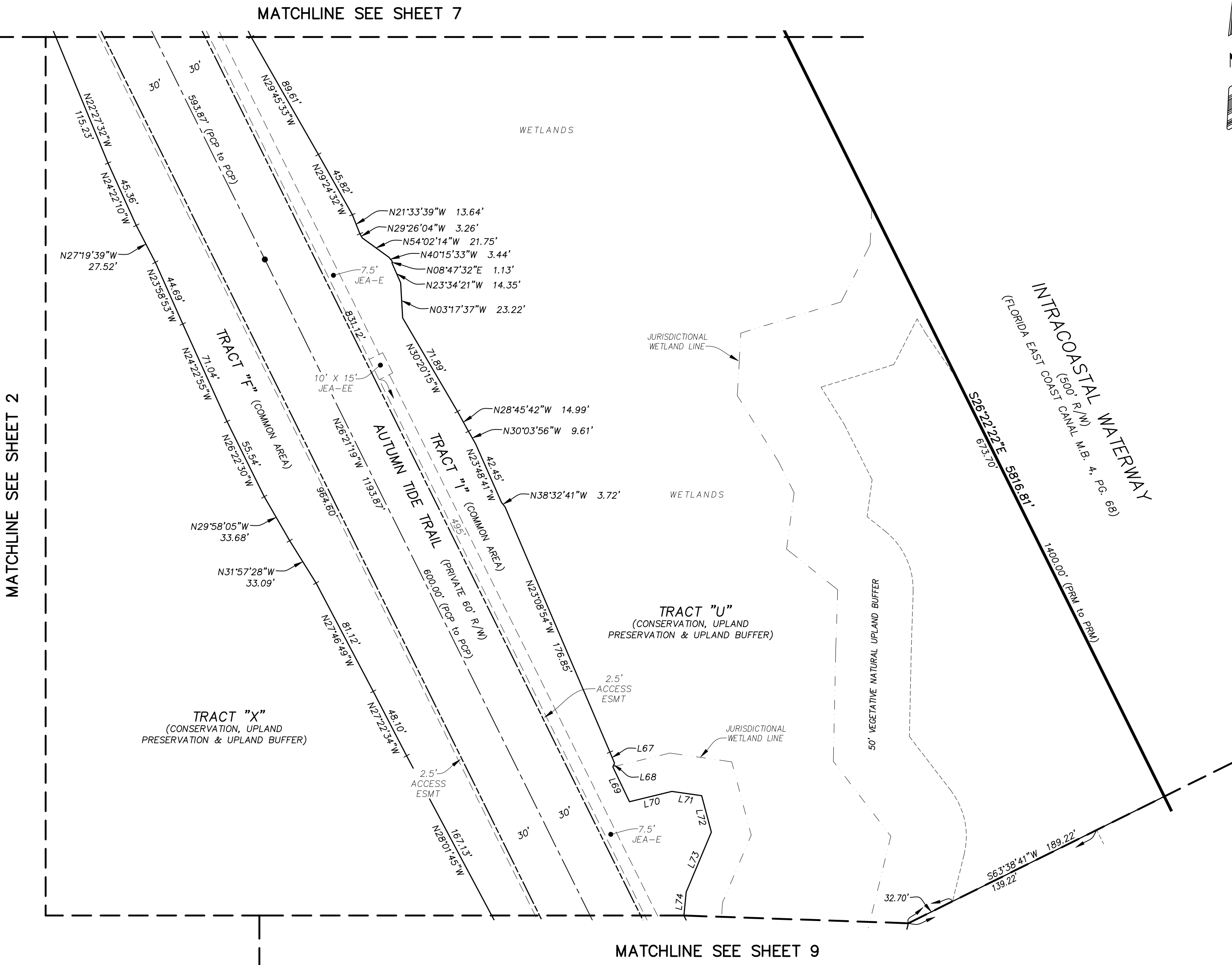


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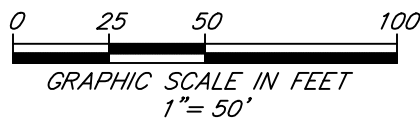
LINE TABLE		
LINE	BEARING	LENGTH
L67	N22°26'46"W	7.84'
L68	N23°54'30"E	2.76'
L69	N25°33'48"W	25.55'
L70	S76°21'10"W	28.88'
L71	N81°49'09"W	19.96'
L72	N14°52'54"W	25.03'
L73	N22°47'08"E	43.08'
L74	N05°24'18"E	15.60'

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MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 7

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MAP BOOK PAGE

SHEET 9 OF 28 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	500.00'	26°23'59"	230.38'	N39°33'18"W	228.35'
C22	500.00'	26°23'59"	230.38'	N39°33'18"W	228.35'
C39	470.00'	15°52'36"	130.24'	N44°49'00"W	129.82'
C40	530.00'	0°13'28"	2.08'	S52°38'34"E	2.08'
C41	530.00'	15°06'13"	139.71'	S44°58'44"E	139.31'
C42	530.00'	11°04'18"	102.42'	S31°53'28"E	102.26'
C57	530.00'	13°25'34"	124.20'	N40°47'23"W	123.91'
C58	530.00'	5°15'08"	48.58'	N50°07'44"W	48.57'
C59	470.00'	9°54'29"	81.28'	S47°48'04"E	81.17'
C60	470.00'	7°17'16"	59.78'	S39°12'11"E	59.74'
C61	470.00'	9°12'14"	75.50'	S30°57'26"E	75.42'
C190	19.00'	72°12'13"	23.94'	S27°32'34"W	22.39'
C191	46.00'	67°04'42"	53.85'	N59°53'40"W	50.83'
C212	470.00'	4°16'04"	35.01'	S33°25'31"E	35.00'

LINE TABLE		
LINE	BEARING	LENGTH
L47	N01°49'51"E	37.26'
L48	N11°33'16"E	30.49'
L49	N29°05'58"E	13.70'
L50	N40°04'34"E	8.48'
L51	N43°40'56"E	40.60'
L53	N68°00'59"W	2.07'
L75	N31°43'10"W	25.72'
L83	N58°42'31"E	12.56'

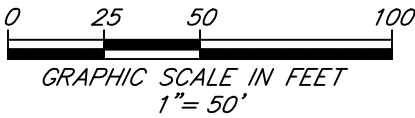
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MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 11

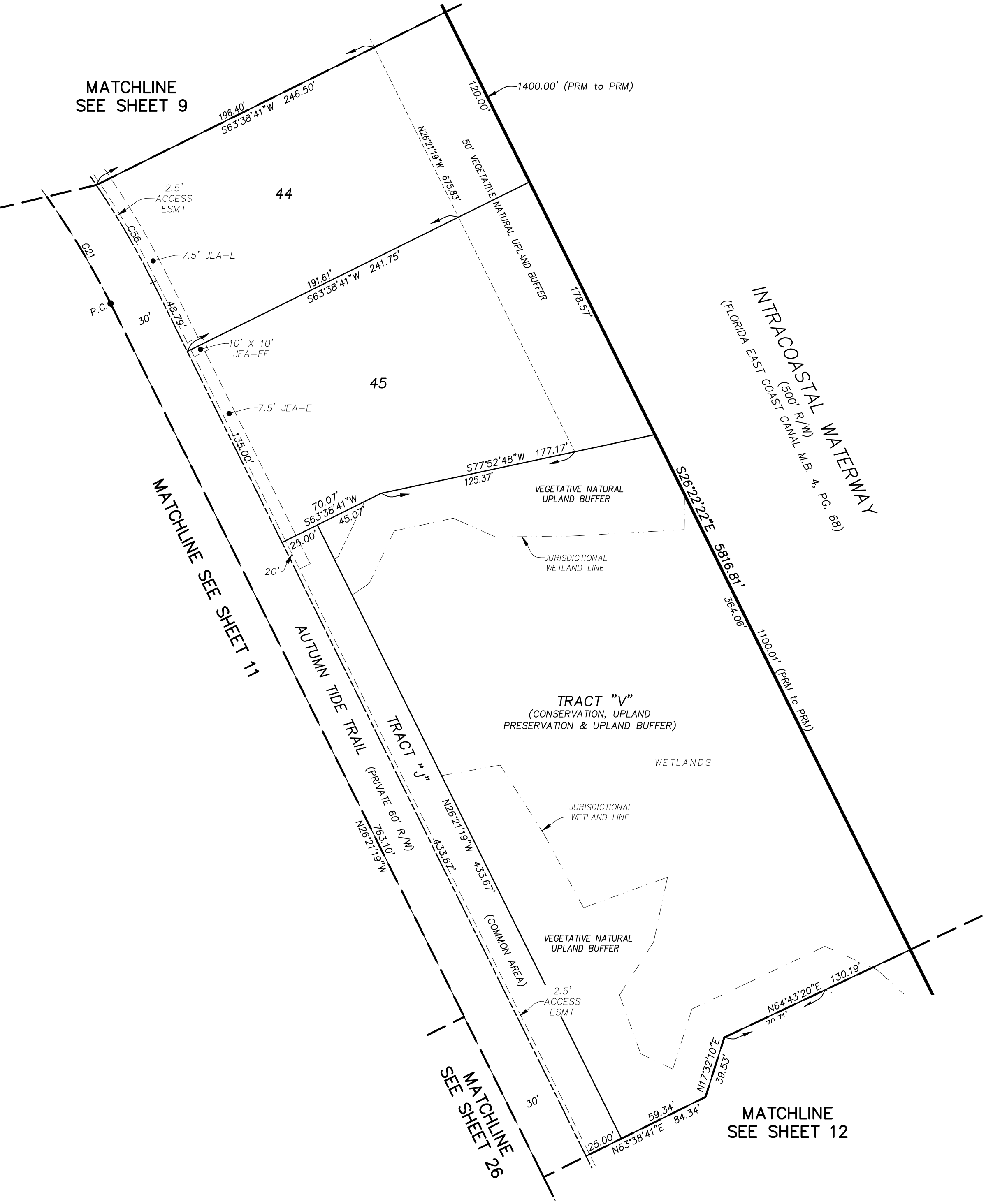


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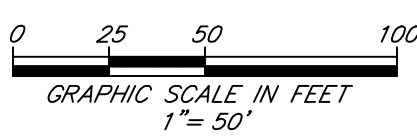
MAP BOOK PAGE

SHEET 10 OF 28 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	500.00'	26°23'59"	230.38'	N39°33'18"W	228.35'
C56	530.00'	7°43'17"	71.42'	N30°12'57"W	71.37'

- LEGEND
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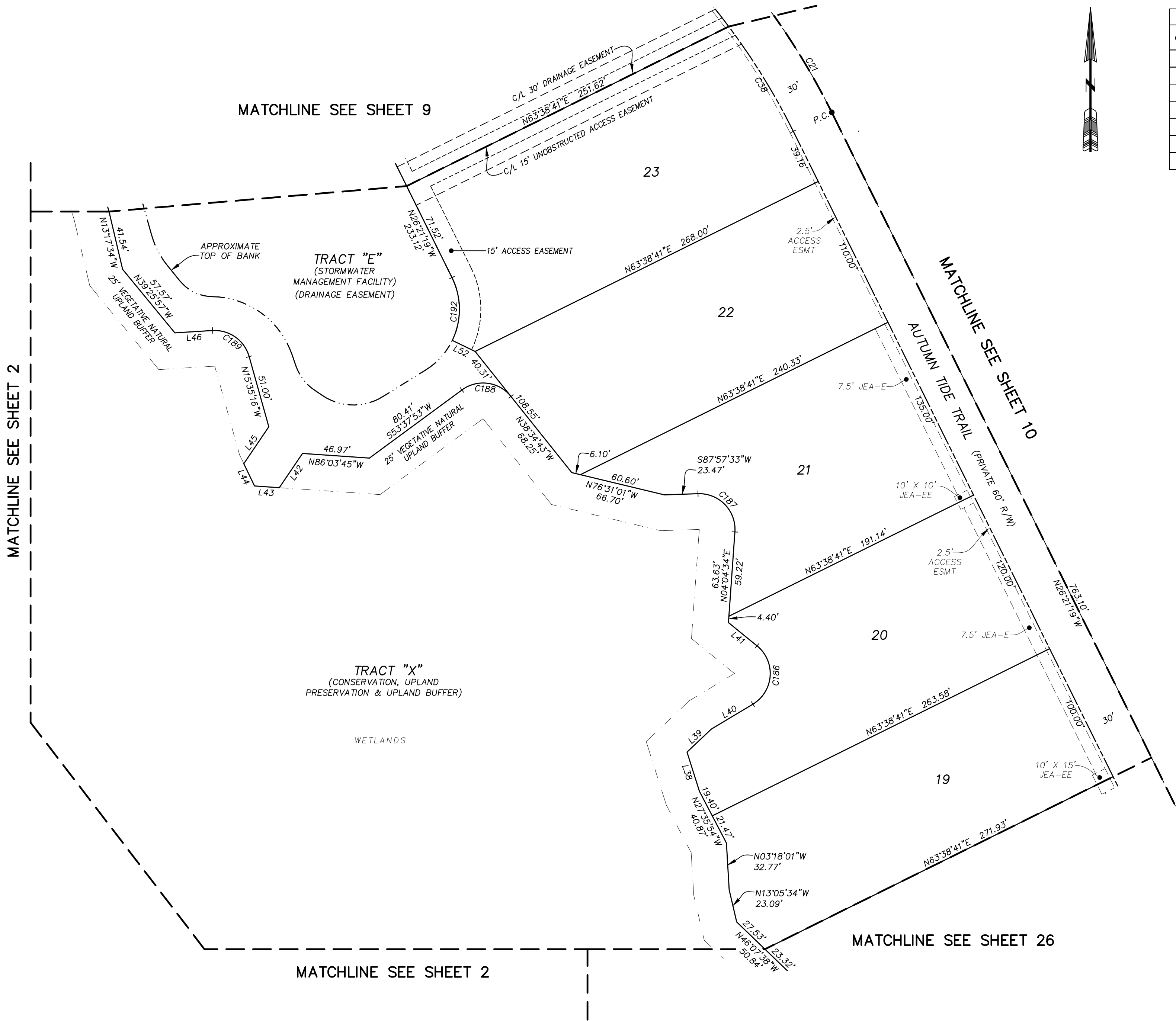


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MAP BOOK PAGE

SHEET 11 OF 28 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	500.00'	26°23'59"	230.38'	N39°33'18"W	228.35'
C38	470.00'	10°31'24"	86.32'	N31°37'01"W	86.20'
C186	25.00'	109°54'25"	47.96'	N04°05'05"E	40.93'
C187	25.00'	96°07'01"	41.94'	N43°58'57"W	37.19'
C188	25.00'	87°47'25"	38.31'	N82°28'25"W	34.67'
C189	25.00'	77°54'26"	33.99'	N54°32'29"W	31.43'
C192	50.00'	52°10'13"	45.53'	N00°16'12"W	43.97'

LINE TABLE		
LINE	BEARING	LENGTH
L38	N17°34'47"W	28.77'
L39	N46°37'36"E	23.39'
L40	N59°02'17"E	33.97'
L41	N50°52'07"W	25.84'
L42	S34°06'10"W	28.92'
L43	N86°03'45"W	17.36'
L44	N25°43'57"W	17.34'
L45	N34°06'09"E	31.19'
L46	S86°30'18"W	26.47'
L52	N64°11'06"W	17.71'

- LEGEND
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  - R. RADIUS
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MAP BOOK PAGE

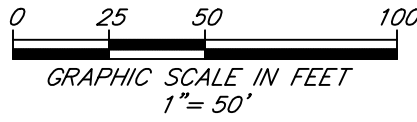
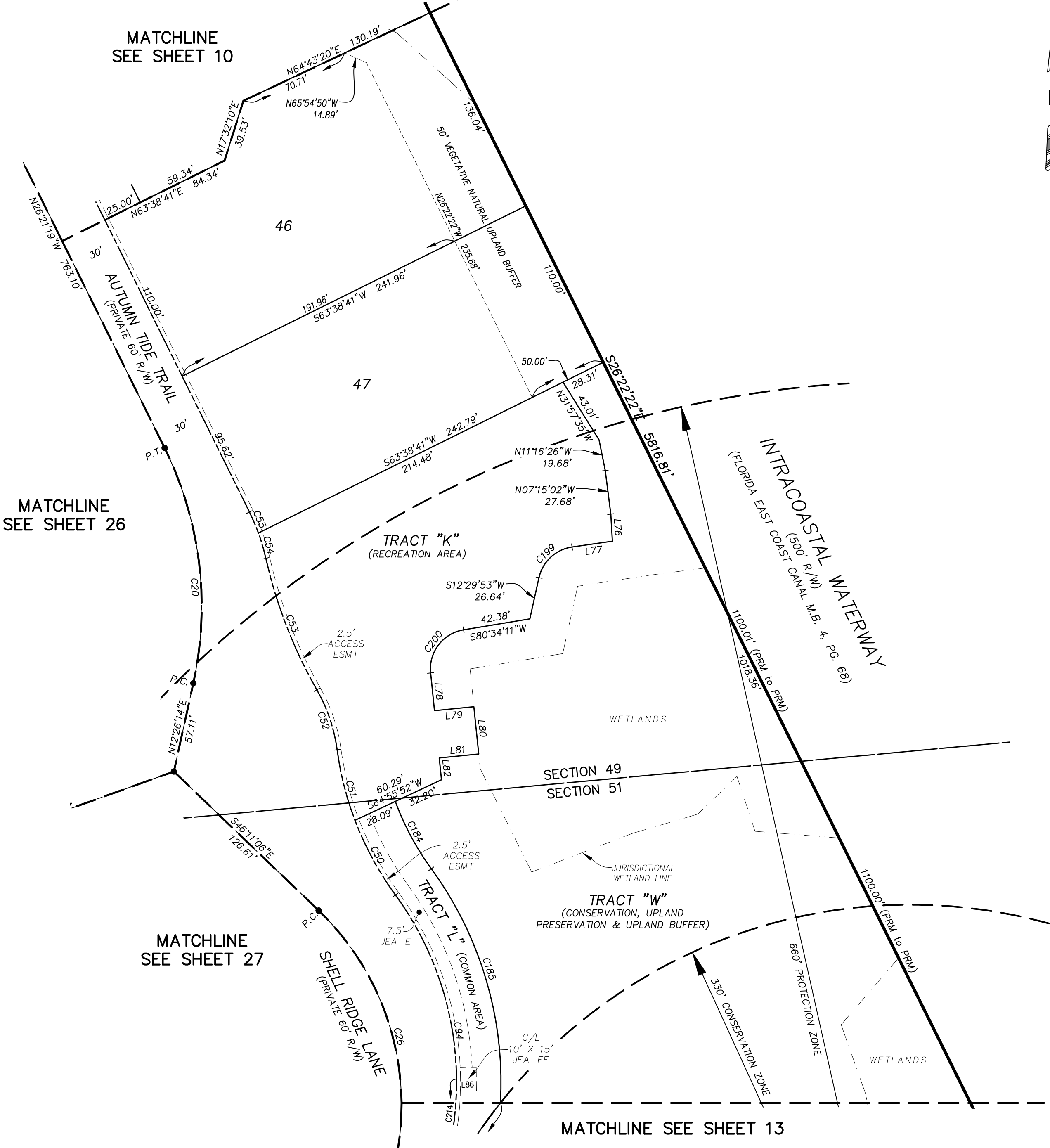
SHEET 12 OF 28 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	225.00'	38°47'33"	152.34'	N06°57'33"W	149.44'
C26	170.00'	64°20'17"	190.89'	S14°00'57"E	181.02'
C50	200.00'	15°23'47"	53.74'	S28°29'04"E	53.58'
C51	200.00'	13°10'48"	46.01'	S14°11'46"E	45.91'
C52	103.92'	22°07'46"	40.14'	N18°40'15"W	39.89'
C53	300.00'	17°03'34"	89.32'	S21°12'21"E	88.99'
C54	130.00'	7°19'42"	16.63'	N16°20'24"W	16.62'
C55	130.00'	6°21'04"	14.41'	N23°10'47"W	14.40'
C94	200.00'	54°20'08"	189.67'	N09°00'53"W	182.64'
C184	172.00'	16°05'43"	48.32'	S28°08'06"E	48.16'
C185	228.00'	39°28'56"	157.11'	N16°26'29"W	154.02'
C199	25.00'	69°16'55"	30.23'	S47°08'20"W	28.42'
C200	25.00'	86°22'16"	37.69'	S37°23'03"W	34.22'
C214	200.00'	18°42'15"	65.29'	N08°48'04"E	65.00'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N03°32'04"W	17.12'
L77	S81°46'47"W	25.78'
L78	S05°48'06"E	23.91'
L79	N84°11'54"E	25.00'
L80	S05°48'06"E	30.00'
L81	S84°11'54"W	25.00'
L82	S05°48'06"E	13.81'
L86	N89°26'57"E	12.50'

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
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- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED 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.C.C. POINT OF COMPOUND CURVATURE | P.R.C. POINT OF REVERSE CURVATURE | (NR) NON-RADIAL | 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 | 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



RIVER LANDING

BEING A REPLAT OF A PORTION OF SUMMIT VIEW AND TRACTS "H", "J" AND "S" AS DEPICTED ON TWENTY MILE AT NOCATEE PHASE 5B, A PLAT RECORDED IN MAP BOOK 91. PAGES 44 THROUGH 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 51 OF THE BEN CHAIRES GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

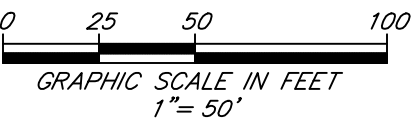
SHEET 13 OF 28 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C26	170.00'	64°20'17"	190.89'	S14°00'57"E	181.02'
C27	300.00'	73°43'25"	386.02'	S18°42'31"E	359.93'
C28	1001.00'	29°12'55"	510.41'	S40°57'46"E	504.90'
C77	330.00'	73°40'08"	424.30'	S18°40'53"E	395.67'
C78	330.00'	0°03'17"	0.32'	S55°32'35"E	0.32'
C79	971.00'	3°35'01"	60.73'	N53°46'43"W	60.72'
C80	971.00'	4°51'19"	82.28'	N49°33'34"W	82.26'
C94	200.00'	54°20'08"	189.67'	N09°00'53"W	182.64'
C95	270.00'	73°43'25"	347.41'	S18°42'31"E	323.94'
C96	1031.00'	12°08'21"	218.44'	N49°30'03"W	218.03'
C151	70.00'	74°18'49"	90.79'	S10°33'39"E	84.56'
C214	200.00'	18°42'15"	65.29'	N08°48'04"E	65.00'

LINE TABLE		
LINE	BEARING	LENGTH
L18	S38°12'47"W	77.98'
L19	N51°47'13"W	61.00'
L20	N38°12'47"E	75.85'
L21	S51°47'13"E	41.00'
L22	S38°12'47"W	41.00'
L23	N51°47'13"W	41.00'
L24	N38°12'47"E	41.00'
L86	N89°26'57"E	12.50'

- LEGEND
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  - 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.C.C. POINT OF COMPOUND CURVATURE | P.R.C. POINT OF REVERSE CURVATURE | (NR) NON-RADIAL | 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 | ESMT. EASEMENT | NAVD NORTH AMERICAN VERTICAL DATUM | --- MATCHLINE | ③ SHEET REFERENCE NUMBER |



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# RIVER LANDING

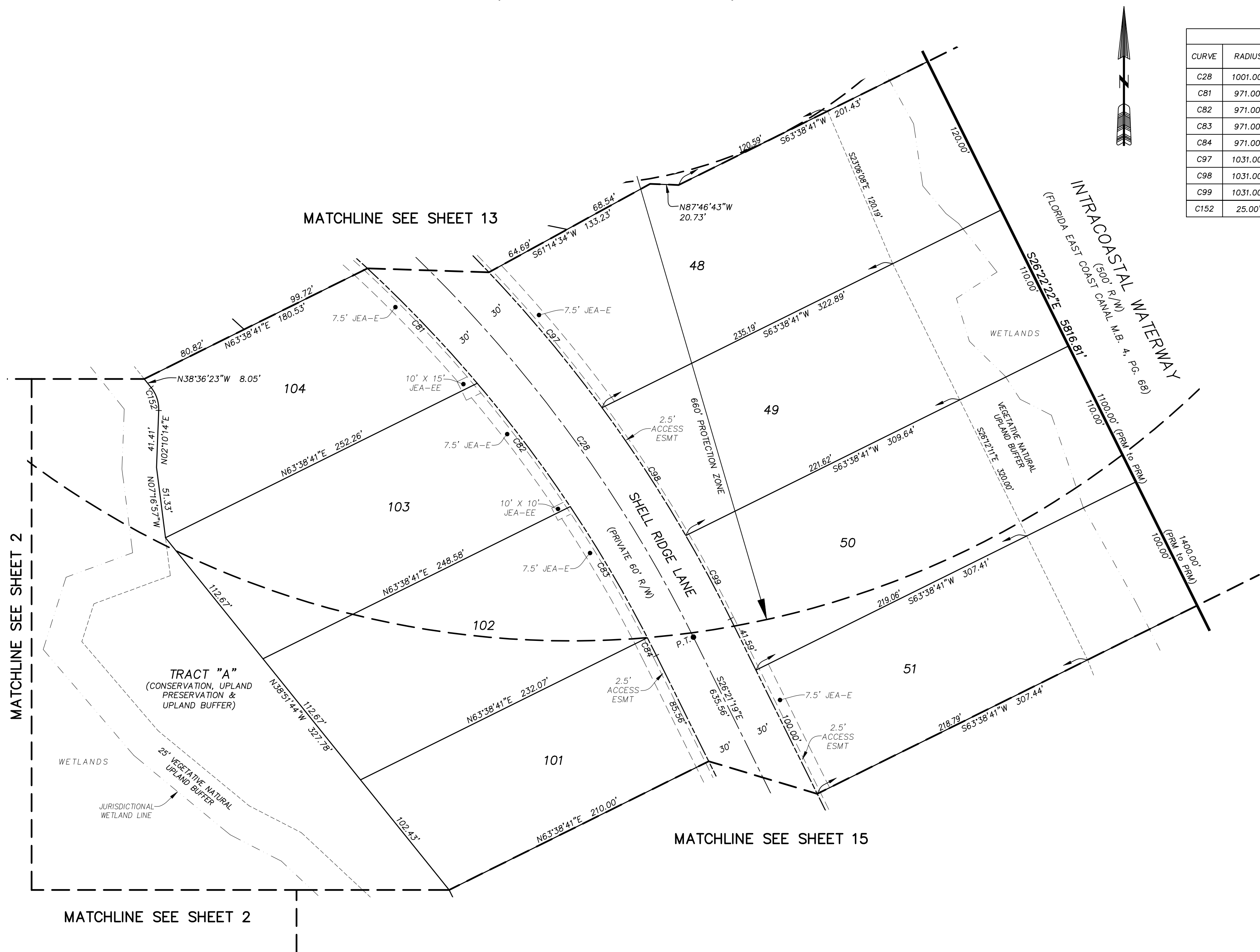
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MAP BOOK PAGE

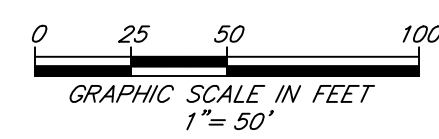
SHEET 14 OF 28 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C28	1001.00'	29°12'55"	510.41'	S40°57'46"E	504.90'
C81	971.00'	6°48'18"	115.33'	N43°43'45"W	115.26'
C82	971.00'	6°36'31"	112.00'	N37°01'21"W	111.93'
C83	971.00'	6°30'40"	110.34'	N30°27'45"W	110.28'
C84	971.00'	0°51'07"	14.44'	N26°46'52"W	14.44'
C97	1031.00'	7°06'40"	127.96'	N39°52'32"W	127.88'
C98	1031.00'	6°09'37"	110.85'	N33°14'24"W	110.80'
C99	1031.00'	3°48'16"	68.46'	N28°15'27"W	68.45'
C152	25.00'	40°46'37"	17.79'	N18°13'05"W	17.42'



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  - L.B. RADIUS
  - R CENTRAL ANGLE
| △ | ARC LENGTH |
| L | CHORD BEARING |
| CB | CHORD DISTANCE |
| CH | POINT OF CURVATURE |
| P.C. | POINT OF TANGENCY |
| P.T. | POINT OF COMPOUND CURVATURE |
| P.C.C. | POINT OF REVERSE CURVATURE |
| P.R.C. | NON-RADIAL |
| (NR) | TABULATED CURVE DATA |
| C1 | TABULATED LINE DATA |
| L1 | RIGHT OF WAY |
| R/W | CENTERLINE |
| C/L | MAP BOOK |
| M.B. | PAGE |
| PG. | OFFICIAL RECORDS BOOK |
| O.R.B. | EASEMENT |
| ESMT. | NORTH AMERICAN VERTICAL DATUM |
| NAVD | MATCHLINE |
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| ③ |  |



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MAP BOOK PAGE

SHEET 15 OF 28 SHEETS

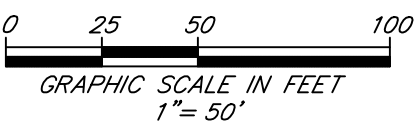
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  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
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CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C31	1500.00'	11°07'07"	291.09'	S58°05'08"W	290.63'
C85	25.00'	90°00'00"	39.27'	N18°38'41"E	35.36'
C118	1530.00'	1°57'33"	52.32'	S62°39'55"W	52.32'
C119	1530.00'	3°42'31"	99.03'	S59°49'52"W	99.02'
C153	50.00'	30°55'36"	26.99'	S17°15'19"W	26.66'



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MAP BOOK PAGE

SHEET 16 OF 28 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	300.00'	25°10'18"	131.80'	S13°46'10"E	130.74'
C30	5000.00'	4°07'58"	360.65'	S03°15'00"E	360.57'
C31	1500.00'	11°07'07"	291.09'	S58°05'08"W	290.63'
C86	25.00'	90°00'00"	39.27'	N71°21'19"W	35.36'
C87	270.00'	13°17'13"	62.61'	N19°42'42"W	62.47'
C88	270.00'	11°53'05"	56.01'	N07°07'34"W	55.90'
C89	5030.00'	0°23'59"	35.08'	S01°23'01"E	35.08'
C100	330.00'	13°16'23"	76.45'	N19°43'07"W	76.28'
C101	330.00'	11°53'54"	68.53'	N07°07'58"W	68.41'
C102	4970.00'	1°04'28"	93.20'	S01°43'15"E	93.20'
C111	1470.00'	4°31'54"	116.27'	S61°22'44"W	116.24'
C165	60.00'	123°20'21"	129.16'	N62°51'12"W	105.63'
C167	60.00'	54°22'18"	56.94'	N45°33'39"W	54.83'
C168	60.00'	17°11'29"	18.00'	N09°46'46"W	17.94'
C170	5250.00'	0°23'59"	36.62'	S01°23'01"E	36.62'

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  - L ARC LENGTH
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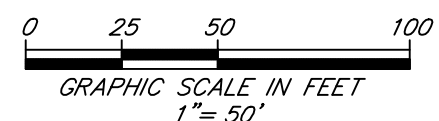
SHEET 17 OF 28 SHEETS

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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C30	5000.00'	4°07'58"	360.65'	S03°15'00"E	360.57'
C90	5030.00'	1°14'53"	109.57'	S02°12'26"E	109.56'
C91	5030.00'	1°14'53"	109.57'	S03°27'19"E	109.56'
C92	5030.00'	1°08'05"	99.61'	S04°38'48"E	99.60'
C93	5030.00'	0°06'09"	8.99'	S05°15'55"E	8.99'
C103	4970.00'	1°11'19"	103.11'	S02°51'09"E	103.11'
C104	4970.00'	1°11'19"	103.11'	S04°02'28"E	103.11'
C105	4970.00'	0°40'51"	59.06'	S04°58'34"E	59.06'
C169	5250.00'	3°34'14"	327.16'	S02°58'08"E	327.11'
C171	5250.00'	1°14'53"	114.36'	S02°12'26"E	114.36'
C172	5250.00'	1°14'53"	114.36'	S03°27'19"E	114.36'
C173	5250.00'	0°40'29"	61.83'	S04°25'01"E	61.83'
C174	80.00'	73°31'34"	102.66'	N32°00'32"E	95.76'
C175	80.00'	31°51'40"	44.49'	N11°10'35"E	43.92'
C176	80.00'	41°39'54"	58.18'	N47°56'22"E	56.90'

LEGEND	
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L.B.	LICENSED BUSINESS
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
T	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
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
ESMT.	EASEMENT
NAV.D	NORTH AMERICAN DATUM
	MATCHLINE
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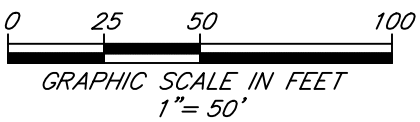
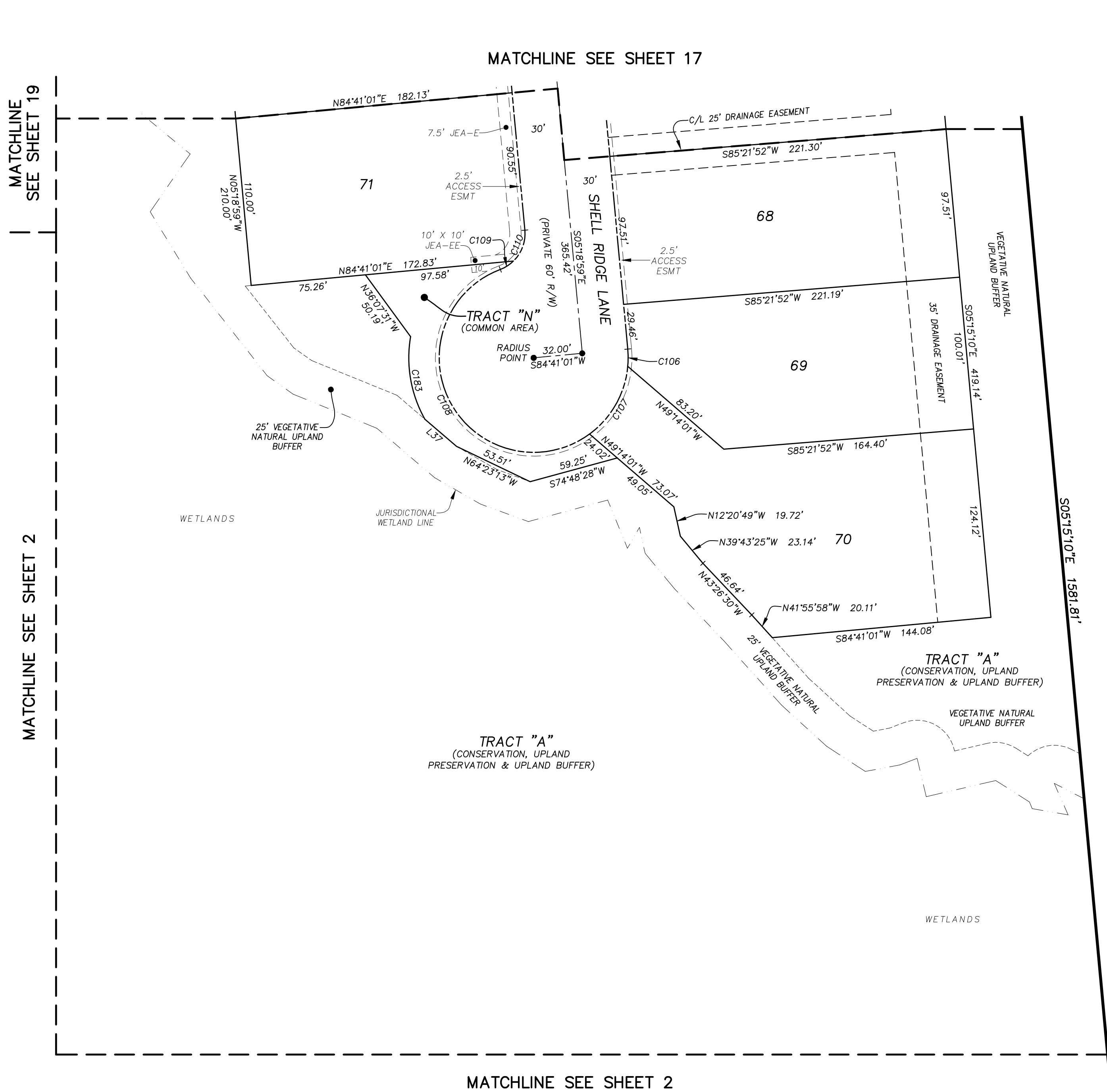
MAP BOOK PAGE

SHEET 18 OF 28 SHEETS  
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C106	62.00'	10°29'31"	11.35'	N00°04'14"W	11.34'
C107	62.00'	48°33'43"	52.55'	N29°27'23"E	50.99'
C108	62.00'	195°37'01"	211.68'	S28°27'15"E	122.85'
C109	25.00'	23°34'40"	10.29'	N57°33'55"E	10.22'
C110	25.00'	51°05'34"	22.29'	N20°13'48"E	21.56'
C183	82.00'	39°05'11"	55.94'	S09°46'14"E	54.86'

LINE TABLE		
LINE	BEARING	LENGTH
L37	N49°25'32"W	27.56'

- 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
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  - 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
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - 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



RIVER LANDING

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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C114	25.00'	74°40'14"	32.58'	S15°11'27"W	30.32'
C115	62.00'	38°21'51"	41.51'	N02°57'45"W	40.74'
C116	62.00'	132°23'09"	143.26'	N82°24'46"E	113.45'
C154	150.00'	29°41'40"	77.74'	S34°41'02"W	76.87'
C155	242.00'	16°50'07"	71.11'	N41°06'48"E	70.85'
C156	242.00'	5°43'48"	24.20'	N46°39'58"E	24.19'
C157	242.00'	11°06'19"	46.91'	N38°14'54"E	46.83'
C158	500.00'	19°49'50"	173.05'	S42°36'39"W	172.19'
C159	500.00'	5°21'09"	46.71'	S35°22'19"W	46.69'
C160	500.00'	10°27'49"	91.31'	S43°16'48"W	91.18'
C169	5250.00'	3°34'14"	327.16'	S02°58'08"E	327.11'
C171	5250.00'	1°14'53"	114.36'	S02°12'26"E	114.36'
C172	5250.00'	1°14'53"	114.36'	S03°27'19"E	114.36'
C173	5250.00'	0°40'29"	61.83'	S04°25'01"E	61.83'
C174	80.00'	73°31'34"	102.66'	N32°00'32"E	95.76'
C175	80.00'	31°51'40"	44.49'	N11°10'35"E	43.92'
C176	80.00'	41°39'54"	58.18'	N47°56'22"E	56.90'
C177	25.00'	46°07'32"	20.13'	S77°11'44"W	19.59'
C178	25.00'	80°49'03"	35.26'	N71°58'45"W	32.41'
C179	25.00'	67°56'00"	29.64'	S87°57'26"W	27.94'
C180	25.00'	53°43'53"	23.44'	S27°07'29"W	22.60'
C181	25.00'	45°17'12"	19.76'	N04°59'30"W	19.25'
C182	25.00'	58°52'30"	25.69'	N03°04'56"E	24.57'

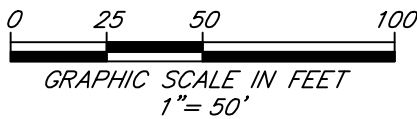
- LEGEND
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  - R RADIUS
  - △ CENTRAL ANGLE
  - L ARC LENGTH
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  - P.T. POINT OF TANGENCY
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  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L25	S58°36'20"W	25.00'
L26	S70°09'48"E	29.63'
L27	S54°07'58"W	37.39'
L28	S00°00'00"E	30.92'
L29	S59°01'28"W	43.15'
L30	N00°00'00"E	43.19'
L31	N31°34'13"W	17.03'
L32	S00°15'33"W	11.16'
L33	N80°00'41"W	22.14'
L34	N84°25'39"W	17.42'
L35	N34°54'30"W	28.76'
L36	N05°55'30"W	22.64'

TRACT "O"  
(STORMWATER MANAGEMENT FACILITY)  
(DRAINAGE EASEMENT)

TRACT "A"  
(CONSERVATION, UPLAND  
PRESERVATION & UPLAND BUFFER)

TRACT "A"  
(CONSERVATION, UPLAND  
PRESERVATION & UPLAND BUFFER)

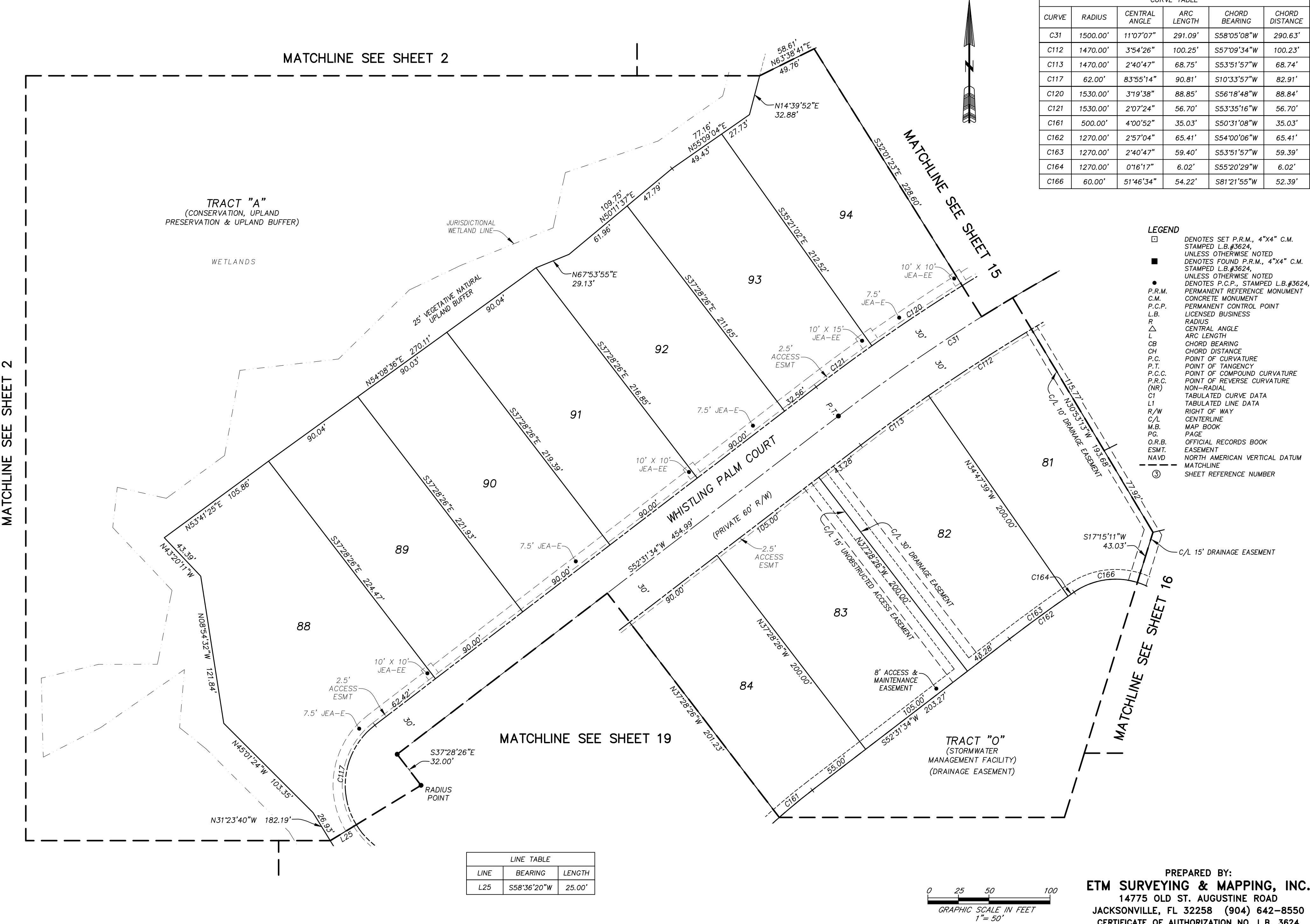


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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C31	1500.00'	11°07'07"	291.09'	S58°05'08"W	290.63'
C112	1470.00'	3°54'26"	100.25'	S57°09'34"W	100.23'
C113	1470.00'	2°40'47"	68.75'	S53°51'57"W	68.74'
C117	62.00'	83°55'14"	90.81'	S10°33'57"W	82.91'
C120	1530.00'	3°19'38"	88.85'	S56°18'48"W	88.84'
C121	1530.00'	2°07'24"	56.70'	S53°35'16"W	56.70'
C161	500.00'	4°00'52"	35.03'	S50°31'08"W	35.03'
C162	1270.00'	2°57'04"	65.41'	S54°00'06"W	65.41'
C163	1270.00'	2°40'47"	59.40'	S53°51'57"W	59.39'
C164	1270.00'	0°16'17"	6.02'	S55°20'29"W	6.02'
C166	60.00'	51°46'34"	54.22'	S81°21'55"W	52.39'



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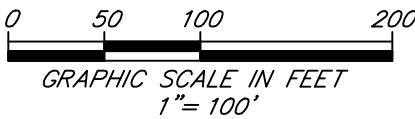
MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 2

TRACT "A"  
(CONSERVATION, UPLAND  
PRESERVATION & UPLAND BUFFER)

PALM VALLEY ROAD  
(VARIABLE WIDTH R/W)  
(NOCATEE PARKWAY)  
(M.B. 58, PGS. 26-36)

- LEGEND
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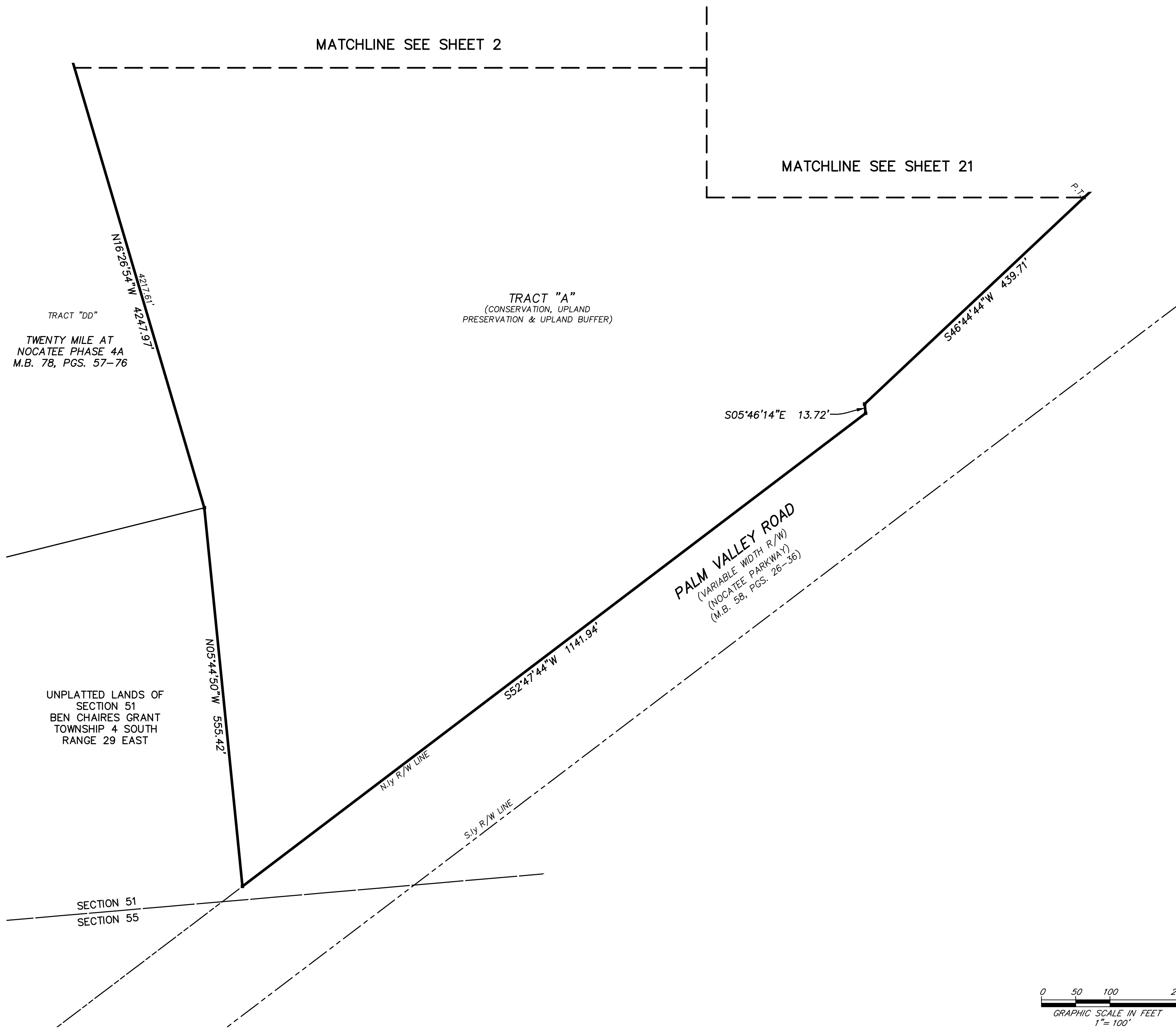
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MAP BOOK PAGE

SHEET 22 OF 28 SHEETS

SEE SHEET 2 FOR NOTES

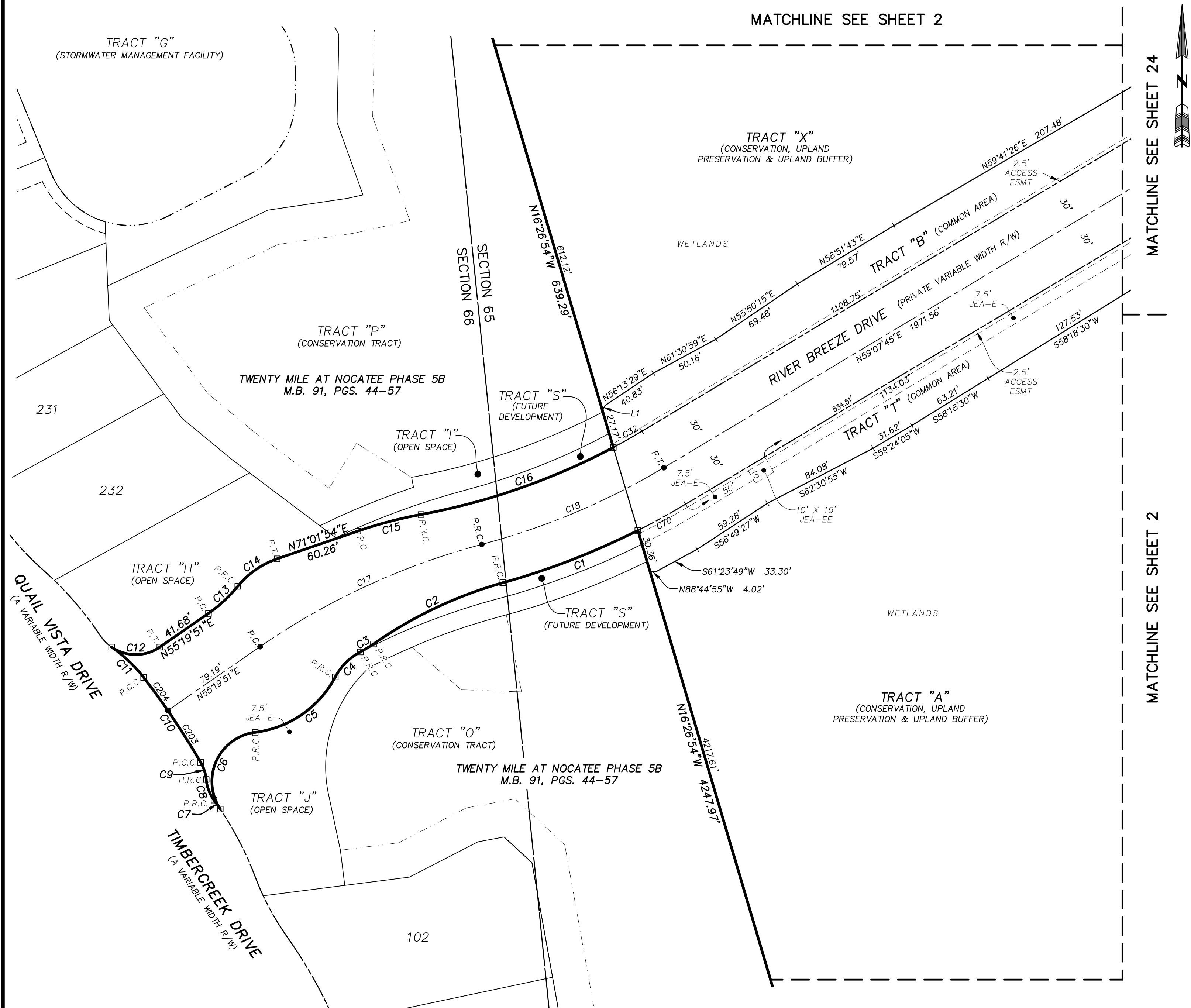


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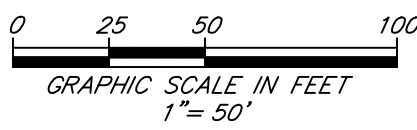
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	530.00'	11°03'38"	102.31'	S68°49'10"W	102.15'
C2	300.00'	19°22'11"	101.42'	S64°39'53"W	100.94'
C3	83.50'	7°27'22"	10.87'	S58°42'28"W	10.86'
C4	42.00'	34°33'00"	25.33'	S45°09'38"W	24.94'
C5	74.50'	54°52'39"	71.36'	S55°19'28"W	68.66'
C6	35.00'	116°35'47"	71.22'	S24°27'54"W	59.56'
C7	236.00'	1°52'58"	7.75'	N34°46'28"W	7.75'
C8	30.00'	30°01'25"	15.72'	N20°42'15"W	15.54'
C9	30.00'	24°26'37"	12.80'	N17°54'51"W	12.70'
C10	550.00'	7°31'47"	72.28'	N33°54'03"W	72.23'
C11	100.00'	17°52'22"	31.19'	N46°36'07"W	31.07'
C12	30.00'	69°07'51"	36.20'	N89°53'46"E	34.04'
C13	100.00'	16°12'24"	28.29'	N47°13'39"E	28.19'
C14	61.50'	31°54'27"	34.25'	N55°04'40"E	33.81'
C15	310.00'	8°31'12"	46.10'	N75°17'29"E	46.06'
C16	470.00'	17°35'23"	144.29'	N70°45'24"E	143.72'
C17	500.00'	19°49'37"	173.02'	N65°14'39"E	172.16'
C18	500.00'	16°01'43"	139.88'	N67°08'36"E	139.42'
C32	470.00'	2°49'58"	23.24'	N60°32'44"E	23.24'
C70	530.00'	4°09'36"	38.48'	N61°12'33"E	38.47'
C203	550.00'	4°30'57"	43.35'	N32°23'38"W	43.34'
C204	550.00'	3°00'49"	28.93'	N36°09'32"W	28.93'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°42'32"E	4.12'

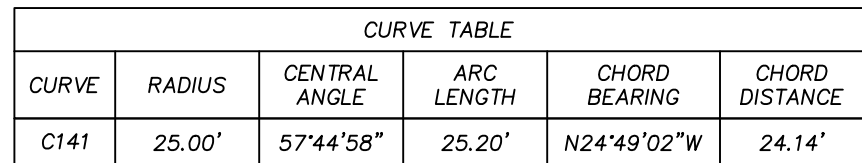
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  - NAVD MATCHLINE
  - SHEET REFERENCE NUMBER



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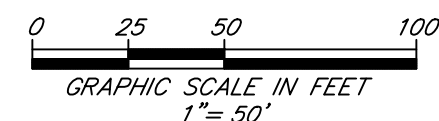
MAP	BOOK	PAGE
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SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L2	S83°48'59"E	3.40'
L3	N58°57'54"E	25.79'
L4	N45°16'55"W	15.43'
L16	S12°34'34"W	2.69'
L17	S59°50'34"W	27.28'
L84	S30°52'15"E	12.50'

- LEGEND**
- |        |   |
|--------|---|
| □      | DENOTES SET P.R.M., "4"x4" C.M.<br>STAMPED L.B.#3624.                             |
| ■      | UNLESS OTHERWISE NOTED<br>DENOTES FOUND P.R.M., "4"x4" C.M.<br>STAMPED L.B.#3624. |
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| L.B.   | LICENSED BUSINESS   |
| R      | RADIUS  |
| △      | CENTRAL ANGLE   |
| L      | ARC LENGTH  |
| CB     | CHORD BEARING   |
| CH     | CHORD DISTANCE  |
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| (NR)   | NON-RADIAL  |
| C1     | TABULATED CURVE DATA  |
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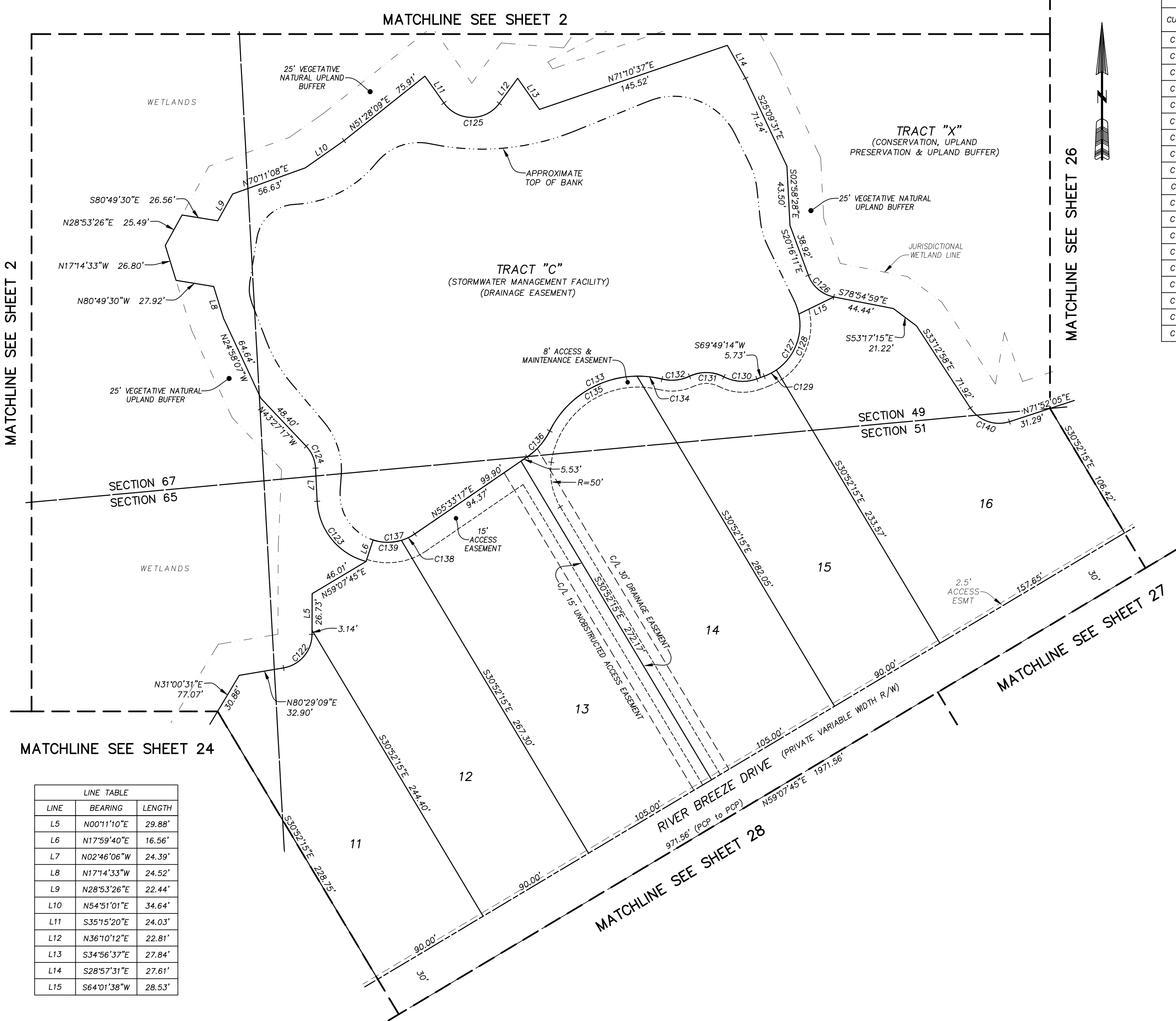


RIVER LANDING

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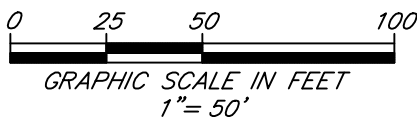
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C122	25.00'	80°18'00"	35.04'	N40°20'10"E	32.24'
C123	48.00'	72°37'28"	60.84'	S39°04'51"E	56.85'
C124	25.00'	40°41'11"	17.75'	N23°06'42"W	17.38'
C125	25.00'	108°34'28"	47.37'	S89°32'34"E	40.60'
C126	25.00'	58°38'48"	25.59'	S49°35'35"E	24.49'
C127	40.00'	81°27'43"	56.87'	N29°05'23"E	52.20'
C128	40.00'	67°01'23"	46.79'	N21°52'12"E	44.17'
C129	40.00'	14°26'20"	10.08'	N62°36'04"E	10.05'
C130	30.00'	47°30'16"	24.87'	S86°25'38"E	24.17'
C131	28.42'	52°47'19"	26.18'	N89°04'10"W	25.26'
C132	30.00'	39°28'12"	20.67'	N84°16'17"E	20.26'
C133	72.27'	77°39'23"	97.95'	S65°10'42"W	90.63'
C134	72.27'	14°37'57"	18.46'	N83°18'35"W	18.41'
C135	72.27'	63°01'26"	79.50'	S57°51'43"W	75.55'
C136	50.00'	29°12'17"	25.49'	N40°57'08"E	25.21'
C137	35.00'	52°26'23"	32.03'	N81°46'28"E	30.93'
C138	35.00'	17°51'06"	10.91'	N64°28'50"E	10.86'
C139	35.00'	34°35'17"	21.13'	S89°17'58"E	20.81'
C140	25.00'	74°54'58"	32.69'	S70°40'26"E	30.41'



- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - L.B. LICENSED 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.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - ESMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L5	N00°11'10"E	29.88'
L6	N17°59'40"E	16.56'
L7	N02°46'06"W	24.39'
L8	N17°14'33"W	24.52'
L9	N28°53'26"E	22.44'
L10	N54°51'01"E	34.64'
L11	S35°15'20"E	24.03'
L12	N36°10'12"E	22.81'
L13	S34°56'37"E	27.84'
L14	S28°57'31"E	27.61'
L15	S64°01'38"W	28.53'



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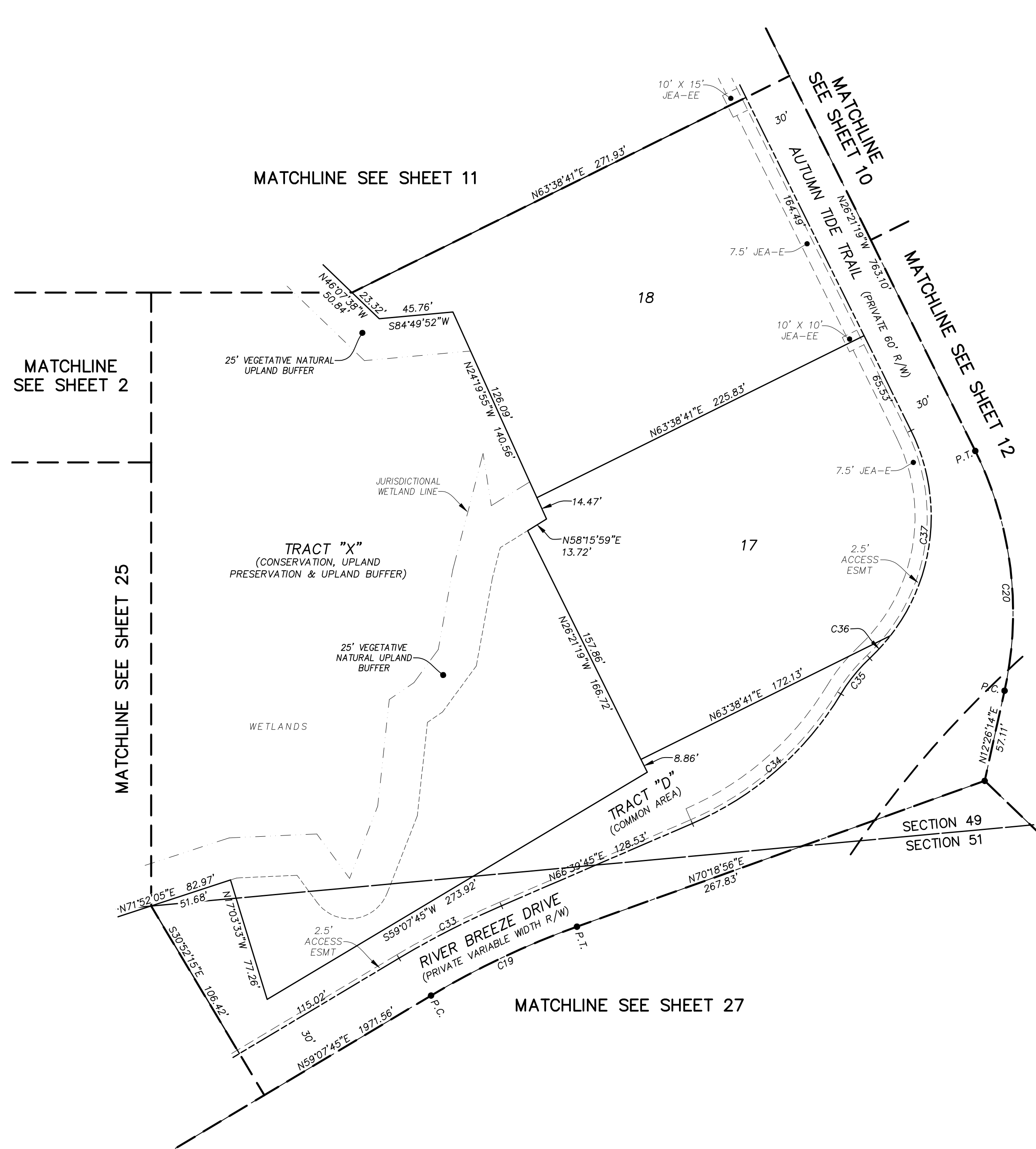
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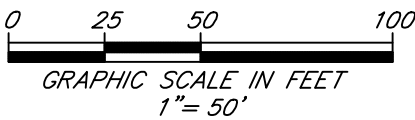
MAP BOOK PAGE

SHEET 26 OF 28 SHEETS  
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	512.00'	11°11'12"	99.96'	N64°43'21"E	99.81'
C20	225.00'	38°47'33"	152.34'	N06°57'33"W	149.44'
C33	542.00'	7°32'00"	71.26'	S62°53'45"W	71.21'
C34	200.00'	35°29'50"	123.91'	N48°54'50"E	121.94'
C35	103.92'	15°42'52"	28.50'	S39°01'20"W	28.41'
C36	120.00'	8°58'59"	18.81'	N42°23'17"E	18.79'
C37	120.00'	64°15'07"	134.57'	N05°46'14"E	127.63'



- LEGEND**
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  - P.C.P. LICENSED BUSINESS
  - L.B. RADIUS
  - R. CENTRAL ANGLE
  - △ ARC LENGTH
  - L. CHORD BEARING
  - CB. CHORD DISTANCE
  - CH. POINT OF CURVATURE
  - P.C. POINT OF TANGENCY
  - P.T. POINT OF COMPOUND CURVATURE
  - P.C.C. POINT OF REVERSE CURVATURE
  - P.R.C. NON-RADIAL
  - (NR) TABULATED CURVE DATA
  - C1. TABULATED LINE DATA
  - L1. RIGHT OF WAY
  - R/W. CENTERLINE
  - C/L. MAP BOOK
  - M.B. PAGE
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  - O.R.B. EASEMENT
  - ESMT. NORTH AMERICAN VERTICAL DATUM
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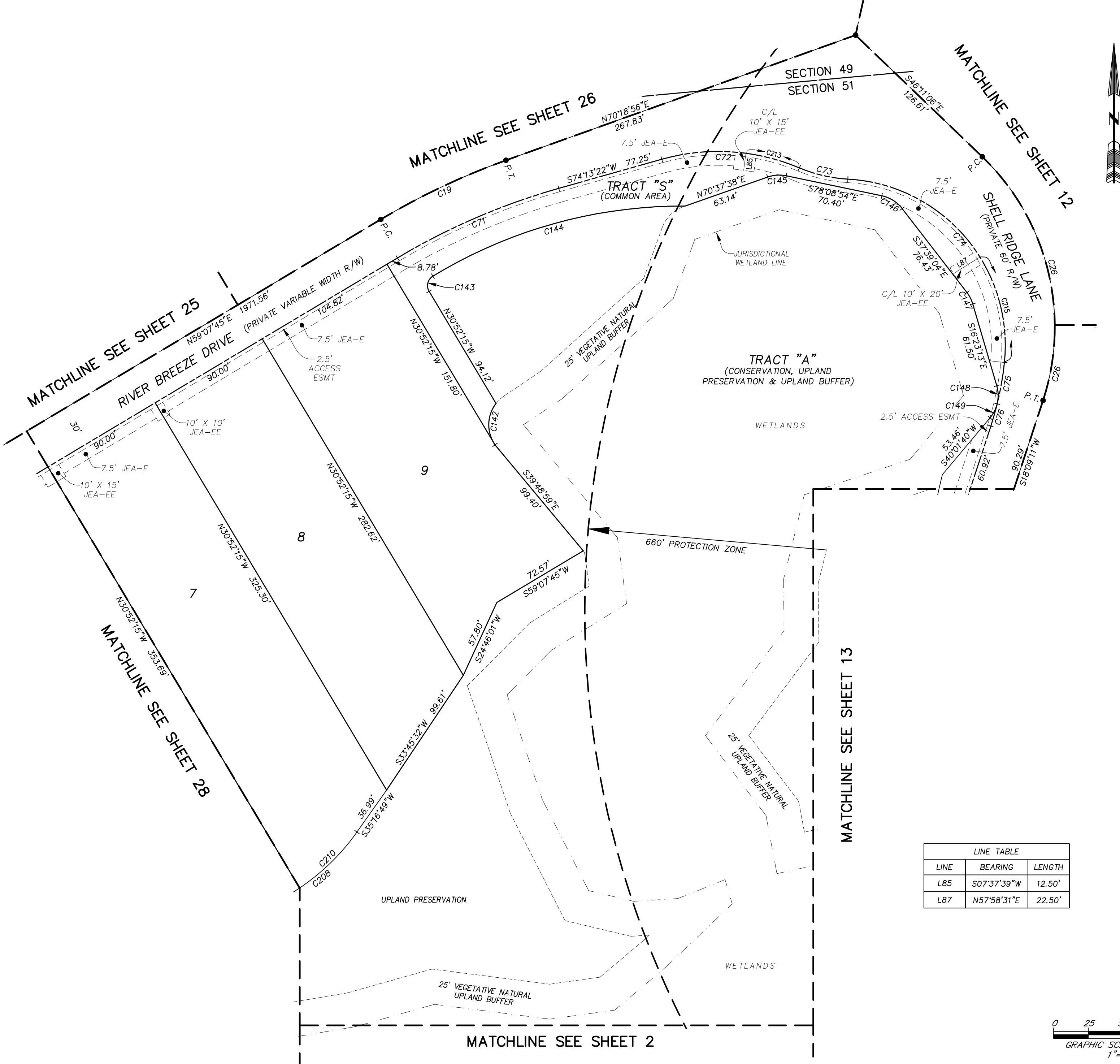


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MAP BOOK PAGE

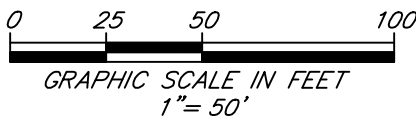
SHEET 27 OF 28 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	512.00'	11°11'12"	99.96'	N64°43'21"E	99.81'
C26	170.00'	64°20'17"	190.89'	S14°00'57"E	181.02'
C71	482.00'	15°05'38"	126.98'	S66°40'34"W	126.61'
C72	150.00'	38°43'45"	101.39'	N86°24'45"W	99.47'
C73	103.92'	19°52'14"	36.04'	S76°58'59"E	35.86'
C74	120.00'	92°49'06"	194.40'	N40°30'33"W	173.83'
C75	220.00'	7°53'57"	30.33'	N09°50'58"E	30.31'
C76	220.00'	4°21'15"	16.72'	N15°58'34"E	16.71'
C142	25.00'	73°22'21"	32.01'	S01°20'34"W	29.87'
C143	8.00'	89°31'09"	12.50'	S13°53'19"W	11.27'
C144	346.35'	31°38'15"	191.24'	S74°28'01"W	188.82'
C145	25.00'	31°13'29"	13.62'	S86°14'22"W	13.46'
C146	25.00'	40°29'50"	17.67'	N57°53'59"W	17.30'
C147	25.00'	21°15'51"	9.28'	N27°01'08"W	9.23'
C148	25.00'	30°11'10"	13.17'	N01°17'38"W	13.02'
C149	25.00'	26°13'43"	11.44'	N26°54'48"E	11.34'
C208	160.00'	30°34'30"	85.38'	N50°34'04"E	84.37'
C210	160.00'	20°47'46"	58.07'	N45°40'42"E	57.76'
C213	150.00'	15°19'28"	40.12'	N74°42'37"W	40.00'
C215	120.00'	37°55'28"	79.43'	N13°03'45"W	77.99'

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LINE TABLE		
LINE	BEARING	LENGTH
L85	S07°37'39"W	12.50'
L87	N57°58'31"E	22.50'



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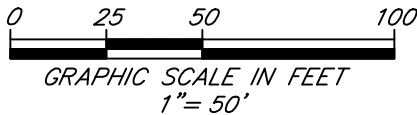
SHEET 28 OF 28 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C205	55.00'	42°04'41"	40.39'	N52°06'56"E	39.49'
C206	55.00'	39°50'19"	38.24'	N53°14'07"E	37.48'
C207	55.00'	2°14'22"	2.15'	N32°11'46"E	2.15'
C208	160.00'	30°34'30"	85.38'	N50°34'04"E	84.37'
C209	160.00'	9°46'44"	27.31'	N60°57'57"E	27.27'

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