Madeira At St. Augustine Phase 1A–Replat

ALL OF LOTS 1 THROUGH 6, INCLUSIVE, AND ALL OF LOTS 70 THROUGH 72 INCLUSIVE, AND ALL OF TRACTS C1 AND C2, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1A, LYING IN SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, RECORDED IN MAP BOOK 63, PAGES 24 THROUGH 31, INCLUSIVE OF THE PUBLIC RECORDS OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 2 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY R/W LINE OF MARALINDA DRIVE AS S45°33'24"W.

2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL REVIED UPON FOR THESE VALUES WAS WOOLPERT GPS GROUND CONTROL SURVEY (0029) AND ST. JOHNS CO., WOOLPERT GPS GROUND CONTROL SURVEY (0030). COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1990 – STATE PLANE COORDINATES – FLORIDA EAST ZONE – (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2037711.95	550949.12	PRM–SE'LY CORNER LOT 7, PHASE 1A
2	2037109.36	551067.49	PRM–SE'LY CORNER TRACT C2, PHASE 1A

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)

4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.

5. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.

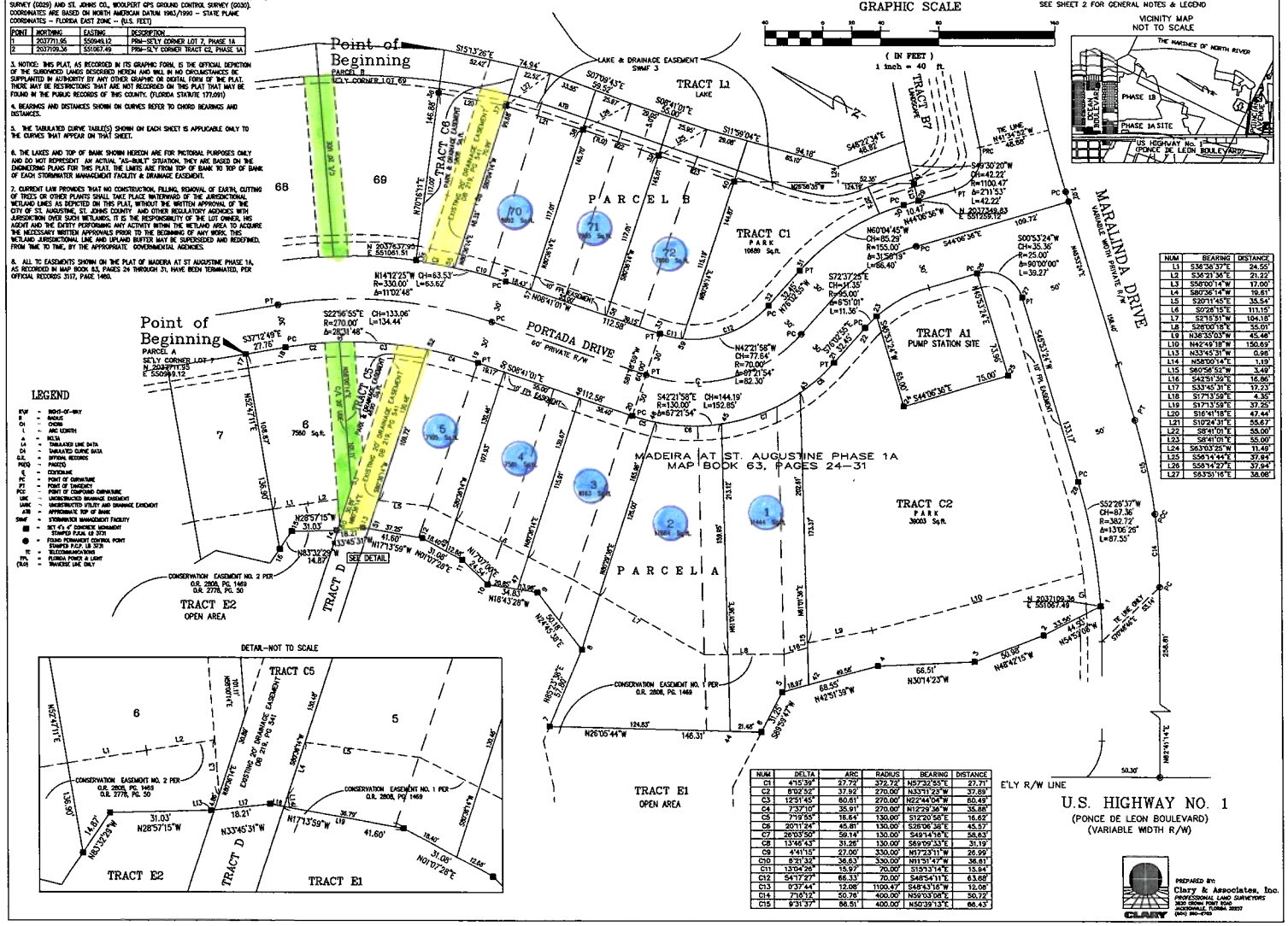
6. THE LAKES AND TOP OF BANK SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.

7. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUBSIDIZED AND REDEFINED, FROM TIME TO TIME, BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

8. ALL TC EASEMENTS SHOWN ON THE PLAT OF MADEIRA AT ST AUGUSTINE PHASE 1A, AS RECORDED IN MAP BOOK 63, PAGES 24 THROUGH 31, HAVE BEEN TERMINATED, PER OFFICIAL RECORDS 3117, PAGE 1460.

LEGEND

R/W	=	RIGHT-OF-WAY
R	=	RADIUS
CH	=	CHORD
L	=	ARC LENGTH
Δ	=	DELTA
L#	=	TABULATED LINE DATA
CV#	=	TABULATED CURVE DATA
O.R.	=	OFFICIAL RECORDS
PG(S)	=	PAGE(S)
℄	=	CENTERLINE
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
PCC	=	POINT OF COMPOUND CURVATURE
UDE	=	UNDERSTRUCTED DRAINAGE EASEMENT
UUAE	=	UNDERSTRUCTED UTILITY AND DRAINAGE EASEMENT
ATB	=	APPROXIMATE TOP OF BANK
SWMF	=	STORMWATER MANAGEMENT FACILITY
■	=	SET 4"x 4" CONCRETE MONUMENT STAMPED P.L.S.# LB 3721
●	=	FOUND PERMANENT CONTROL POINT STAMPED P.L.S. LB 3721
TC	=	TELECOMMUNICATIONS
FPL	=	FLORIDA POWER & LIGHT
(N.A)	=	NAVIGABLE LAKE ONLY



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°15'39"	27.72'	372.72'	N57°32'55"E	27.71'
C2	8°02'52"	37.92'	270.00'	N33°11'23"W	37.89'
C3	12°51'45"	60.61'	270.00'	N22°44'04"W	60.49'
C4	7°37'10"	35.91'	270.00'	N12°29'36"W	35.88'
C5	7°19'55"	16.64'	130.00'	S12°20'58"E	16.62'
C6	20°11'24"	45.81'	130.00'	S28°06'38"E	45.57'
C7	26°03'50"	59.14'	130.00'	S49°14'16"E	58.63'
C8	13°46'43"	31.26'	130.00'	S69°09'33"E	31.19'
C9	4°41'15"	27.00'	330.00'	N17°23'11"W	26.99'
C10	8°21'32"	38.63'	330.00'	N11°51'47"W	38.61'
C11	13°04'26"	15.97'	70.00'	S19°13'14"E	15.94'
C12	54°17'27"	66.33'	70.00'	S48°54'11"E	63.88'
C13	9°37'44"	12.08'	1100.47'	S48°43'16"W	12.08'
C14	7°16'12"	50.78'	400.00'	N59°03'08"E	50.72'
C15	9°31'37"	66.51'	400.00'	N50°39'13"E	66.43'

NUM	BEARING	DISTANCE
L1	S36°35'37"E	24.55'
L2	S36°21'36"E	21.22'
L3	S58°00'14"W	17.00'
L4	S80°36'14"W	19.51'
L5	S20°11'45"E	33.54'
L6	S0°28'15"E	111.15'
L7	S2°13'51"W	104.18'
L8	S26°00'18"E	35.00'
L9	N36°33'03"W	45.46'
L10	N42°49'18"W	150.69'
L13	N33°45'31"W	0.98'
L14	N58°00'14"E	1.19'
L15	S60°56'52"W	3.49'
L16	S42°51'39"E	16.86'
L17	S33°45'31"E	17.23'
L18	S17°13'59"E	4.35'
L19	S17°13'59"E	37.25'
L20	S16°41'18"E	47.44'
L21	S10°24'31"E	58.67'
L22	S8°41'01"E	55.00'
L23	S8°41'01"E	55.00'
L24	S63°03'25"W	11.49'
L25	S56°14'44"E	37.94'
L26	S58°14'27"E	37.94'
L27	S63°51'16"E	38.08'

LOTS AFFECTED BY REPLAT

EASEMENT TO BE ABANDONED

EASEMENT TO BE REESTABLISHED BY REPLAT