

SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 124 PAGE 1

SHEET 1 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 12, Township 5 South, Range 28 East together with a portion of Sections 6, 7 and 18, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

From said Point of Beginning, commence at the Northwestery of Palm Crest at Nocote, a plot recorded in Map Book 116, pages 56 through 68, of the Public Records of said county thence South 02°52'27" West, along the Westerly line of said plot, 1504.06 feet to the Northwestery corner of Seabrook Village Phase 1, a plot recorded in Map Book 117, pages 1 through 18, of said Public Records; thence South 77°31'20" West, along the Northernly line of said Seabrook Village Phase 1, a distance of 396.37 feet to a point on a concave curve having a radius of 740.00 feet; thence Northerly, departing said point Northerly line and along the arc of said curve, through a central angle of 104°9'40", an arc length of 139.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°03'30" West, 516.58 feet; thence North 01°38'00" West, 286.95 feet to the point of curvature of a curve concave Westerly having a radius of 720.00 feet; thence Northerly along the arc of said curve, through a central angle of 17°03'39", an arc length of 214.39 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°10'50" West, 213.80 feet; thence North 12°42'39" West, 364.27 feet to the point of curvature of a curve concave Southwesterly having a radius of 560.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 39°39'34", an arc length of 387.62 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°32'26" West, 379.93 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 640.00 feet, through a central angle of 47°36'13", an arc length of 531.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 34°34'07" West, 516.58 feet; thence North 01°38'00" West, 560.96 feet to the point of curvature of a curve concave Easterly having a radius of 1040.00 feet; thence Northerly along the arc of said curve, through a central angle of 18°05'00", an arc length of 291.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°43'30" West, 290.98 feet; thence North 05°19'00" East, 109.50 feet to the point of curvature of a curve concave Westerly having a radius of 960.00 feet; thence Northerly along the arc of said curve, through a central angle of 30°13'00", an arc length of 508.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 09°47'50" West, 500.44 feet; thence South 65°08'00" West, along a non-tangent line, 880.45 feet; thence North 05°37'07" West, 282.55 feet; thence North 23°18'14" West, 2439.39 feet to a point lying on the Westerly line of Palm Breeze Mitigation Area, as described and recorded in Official Records Book 4271, page 1981, of said Public Records; thence North 14°34'15" West, along said Westerly line, 878.83 feet to the Northwestery corner thereof; thence North 45°43'30" East, along the Northernly line of said Palm Breeze Mitigation Area, 261.41 feet; thence North 02°08'47" East, departing said Northernly line, 262.74 feet to a point lying on the Southernly line of said Section 12, Township 5 South, Range 28 East; thence North 89°12'14" East, along said Southernly line, 224.51 feet to the Southeastery corner thereof; thence North 01°10'10" West, along the Easterly line of said Section 1, a distance of 117.36 feet; thence Due East, departing said Easterly line, 1169.37 feet; thence South 19°43'39" East, 2665.68 feet to a point lying on the Westerly line of Greenway Mitigation Area "A", as described and recorded in Official Records Book 2629, page 721, of said Public Records; thence South 18°27'05" East, along said Westerly line, 1299.67 feet to the Southwestery corner thereof; thence South 20°30'14" East, 1360.95 feet to the Point of Beginning.

Containing 205.39 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 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:

Rick Foster
Witness

Rick Foster
Printed Name

John M. White
Witness

John M. White
Printed Name

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

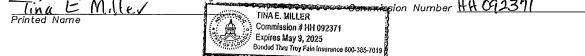
By: Richard T. Ray
Chair

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of February, 2024, by Richard T. Ray, 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 behalf of the bank, who is personally known to me or who has produced as identification.

Ana E. Miller My Commission Expires May 9, 2025

Notary Public, State of Florida at Large Commission Number HA 092371



CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plot of Seabrook Village Phase 2 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 8th day of February 2024.

Michael B. Johnson
Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plot of Seabrook Village Phase 2 has been examined and reviewed by the Office of the St. Johns County Attorney on this 8th day of February, 2024.

Christ Walters
Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plot 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 124 Page(s) of 1 of the public records of St. Johns County, Florida on this 8th day of February, 2024.

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



Rick Foster
Witness

Rick Foster
Printed Name

John M. White
Witness

John M. White
Printed Name

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 8th day of February, 2024, by Richard T. Ray, Chair of Tolomato Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the Tolomato Community Development District, who is personally known to me or who has produced as identification.

Ana E. Miller My Commission Expires May 9, 2025

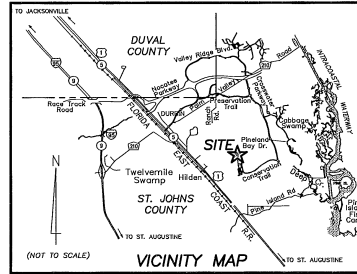
Notary Public, State of Florida at Large Commission Number HA 092371



CERTIFICATE OF PLAT REVIEW

This is to certify that this plot has been reviewed for conformance to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this 8th day of February, 2024.

Ronald P. Beach
Donald A. Bradshaw, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 5513



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plot of Seabrook Village Phase 2 has been approved and accepted by the County Commissioners of St. Johns County, Florida, on this 8th day of February, 2024. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Bob L. Pittman
Chair, Board of County Commissioners

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

Signed and sealed this 8th day of February, 2024.

Bob L. Pittman
Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4927
ETM SURVEYING & MAPPING, INC.
14775 Old St. Augustine Road
Jacksonville, Florida 32256
Certificate of Authorization L.B. 3624

ADOPTION AND DEDICATION

This is to certify that Sonoc Company, LLC, a Delaware limited liability company and Tolomato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Owners"), are the land owners of the lands described in the caption hereon which shall hereafter be known as SEABROOK VILLAGE PHASE 2, and have caused the same to be surveyed and subdivided, and that this plot, made in accordance with said survey, is hereby adopted as the true and correct plot of said lands.

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

All drainage easements and unobstructed drainage, access and maintenance easements as shown on this plot, 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.

Tract "C" (Open Space), Tracts "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "O", "P", "R", "U" and "V" (Landscape, Open Space & Drainage), Tracts "E", "G", "I", "K", "N", "Q", "T" and "W" (Stormwater Management Facility), Tracts "P", "S" and "X" (Neighborhood Park), Tract "Y" (Stormwater Management Facility & Neighborhood Park) and Tracts 1, 2, 3, 4, 5, 6, 7, 8 and 9 (Conservation Area) are hereby retained by the undersigned Owners, their successors and assigns; provided however, the undersigned owners reserve the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

All easements shown on this plot, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owners, their successors and assigns. The undersigned Owners retain the obligation for maintenance of these privately owned easements; provided however, the undersigned Owners reserve 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 JE, its successors and assigns, for its non-exclusive use in conjunction with providing access and maintenance for meters associated with water/sewer utilities.

Those easements designated as "Unobstructed Underground JE, Utility Easements" are hereby irrevocably dedicated to JE, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities.

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

Tract "B" (Landscape Buffer Tract) is hereby retained by the undersigned Owners, their successors and assigns; provided however, the undersigned Owners reserve the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plot. Such tract shall be held and used by Owners, their successors and assigns, as a landscape buffer for the adjacent pump station.

Owners hereby dedicate to JE, its successors and assigns, a non-exclusive easement on, upon, over, and under the Lands, water, sewer, air, and other public utilities and ingress and egress in connection with JE's use of Tract "A" (Pump Station Tract).

Owners, their successors and assigns, shall forever release, discharge, indemnify JE 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 site or landscape Buffer Tract, or any part thereof or incident to or consequential to the use or use of Tract "A" (Pump Station Tract) or JE'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. JE, shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JE 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, JE shall replace same with the closest reasonable replacement therefore.

Those easements designated as "EPL 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 "EPL 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 or 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 a Florida Power & Light Company over additional portions of the plot as needed. The rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

In witness whereof, the undersigned Owners have caused this plot and dedication to be executed by their duly elected officers, acting by and with the authority of its body of directors.

Rick Foster
Witness

Rick Foster
Printed Name

John M. White
Witness

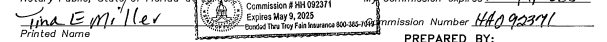
John M. White
Printed Name

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 8th day of February, 2024, by Ana E. Miller, V.P. of Sonoc Company, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has produced as identification.

Ana E. Miller My Commission Expires May 9, 2025

Notary Public, State of Florida at Large Commission Number HA 092371



PREPARED BY:

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

SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

COPY

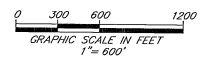
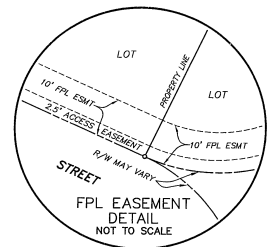
NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Westerly line of Palm Crest at Nocote as being South 02°52'57" West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "VRES" (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.
- 3) NOTICE: This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
- 4) Pursuant to the provisions of Section 177.09(28), Florida Statutes, all plotted 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.
- 5) 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.
- 6) Tracts 1, 2, 3, 4, 5, 6, 7, 8 and 9 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:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) 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.
- 7) 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.
- 8) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- 9) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2350, 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)

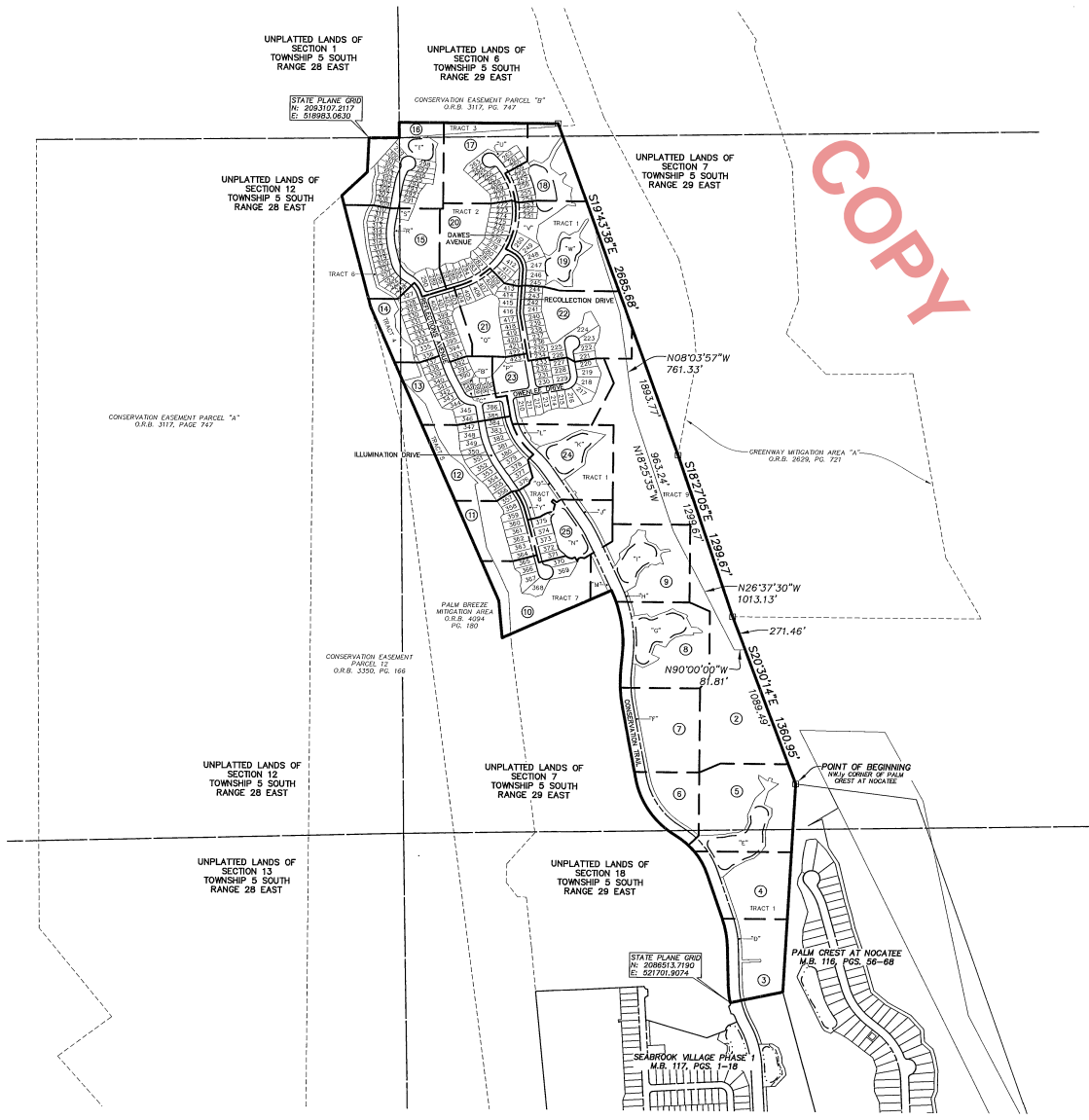


LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- DENOTES SET P.R.M., 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.O.C. POINT ON CURVE
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- (NR) NON-RADIAL
- N/T NON-TANGENT
- CI 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-E FLORIDA POWER & LIGHT EASEMENT
- AE ACCESS EASEMENT
- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- STREET NAME CHANGE POINT
- MATCHLINE
- ③ SHEET REFERENCE NUMBER



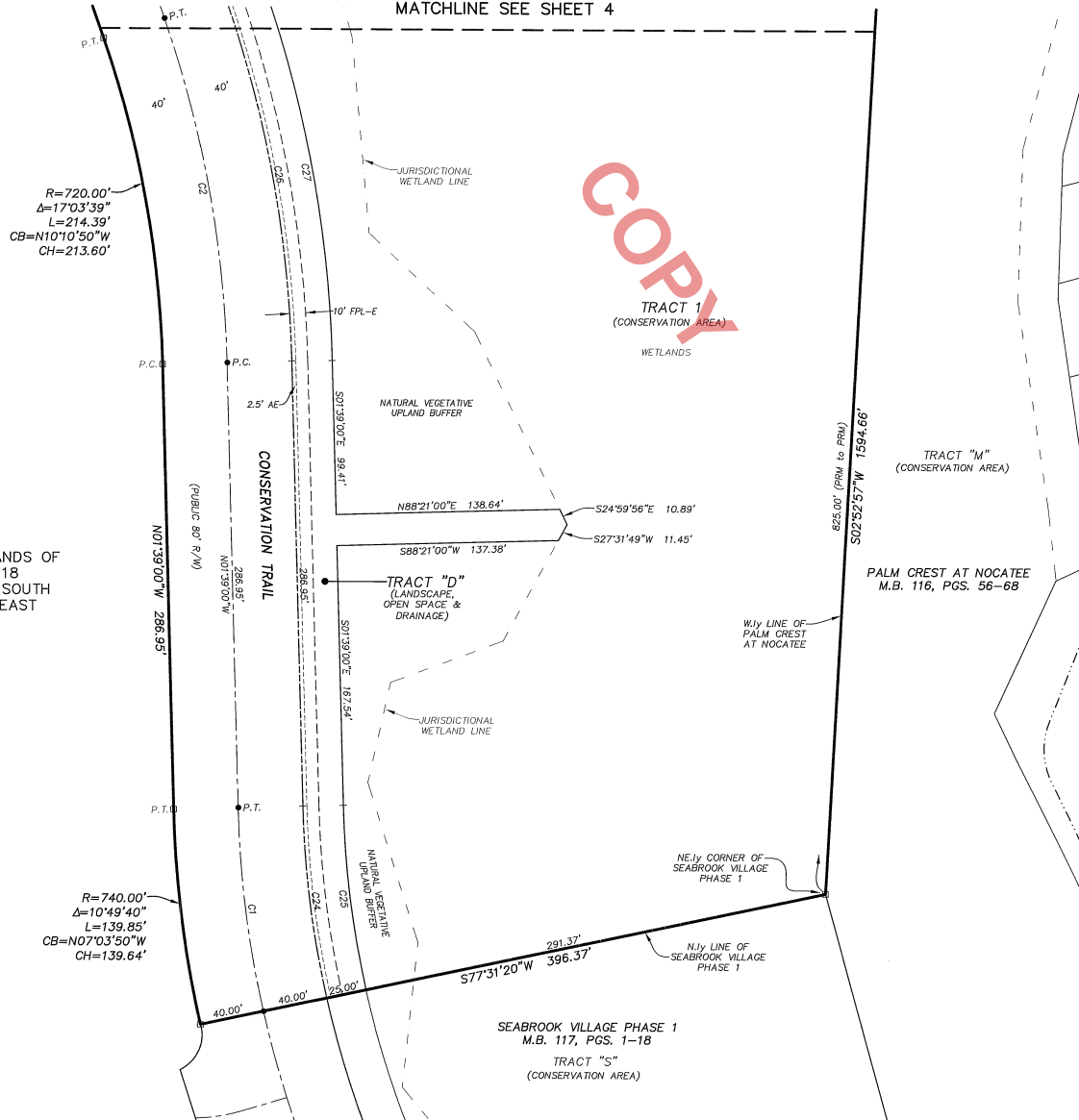
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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 4



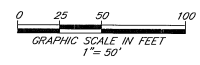
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UNPLATTED LANDS OF SECTION 18 TOWNSHIP 5 SOUTH RANGE 29 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	700.00'	10°49'40"	132.29'	N07°03'50"W	132.09'
C2	760.00'	17°03'39"	226.31'	N10°10'50"W	225.47'
C24	660.00'	10°49'40"	124.73'	S07°03'50"E	124.54'
C25	635.00'	10°49'40"	120.00'	S07°03'50"E	119.82'
C26	800.00'	17°03'39"	238.22'	N10°10'50"W	237.34'
C27	825.00'	17°03'39"	245.66'	N10°10'50"W	244.75'



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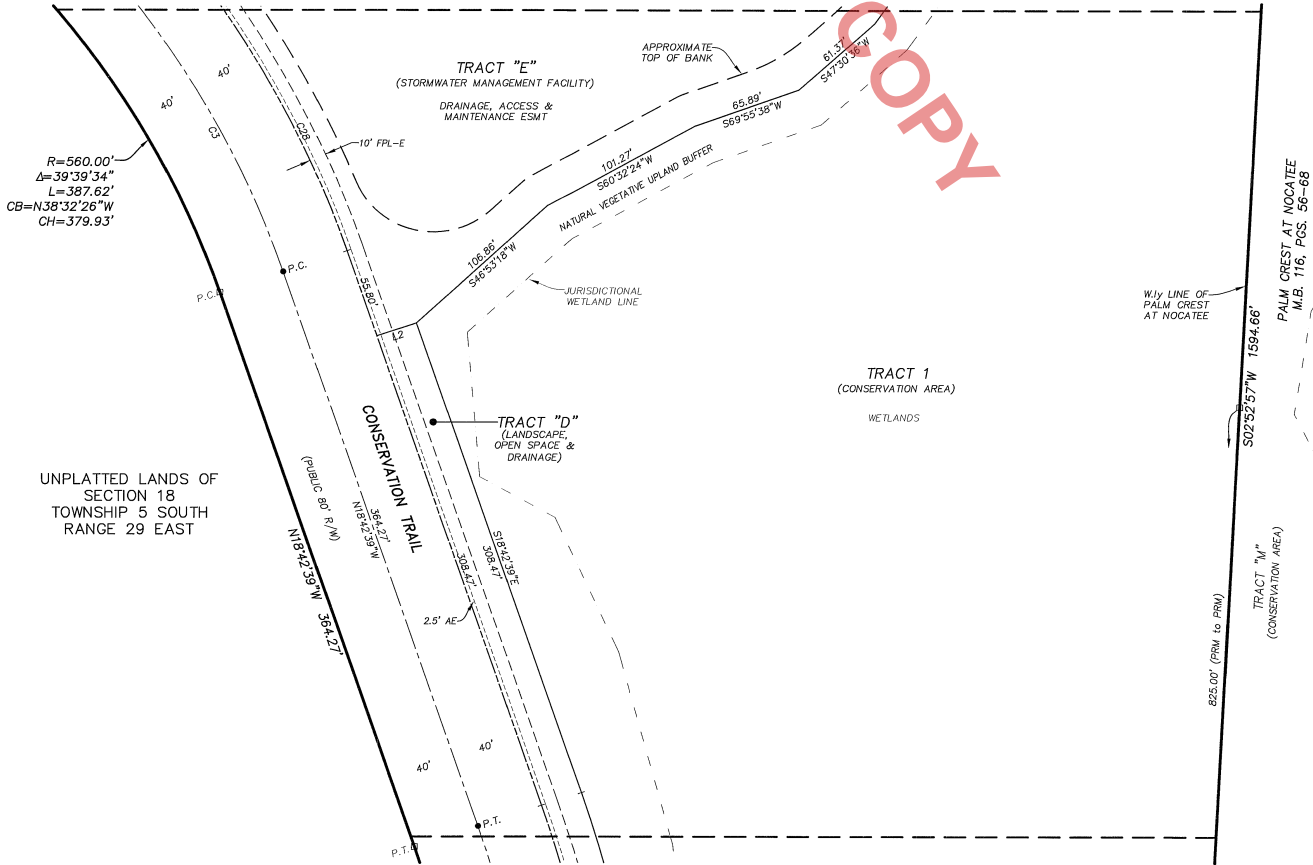
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MATCHLINE SEE SHEET 5



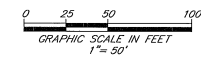
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	600.00'	39°39'34"	415.31'	N38°32'26"W	407.07'
C2B	640.00'	28°54'20"	300.54'	N32°09'50"W	297.78'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S71°17'21"W	25.00'

UNPLATTED LANDS OF SECTION 18 TOWNSHIP 5 SOUTH RANGE 29 EAST

MATCHLINE SEE SHEET 3

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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 124 PAGE 5

SHEET 5 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L3	S73°17'27"E	9.08'
L4	N16°06'29"E	25.00'
L5	S73°17'27"E	25.00'
L6	S16°06'29"W	25.00'

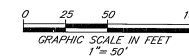
UNPLATTED LANDS OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 29 EAST

POINT OF BEGINNING
NW 1/4 CORNER OF PALM CREST AT NOCATEE

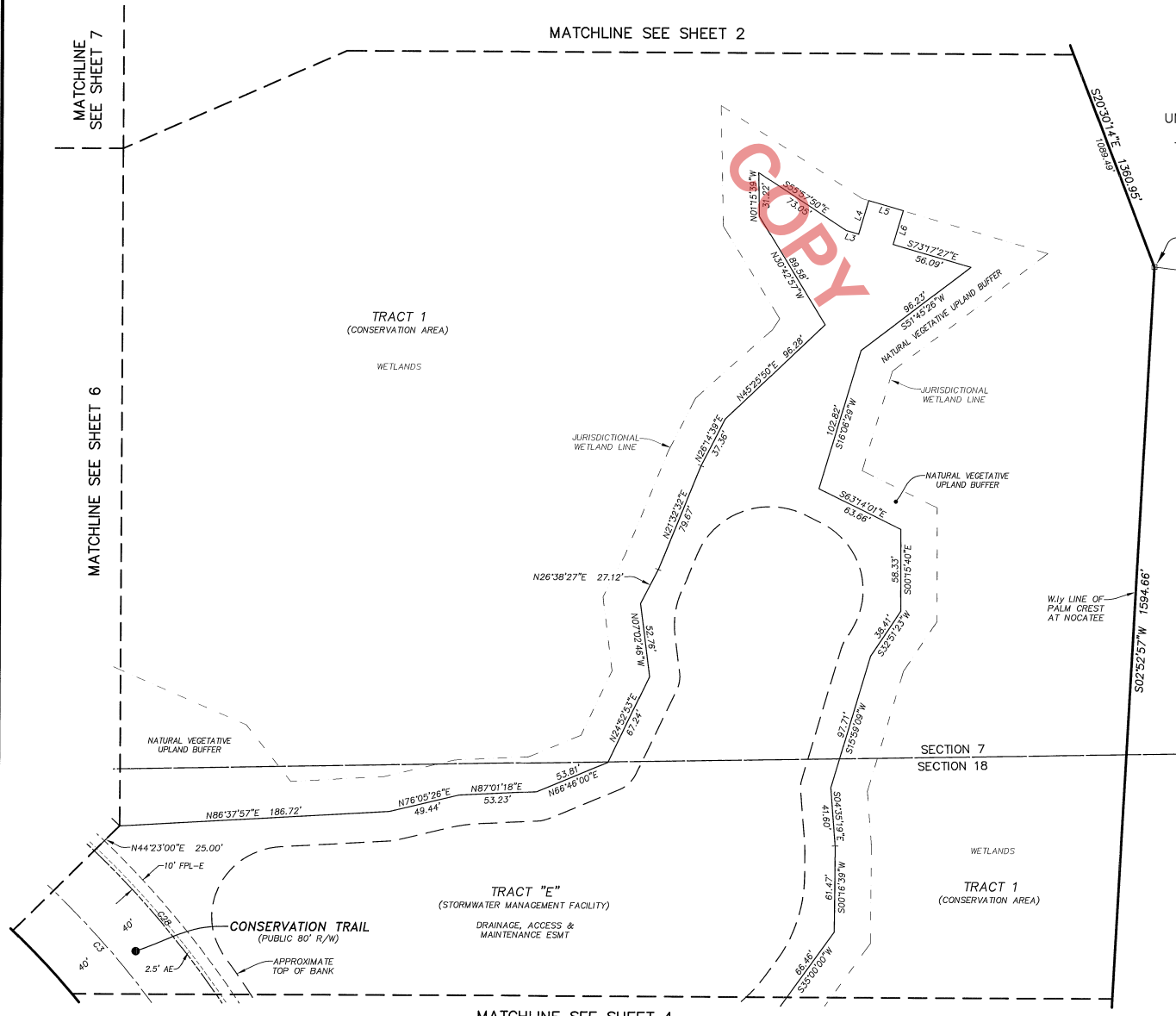
TRACT "M"
(CONSERVATION AREA)
PALM CREST AT NOCATEE
M.B. 116, PGS. 56-68

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	600.00'	39°39'34"	415.31'	N38°32'26"W	407.07'
C2B	640.00'	26°54'20"	300.54'	N32°09'50"W	297.78'

- 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
 - Δ 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
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

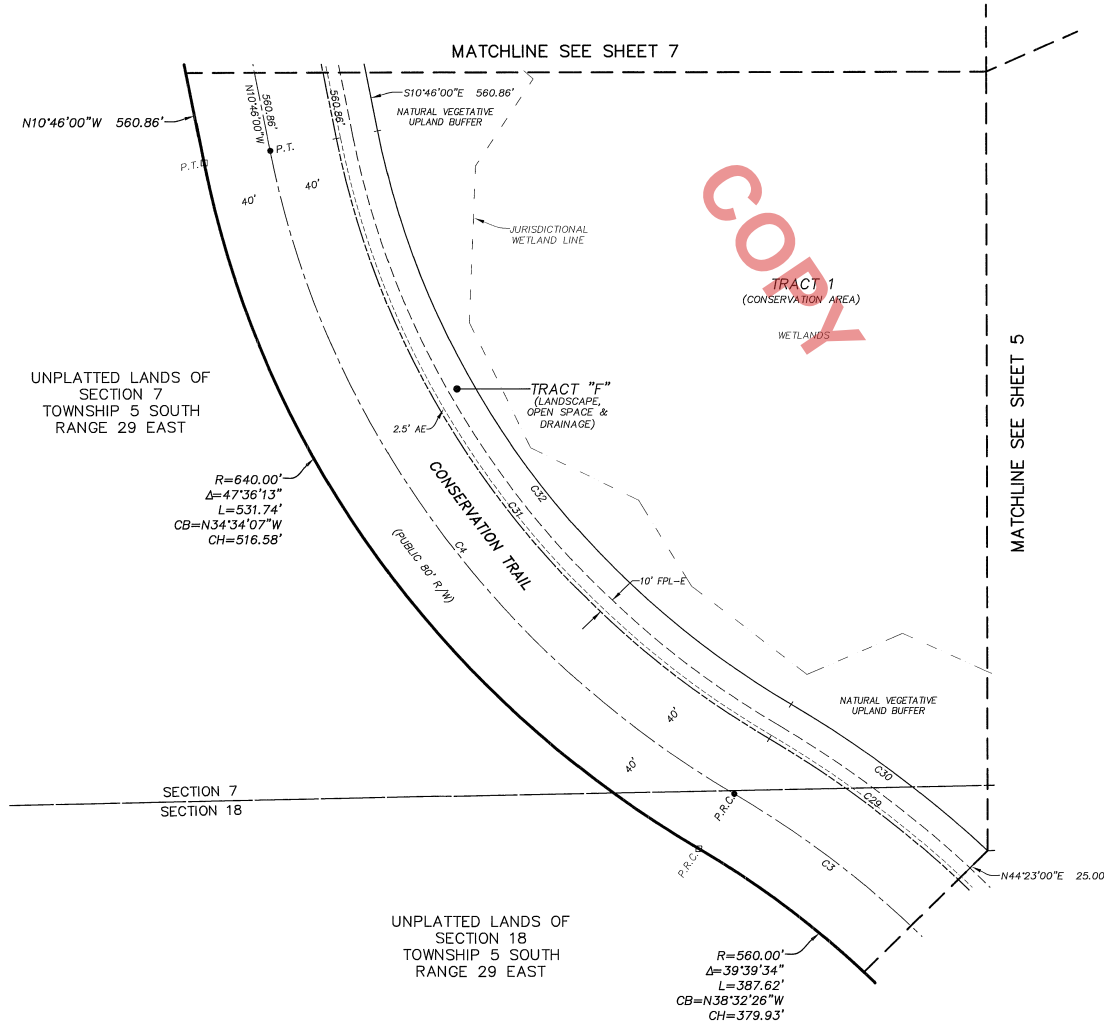


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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



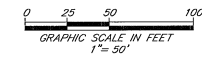
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	600.00'	39'39"34"	415.31'	N38'32"26"W	407.07'
C4	600.00'	47'36"13"	498.50'	N34'34"07"W	484.29'
C29	640.00'	12'45"14"	142.46'	N51'59"36"W	142.17'
C30	665.00'	12'45"14"	148.03'	N51'59"36"W	147.72'
C31	560.00'	47'36"13"	465.27'	S34'34"07"E	452.00'
C32	535.00'	47'36"13"	444.50'	S34'34"07"E	431.82'

- 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
 - Δ 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-E FLORIDA POWER & LIGHT EASEMENT
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 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 124 PAGE 7

SHEET 7 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 8



COPY

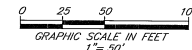
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1000.00'	16'05"00"	280.71'	N02°43'30"W	279.79'
C33	960.00'	16'05"00"	269.48'	S02°43'30"E	268.59'
C34	935.00'	16'05"00"	262.46'	S02°43'30"E	261.60'

- 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.
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 - +— STREET NAME CHANGE POINT
 - MATCHLINE
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MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 5

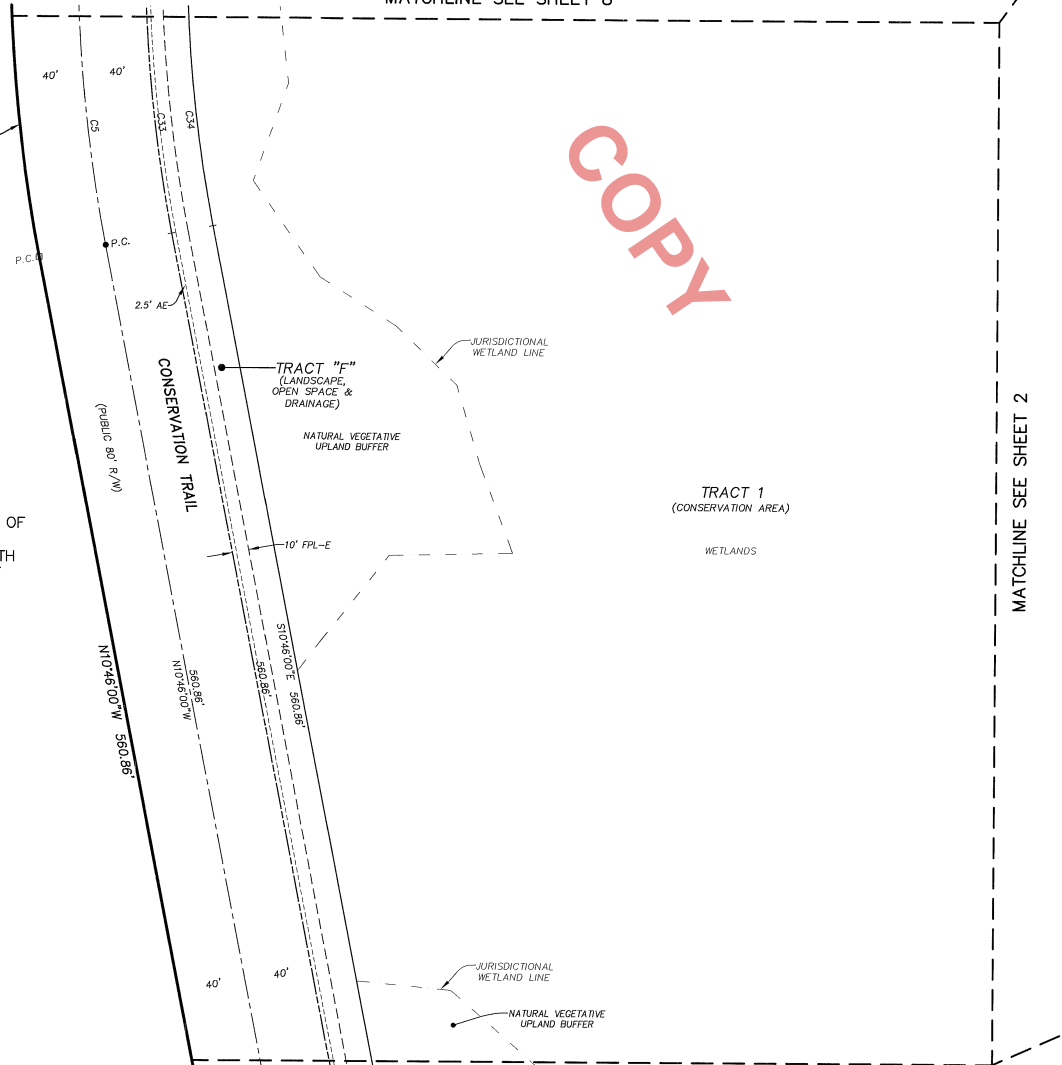
MATCHLINE SEE SHEET 6



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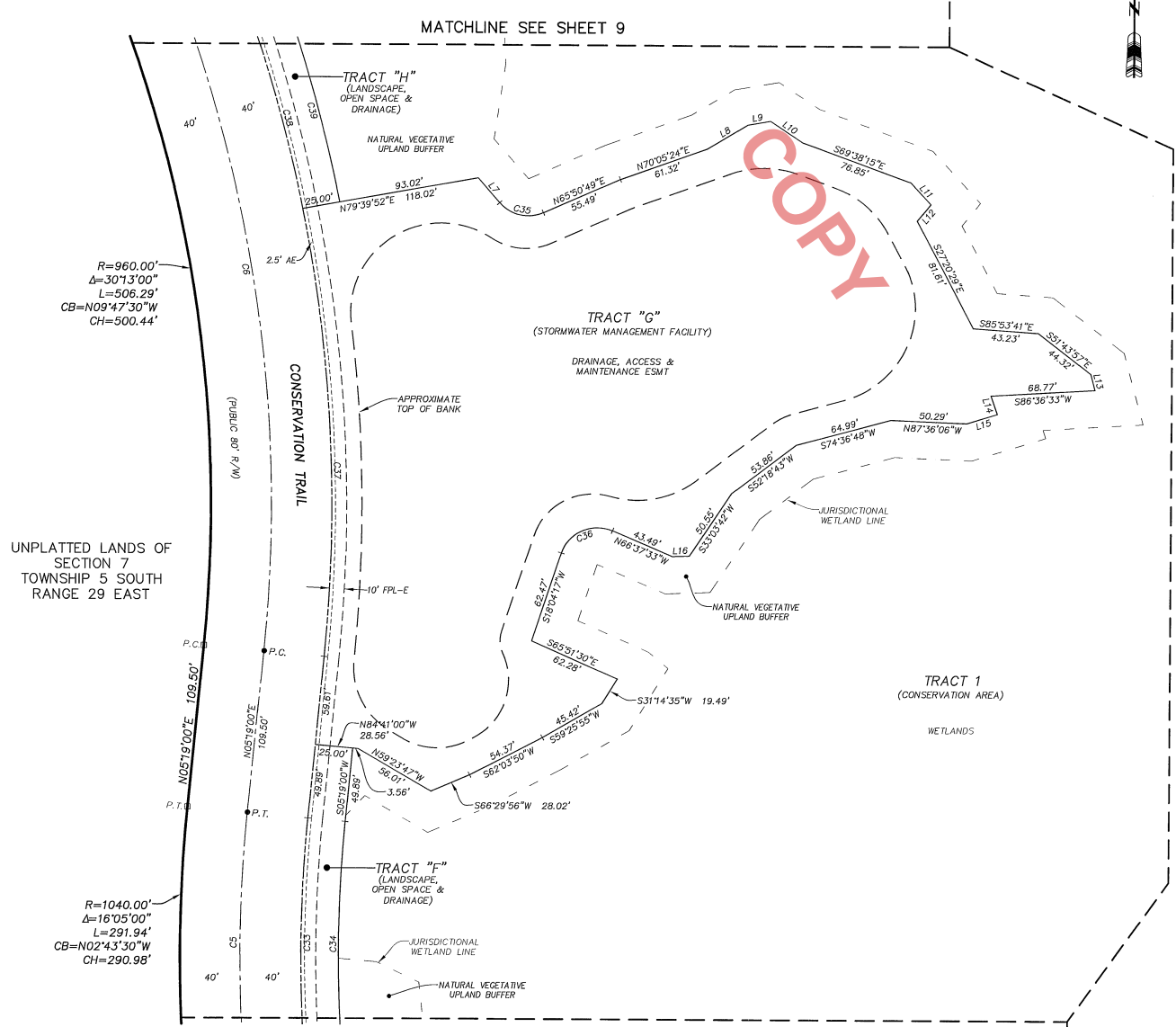
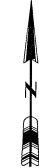
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 $\Delta=16'05"00"$
 $L=291.94'$
 $CB=N02°43'30"W$
 $CH=290.98'$

UNPLATTED LANDS OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 29 EAST



SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1000.00'	16'05'00"	280.71'	N02'43'30"W	279.79'
C6	1000.00'	30'13'00"	527.38'	N09'47'30"W	521.29'
C33	960.00'	16'05'00"	269.48'	S02'43'30"E	268.59'
C34	935.00'	16'05'00"	262.46'	S02'43'30"E	261.60'
C35	25.00'	73'22'57"	32.02'	S77'27'42"E	29.88'
C36	25.00'	95'18'10"	41.58'	S65'43'22"W	36.95'
C37	1040.00'	16'45'15"	304.11'	N03'03'37"W	303.03'
C38	1040.00'	10'28'33"	190.15'	N16'40'31"W	189.88'
C39	1065.00'	10'44'36"	199.70'	N16'47'00"W	199.40'

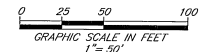
LINE TABLE		
LINE	BEARING	LENGTH
L7	S40'46'14"E	21.89'
L8	N58'38'37"E	31.23'
L9	N80'08'32"E	15.00'
L10	S56'10'04"E	25.37'
L11	S42'15'48"E	20.05'
L12	S38'54'21"W	14.37'
L13	S14'41'51"E	11.16'
L14	S19'05'18"E	13.18'
L15	S72'35'08"W	21.11'
L16	S87'48'42"W	11.12'

- 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
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 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - 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.O.C. POINT ON CURVE
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 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

R=960.00'
Δ=30'13'00"
L=506.29'
CB=N09'47'30"W
CH=500.44'

R=1040.00'
Δ=16'05'00"
L=291.94'
CB=N02'43'30"W
CH=290.98'

UNPLATTED LANDS OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 29 EAST



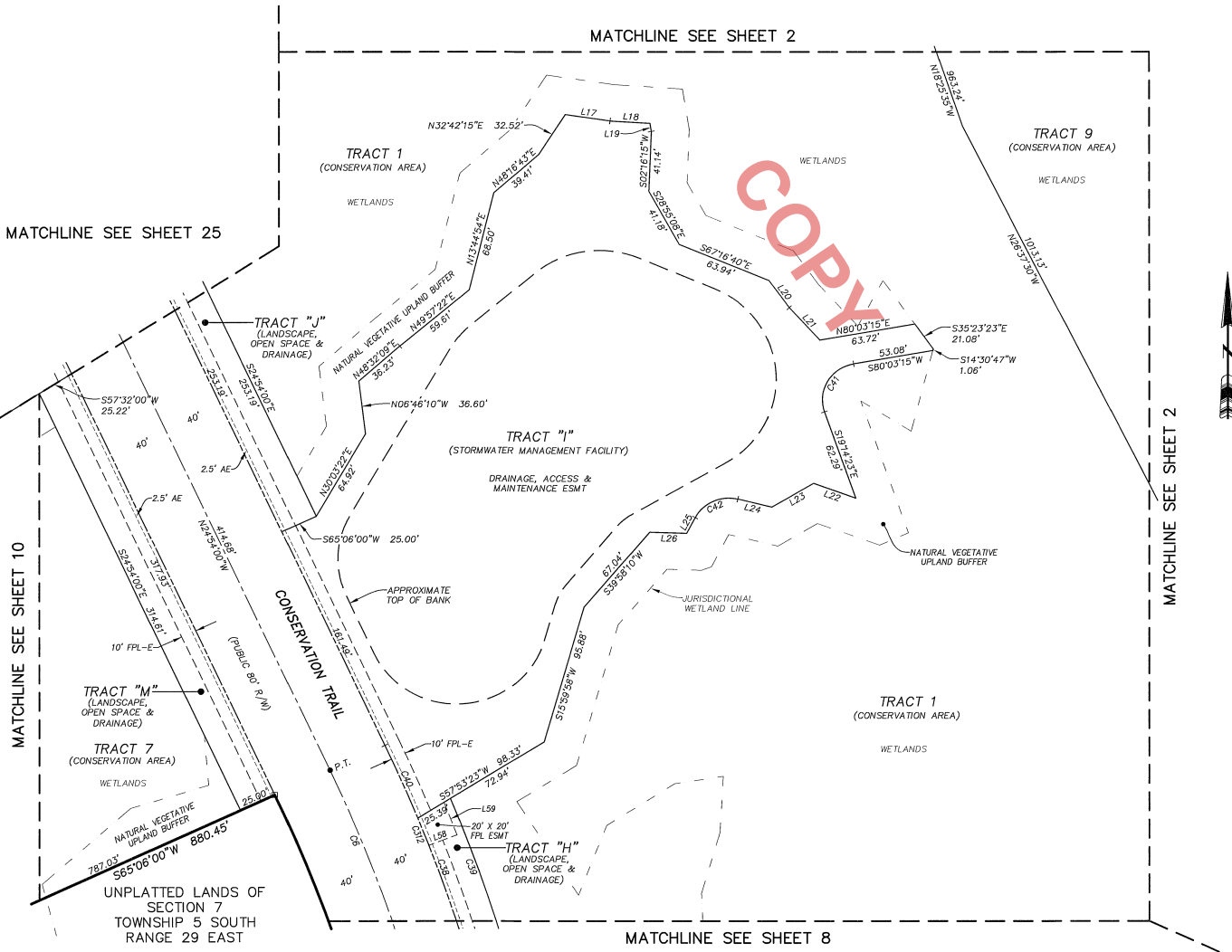
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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 9 OF 25 SHEETS

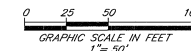
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	1000.00'	30°13'00"	527.38'	N09°47'30"W	521.29'
C38	1040.00'	10°28'33"	190.15'	N16°40'31"W	189.88'
C39	1065.00'	10°44'36"	199.70'	N16°47'00"W	199.40'
C40	1040.00'	2°59'13"	54.22'	N23°24'24"W	54.21'
C41	25.00'	99°17'38"	43.33'	S30°24'26"W	38.10'
C42	25.00'	76°26'51"	33.36'	S65°40'41"W	30.94'
C312	1040.00'	1°06'07"	20.00'	N21°21'44"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S81°39'47"E	30.02'
L18	S86°10'46"E	26.05'
L19	S09°16'59"E	5.60'
L20	S35°40'05"E	23.19'
L21	S42°13'37"E	29.90'
L22	N70°06'28"W	29.51'
L23	S59°26'41"W	32.00'
L24	N76°05'54"W	22.87'
L25	S27°27'15"W	12.09'
L26	N88°15'28"W	24.51'
L58	S69°11'19"W	20.00'
L59	S20°48'41"E	24.03'

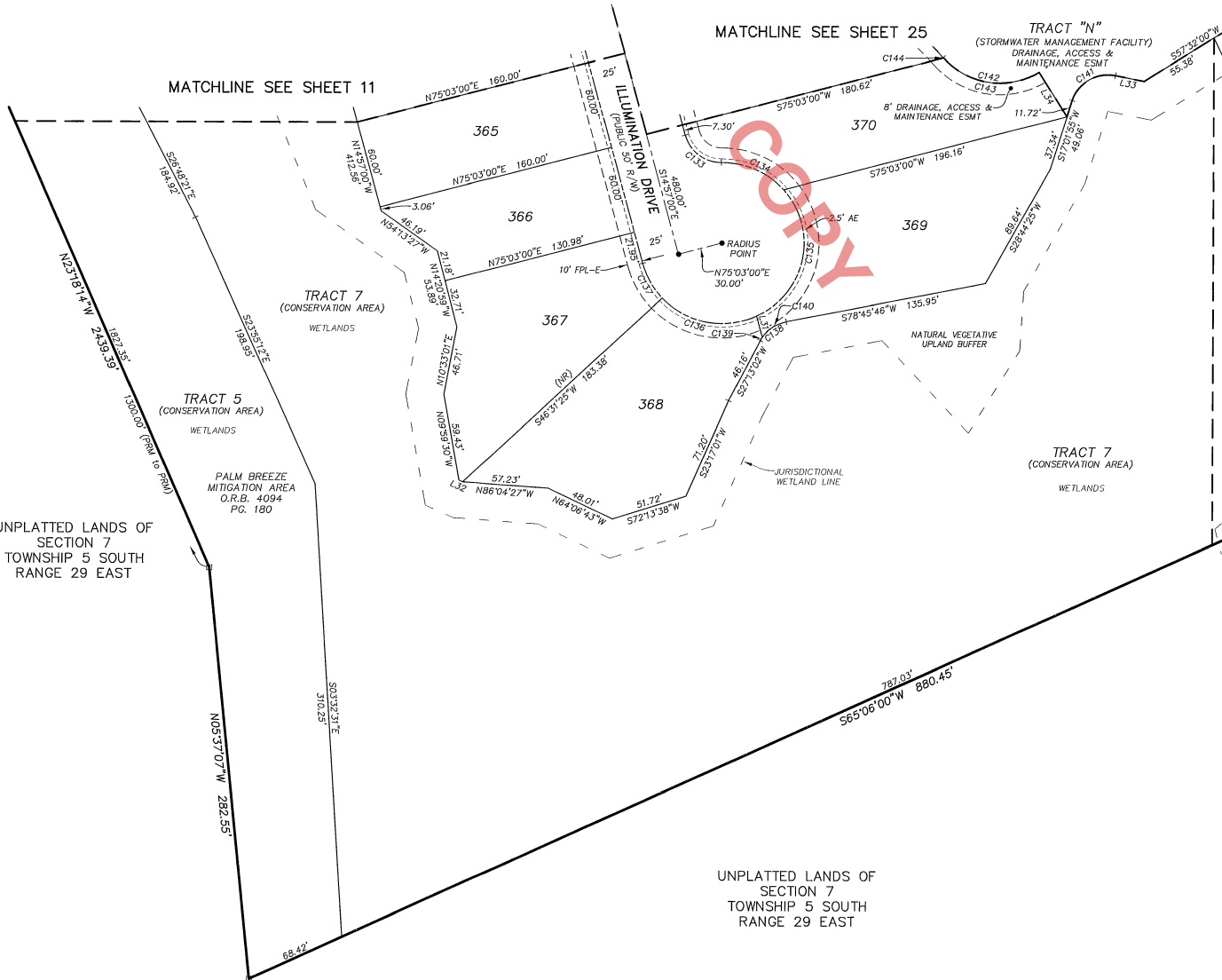
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#324, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#324, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#324, PERMANENT REFERENCE MONUMENT
 - P.R.M. CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
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 - CH CHORD DISTANCE
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 - +— STREET NAME CHANGE POINT
 - - - MATCHLINE
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SEABROOK VILLAGE PHASE 2

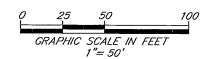
BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C133	25.00'	75°31'21"	32.95'	S52°42'40"E	30.62'
C134	55.00'	48°46'09"	46.82'	N66°05'16"W	45.41'
C135	55.00'	106°48'28"	102.53'	N11°42'02"E	88.31'
C136	55.00'	71°22'44"	68.52'	S79°12'22"E	64.17'
C137	55.00'	28°34'00"	27.42'	S29°14'00"E	27.14'
C138	25.00'	51°32'44"	22.49'	S52°59'24"W	21.74'
C139	25.00'	6°00'18"	2.62'	S30°13'11"W	2.62'
C140	25.00'	45°32'26"	19.87'	S55°59'33"W	19.35'
C141	25.00'	84°32'58"	36.89'	S59°18'24"W	33.63'
C142	50.00'	80°57'53"	70.86'	S81°16'04"E	64.92'
C143	50.00'	80°41'03"	70.41'	S81°24'29"E	64.73'
C144	50.00'	0°16'50"	0.24'	S40°55'32"E	0.24'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S15°24'26"E	15.08'
L32	N65°39'13"W	2.78'
L33	N78°25'07"W	19.47'
L34	N31°45'00"W	35.67'

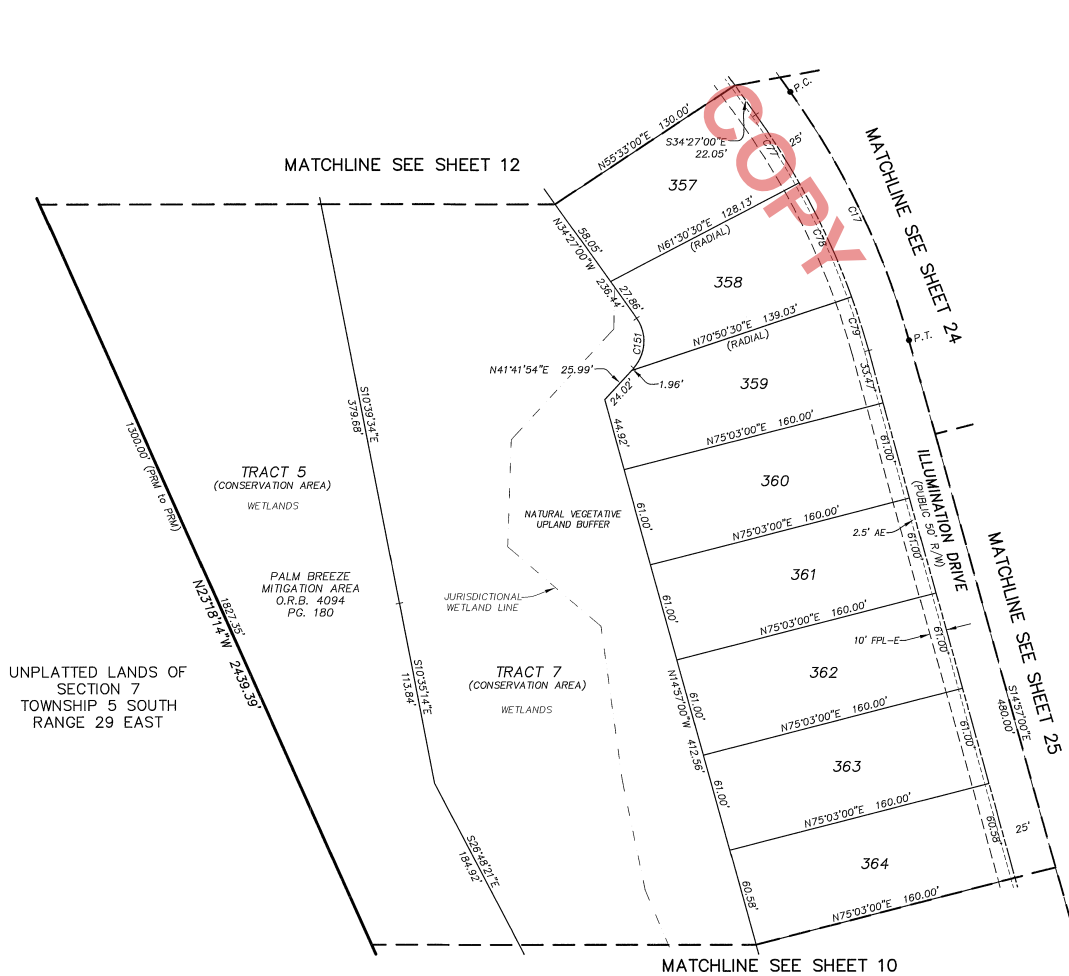
- LEGEND**
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 - FPL-E FLORIDA POWER & LIGHT EASEMENT
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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	500.00'	19°30'00"	170.17'	S24°42'00"E	169.35'
C77	475.00'	5°57'30"	49.40'	N31°28'15"W	49.37'
C78	475.00'	9°20'00"	77.38'	N23°49'30"W	77.29'
C79	475.00'	4°12'30"	34.89'	N17°03'15"W	34.88'
C151	25.00'	76°08'54"	33.23'	N03°37'27"E	30.83'

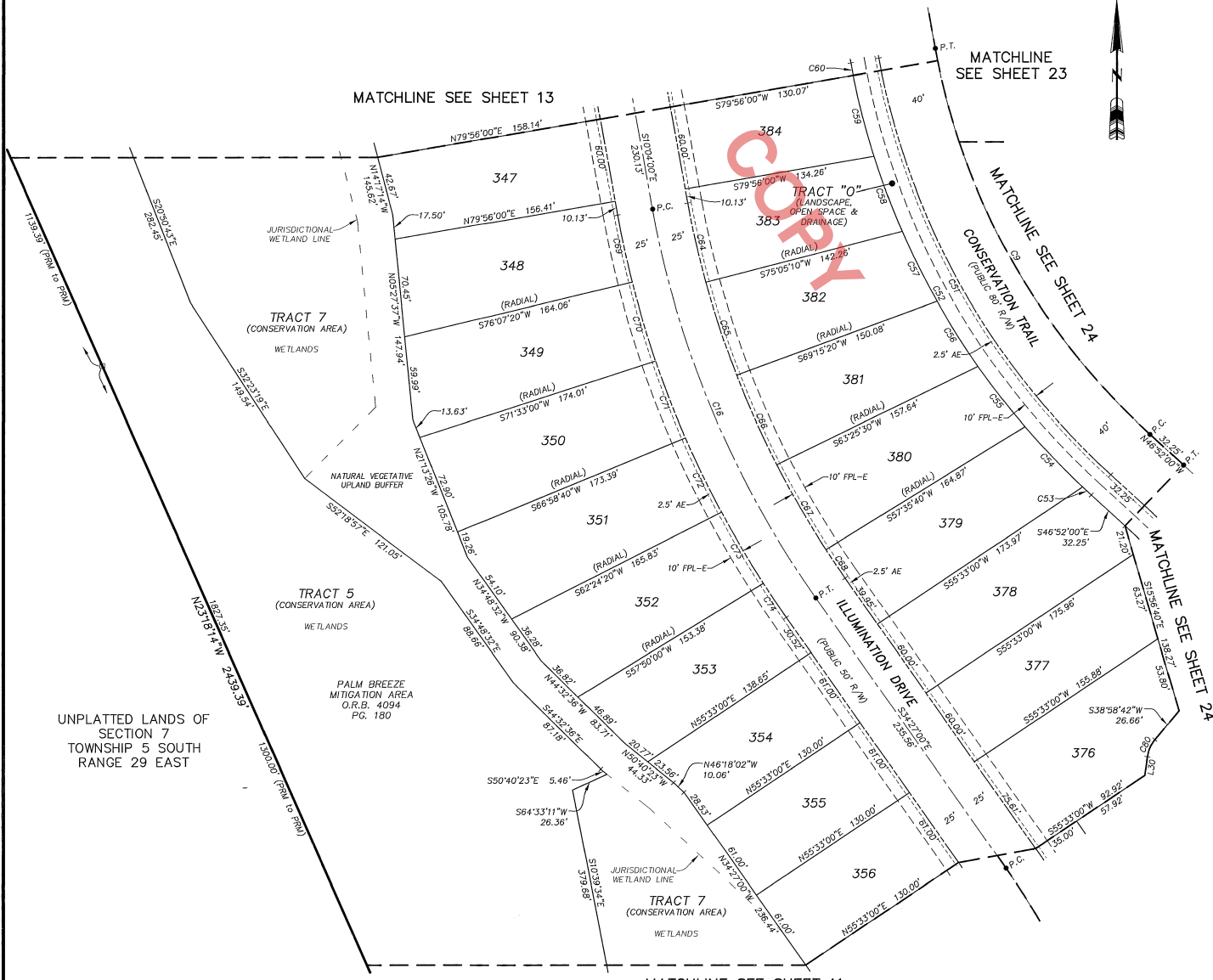
LEGEND

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- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R. RADIUS
- ∠ CENTRAL ANGLE
- L ARC LENGTH
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- (NR) NON-RADIAL
- (NT) NON-TANGENT
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL-E FLORIDA POWER & LIGHT EASEMENT
- AE ACCESS EASEMENT
- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- STREET NAME CHANGE POINT
- - - 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

SEABROOK VILLAGE PHASE 2

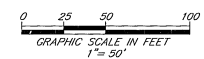
BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	500.00'	36°48'00"	321.14'	N28°28'00"W	315.65'
C16	715.00'	24°23'00"	304.28'	S22°15'30"E	301.99'
C51	540.00'	36°48'00"	346.83'	S28°28'00"E	340.90'
C52	560.00'	36°48'00"	359.68'	S28°28'00"E	353.53'
C53	560.00'	0°52'46"	8.59'	S46°25'37"E	8.59'
C54	560.00'	6°04'26"	59.36'	S42°37'01"E	59.34'
C55	560.00'	5°33'16"	54.29'	S37°08'11"E	54.27'
C56	560.00'	5°38'07"	55.08'	S31°32'30"E	55.06'
C57	560.00'	5°43'06"	55.89'	S25°51'54"E	55.87'
C58	560.00'	5°51'48"	57.31'	S20°04'27"E	57.28'
C59	560.00'	6°09'24"	60.18'	S14°03'50"E	60.15'
C60	560.00'	0°55'08"	8.98'	S10°31'34"E	8.98'
C64	690.00'	4°50'50"	58.37'	S12°29'25"E	58.36'
C65	690.00'	5°49'50"	70.22'	S17°49'45"E	70.19'
C66	690.00'	5°49'50"	70.22'	S23°39'35"E	70.19'
C67	690.00'	5°49'50"	70.22'	S29°29'25"E	70.19'
C68	690.00'	2°02'40"	24.62'	S33°25'40"E	24.62'
C69	740.00'	3°48'40"	49.22'	S11°58'20"E	49.21'
C70	740.00'	4°34'20"	59.05'	S18°09'50"E	59.04'
C71	740.00'	4°34'20"	59.05'	S20°44'10"E	59.04'
C72	740.00'	4°34'20"	59.05'	S25°18'30"E	59.04'
C73	740.00'	4°34'20"	59.05'	S29°52'50"E	59.04'
C74	740.00'	2°17'00"	29.49'	S33°18'30"E	29.49'
C80	25.00'	31°07'27"	13.58'	S23°24'59"W	13.41'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3824, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - 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
 - TABLED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - Q.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
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 - STREET NAME CHANGE POINT
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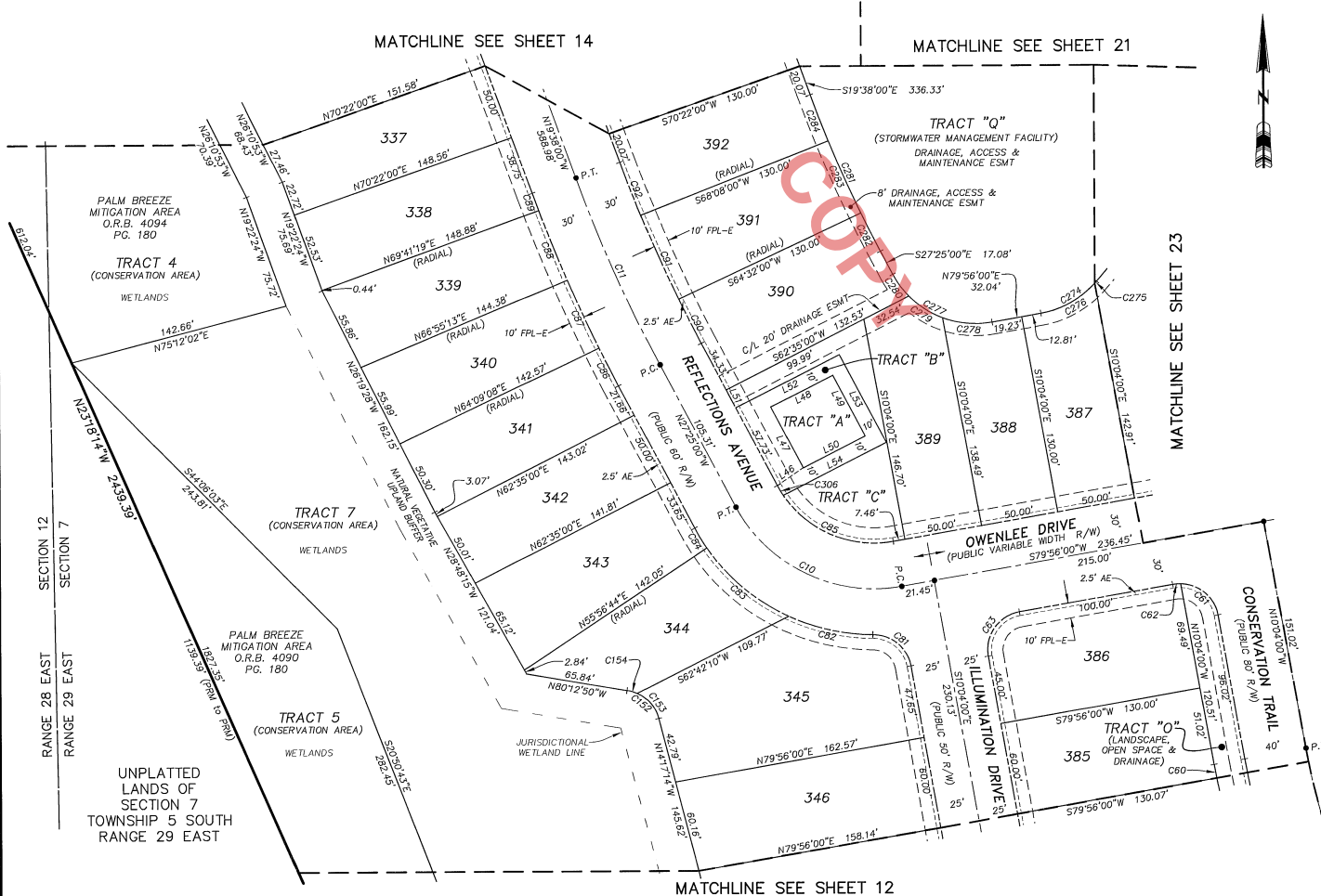
LINE TABLE		
LINE	BEARING	LENGTH
L30	S07°51'15"W	13.33'



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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	100.00'	72°39'00"	126.80'	N63°44'30"W	118.47'
C11	985.00'	7°47'00"	133.81'	N23°31'30"W	133.70'
C60	560.00'	0°55'08"	8.98'	S10°31'34"E	8.98'
C61	25.00'	78°27'47"	34.24'	N49°17'53"W	31.62'
C62	25.00'	11°32'13"	5.03'	S85°42'07"W	5.03'
C63	25.00'	90°00'00"	39.27'	S34°56'00"W	35.36'
C61	25.00'	79°23'03"	34.64'	N49°45'32"W	31.93'
C62	130.00'	24°38'47"	55.92'	S77°07'40"E	55.49'
C63	130.00'	30°45'00"	69.77'	S49°25'46"E	68.94'
C64	130.00'	6°38'16"	15.06'	S30°44'08"E	15.05'
C65	70.00'	66°41'21"	81.48'	S66°43'19"E	76.95'
C66	1015.00'	1°34'08"	27.79'	S26°37'56"E	27.79'
C67	1015.00'	2°48'05"	49.04'	S24°27'49"E	49.03'
C68	1015.00'	2°46'05"	49.04'	S21°41'44"E	49.03'
C69	1015.00'	0°40'41"	12.01'	S19°58'21"E	12.01'
C90	955.00'	1°57'00"	32.50'	S26°26'30"E	32.50'
C91	955.00'	3°36'00"	60.00'	S23°40'00"E	59.99'
C92	955.00'	2°14'00"	37.22'	S20°45'00"E	37.22'
C152	25.00'	85°55'36"	28.77'	N47°15'02"W	27.21'
C153	25.00'	50°52'27"	22.20'	N39°43'28"W	21.48'
C154	25.00'	15°03'09"	6.57'	N72°41'16"W	6.55'
C274	60.00'	40°06'23"	42.00'	N59°52'48"E	41.15'
C275	60.00'	1°48'23"	1.89'	N40°43'48"E	1.89'
C276	60.00'	38°18'00"	40.11'	N60°47'00"E	39.37'
C277	60.00'	72°39'00"	76.08'	S63°44'30"E	71.08'
C278	60.00'	30°51'04"	32.31'	S84°38'28"E	31.92'
C279	60.00'	25°05'47"	26.28'	S56°40'02"E	26.07'
C280	60.00'	16°42'09"	17.49'	S35°46'05"E	17.43'
C281	825.00'	7°47'00"	112.07'	S23°31'30"E	111.99'
C282	825.00'	1°57'00"	28.08'	S26°26'30"E	28.08'
C283	825.00'	3°36'00"	51.84'	S23°40'00"E	51.83'
C284	825.00'	2°14'00"	32.16'	S20°45'00"E	32.16'
C306	70.00'	5°57'39"	7.28'	S30°23'49"E	7.28'

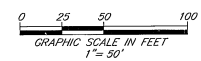
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
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 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
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TRACT LEGEND

TRACT NAME	USAGE
TRACT "A"	PUMP STATION TRACT
TRACT "B"	LANDSCAPE BUFFER TRACT
TRACT "C"	OPEN SPACE

LINE TABLE

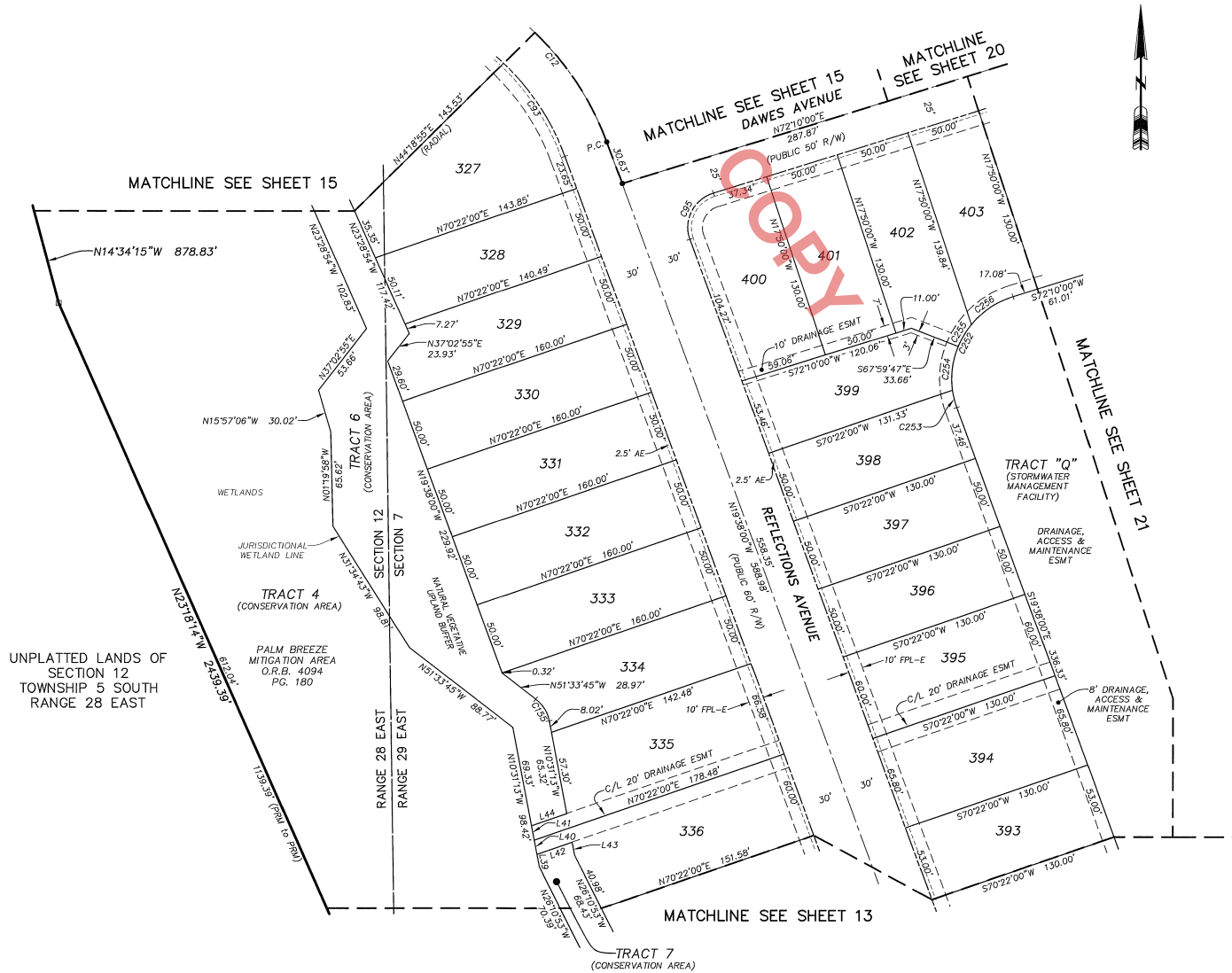
LINE	BEARING	LENGTH
L47	N27°25'00"W	45.00'
L48	N62°35'00"E	45.00'
L49	N27°25'00"W	45.00'
L50	N62°35'00"E	45.00'
L51	S27°25'00"E	13.25'
L52	N62°35'00"E	75.08'
L53	N27°25'00"W	65.00'
L54	N62°35'00"E	74.70'



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SEABROOK VILLAGE PHASE 2

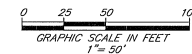
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	200.00'	39°27'12"	137.72'	N39°21'36"W	135.01'
C93	170.00'	26°03'05"	77.30'	N32°39'33"W	76.63'
C95	25.00'	91°48'00"	40.06'	S26°16'00"W	35.91'
C155	25.00'	41°02'32"	17.91'	N31°02'29"W	17.53'
C252	60.00'	91°48'00"	96.13'	S26°16'00"W	86.18'
C253	60.00'	12°04'03"	12.64'	S13°35'59"E	12.61'
C254	60.00'	29°34'10"	30.97'	S07°13'08"W	30.62'
C255	60.00'	16°53'06"	17.68'	S30°26'46"W	17.62'
C256	60.00'	33°16'41"	34.85'	S55°31'39"W	34.36'

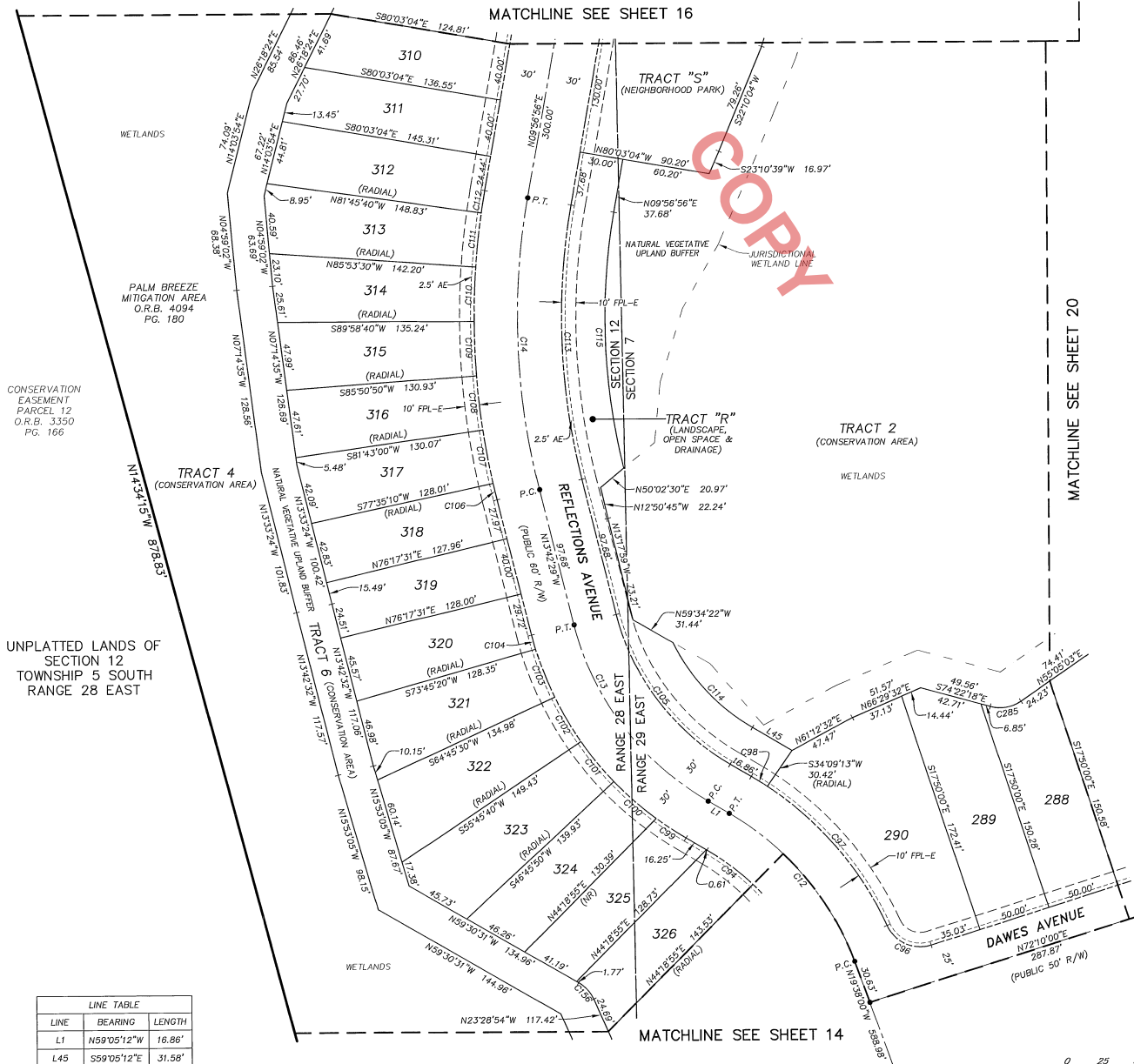
LINE TABLE		
LINE	BEARING	LENGTH
L39	S10°31'16"E	8.83'
L40	S10°31'13"E	10.13'
L41	S10°31'13"E	10.13'
L42	S7°02'20"W	25.32'
L43	N10°31'13"W	9.41'
L44	S7°02'20"W	25.32'

- LEGEND**
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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	200.00'	39°27'12"	137.72'	N39°21'36"W	135.01'
C13	200.00'	45°22'43"	158.40'	N36°23'51"W	154.29'
C14	500.00'	23°39'25"	208.45'	N01°52'47"W	204.98'
C94	170.00'	13°24'07"	39.76'	N52°23'09"W	39.67'
C96	25.00'	84°13'24"	36.75'	S85°43'18"E	33.53'
C97	230.00'	32°14'11"	129.41'	N39°43'41"W	127.71'
C98	230.00'	31°4'25"	13.01'	N57°27'59"W	13.01'
C99	230.00'	6°07'48"	24.61'	S86°01'18"E	24.60'
C100	230.00'	9°43'14"	39.02'	S48°05'47"E	38.97'
C101	230.00'	8°59'50"	36.12'	S38°44'15"E	36.08'
C102	230.00'	8°59'50"	36.12'	S29°44'25"E	36.08'
C103	230.00'	8°59'50"	36.12'	S20°44'35"E	36.08'
C104	230.00'	2°32'11"	10.18'	S14°58'35"E	10.18'
C105	170.00'	45°22'43"	134.64'	S36°23'51"E	131.15'
C106	530.00'	11°7'39"	11.97'	S13°03'40"E	11.97'
C107	530.00'	4°07'50"	38.21'	S10°20'55"E	38.20'
C108	530.00'	4°07'50"	38.21'	S06°13'09"E	38.20'
C109	530.00'	4°07'50"	38.21'	S02°05'15"E	38.20'
C110	530.00'	4°07'50"	38.21'	S02°02'35"W	38.20'
C111	530.00'	4°07'50"	38.21'	S06°10'25"W	38.20'
C112	530.00'	1°42'36"	15.82'	S09°05'38"W	15.82'
C113	470.00'	23°39'25"	194.06'	S01°52'47"E	192.68'
C114	140.00'	33°41'55"	82.34'	S42°14'14"E	81.16'
C115	440.00'	23°34'49"	181.08'	S01°50'29"E	179.81'
C156	25.00'	36°01'38"	15.72'	N41°29'42"W	15.46'
C285	25.00'	50°32'39"	22.05'	N80°21'23"E	21.35'

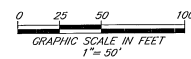
CONSERVATION EASEMENT PARCEL 12 O.R.B. 3350 PG. 166

PALM BREEZE MITIGATION AREA O.R.B. 4094 PG. 180

UNPLATTED LANDS OF SECTION 12 TOWNSHIP 5 SOUTH RANGE 28 EAST

LINE	BEARING	LENGTH
LT	N59°05'12"W	16.86'
L45	S59°05'12"E	31.58'

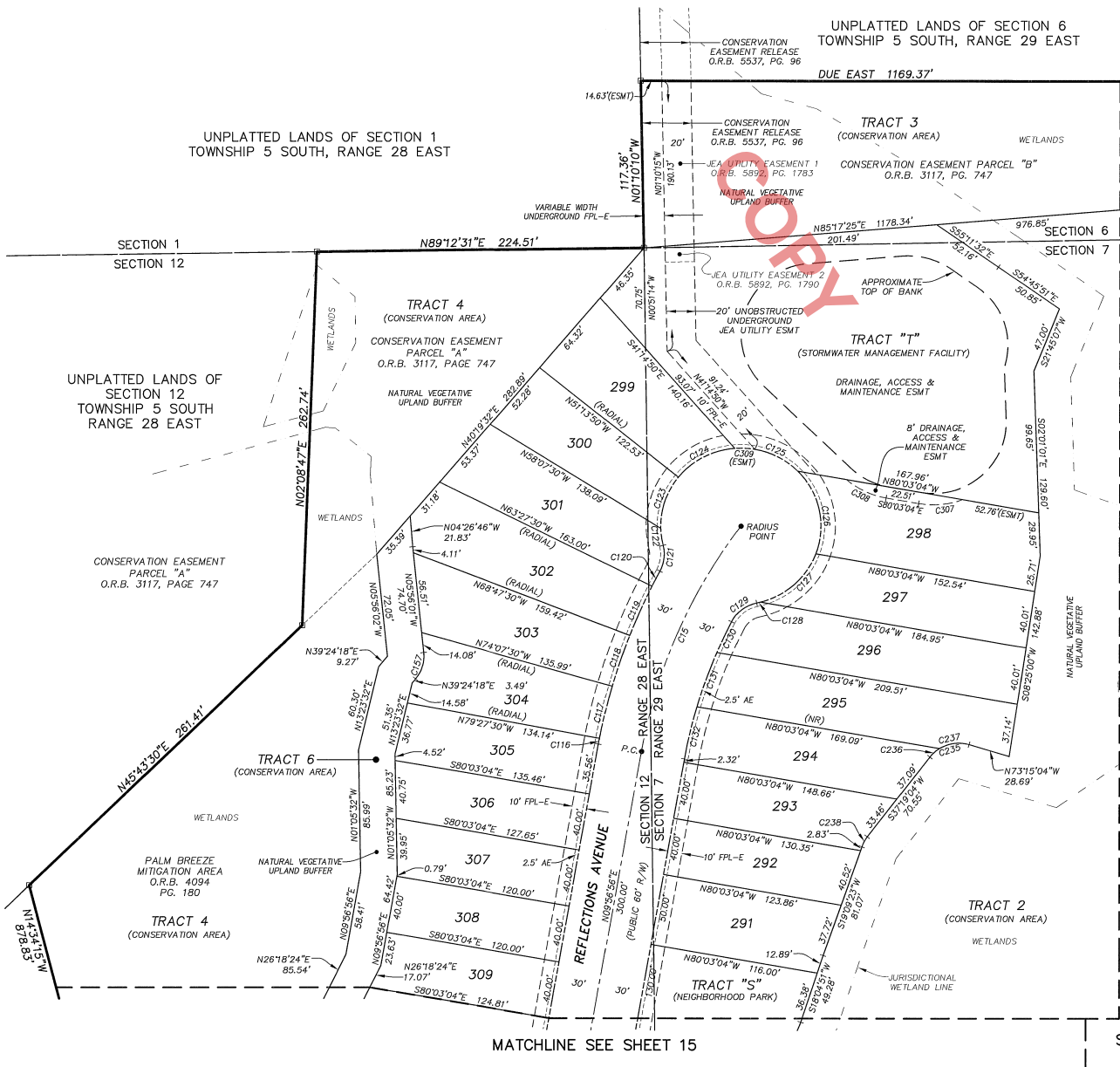
- LEGEND**
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SEABROOK VILLAGE PHASE 2

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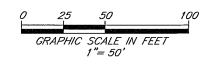
MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 20

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	375.00'	28°34'34"	173.94'	N23°14'13"E	172.38'
C16	405.00'	0°35'34"	4.19'	S101°4'43"W	4.19'
C117	405.00'	5°20'00"	37.70'	S131°2'30"W	37.69'
C118	405.00'	5°20'00"	37.70'	S18°32'30"W	37.69'
C119	405.00'	5°20'00"	37.70'	S23°52'30"W	37.69'
C120	405.00'	1°41'13"	11.92'	S27°23'06"W	11.92'
C121	25.00'	42°33'40"	18.57'	N08°56'52"E	18.15'
C122	55.00'	12°39'12"	12.15'	S08°00'22"E	12.12'
C123	55.00'	40°26'56"	38.83'	S18°32'42"W	38.03'
C124	55.00'	46°39'38"	44.79'	S62°05'59"W	43.56'
C125	55.00'	49°46'22"	47.78'	N69°41'01"W	46.29'
C126	55.00'	65°18'50"	62.70'	N12°08'25"W	59.36'
C127	55.00'	25°01'50"	52.83'	N48°01'55"E	50.82'
C128	55.00'	2°55'34"	2.81'	N7°00'36"E	2.81'
C129	25.00'	51°34'06"	22.50'	S52°41'20"W	21.75'
C130	345.00'	3°56'36"	23.74'	S24°55'59"W	23.74'
C131	345.00'	6°44'31"	40.60'	S19°35'26"W	40.57'
C132	345.00'	6°16'14"	37.76'	S13°05'03"W	37.74'
C157	25.00'	45°20'20"	19.78'	N16°44'09"E	19.27'
C235	25.00'	69°25'52"	30.30'	S72°02'00"W	28.48'
C236	25.00'	20°33'09"	8.97'	S47°35'38"W	8.92'
C237	25.00'	48°52'44"	21.33'	S82°18'34"W	20.69'
C238	25.00'	18°09'40"	7.92'	S28°14'14"W	7.89'
C307	58.00'	30°27'01"	30.82'	N84°43'25"E	30.46'
C308	58.00'	30°27'01"	30.82'	S64°49'33"E	30.46'
C309	55.00'	14°30'12"	13.92'	N87°19'06"W	13.88'

- 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 RADIAL
 - ∠ 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
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.C. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

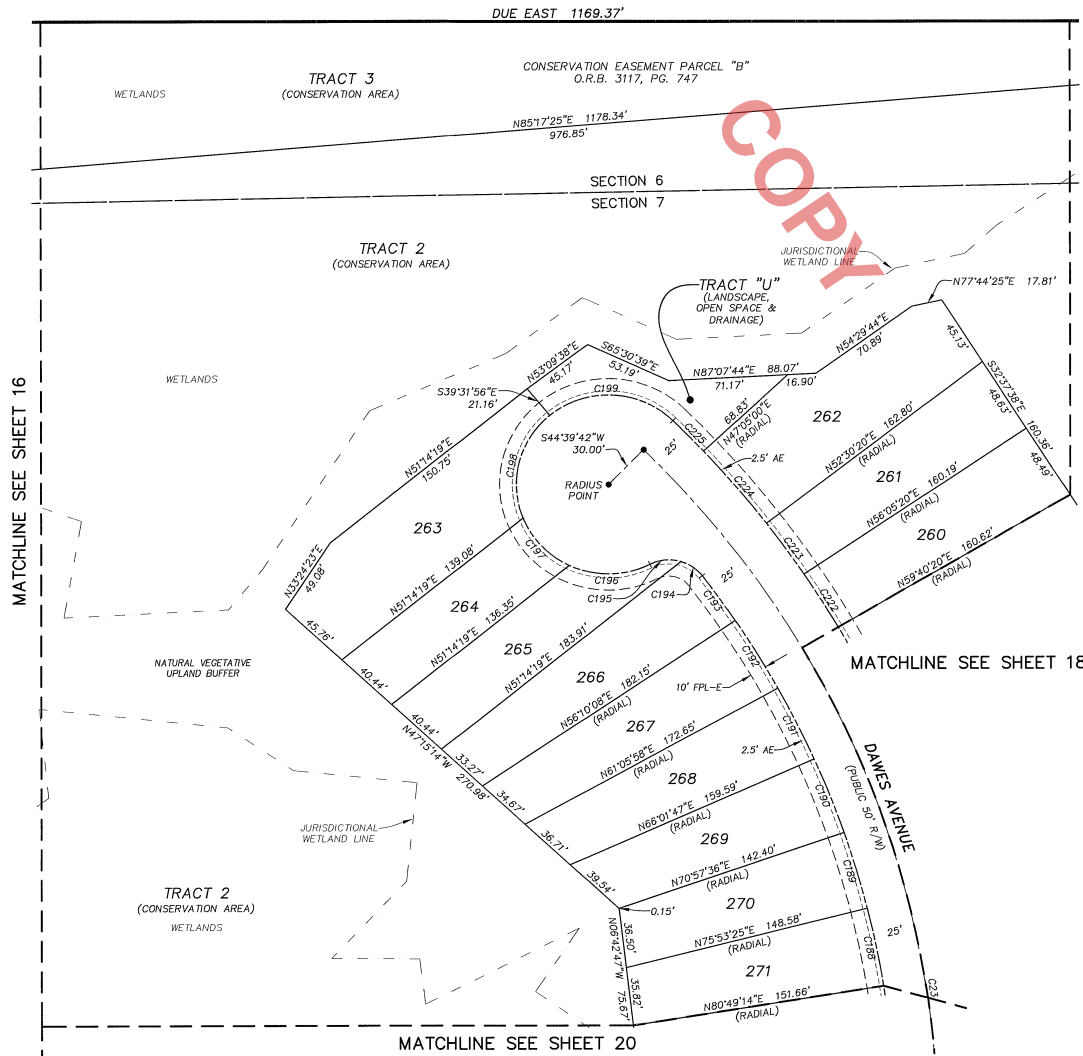
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 17 OF 25 SHEETS

SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF SECTION 6
TOWNSHIP 5 SOUTH, RANGE 29 EAST



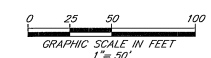
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	590.00'	73°46'18"	759.66'	N08°27'09"W	708.26'
C188	565.00'	4°55'49"	48.62'	N11°38'41"W	48.60'
C189	565.00'	4°55'49"	48.62'	N16°34'30"W	48.60'
C190	565.00'	4°55'49"	48.62'	N21°30'19"W	48.60'
C191	565.00'	4°55'49"	48.62'	N26°26'08"W	48.60'
C192	565.00'	4°55'49"	48.62'	N31°21'57"W	48.60'
C193	565.00'	3°25'48"	33.82'	N35°32'45"W	33.82'
C194	25.00'	35°56'28"	15.88'	N55°13'53"W	15.43'
C195	25.00'	43°39'25"	19.05'	S84°58'11"W	18.59'
C196	55.00'	52°03'43"	49.98'	N89°10'20"E	48.27'
C197	55.00'	42°47'40"	41.08'	S43°23'59"E	40.13'
C198	55.00'	72°28'13"	69.57'	S14°13'57"W	65.02'
C199	55.00'	84°11'39"	80.82'	N87°26'07"W	73.74'
C222	615.00'	3°35'00"	38.46'	N32°07'10"W	38.46'
C223	615.00'	3°35'00"	38.46'	N35°42'10"W	38.46'
C224	615.00'	5°25'20"	58.20'	N40°12'20"W	58.18'
C225	615.00'	2°25'18"	25.99'	N44°07'39"W	25.99'

- 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
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 - 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.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
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 - CT TABULATED CURVE DATA
 - LT TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 18

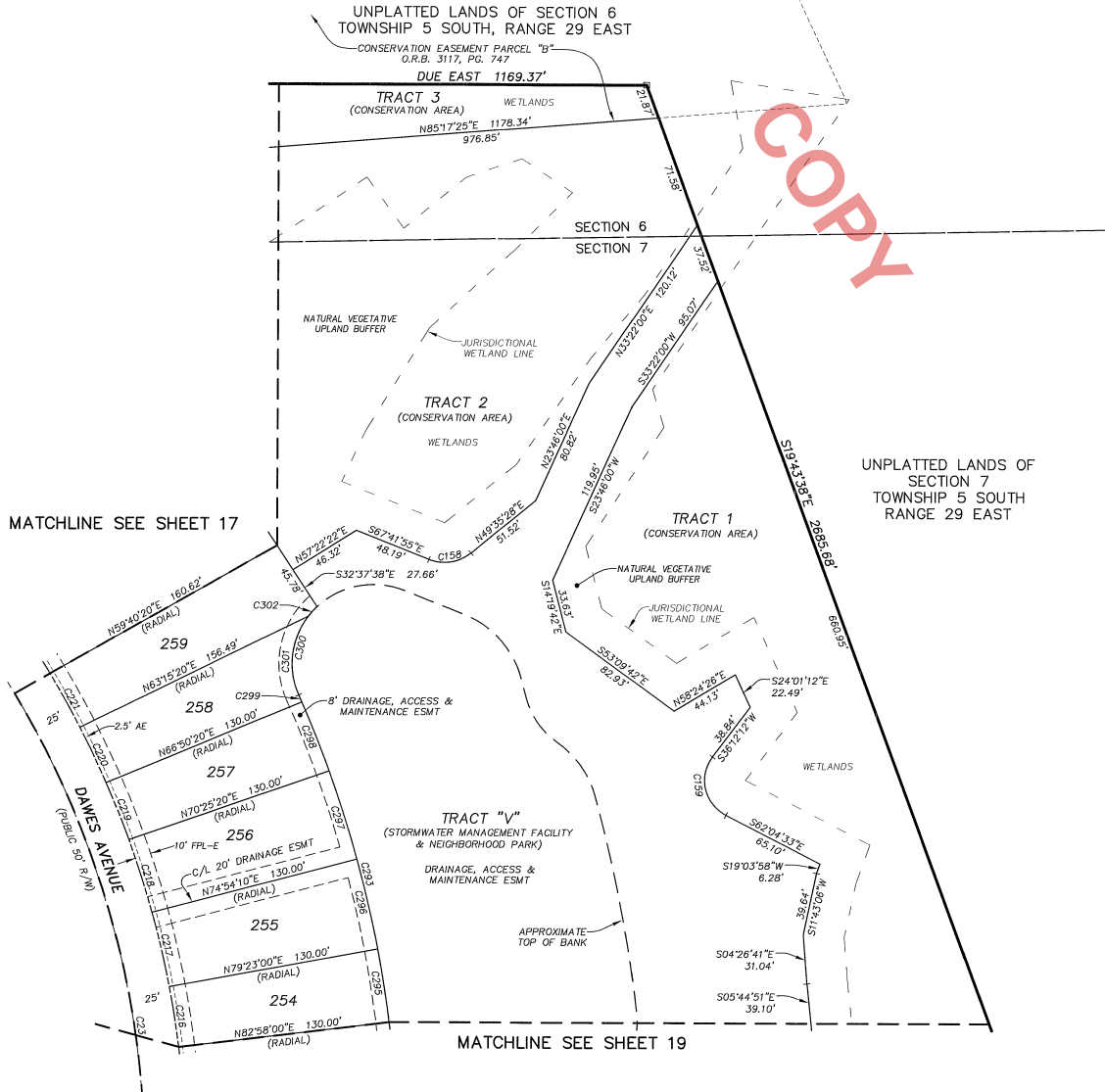
MATCHLINE SEE SHEET 20



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SEABROOK VILLAGE PHASE 2

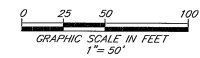
BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	590.00'	73°46'18"	759.66'	N08°27'09"W	708.26'
C158	25.00'	62°42'37"	27.36'	N80°56'46"E	26.02'
C159	25.00'	98°16'45"	42.88'	S12°56'10"E	37.82'
C216	615.00'	3°35'00"	38.46'	N08°49'30"W	38.46'
C217	615.00'	4°28'50"	48.09'	N12°51'25"W	48.09'
C218	615.00'	4°28'50"	48.09'	N17°20'15"W	48.08'
C219	615.00'	3°35'00"	38.46'	N21°22'10"W	38.46'
C220	615.00'	3°35'00"	38.46'	N24°57'10"W	38.46'
C221	615.00'	3°35'00"	38.46'	N28°32'10"W	38.46'
C293	745.00'	18°32'22"	241.06'	N14°14'45"W	240.01'
C295	745.00'	3°35'00"	46.59'	N08°49'30"W	46.59'
C296	745.00'	4°28'50"	58.26'	N12°51'25"W	58.24'
C297	745.00'	4°28'50"	58.26'	N17°20'15"W	58.24'
C298	745.00'	3°35'00"	46.59'	N21°22'10"W	46.59'
C299	745.00'	0°21'16"	4.61'	N23°20'18"W	4.61'
C300	50.00'	69°23'19"	60.55'	S11°10'44"W	56.92'
C301	50.00'	60°21'19"	52.67'	S06°39'44"W	50.27'
C302	50.00'	9°02'00"	7.88'	S41°21'23"W	7.87'

LEGEND

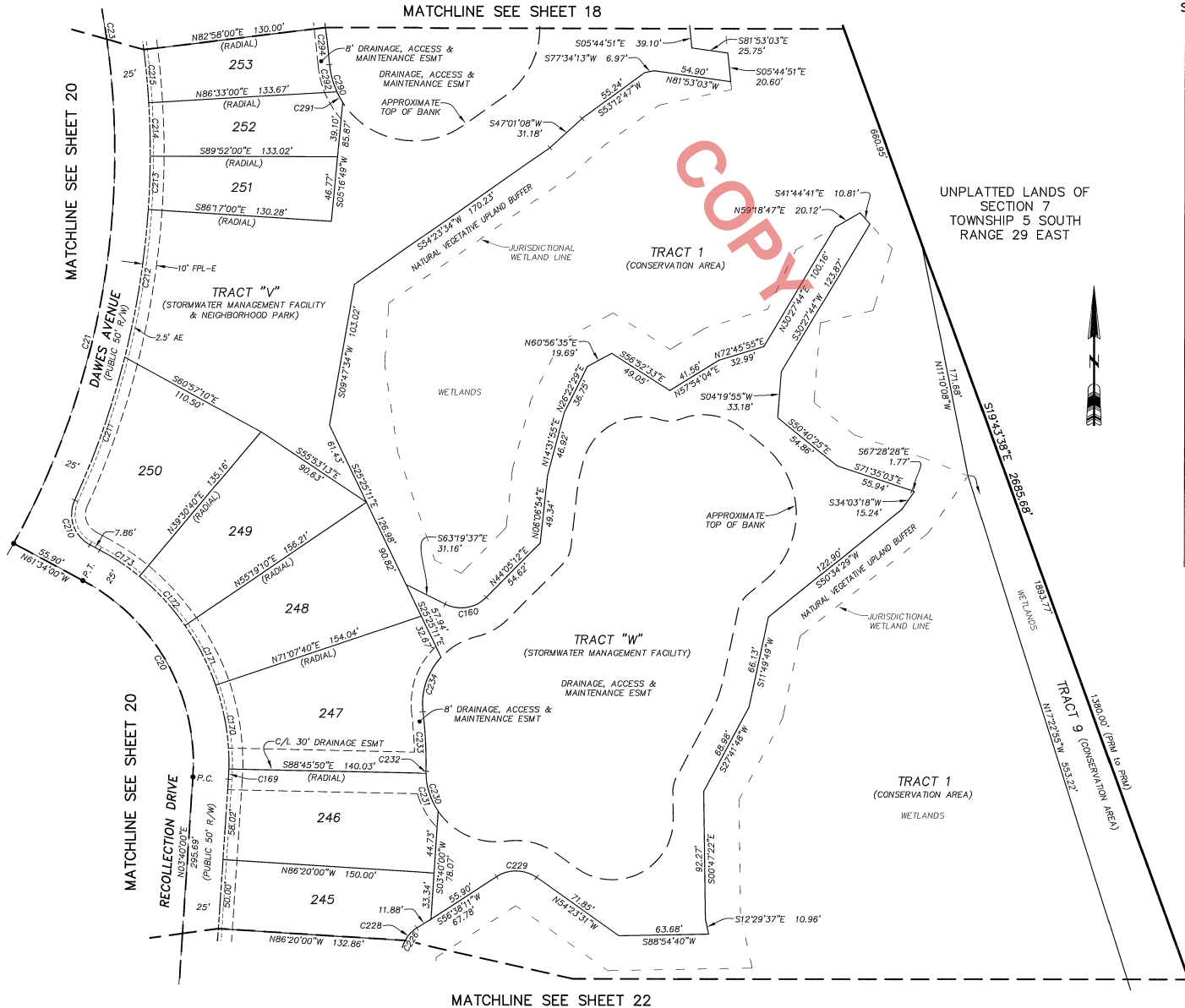
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- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- OB CHORD BEARING
- OH 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
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- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.G. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL-E FLORIDA POWER & LIGHT EASEMENT
- AE ACCESS EASEMENT
- ESMT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- STREET NAME CHANGE POINT
- MATCHLINE
- ③ SHEET REFERENCE NUMBER



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

SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



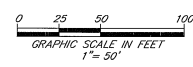
COPY

UNPLATTED LANDS OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 29 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	150.00'	85°14'00"	170.78'	N28°57'00"W	161.70'
C21	590.00'	117°30'18"	1210.00'	N13°24'51"E	1008.82'
C23	590.00'	73°46'18"	759.66'	N08°27'09"W	708.26'
C160	25.00'	72°35'10"	31.67'	N80°22'47"E	29.60'
C169	175.00'	2°25'50"	7.42'	N02°27'05"E	7.42'
C170	175.00'	20°06'30"	61.42'	N08°49'05"W	61.10'
C171	175.00'	15°48'30"	48.28'	N26°46'35"W	48.13'
C172	175.00'	15°48'30"	48.28'	N42°35'05"W	48.13'
C173	175.00'	11°04'40"	33.84'	N56°01'40"W	33.78'
C210	25.00'	85°31'09"	37.31'	S18°48'25"E	33.95'
C211	615.00'	10°10'16"	109.18'	N18°52'01"E	109.03'
C212	615.00'	10°03'53"	108.03'	N08°44'56"E	107.89'
C213	615.00'	3°35'00"	38.46'	N01°55'30"E	38.46'
C214	615.00'	3°35'00"	38.46'	N01°39'30"W	38.46'
C215	615.00'	3°35'00"	38.46'	N05°14'30"W	38.46'
C226	25.00'	52°36'18"	22.95'	S30°20'02"W	22.16'
C228	25.00'	28°15'42"	12.33'	S42°30'20"W	12.21'
C229	25.00'	68°58'18"	30.09'	N88°52'40"W	28.31'
C230	50.00'	34°56'01"	30.49'	S16°30'27"E	30.02'
C234	50.00'	49°00'57"	42.77'	S17°41'19"W	41.48'
C290	60.00'	27°57'55"	29.29'	S18°57'31"E	29.00'
C291	60.00'	8°33'30"	8.96'	S28°39'44"E	8.95'
C292	60.00'	19°24'26"	20.32'	S14°40'46"E	20.23'
C294	745.00'	2°03'27"	26.75'	N06°00'17"W	26.75'

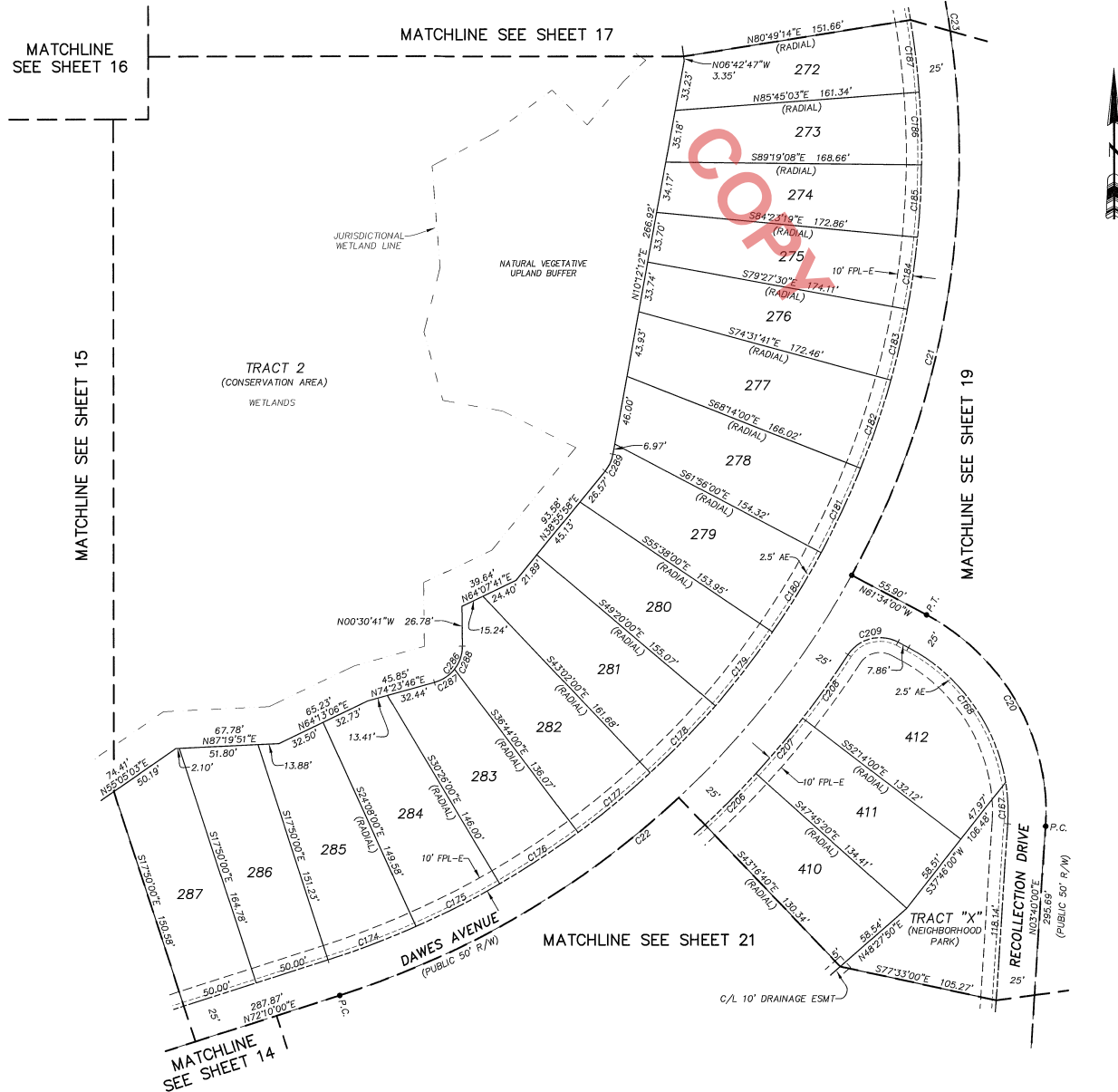
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
 - DENOTES SET P.C.P., STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - l ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
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 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
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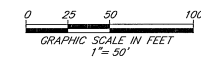
SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	150.00'	65°14'00"	170.78'	N28°57'00"W	161.70'
C21	590.00'	117°30'18"	1210.00'	N13°24'51"E	1008.82'
C22	590.00'	43°44'00"	450.34'	N5°01'80"E	439.49'
C23	590.00'	73°46'18"	759.66'	N08°27'09"W	708.26'
C167	125.00'	12°46'42"	27.88'	N02°43'21"W	27.82'
C168	125.00'	52°27'18"	114.44'	N35°20'21"W	110.48'
C174	565.00'	6°18'00"	62.12'	N69°01'00"E	62.09'
C175	565.00'	6°18'00"	62.12'	N82°43'00"E	62.09'
C176	565.00'	6°18'00"	62.12'	N56°25'00"E	62.09'
C177	565.00'	6°18'00"	62.12'	N50°07'00"E	62.09'
C178	565.00'	6°18'00"	62.12'	N43°49'00"E	62.09'
C179	565.00'	6°18'00"	62.12'	N37°31'00"E	62.09'
C180	565.00'	6°18'00"	62.12'	N31°13'00"E	62.09'
C181	565.00'	6°18'00"	62.12'	N24°55'00"E	62.09'
C182	565.00'	6°17'41"	62.07'	N18°37'10"E	62.04'
C183	565.00'	4°55'49"	48.62'	N13°00'25"E	48.60'
C184	565.00'	4°55'49"	48.62'	N08°04'35"E	48.60'
C185	565.00'	4°55'49"	48.62'	N03°08'46"E	48.60'
C186	565.00'	4°55'49"	48.62'	N01°47'03"W	48.60'
C187	565.00'	4°55'49"	48.62'	N06°42'52"W	48.60'
C206	615.00'	4°28'40"	48.06'	N44°29'00"E	48.05'
C207	615.00'	4°28'40"	48.06'	N40°00'20"E	48.05'
C208	615.00'	4°51'09"	52.09'	N35°20'25"E	52.07'
C209	25.00'	85°31'09"	37.31'	S75°40'25"W	33.95'
C286	25.00'	74°54'27"	32.68'	N36°56'32"E	30.41'
C287	25.00'	36°41'24"	16.01'	N56°03'04"E	15.74'
C288	25.00'	38°13'03"	16.68'	N18°35'50"E	16.37'
C289	25.00'	28°43'46"	12.54'	N24°34'05"E	12.40'

- 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
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 - CB. CHORD BEARING
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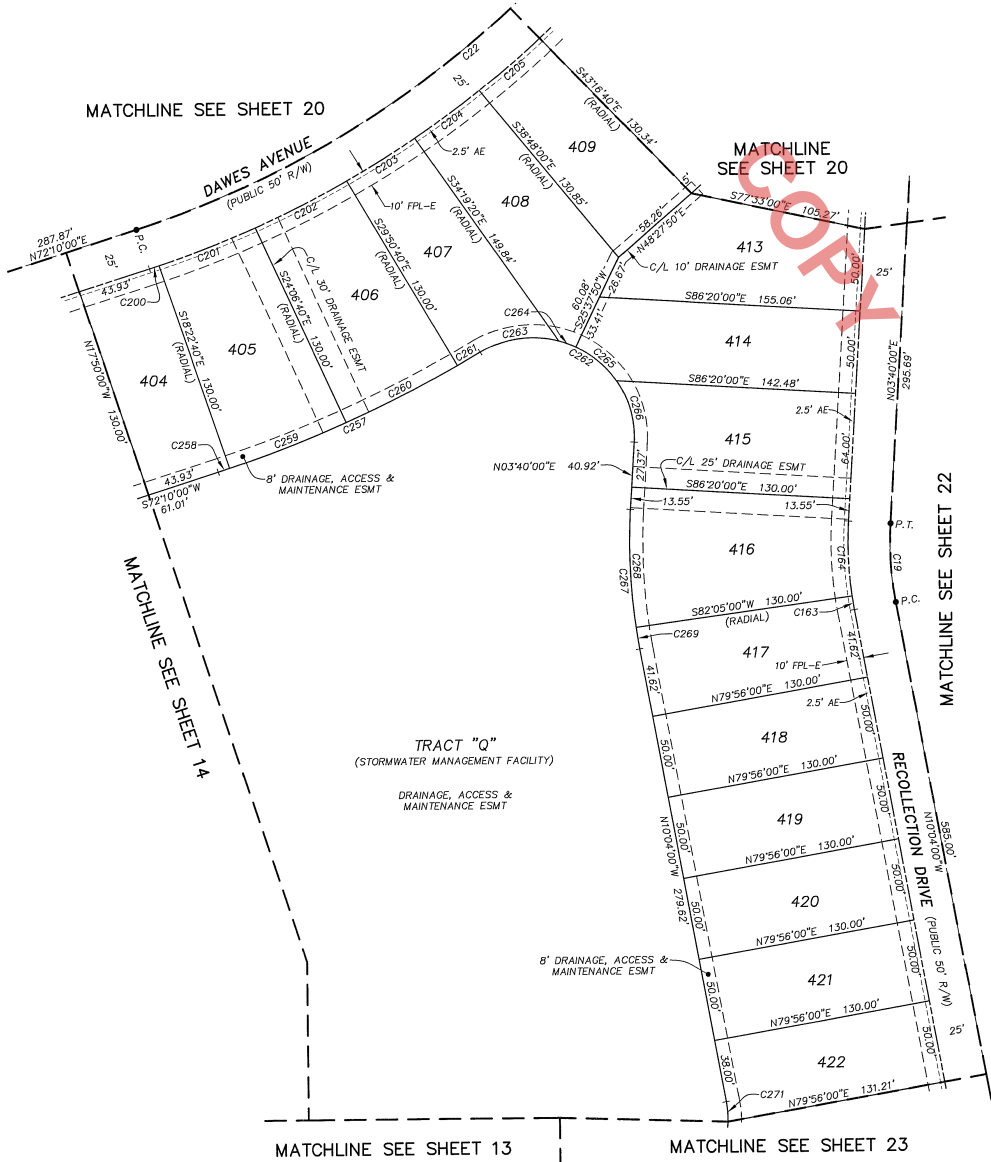
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SEABROOK VILLAGE PHASE 2

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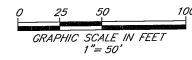
SHEET 21 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	200.0'	13°44'00"	47.94'	N03°12'00"W	47.82'
C22	590.0'	4°34'00"	450.34'	N50°18'00"E	439.49'
C163	225.00'	2°09'00"	8.44'	S08°59'30"E	8.44'
C164	225.00'	11°35'00"	45.49'	S02°07'30"E	45.41'
C200	615.00'	0°32'40"	5.84'	N71°53'40"E	5.84'
C201	615.00'	5°44'00"	61.54'	N68°45'20"E	61.51'
C202	615.00'	5°44'00"	61.54'	N63°01'20"E	61.51'
C203	615.00'	4°28'40"	48.06'	N57°55'00"E	48.05'
C204	615.00'	4°28'40"	48.06'	N53°26'20"E	48.05'
C205	615.00'	4°28'40"	48.06'	N48°57'40"E	48.05'
C257	745.00'	1°31'40"	172.07'	N65°33'00"E	171.69'
C258	745.00'	0°32'40"	7.08'	N71°53'40"E	7.08'
C259	745.00'	5°44'00"	74.55'	N68°45'20"E	74.52'
C260	745.00'	5°44'00"	74.55'	N63°01'20"E	74.52'
C261	745.00'	1°13'20"	15.89'	N59°32'40"E	15.89'
C262	60.00'	124°44'00"	130.62'	N58°42'00"W	106.31'
C263	60.00'	46°22'39"	48.57'	S82°07'19"W	47.25'
C264	60.00'	10°19'11"	10.81'	N69°31'46"W	10.79'
C265	60.00'	30°24'30"	31.84'	N49°09'56"W	31.47'
C266	60.00'	37°37'41"	39.40'	N15°08'50"W	38.70'
C267	355.00'	1°34'00"	85.09'	S03°12'00"E	84.89'
C268	355.00'	11°35'00"	71.77'	S02°07'30"E	71.65'
C269	355.00'	2°09'00"	13.32'	S08°59'30"E	13.32'
C271	60.00'	11°32'00"	12.08'	N04°18'00"W	12.06'

- 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.D.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - 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.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
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 - LT TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FP-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAD83 NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



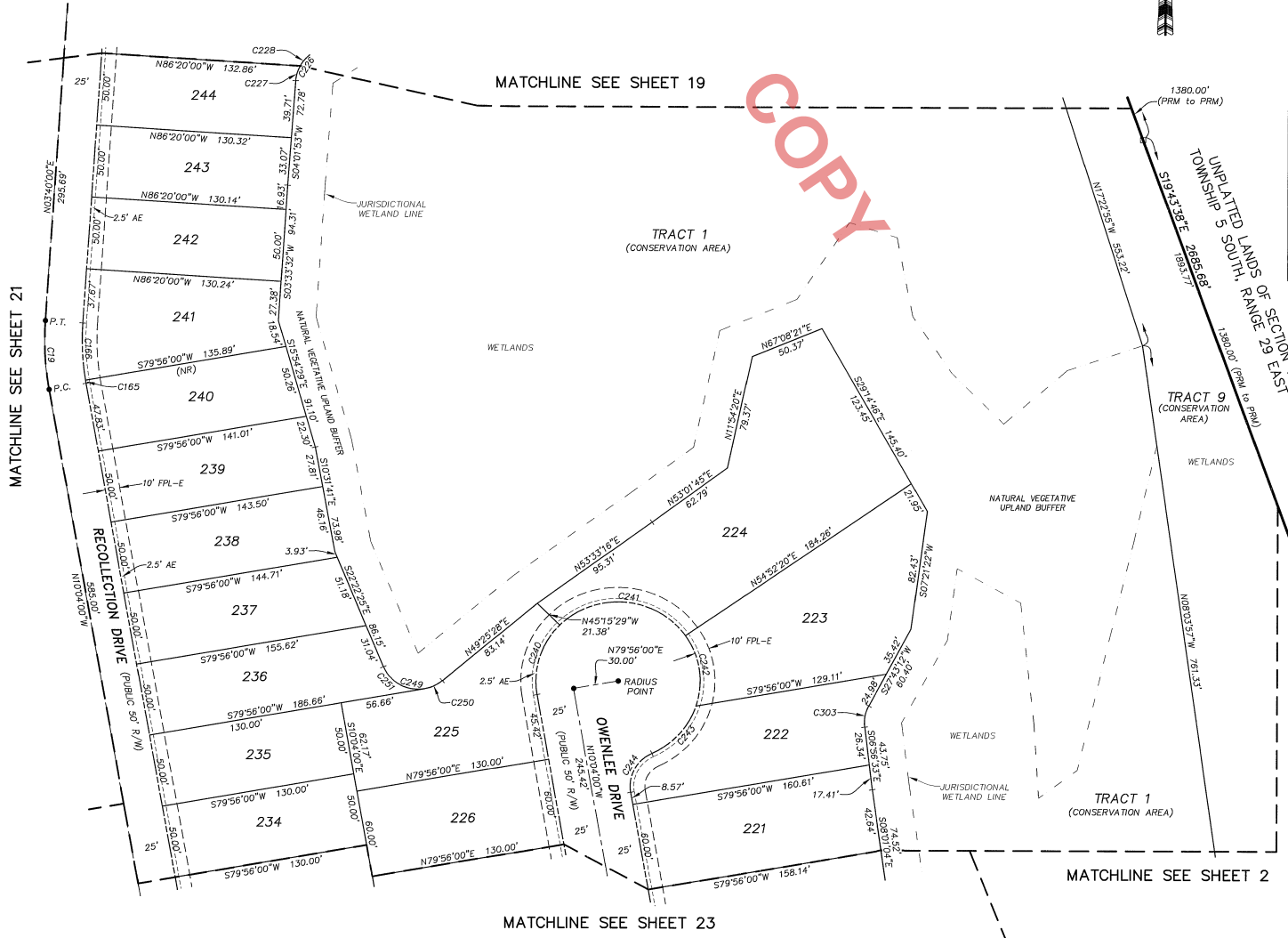
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

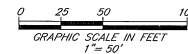
SHEET 22 OF 25 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	200.00'	13°44'00"	47.94'	N03°12'00"W	47.82'
C165	175.00'	0°42'41"	2.17'	S09°42'40"E	2.17'
C166	175.00'	13°01'19"	39.77'	S02°50'40"E	39.69'
C226	25.00'	52°36'18"	22.95'	S30°20'02"W	22.16'
C227	25.00'	24°20'36"	10.62'	S16°12'11"W	10.54'
C228	25.00'	28°15'42"	12.33'	S42°30'20"W	12.21'
C240	55.00'	54°48'31"	52.61'	S17°20'15"W	50.63'
C241	55.00'	100°07'49"	96.12'	N85°11'35"E	84.35'
C242	55.00'	53°18'25"	51.17'	N08°28'28"W	49.35'
C243	55.00'	47°16'36"	45.38'	N41°49'03"E	44.11'
C244	25.00'	75°31'21"	32.95'	S27°41'40"W	30.62'
C249	25.00'	108°12'07"	47.21'	S76°28'29"E	40.50'
C250	25.00'	30°30'32"	13.31'	N64°40'44"E	13.16'
C251	25.00'	77°41'35"	33.90'	S61°13'13"E	31.36'
C303	25.00'	34°39'45"	15.12'	S10°23'19"W	14.89'

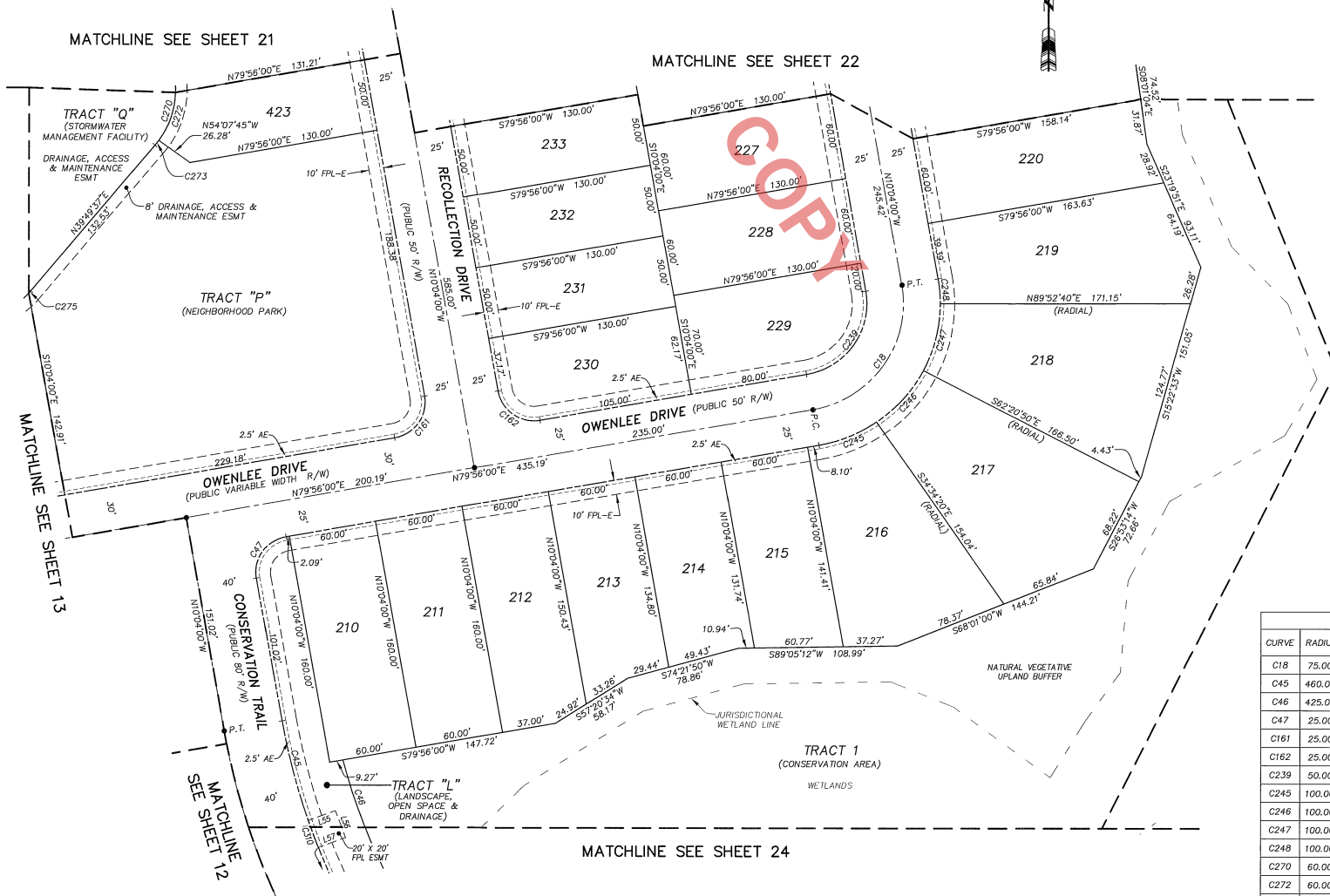
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - DENOTES P.C.P., STAMPED L.B.#3624.
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
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 - NR NON-RADIAL
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 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.S. MAP BOOK
 - PG. PAGE
 - D.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - +— STREET NAME CHANGE POINT
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SEABROOK VILLAGE PHASE 2

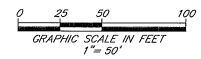
BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#324.
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#324.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#324.
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
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 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
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 - M.B. MAP BOOK
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 - G.R.B. OFFICIAL RECORDS BOOK
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - AE ACCESS EASEMENT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - MATCHLINE
 - ① SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	75.00'	90°00'00"	117.81'	N34°56'00"E	106.07'
C45	460.00'	36°48'00"	295.45'	S28°28'00"E	290.40'
C46	425.00'	22°46'22"	168.92'	S26°02'20"E	167.81'
C47	25.00'	90°00'00"	39.27'	S34°56'00"W	35.36'
C161	25.00'	90°00'00"	39.27'	N34°56'00"E	35.36'
C162	25.00'	90°00'00"	39.27'	S55°04'00"E	35.36'
C239	50.00'	90°00'00"	78.54'	N34°56'00"E	70.71'
C245	100.00'	24°30'20"	42.77'	N67°40'50"E	42.45'
C246	100.00'	27°46'30"	48.48'	N41°32'25"E	48.00'
C247	100.00'	27°46'30"	48.48'	N13°45'55"E	48.00'
C248	100.00'	9°56'40"	17.36'	N05°05'40"W	17.33'
C270	60.00'	49°53'37"	52.25'	N14°52'48"E	50.61'
C272	60.00'	34°24'15"	36.03'	N18°40'07"E	35.49'
C273	60.00'	3°57'22"	4.14'	N37°50'56"E	4.14'
C275	60.00'	1°48'23"	1.89'	N40°43'48"E	1.89'
C310	460.00'	2°29'29"	20.00'	N20°16'04"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L55	N69°43'56"E	20.00'
L56	S20°16'04"E	20.00'
L57	S69°43'56"W	20.00'

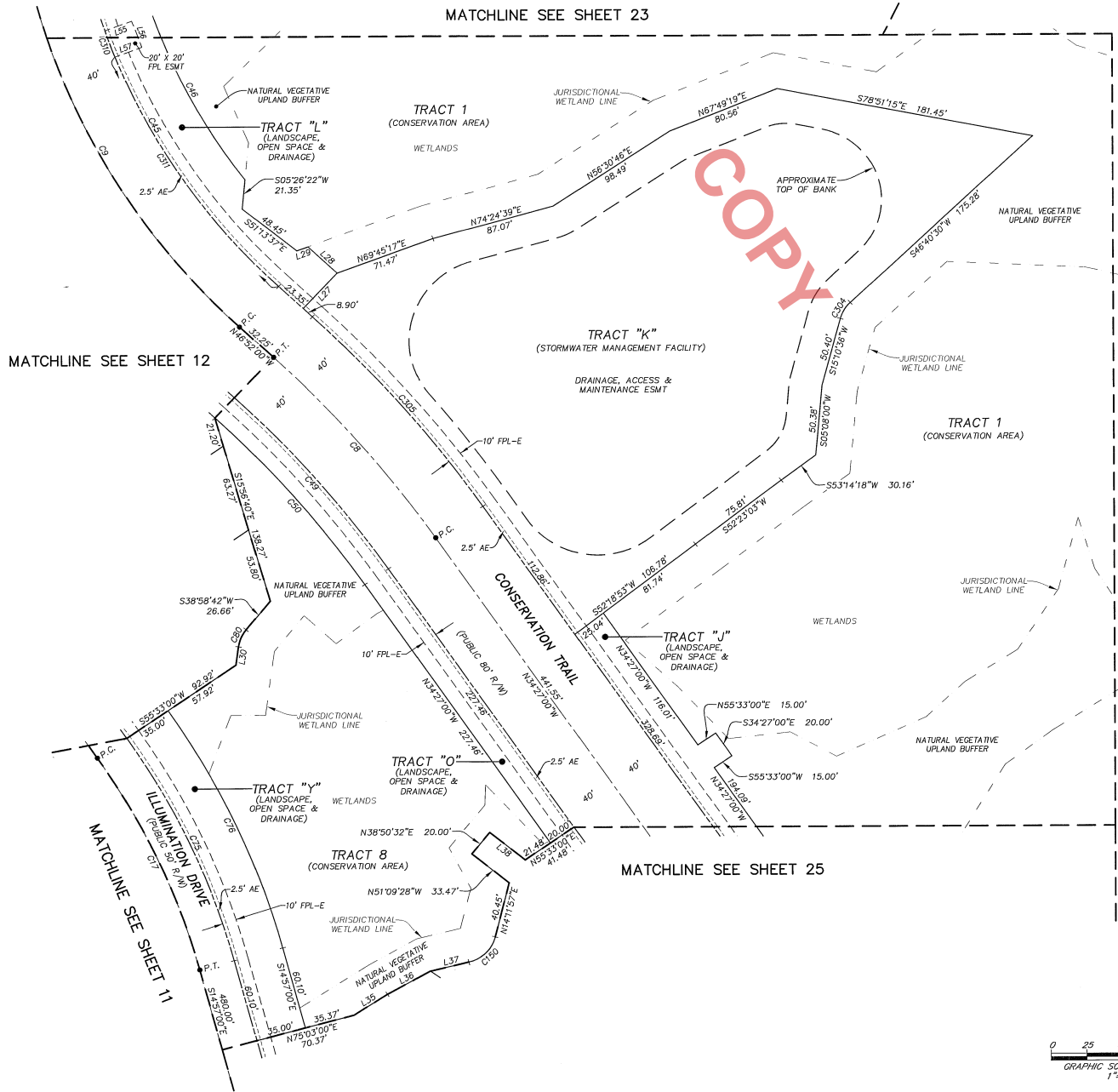


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SEABROOK VILLAGE PHASE 2

BEING A PORTION OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PORTION OF SECTIONS 6, 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 23



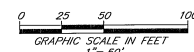
MATCHLINE SEE SHEET 2

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB	800.00'	12°25'00"	173.37'	N40°39'30"W	173.03'
C9	500.00'	36°48'00"	321.14'	N28°28'00"W	315.65'
C17	500.00'	19°30'00"	170.17'	S24°42'00"E	169.35'
C45	460.00'	36°48'00"	295.45'	S28°28'00"E	290.40'
C46	425.00'	22°46'22"	168.92'	S26°02'20"E	167.81'
C49	760.00'	12°25'00"	164.70'	N40°39'30"W	164.38'
C50	740.00'	12°25'00"	160.37'	N40°39'30"W	160.05'
C75	525.00'	19°30'00"	178.68'	N24°42'00"W	177.82'
C76	560.00'	19°30'00"	190.59'	N24°42'00"W	189.67'
C80	25.00'	31°07'27"	13.58'	S23°24'59"W	13.41'
C150	25.00'	62°08'32"	27.11'	N45°16'13"E	25.81'
C304	25.00'	31°29'54"	13.74'	S30°55'33"W	13.57'
C305	840.00'	12°25'00"	182.04'	N40°39'30"W	181.68'
C310	460.00'	2°29'29"	20.00'	N20°16'04"W	20.00'
C311	460.00'	25°21'12"	203.55'	N34°11'24"W	201.89'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S43°08'00"W	35.00'
L28	S46°52'00"E	27.96'
L29	S69°45'17"W	8.34'
L30	S07°51'15"W	13.33'
L35	N57°26'16"E	27.85'
L36	N61°01'41"E	34.20'
L37	N76°20'29"E	27.83'
L38	S51°09'28"E	31.88'
L55	N69°43'56"E	20.00'
L56	S20°16'04"E	20.00'
L57	S69°43'56"W	20.00'



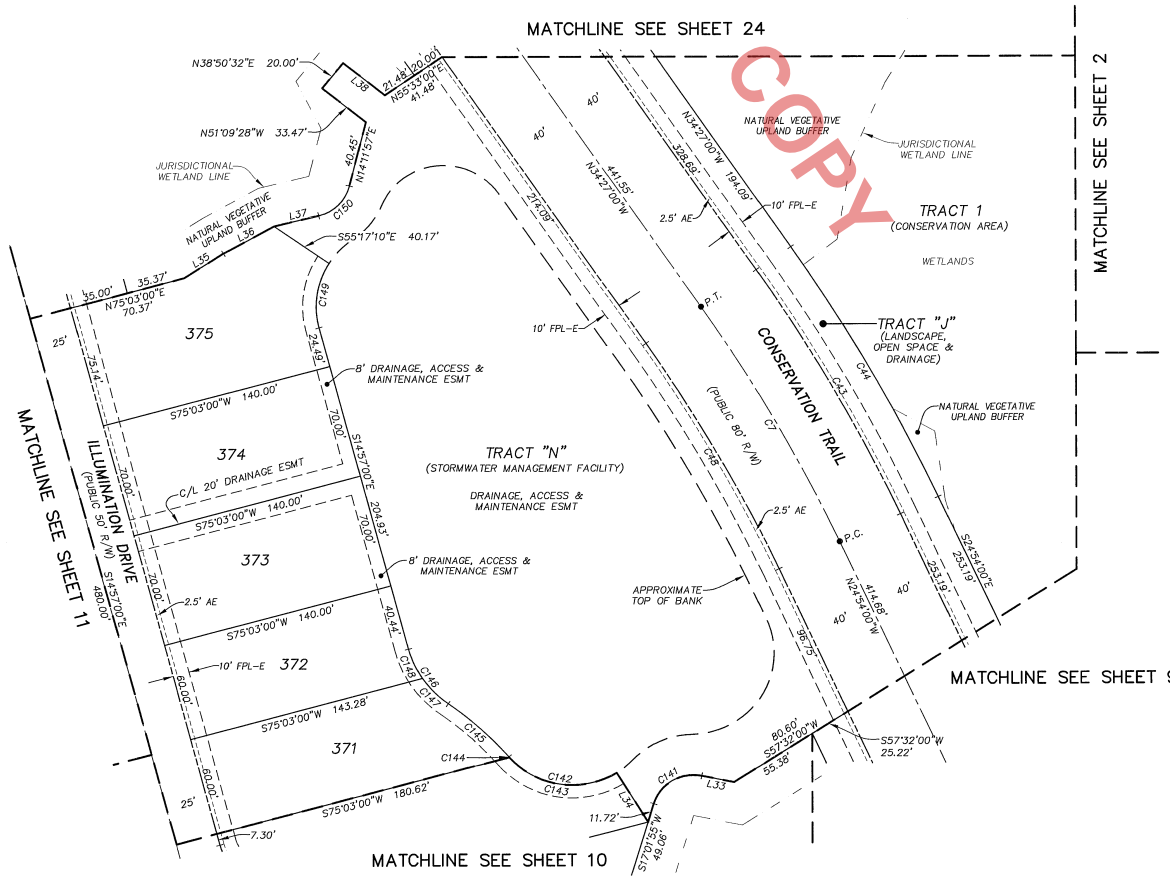
- LEGEND**
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 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
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 - △ CENTRAL ANGLE
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 - CH CHORD BEARING
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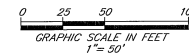


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LINE TABLE		
LINE	BEARING	LENGTH
L33	N78°25'07"W	19.47'
L34	N31°45'00"W	35.67'
L35	N57°26'16"E	27.85'
L36	N61°01'41"E	34.20'
L37	N76°20'29"E	27.83'
L38	S51°09'28"E	31.88'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	1000.00'	9°33'00"	166.88'	N29°40'30"W	166.49'
C43	1040.00'	9°33'00"	173.35'	N29°40'30"W	173.15'
C44	1065.00'	9°33'00"	177.51'	N29°40'30"W	177.31'
C48	960.00'	9°33'00"	160.01'	N29°40'30"W	159.83'
C141	25.00'	84°32'58"	36.89'	S59°18'24"W	33.63'
C142	50.00'	80°57'53"	70.66'	S81°16'04"E	64.92'
C143	50.00'	80°41'03"	70.41'	S81°24'29"E	64.73'
C144	50.00'	0°16'50"	0.24'	S40°55'32"E	0.24'
C145	195.00'	141°7'02"	48.61'	N47°55'38"W	48.49'
C146	60.00'	40°07'09"	42.01'	S35°00'35"E	41.16'
C147	60.00'	21°05'40"	22.09'	S44°31'19"E	21.97'
C148	60.00'	19°01'29"	19.92'	S24°27'44"E	19.83'
C149	50.00'	47°18'52"	41.29'	S08°42'26"W	40.13'
C150	25.00'	62°08'32"	27.11'	N45°16'13"E	25.81'

- LEGEND**
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 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
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