

This instrument prepared by:
Michael Sznajstajler
Cobb & Cole, P.A.
149 S. Ridgewood Avenue, Suite 700
Daytona Beach, FL 32114

DECLARATION OF RESTRICTIVE COVENANT FOR PHASE 2C, UNIT I and II AND JOINDER AND CONSENT OF MORTGAGEE

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made by Ponce Associates, LLC, a Florida limited liability company (hereinafter "GRANTOR"), and the Florida Department of Environmental Protection (hereinafter "FDEP"). This Declaration, made pursuant to either Chapter 376 or 403, Florida Statutes (F.S.), is neither extinguished nor affected by the Marketable Record Title Act in accordance with section 712.03, F.S.

RECITALS

A. GRANTOR is the fee simple owner of that certain real property situated in the County of St. Johns, State of Florida, more particularly described in Exhibit A attached hereto and made a part hereof (hereinafter the "Restricted Property"). The Restricted Property described herein constitutes a portion of the Former Ponce de Leon Resort Brownfield Site, which will be platted as PHASE 2C, UNIT I and II of the Madeira at St. Augustine Subdivision (hereafter "PHASE 2C, UNIT I and II"). Attached hereto as Exhibit B, and incorporated herein by reference, is a sketch of the Restricted Property.

B. The FDEP Facility Identification Number for the Restricted Property is BF Site ID# 550601001 and ERIC_13653. The facility name at the time of this Declaration is the Former Ponce De Leon Resort Brownfield Site and Madeira at St. Augustine. This Declaration addresses the arsenic impacts to soil and groundwater within PHASE 2C, UNIT I and II resulting from the Restricted Property's historic use as a golf course.

C. The Restricted Property was formerly operated as the Ponce de Leon Golf Course. As a result of these operations, arsenic impacts were discovered in soil and groundwater locations associated with the former tee boxes and greens of the golf course. Groundwater impacts were also noted in the location of the former maintenance building

area for the golf course. The soil and groundwater impacts remaining on the Restricted Property are documented in the following reports that are incorporated by reference:

1. Remedial Action Status Report, dated December 14, 2017, submitted by Golder Associates Inc.;
2. Groundwater Monitoring Report, dated August 27, 2018, submitted by SCS Engineers;
3. Groundwater Monitoring Report, dated November 19, 2018, submitted by SCS Engineers;
4. Groundwater Monitoring Report, dated May 31, 2019, submitted by SCS Engineers;
5. Remedial Action Status Report, dated August 2019, submitted by SCS Engineers; and
6. Groundwater Monitoring Report, dated September 2019, submitted by SCS Engineers.

D. The reports noted in Recital C set forth the nature and extent of the contamination described in Recital C that is located on the Restricted Property. These reports confirm that contaminated soil and groundwater, as defined by Chapter 62-780, Florida Administrative Code (F.A.C.), exists on the Restricted Property.

E. It is the intent that the restrictions in this Declaration reduce or eliminate the risk of exposure of users or occupants of the Restricted Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. FDEP will not issue a Conditional Site Rehabilitation Completion Order upon recordation of this Declaration for PHASE 2C, UNIT I and II, because site rehabilitation of other portions of the Former Ponce de Leon Resort Brownfield Site/Madeira at St. Augustine is ongoing. If cleanup criteria are later met, then FDEP may issue a Conditional Site Rehabilitation Completion Order, or amend or repeal this Declaration, as appropriate.

G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Restricted Property that the Restricted Property be held subject to certain restrictions and engineering controls, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. GRANTOR hereby imposes the following restrictions and requirements:

a.i. There shall be no use of the groundwater under the Restricted Property, as shown on Exhibit B. There shall be no drilling for water conducted on the Restricted

Property, nor shall any wells be installed on the Restricted Property other than monitoring or other wells pre-approved in writing by FDEP's Division of Waste Management (DWM) in addition to any authorizations required by the Division of Water Resource Management (DWRM) and the Water Management District (WMD).

a.ii. For any dewatering activities on the Restricted Property, a plan approved by FDEP's DWM must be in place to address and ensure the appropriate handling, treatment and disposal of any extracted groundwater that may be contaminated.

a.iii. For dewatering activities for underground utilities within the Road Restricted Area – Asphalt Cap (defined hereafter) and the Road Restricted Area – Soil Cap, the dewatering shall occur in accordance with the dewatering plan for construction of stormwater ponds (dated April 19, 2016) and approved by FDEP on May 4, 2016, and the dewatering plan for Phase 2C (prepared by SCS Engineers dated May 8, 2025) (the "Dewatering Plan"). Under the Dewatering Plan, dewatering effluent is designed to be managed onsite, without any requirement to discharge to an off-site location. A copy of the FDEP-reviewed Dewatering Plan is attached to the Engineering Control Maintenance Plan referenced in paragraph 2.b.iii. herein.

a.iv. Attached as Exhibit C, and incorporated by reference herein, is a survey identifying the size and location of existing stormwater swales, stormwater detention or retention facilities, and ditches on the Restricted Property. Such existing stormwater features shall not be altered, modified or expanded, and there shall be no construction of new stormwater swales, stormwater detention or retention facilities or ditches on the Restricted Property without prior written approval from FDEP's DWM in addition to any authorizations required by the DWRM and the WMD. A revised exhibit must be recorded when any stormwater feature is altered, modified, expanded, or constructed.

b.i. The "Lot Restricted Area" as located on Lots 150-184 and 189-226 of the Restricted Property and shown on Exhibit D shall be permanently covered and maintained with a minimum of two (2) feet of clean and uncontaminated soil that prevents human exposure (hereinafter referred to as the "Lot Restricted Area");

b.ii. The "Road Restricted Area – Asphalt Cap" as located on the Restricted Property and shown on Exhibit E shall be permanently covered and maintained with an asphalt cap that prevents human exposure (hereinafter referred to as the "Road Restricted Area – Asphalt Cap"). The "Road Restricted Area – Soil Cap," as located on the Restricted Property and shown on Exhibit F, shall be permanently covered, and maintained with a minimum of two (2) feet clean and uncontaminated soil that prevents human exposure (hereinafter referred to as the "Road Restricted Area – Soil Cap")

b. iii. An Engineering Control Maintenance Plan (ECMP) has been approved by the FDEP. The ECMP specifies the frequency of inspections and monitoring for the Lot Restricted Area, Road Restricted Area – Asphalt Cap, and the Road Restricted Area – Soil Cap, and the criteria for determining when the Lot Restricted Area, Road Restricted Area – Asphalt Cap, and/or the Road Restricted Area – Soil Cap have failed. The Lot Restricted Area, Road Restricted Area – Asphalt Cap, and the Road Restricted Area – Soil Cap shall be maintained in accordance with the ECMP as it may be amended upon the prior written consent of the FDEP. The ECMP, as amended, relating to FDEP Facility No. BF550601001 and ERIC_13653 can be obtained by contacting the appropriate FDEP district office or Tallahassee program area;

b.iv. Excavation and construction below the Lot Restricted Area is not prohibited provided any contaminated soils that are excavated are removed and properly disposed of pursuant to Chapter 62-780, F.A.C., and any other applicable local, state, and federal requirements. Excavation and construction below the Road Restricted Area – Asphalt Cap and/or the Road Restricted Area – Soil Cap is not prohibited, provided any contaminated soils that are excavated are either: 1) placed back into the area of excavation, and the impervious surface or minimum of two (2) feet of clean and uncontaminated soil reconstructed (as applicable); or 2) are removed and properly disposed of pursuant to Chapter 62-780 F.A.C., and any other applicable local, state, and federal requirements. Nothing herein shall limit any other legal requirements regarding construction methods and precautions that must be taken to minimize risk of exposure while conducting work in contaminated areas;

b.v. Construction of pools below or within the footprint of the Lot Restricted Area is not prohibited provided that any contaminated soils that are excavated are removed and properly disposed of pursuant to Chapter 62-780, F.A.C., and any other applicable local, state and federal requirements, and such construction is completed and maintained pursuant to the terms of the Pool Installation Protocol incorporated into the ECMP; and

b.vi. Nothing in this Declaration shall prevent, limit, or restrict any excavation or construction at or below the surface outside the boundary of the Lot Restricted Area, the Road Restricted Area – Asphalt Cap, and the Road Restricted Area – Soil Cap.

3. All references to "GRANTOR" and "FDEP" shall also mean and refer to their respective successors and assigns.

4. For the purpose of monitoring the restrictions contained herein, FDEP is hereby granted a right of entry upon, over and through and access to the Restricted Property at reasonable times and with reasonable notice to GRANTOR. Access to the Restricted Property is granted by an immediate adjacent public right-of-way, via Pantono Drive, Pasarela Drive, Arbol Way, and Tesoro Terrace.

5. It is the intention of GRANTOR that this Declaration shall touch and concern the Restricted Property, run with the land and with the title to the Restricted Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and FDEP, and to any and all parties hereafter having any right, title or interest in the Restricted Property or any part thereof. FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of FDEP to exercise its right in the event of the failure of GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and FDEP as provided in paragraph 7 hereof. These restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency that is substantially benefited by these restrictions. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, GRANTOR shall notify FDEP in writing within three (3) calendar days.

6. In order to provide notice and preserve these restrictions, GRANTOR shall record this Declaration in the official records of the county where the Restricted Property is located. The Grantor shall also make specific reference to this Declaration in the legal description of the Restricted Property in any subsequent lease or deed of conveyance by specifically referencing the official records book and page of record or instrument number of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Restricted Property, GRANTOR agrees to notify in writing all proposed tenants of the Restricted Property of the existence and contents of this Declaration.

7. This Declaration is binding until a release of covenant is executed by the FDEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from FDEP to remove or amend any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendment, including new or revised exhibits, must be executed by both GRANTOR and FDEP and be recorded by GRANTOR as an amendment hereto.

8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Restricted Property in fee simple and has good right to create, establish, and impose this restrictive covenant on the use of the Restricted Property.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, PONCE ASSOCIATES, LLC has executed this instrument, this 25th day of September, 2025.

GRANTOR
Ponce Associates, LLC

By: [Handwritten Signature]

Douglas G. Maier
Vice President
1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250

Signed, sealed, and delivered in the presence of:

[Handwritten Signature] Date: 9/25/2025

Witness
Print Name: John Moore
Address: 1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250

[Handwritten Signature] Date: 9/25/2025

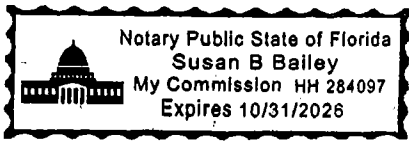
Witness
Print Name: Marilyn Mohrman
Address: 1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence, this 25th day of September, 2025, by Douglas G. Maier as Vice President of Ponce Associates, LLC.
Personally Known

[Handwritten Signature]
Signature of Notary Public

S **Susan B. Bailey**
Print Name of Notary Public
Commission No. HH 284097
Commission Expires: 10-31-26



Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel [Signature]

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this 13TH day of OCTOBER, 2025.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: [Signature]
Greg Strong
Director
Northeast District
8800 Baymeadows Way West, Ste. 100
Jacksonville, FL 32256

Signed, sealed, and delivered in the presence of:

Witness: Julia Boesch Date: October 13, 2025
Print Name: Julia Boesch
Address: 8800 Baymeadows way west, Suite 100, Jacksonville, FL 32256

Witness: Jamell M. Warfield Date: October 13, 2025
Print Name: Jamell M. Warfield
Address: 8800 Baymeadows way west, Suite 100, Jacksonville, FL 32256

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of October, 2025, by Greg Strong as representative for the Florida Department of Environmental Protection.

Personally Known OR Produced Identification N/A
Type of Identification Produced N/A

[Signature]
Signature of Notary Public

Victoria Badger Ford
Print Name of Notary Public
Commission No. HH389621
Commission Expires: 08-27-2027



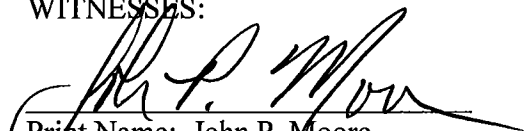
JOINDER AND CONSENT OF MORTGAGEE

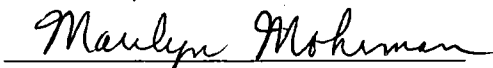
KNOW ALL MEN BY THESE PRESENTS:

THAT TIDERIDGE INVESTMENTS, LLC, a Delaware limited liability company, whose mailing address is 1548 The Greens Way, Suite 6, Jacksonville Beach, FL 32250, (hereinafter Mortgagee”), hereby certifies that it is the holder of that certain Assignment of Note Mortgage and Other Loan Documents (the "Mortgage") recorded on September 5, 2025 in Official Records Book 6215, Page 1569, Second Amended and Restated Mortgage, Security Agreement and Financing Statement recorded on September 5, 2025 in Official Records Book 6215, Page 1574, and Amended and Restated Assignment of Rents, Leases and Deposits recorded on September 5, 2025 in Book 6215, Page 1601, all of the Public Records of St. Johns County, Florida, which encumbers the property described on Exhibit “A” attached hereto and incorporated herein, owned by Ponce Associates, LLC (hereinafter “Owner”). Mortgagee hereby joins in and consents to the granting of the Declaration of Restrictive Covenant by the Owner to the Florida Department of Environmental Protection and agrees that the Mortgage shall be subordinated to the foregoing Declaration of Restrictive Covenant by and between Ponce Associates, LLC and the Florida Department of Environmental Protection.

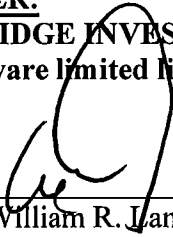
IN WITNESS WHEREOF, this Consent and Joinder is executed by the undersigned this 25th day of September, 2025.

WITNESSES:


Print Name: John P. Moore
1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250

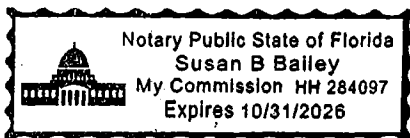

Print Name: Marilyn Mohrman
1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250

LENDER:
TIDERIDGE INVESTMENTS, LLC,
a Delaware limited liability company

By: 
Name: William R. Lanius
Title: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence, this 25th day of September, 2025, by William R. Lanius as President of Tideridge Investments, LLC.
Personally Known





Signature of Notary Public
Susan B. Bailey
Print Name of Notary Public
Commission No. HH 284097
Commission Expires: 10/31/26

EXHIBIT A

Legal Description of the Restricted Property
Madeira at St. Augustine PHASE 2C, UNIT I and II

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

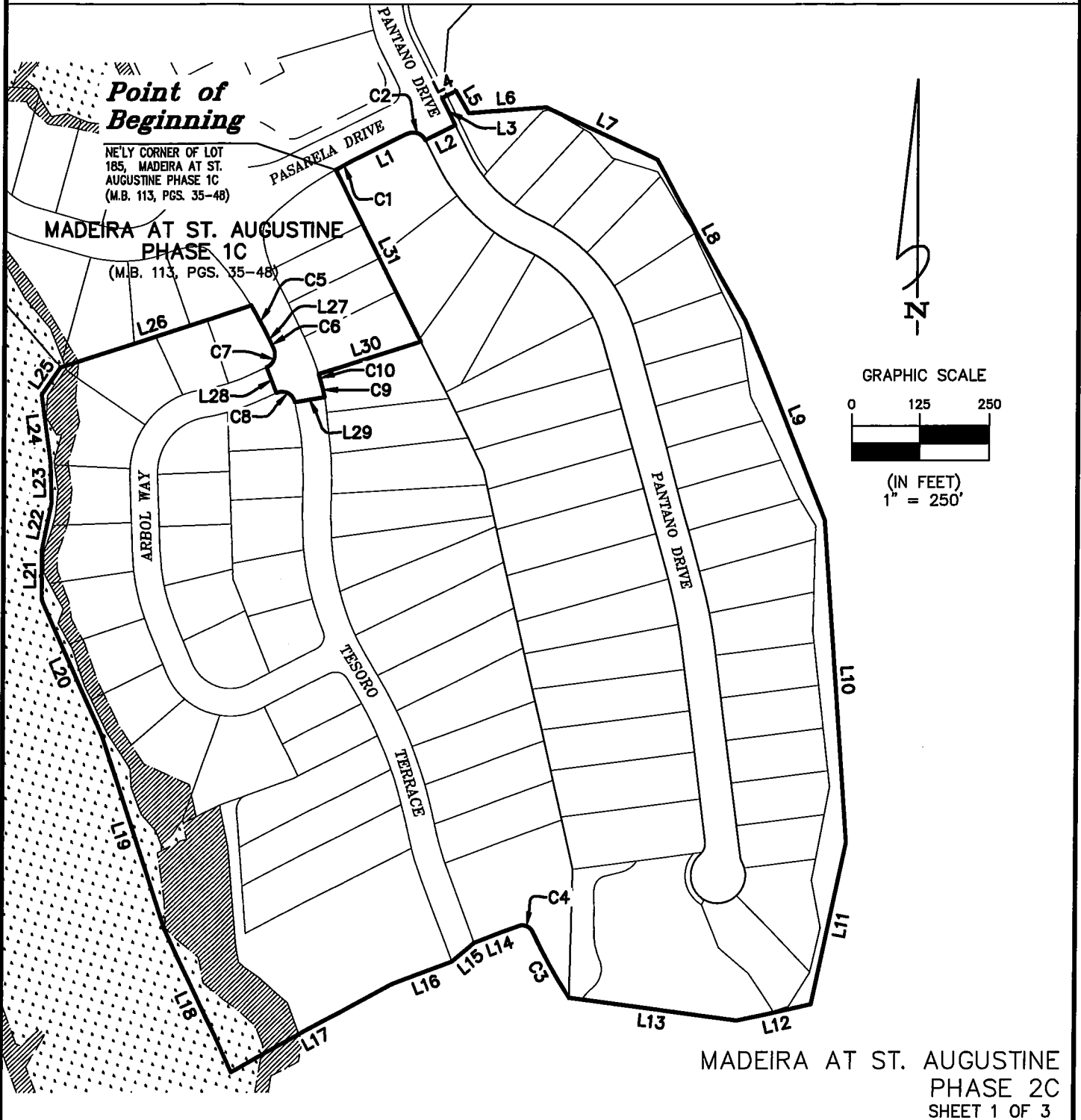
BEGIN AT THE NORTHEASTERLY CORNER OF LOT 185, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, EASTERLY; AND NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 32.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°02'53" EAST, 32.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 63°31'00" EAST, 110.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°29'00" EAST, 35.36 FEET; COURSE NO. 4: NORTH 63°31'00" EAST, 60.00 FEET; COURSE NO. 5: NORTH 26°29'00" WEST, 55.00 FEET; COURSE NO. 6: NORTH 63°31'00" EAST, 28.33 FEET; THENCE SOUTH 30°20'24" EAST, 46.55 FEET; THENCE NORTH 85°48'19" EAST, 142.00 FEET; THENCE SOUTH 64°59'48" EAST, 222.97 FEET; THENCE SOUTH 29°15'38" EAST, 332.93 FEET; THENCE SOUTH 21°47'00" EAST, 388.87 FEET; THENCE SOUTH 04°09'00" EAST, 583.08 FEET; THENCE SOUTH 11°54'33" WEST, 298.79 FEET; THENCE SOUTH 77°30'55" WEST, 135.97 FEET; THENCE NORTH 82°22'28" WEST, 309.24 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 860.00 FEET, AN ARC DISTANCE OF 136.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°03'43" WEST, 136.69 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°26'54" WEST, 27.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°36'25" WEST, 87.23 FEET; THENCE SOUTH 50°04'07" WEST, 52.92 FEET; THENCE SOUTH 69°12'20" WEST, 115.00 FEET; THENCE SOUTH 61°31'12" WEST, 332.99 FEET; THENCE NORTH 25°19'14" WEST, 285.99 FEET; THENCE NORTH 18°12'13" WEST, 367.26 FEET; THENCE NORTH 24°27'28" WEST, 267.79 FEET; THENCE NORTH 00°26'49" WEST, 89.71 FEET; THENCE NORTH 11°49'09" EAST, 89.09 FEET; THENCE NORTH 02°13'38" WEST, 73.56 FEET; THENCE NORTH 07°47'30" WEST, 122.14 FEET; THENCE NORTH 34°55'42" EAST, 60.36 FEET, TO THE AFORESAID SOUTHERLY LINE OF MADEIRA AT ST. AUGUSTINE PHASE 1C; THENCE EASTERLY; SOUTHEASTERLY, SOUTHERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 71°59'38" EAST, 362.57 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 66.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°29'53" EAST, 66.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 26°29'00" EAST, 6.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 15.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°39'03" EAST, 15.98 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.34 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°24'15" WEST, 36.10 FEET; COURSE NO. 6: SOUTH 22°05'25" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 42.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°10'42" EAST, 37.86 FEET; COURSE NO. 8: NORTH 80°07'55" EAST, 54.23 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 9: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 27.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°01'16" WEST, 27.50 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 610.00 FEET, AN ARC DISTANCE OF 15.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°55'13" WEST, 15.88 FEET; COURSE NO. 11: NORTH 72°20'02" EAST, 192.50 FEET; COURSE NO. 12: NORTH 26°29'00" WEST, 347.43 FEET, TO THE POINT OF BEGINNING.

CONTAINING 41.20 ACRES, MORE OR LESS.

EXHIBIT B
SKETCH OF THE RESTRICTED PROPERTY

MAP SHOWING



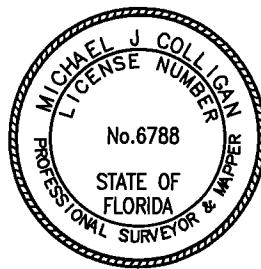
MADEIRA AT ST. AUGUSTINE
 PHASE 2C
 SHEET 1 OF 3

JOB NO. 2025-380
 DRAFTER MJC
 DATE 8-8-25

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

Michael Colligan
 2025.08.11 11:20:02 -04'00'



CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°31'00"E	110.97'
L2	N63°31'00"E	60.00'
L3	N26°29'00"W	55.00'
L4	N63°31'00"E	28.33'
L5	S30°20'24"E	46.55'
L6	N85°48'19"E	142.00'
L7	S64°59'48"E	222.97'
L8	S29°15'38"E	332.93'
L9	S21°47'00"E	388.87'
L10	S04°09'00"E	583.08'
L11	S11°54'33"W	298.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S77°30'55"W	135.97'
L13	N82°22'28"W	309.24'
L14	S69°36'25"W	87.23'
L15	S50°04'07"W	52.92'
L16	S69°12'20"W	115.00'
L17	S61°31'12"W	332.99'
L18	N25°19'14"W	285.99'
L19	N18°12'13"W	367.26'
L20	N24°27'28"W	267.79'
L21	N00°26'49"W	89.71'
L22	N11°49'09"E	89.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N02°13'38"W	73.56'
L24	N07°47'30"W	122.14'
L25	N34°55'42"E	60.36'
L26	N71°59'38"E	362.57'
L27	S26°29'00"E	6.37'
L28	S22°05'25"E	50.00'
L29	N80°07'55"E	54.23'
L30	N72°20'02"E	192.50'
L31	N26°29'00"W	347.43'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	632.00'	32.40'	2°56'14"	N62°02'53"E	32.40'
C2	25.00'	39.27'	90°00'00"	S71°29'00"E	35.36'
C3	860.00'	136.84'	9°06'59"	N29°03'43"W	136.69'
C4	20.00'	29.98'	85°53'22"	N67°26'54"W	27.25'
C5	632.00'	66.51'	6°01'47"	S29°29'53"E	66.48'
C6	550.00'	15.98'	1°39'53"	S25°39'03"E	15.98'
C7	25.00'	40.34'	92°26'42"	S21°24'15"W	36.10'
C8	25.00'	42.96'	98°26'58"	S63°10'42"E	37.86'
C9	250.00'	27.52'	6°18'23"	N13°01'16"W	27.50'
C10	610.00'	15.88'	1°29'31"	N16°55'13"W	15.88'

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE S'LY TERMINUS OF TESORO TERRACE AS N80°07'55"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. THIS MAP DEPICTS THE ENCUMBRANCES FROM TITLE REPORT TABLE SHOWN HEREON.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PG.(S) = PAGE(S)
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
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MADEIRA AT ST.
AUGUSTINE PHASE 2C

JOB NO. 2025-379

DRAFTER MJC

DATE 8-29-24 of 66

SHEET 2 OF 3



MAP SHOWING

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 185, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, EASTERLY; AND NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 32.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°02'53" EAST, 32.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 63°31'00" EAST, 110.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°29'00" EAST, 35.36 FEET; COURSE NO. 4: NORTH 63°31'00" EAST, 60.00 FEET; COURSE NO. 5: NORTH 26°29'00" WEST, 55.00 FEET; COURSE NO. 6: NORTH 63°31'00" EAST, 28.33 FEET; THENCE SOUTH 30°20'24" EAST, 46.55 FEET; THENCE NORTH 85°48'19" EAST, 142.00 FEET; THENCE SOUTH 64°59'48" EAST, 222.97 FEET; THENCE SOUTH 29°15'38" EAST, 332.93 FEET; THENCE SOUTH 21°47'00" EAST, 388.87 FEET; THENCE SOUTH 04°09'00" EAST, 583.08 FEET; THENCE SOUTH 11°54'33" WEST, 298.79 FEET; THENCE SOUTH 77°30'55" WEST, 135.97 FEET; THENCE NORTH 82°22'28" WEST, 309.24 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 860.00 FEET, AN ARC DISTANCE OF 136.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°03'43" WEST, 136.69 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°26'54" WEST, 27.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°36'25" WEST, 87.23 FEET; THENCE SOUTH 50°04'07" WEST, 52.92 FEET; THENCE SOUTH 69°12'20" WEST, 115.00 FEET; THENCE SOUTH 61°31'12" WEST, 332.99 FEET; THENCE NORTH 25°19'14" WEST, 285.99 FEET; THENCE NORTH 18°12'13" WEST, 367.26 FEET; THENCE NORTH 24°27'28" WEST, 267.79 FEET; THENCE NORTH 00°26'49" WEST, 89.71 FEET; THENCE NORTH 11°49'09" EAST, 89.09 FEET; THENCE NORTH 02°13'38" WEST, 73.56 FEET; THENCE NORTH 07°47'30" WEST, 122.14 FEET; THENCE NORTH 34°55'42" EAST, 60.36 FEET, TO THE AFORESAID SOUTHERLY LINE OF MADEIRA AT ST. AUGUSTINE PHASE 1C; THENCE EASTERLY; SOUTHEASTERLY, SOUTHERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 71°59'38" EAST, 362.57 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 66.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°29'53" EAST, 66.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 26°29'00" EAST, 6.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 15.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°39'03" EAST, 15.98 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°24'15" WEST, 36.10 FEET; COURSE NO. 6: SOUTH 22°05'25" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 42.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°10'42" EAST, 37.86 FEET; COURSE NO. 8: NORTH 80°07'55" EAST, 54.23 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 9: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 27.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°01'16" WEST, 27.50 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 610.00 FEET, AN ARC DISTANCE OF 15.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°55'13" WEST, 15.88 FEET; COURSE NO. 11: NORTH 72°20'02" EAST, 192.50 FEET; COURSE NO. 12: NORTH 26°29'00" WEST, 347.43 FEET, TO THE POINT OF BEGINNING.

CONTAINING 41.20 ACRES, MORE OR LESS.

MADEIRA AT ST.
AUGUSTINE PHASE 2C

JOB NO. 2025-379

DRAFTER MJC

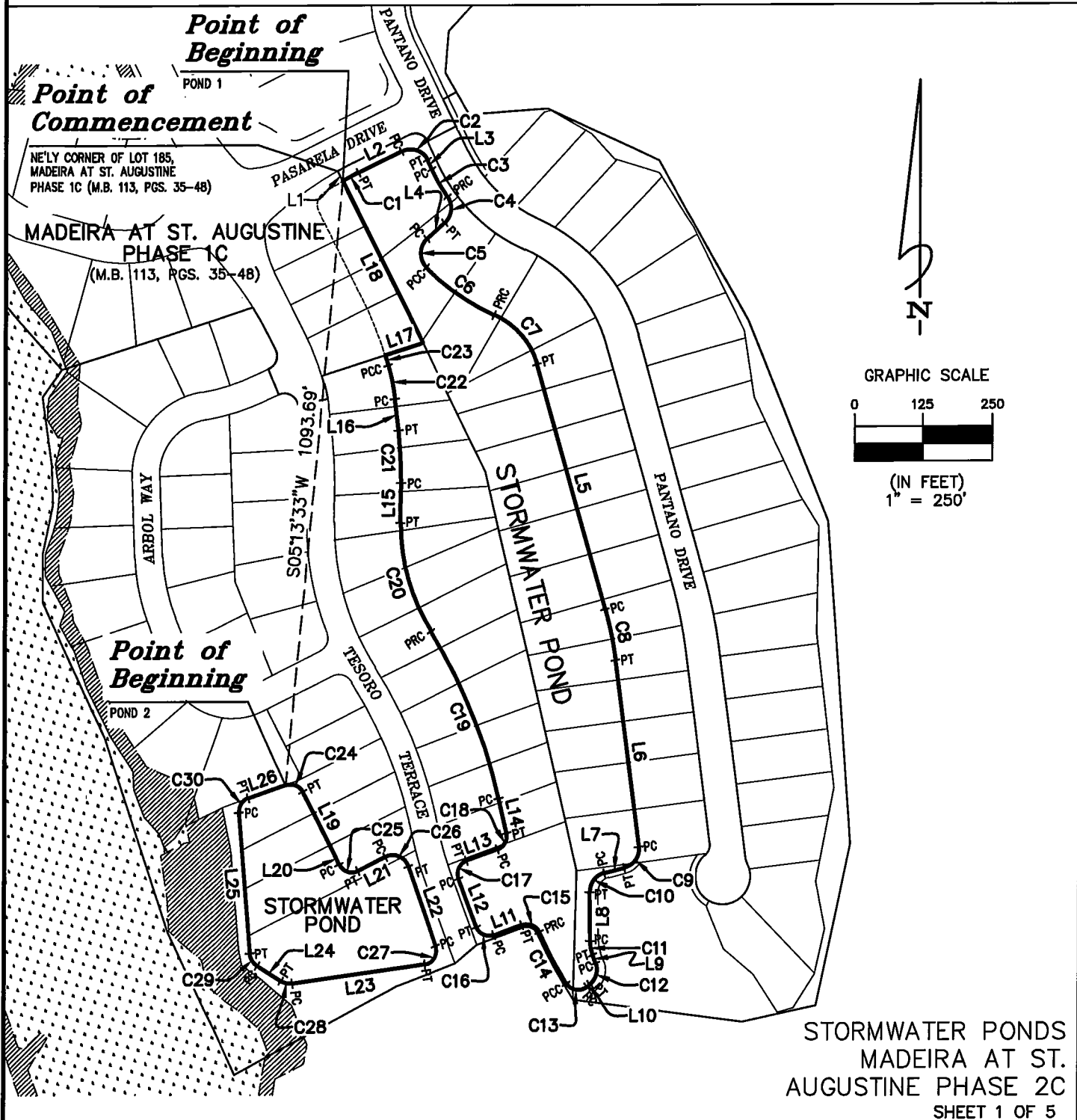
DATE 8-25-25 of 66

SHEET 3 OF 3



EXHIBIT C
STORMWATER FEATURES

MAP SHOWING



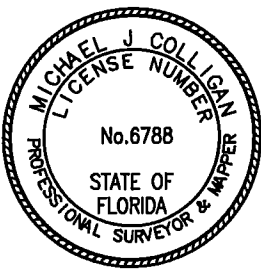
STORMWATER PONDS
 MADEIRA AT ST. AUGUSTINE PHASE 2C
 SHEET 1 OF 5

JOB NO. 2025-441
 DRAFTER MJC
 DATE 8-11-25

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

Michael Colligan 2025.09.12
 16:12:02 -04'00'



CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	612.00'	32.40'	3°02'00"	N62°00'00"E	32.40'
C2	35.00'	54.98'	90°00'00"	S71°29'00"E	49.50'
C3	345.00'	57.84'	9°36'22"	S31°17'11"E	57.77'
C4	35.00'	51.75'	84°42'55"	S06°16'06"W	47.16'
C5	35.00'	57.86'	94°43'26"	S01°15'51"W	51.50'
C6	460.00'	153.88'	19°09'58"	S55°40'51"E	153.16'
C7	140.00'	121.04'	49°32'12"	S40°29'45"E	117.31'
C8	640.00'	93.75'	8°23'36"	S11°31'51"E	93.67'
C9	35.00'	50.69'	82°58'42"	S34°09'19"W	46.37'
C10	35.00'	46.54'	76°11'34"	S37°32'53"W	43.19'
C11	75.00'	25.77'	19°41'19"	S10°23'34"E	25.65'
C12	35.00'	41.73'	68°18'51"	S13°55'12"W	39.30'
C13	25.00'	43.78'	100°20'33"	N81°45'06"W	38.40'
C14	855.00'	105.60'	7°04'35"	N28°02'31"W	105.53'
C15	25.00'	37.48'	85°53'22"	N67°26'54"W	34.06'
C16	25.00'	39.09'	89°35'55"	N65°35'38"W	35.23'
C17	25.00'	39.57'	90°40'59"	N24°32'49"E	35.57'
C18	25.00'	36.07'	82°40'30"	N28°33'04"E	33.02'
C19	945.00'	327.90'	19°52'51"	N22°43'36"W	326.26'
C20	355.00'	206.72'	33°21'53"	N15°59'05"W	203.82'
C21	725.00'	95.20'	7°31'24"	N03°03'51"W	95.13'
C22	370.00'	61.77'	9°33'55"	N11°23'30"W	61.70'
C23	730.00'	19.01'	1°29'31"	N16°55'13"W	19.01'
C24	25.00'	35.81'	82°04'38"	S68°02'32"E	32.83'
C25	25.00'	40.41'	92°36'25"	S70°42'00"E	36.15'
C26	30.00'	51.11'	97°37'00"	S68°11'43"E	45.15'
C27	25.00'	44.20'	101°18'28"	S31°16'01"W	38.67'
C28	30.00'	21.23'	40°33'08"	N77°48'11"W	20.79'
C29	30.00'	27.67'	52°50'43"	N31°06'16"W	26.70'
C30	25.00'	32.99'	75°36'03"	N33°07'07"E	30.65'

STORMWATER PONDS
 MADEIRA AT ST.
 AUGUSTINE PHASE 2C

JOB NO. 2025-441

DRAFTER MJC

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MAP SHOWING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°29'00"E	20.03'
L2	N63°31'00"E	85.97'
L3	S26°29'00"E	18.76'
L4	S48°37'34"W	45.17'
L5	S15°43'39"E	459.40'
L6	S07°20'03"E	339.19'
L7	S75°38'40"W	36.59'
L8	S00°32'55"E	88.19'
L9	S20°14'13"E	15.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S48°04'38"W	6.90'
L11	S69°36'25"W	52.44'
L12	N20°47'40"W	93.72'
L13	N69°53'19"E	60.19'
L14	N12°47'11"W	64.40'
L15	N00°41'51"E	72.21'
L16	N06°36'32"W	57.08'
L17	N72°20'02"E	72.50'
L18	N26°29'00"W	327.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S27°00'13"E	124.27'
L20	S24°23'48"E	22.86'
L21	N62°59'47"E	54.98'
L22	S19°23'13"E	152.58'
L23	S81°55'15"W	241.26'
L24	N57°31'37"W	51.11'
L25	N04°40'54"W	255.33'
L26	N70°55'09"E	72.24'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE S'LY TERMINUS OF TESORO TERRACE AS N80°07'55"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. THIS MAP DEPICTS THE ENCUMBRANCES FROM TITLE REPORT TABLE SHOWN HEREON.
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STORMWATER PONDS
MADEIRA AT ST.
AUGUSTINE PHASE 2C

JOB NO. 2025-441 DRAFTER MJC

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SHEET 3 OF 5



MAP SHOWING

POND 1

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 185, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 26°29'00" EAST, ALONG THE SOUTHERLY LINE OF SAID MADEIRA AT ST. AUGUSTINE PHASE 1C, 20.03 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 612.00 FEET, AN ARC DISTANCE OF 32.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°00'00" EAST, 32.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 63°31'00" EAST, 85.97 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°29'00" EAST, 49.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 26°29'00" EAST, 18.76 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 57.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°17'11" EAST, 57.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 51.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°16'06" WEST, 47.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°37'34" WEST, 45.17 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 57.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°15'51" WEST, 51.50 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 153.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°40'51" EAST, 153.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 121.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°29'45" EAST, 117.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 15°43'39" EAST, 459.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 93.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'51" EAST, 93.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°20'03" EAST, 339.19 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 50.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°09'19" WEST, 46.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°38'40" WEST, 36.59 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 46.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°32'53" WEST, 43.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°32'55" EAST, 88.19 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 25.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°23'34" EAST, 25.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°14'13" EAST, 15.55 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 41.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°55'12" WEST, 39.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°04'38" WEST, 6.90 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 43.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°45'06" WEST, 38.40 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 855.00 FEET, AN ARC DISTANCE OF 105.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°02'31" WEST, 105.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°26'54" WEST, 34.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°36'25" WEST, 52.44 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°35'38" WEST, 35.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°47'40" WEST, 93.72 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC

STORMWATER PONDS
MADEIRA AT ST.
AUGUSTINE PHASE 2C

JOB NO. 2025-441

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SHEET 4 OF 5



MAP SHOWING

DISTANCE OF 39.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°32'49" EAST, 35.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°53'19" EAST, 60.19 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°33'04" EAST, 33.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°47'11" WEST, 64.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 945.00 FEET, AN ARC DISTANCE OF 327.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°43'36" WEST, 326.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 206.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°59'05" WEST, 203.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°41'51" EAST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 725.00 FEET, AN ARC DISTANCE OF 95.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°03'51" WEST, 95.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 06°36'32" WEST, 57.08 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 370.00 FEET, AN ARC DISTANCE OF 61.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°23'30" WEST, 61.70 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 730.00 FEET, AN ARC DISTANCE OF 19.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°55'13" WEST, 19.01 FEET TO THE AFORESAID SOUTHERLY LINE OF MADEIRA AT ST. AUGUSTINE PHASE 1C; THENCE NORTH 72°20'02" EAST, ALONG LAST SAID LINE, 72.50 FEET; THENCE NORTH 26°29'00" WEST, CONTINUING ALONG LAST SAID LINE, 327.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.07 ACRES, MORE OR LESS.

POND 2

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 185, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 26°29'00" EAST, ALONG THE SOUTHERLY LINE OF SAID MADEIRA AT ST. AUGUSTINE PHASE 1C, 20.03 FEET; THENCE SOUTH 05°13'33" WEST, 1093.69 FEET TO THE ARC OF A CURVE LEADING EASTERLY AND THE POINT OF BEGINNING; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°02'32" EAST, 32.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 27°00'13" EAST, 124.27 FEET; THENCE SOUTH 24°23'48" EAST, 22.86 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°42'00" EAST, 36.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°59'47" EAST, 54.98 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 51.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°11'43" EAST, 45.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°23'13" EAST, 152.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 44.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°16'01" WEST, 38.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°55'15" WEST, 241.26 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 21.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°48'11" WEST, 20.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°31'37" WEST, 51.11 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 27.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°06'16" WEST, 26.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°40'54" WEST, 255.33 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°07'07" EAST, 30.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°55'09" EAST, 72.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.90 ACRES, MORE OR LESS.

STORMWATER PONDS
MADEIRA AT ST.
AUGUSTINE PHASE 2C

JOB NO. 2025-441

DRAFTER MJC

DATE 8 Page 25 of 66

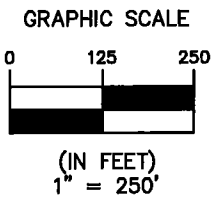
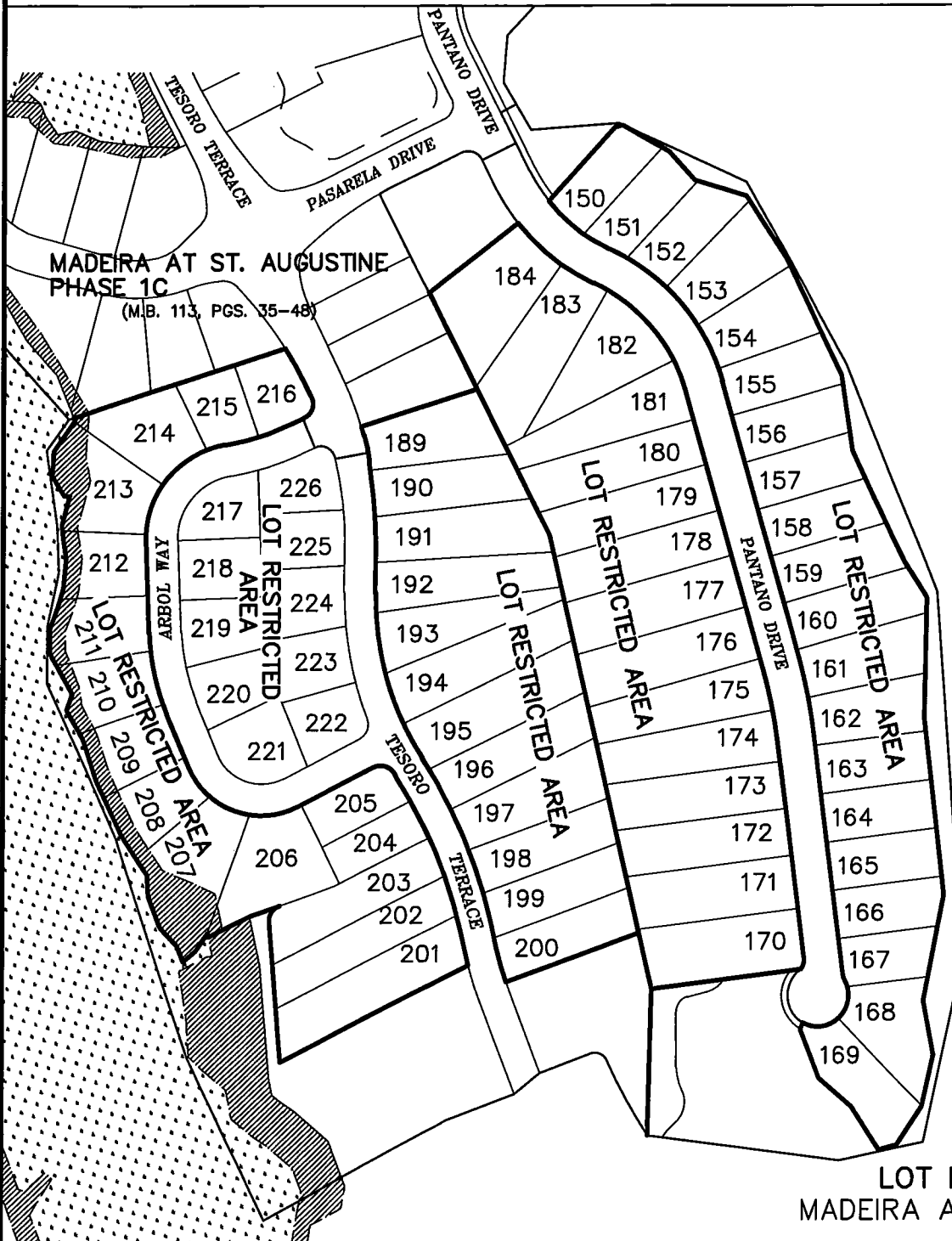
SHEET 5 OF 5



EXHIBIT D

Legal Description and Sketch of Lot Restricted Area

MAP SHOWING



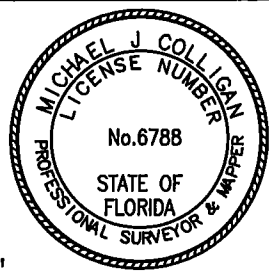
LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE
PHASE 2C
 SHEET 1 OF 15

JOB NO. 2025-440
 DRAFTER MJC
 DATE 7-21-25

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

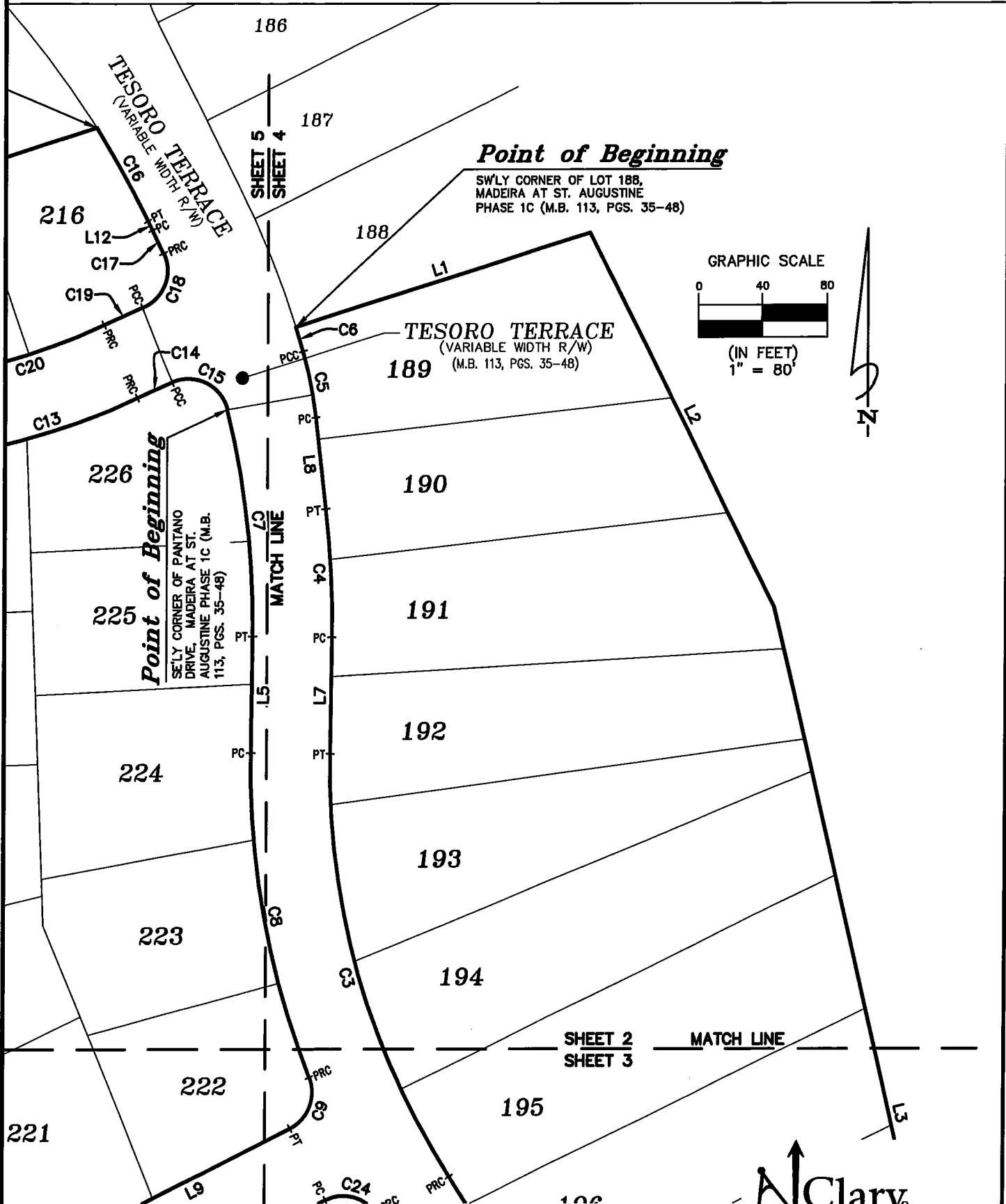
Michael Colligan 2025.09.12
 16:13:03 -04'00'



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 JACKSONVILLE, FLORIDA 32257
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CHECKED BY: **MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788**

MAP SHOWING



Point of Beginning

SW'LY CORNER OF LOT 188,
MADEIRA AT ST. AUGUSTINE
PHASE 1C (M.B. 113, PGS. 35-48)

GRAPHIC SCALE



(IN FEET)
1" = 80'



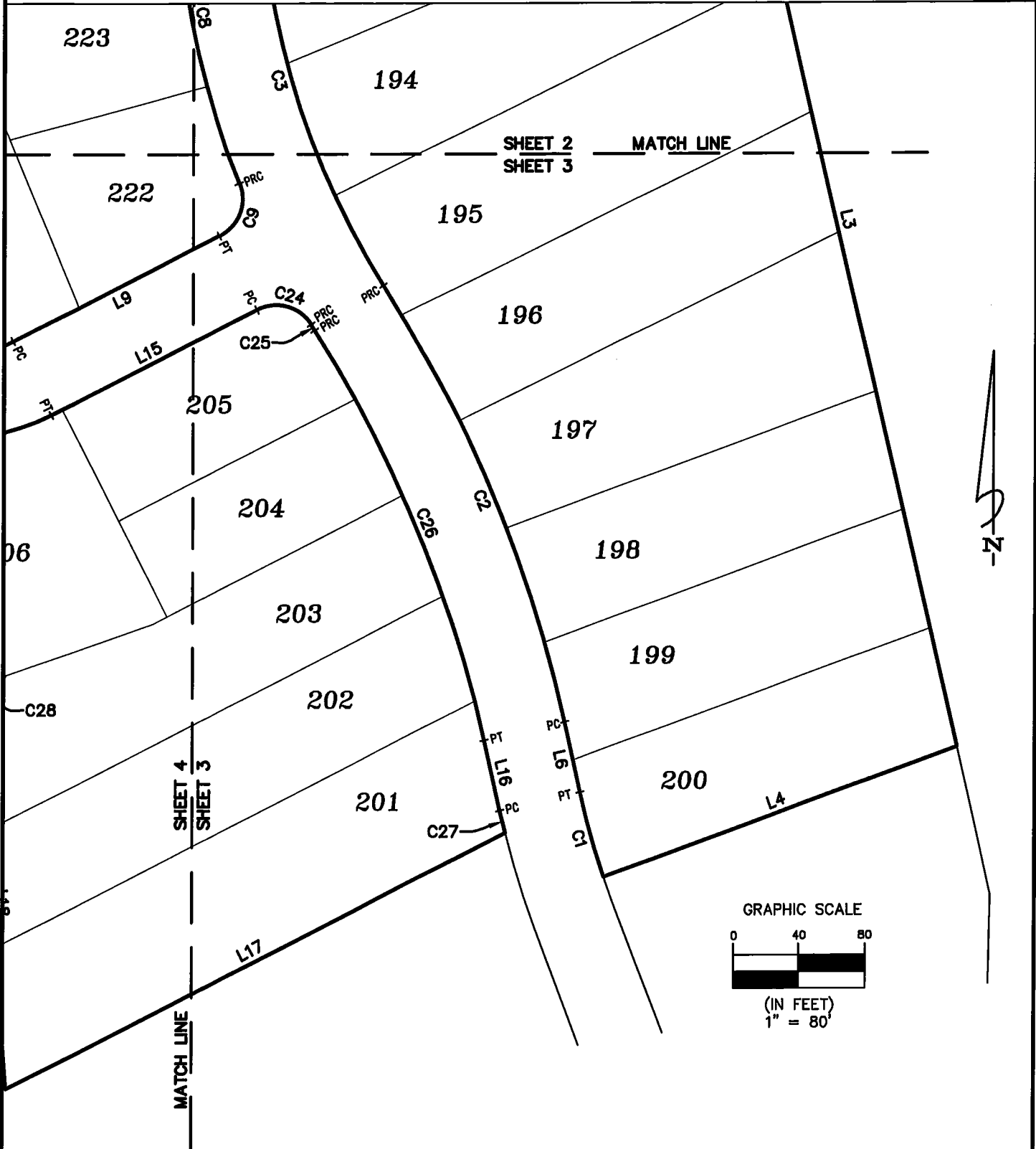
Point of Beginning

SE'LY CORNER OF PANTANO
DRIVE, MADEIRA AT ST.
AUGUSTINE PHASE 1C (M.B.
113, PGS. 35-48)

LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE PHASE 2C

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MAP SHOWING



LOT RESTRICTED AREA
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

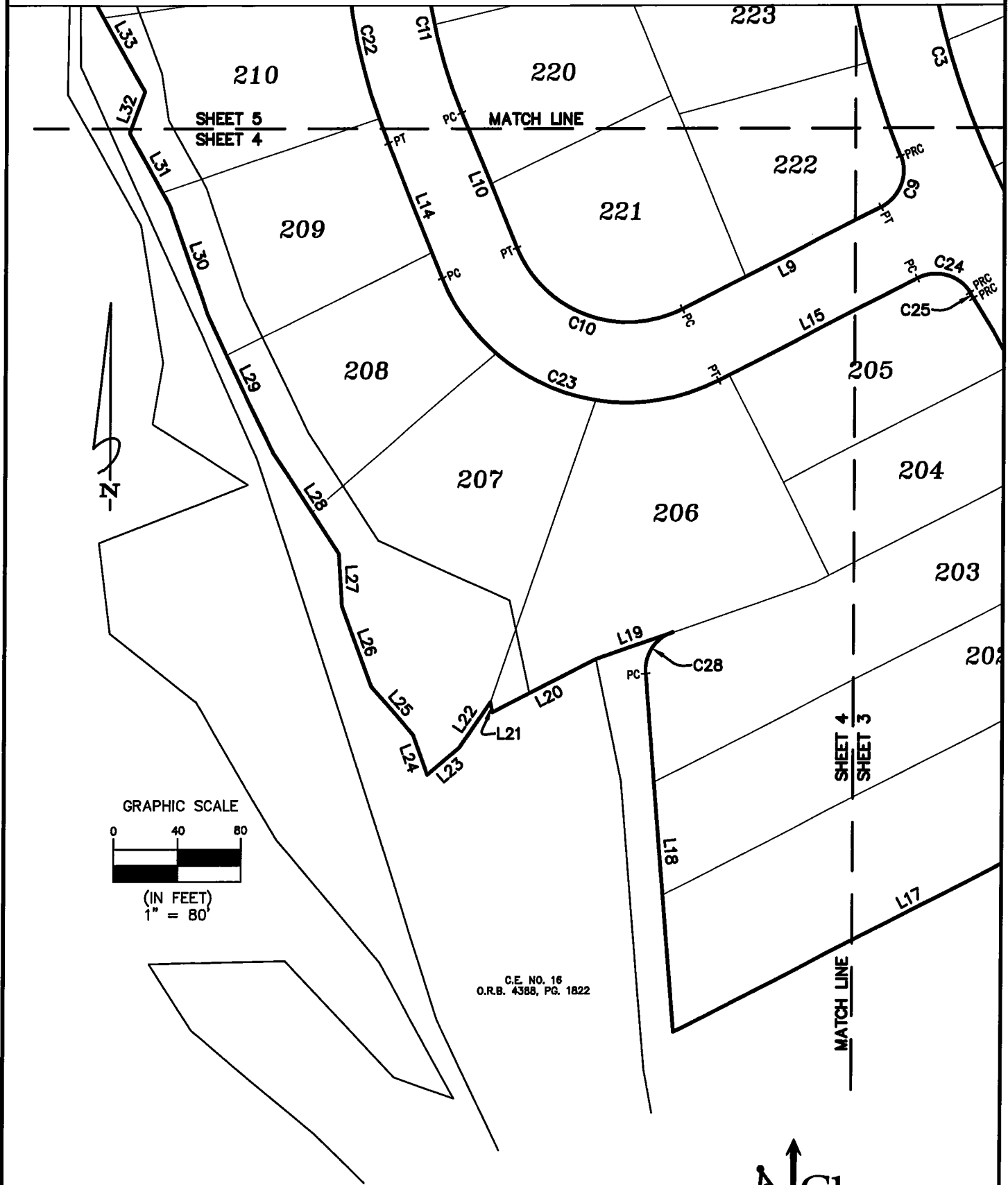
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DATE 7/29/25 Page 25 of 66

SHEET 3 OF 15

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MAP SHOWING



C.E. NO. 16
O.R.B. 4388, PG. 1822

LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

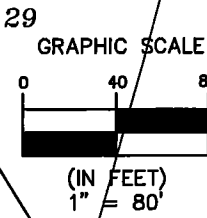
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MAP SHOWING

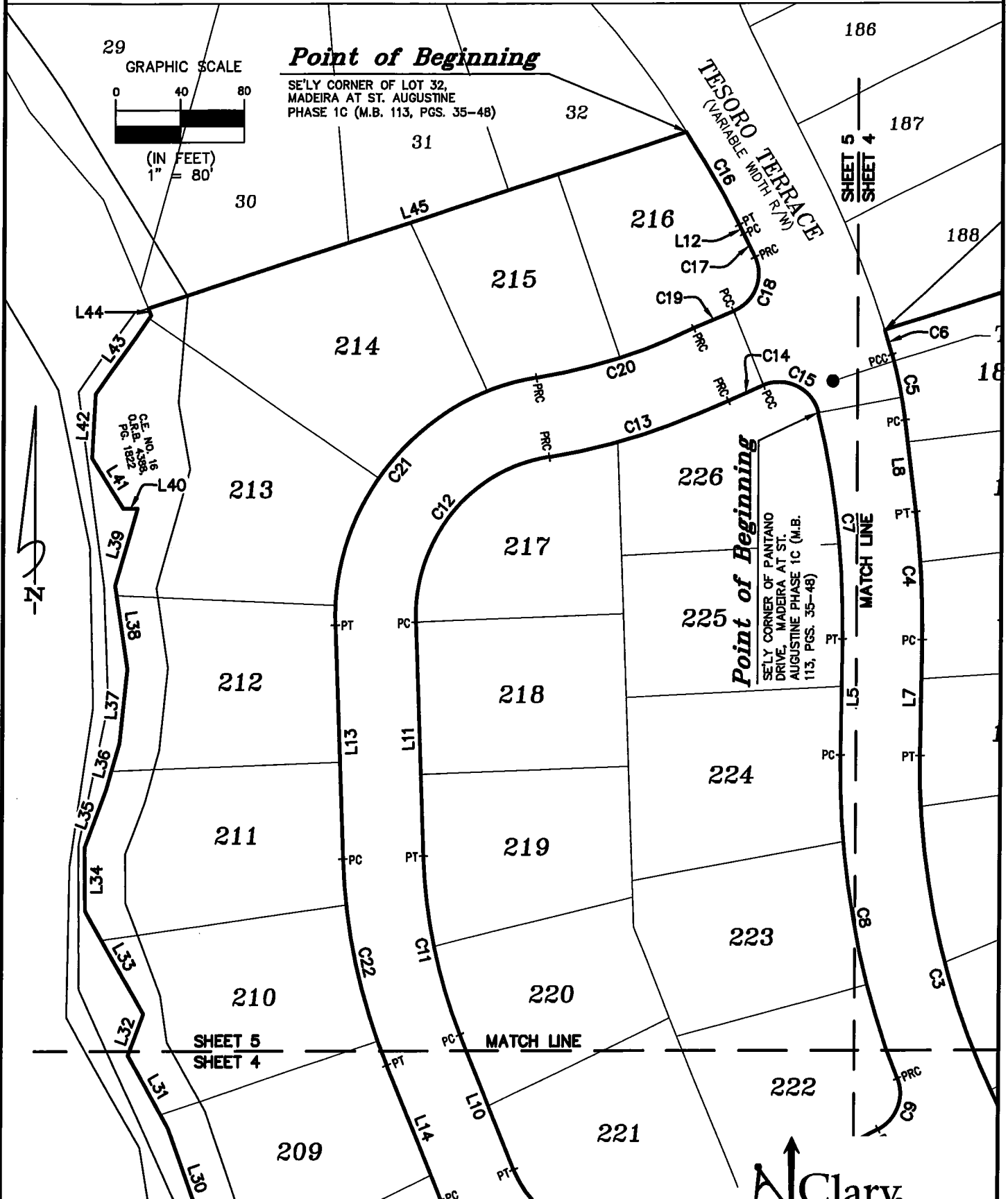


Point of Beginning

SE'LY CORNER OF LOT 32,
MADEIRA AT ST. AUGUSTINE
PHASE 1C (M.B. 113, PGS. 35-48)

TESORO TERRACE
(VARIABLE WIDTH R/W)

Point of Beginning
SE'LY CORNER OF PANTANO
DRIVE, MADEIRA AT ST.
AUGUSTINE PHASE 1C (M.B.
113, PGS. 35-48)



LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

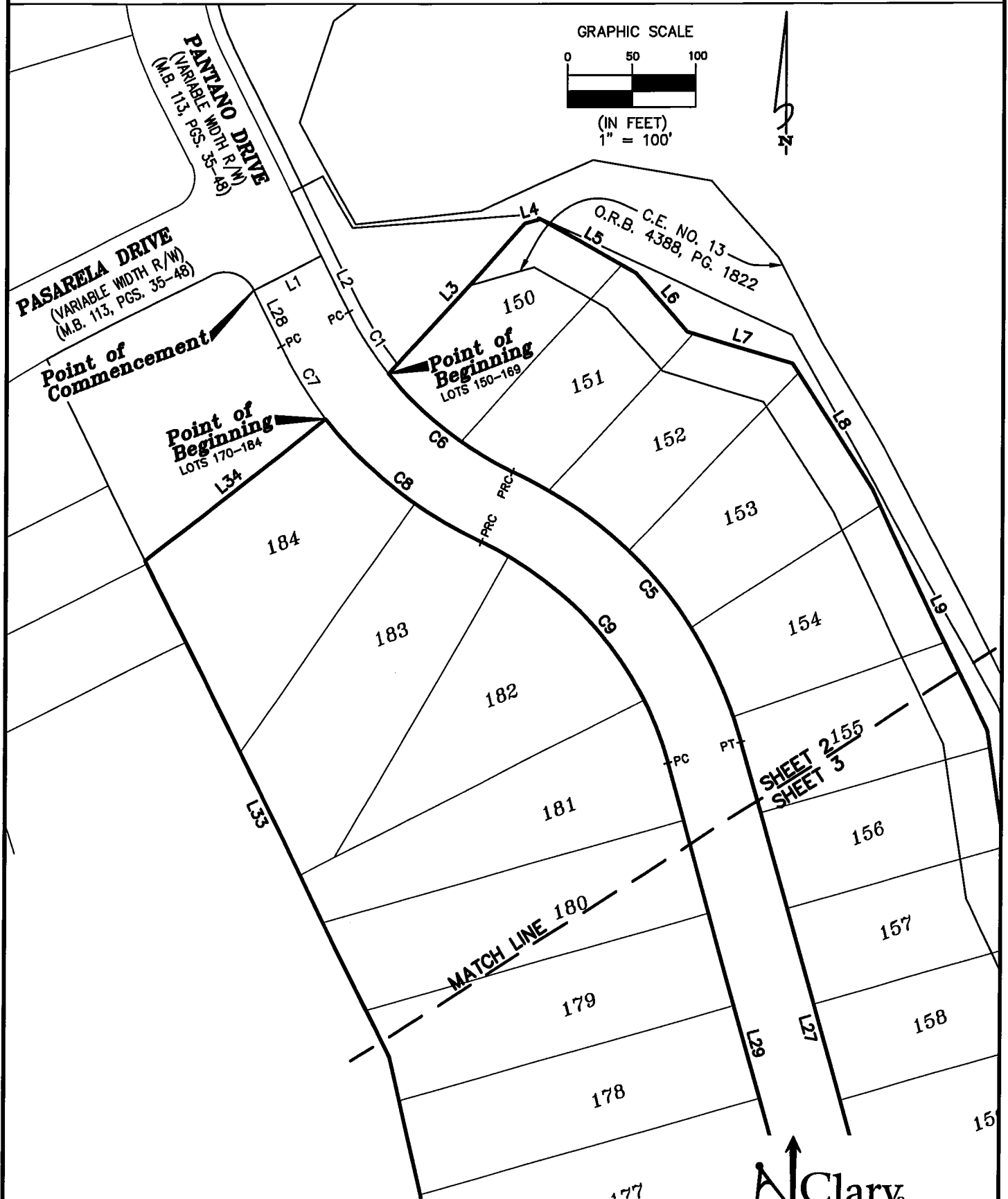
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DATE 7/29/25

SHEET 5 OF 15

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MAP SHOWING



LOT RESTRICTED AREA
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

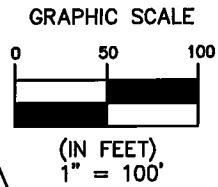
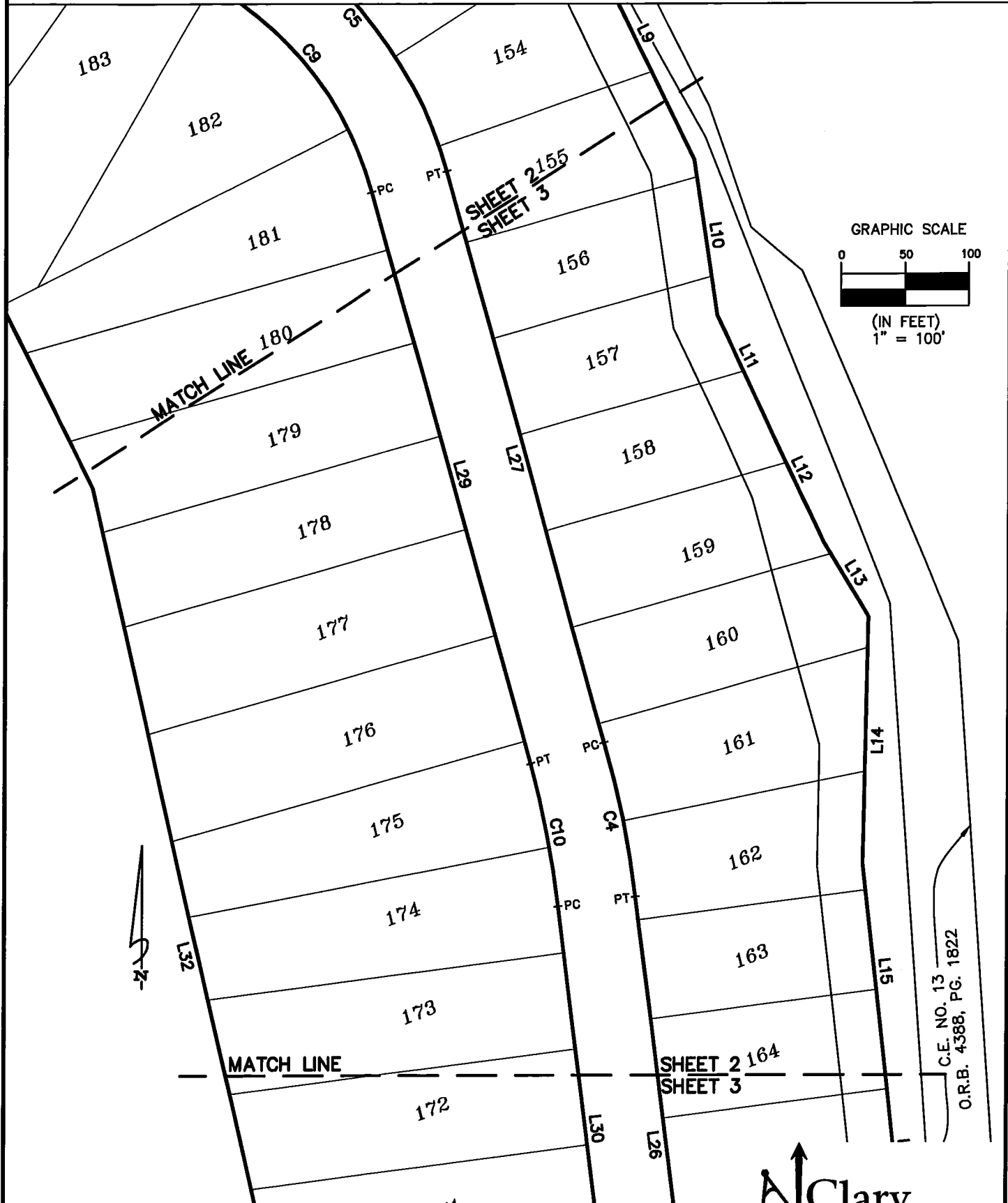
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SHEET 6 OF 15

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MAP SHOWING



LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

DRAFTER MJC

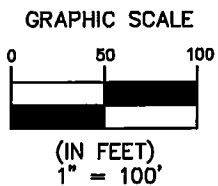
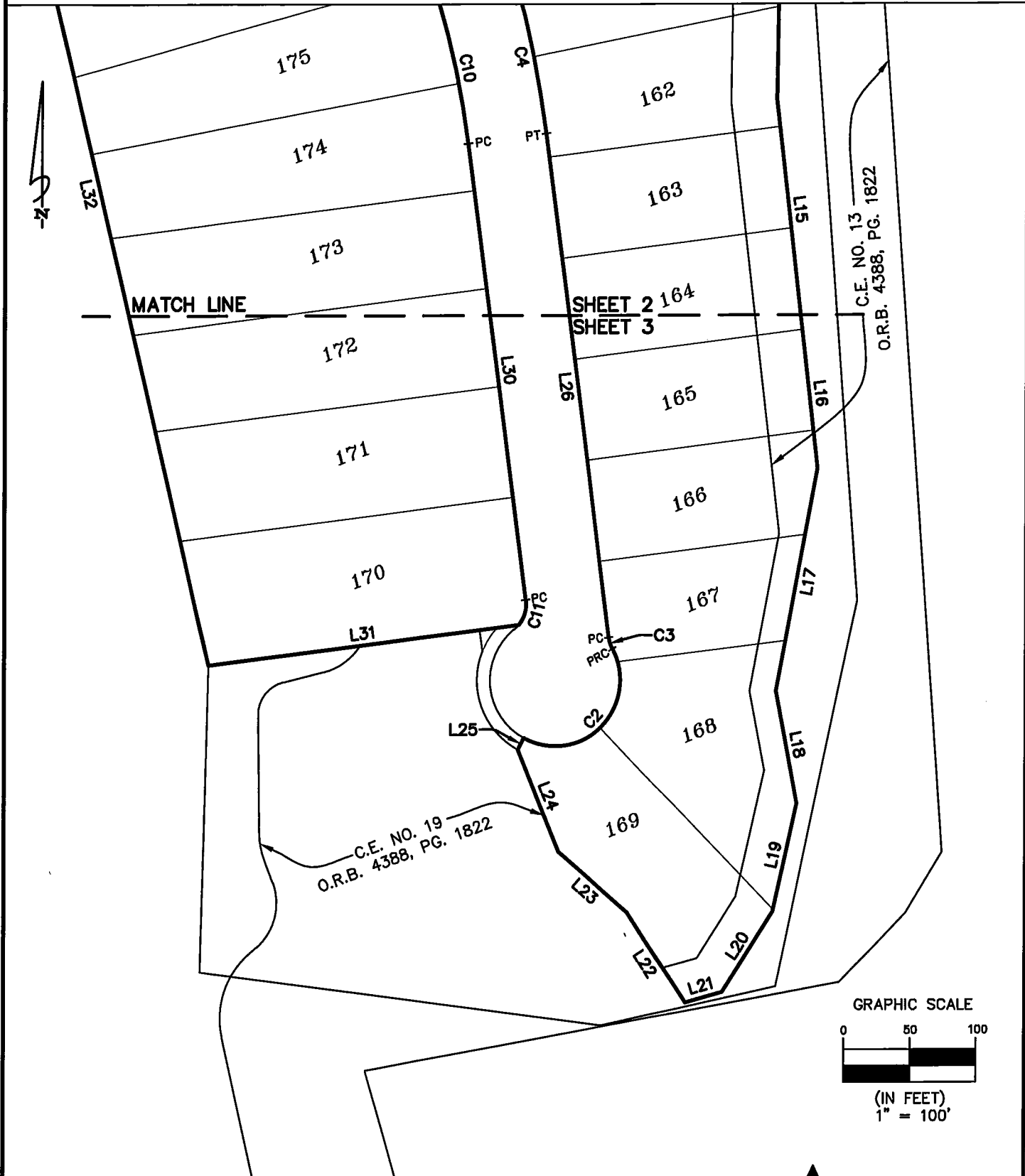
DATE 7-29-25

SHEET 7 OF 15

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MAP SHOWING



LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

DRAFTER MJC

DATE 7-25-25 Page 30 of 66

SHEET 8 OF 15

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MAP SHOWING

FOR SHEETS 2-5 ONLY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°20'02"E	192.50'
L2	S26°29'00"E	259.79'
L3	S13°01'04"E	647.49'
L4	S69°53'19"W	226.74'
L5	S00°41'51"W	72.21'
L6	N12°47'11"W	43.38'
L7	N00°41'51"E	72.21'
L8	N06°36'32"W	57.31'
L9	S62°59'47"W	139.29'
L10	N22°20'01"W	90.83'
L11	N02°09'13"W	145.50'
L12	S26°29'00"E	6.37'
L13	S02°09'13"E	145.50'
L14	S22°20'01"E	90.83'
L15	N62°59'47"E	139.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S12°47'11"E	43.38'
L17	S62°59'47"W	337.84'
L18	N04°40'54"W	223.45'
L19	S70°55'09"W	51.09'
L20	S62°59'47"W	72.38'
L21	N12°15'07"W	6.28'
L22	S33°54'25"W	34.15'
L23	S49°53'28"W	25.75'
L24	N19°58'40"W	26.34'
L25	N42°00'19"W	40.01'
L26	N20°38'25"W	53.62'
L27	N03°13'02"W	32.72'
L28	N33°13'57"W	74.89'
L29	N25°44'36"W	96.25'
L30	N19°14'12"W	71.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N29°11'10"W	51.72'
L32	N19°59'51"E	27.37'
L33	N29°26'05"W	73.62'
L34	N00°39'40"W	39.51'
L35	N20°10'22"E	38.14'
L36	N15°28'58"E	30.13'
L37	N05°41'32"E	46.44'
L38	N08°27'00"W	52.24'
L39	N15°38'47"E	49.66'
L40	N88°51'26"W	8.71'
L41	N31°37'57"W	36.76'
L42	N02°56'47"E	39.94'
L43	N34°48'03"E	59.69'
L44	N22°18'49"W	4.87'
L45	N71°59'38"E	353.71'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE S'LY TERMINUS OF TESORO TERRACE AS N80°07'55"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. THIS MAP DEPICTS THE ENCUMBRANCES FROM TITLE REPORT TABLE SHOWN HEREON.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PG.(S) = PAGE(S)
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVATURE

LOT RESTRICTED AREA
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

DRAFTER MJC

DATE 7/25/25 of 66

SHEET 9 OF 15



MAP SHOWING

FOR SHEETS 2-5 ONLY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	475.00'	53.13'	6°24'30"	N15°59'26"W	53.10'
C2	825.00'	286.26'	19°52'51"	N22°43'36"W	284.83'
C3	475.00'	276.60'	33°21'53"	N15°59'05"W	272.71'
C4	605.00'	79.66'	7°32'38"	N03°04'28"W	79.60'
C5	250.00'	41.74'	9°33'55"	N11°23'30"W	41.69'
C6	610.00'	15.88'	1°29'31"	N16°55'13"W	15.88'
C7	555.00'	141.92'	14°39'05"	S06°37'41"E	141.53'
C8	525.00'	206.03'	22°29'07"	S10°32'42"E	204.71'
C9	25.00'	36.99'	84°47'03"	S20°36'16"W	33.71'
C10	75.00'	123.92'	94°40'12"	N69°40'07"W	110.30'
C11	325.00'	114.47'	20°10'48"	N12°14'37"W	113.88'
C12	100.00'	144.32'	82°41'14"	N39°11'24"E	132.11'
C13	425.00'	117.26'	15°48'31"	N72°37'45"E	116.89'
C14	475.00'	23.81'	2°52'19"	N66°09'39"E	23.81'
C15	25.00'	42.96'	98°26'58"	S63°10'42"E	37.86'
C16	632.00'	66.51'	6°01'47"	S29°29'53"E	66.48'
C17	550.00'	15.98'	1°39'53"	S25°39'03"E	15.98'
C18	25.00'	40.34'	92°26'42"	S21°24'15"W	36.10'
C19	525.00'	26.59'	2°54'06"	S66°10'33"W	26.59'
C20	375.00'	103.47'	15°48'31"	S72°37'45"W	103.14'
C21	150.00'	216.47'	82°41'14"	S39°11'24"W	198.17'
C22	375.00'	132.08'	20°10'48"	S12°14'37"E	131.40'
C23	125.00'	206.54'	94°40'12"	S69°40'07"E	183.83'
C24	25.00'	36.99'	84°47'03"	S74°36'41"E	33.71'
C25	525.00'	4.10'	0°26'52"	S32°26'36"E	4.10'
C26	775.00'	268.91'	19°52'51"	S22°43'36"E	267.57'
C27	525.00'	13.71'	1°29'46"	S13°32'04"E	13.71'
C28	25.00'	32.99'	75°36'04"	N33°07'08"E	30.65'

LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

DRAFTER MJC

DATE 7/29/25 Page 32 of 66

SHEET 10 OF 15



MAP SHOWING

FOR SHEETS 6-8 ONLY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°31'00"E	60.00'
L2	S26°29'00"E	48.76'
L3	N42°28'16"E	158.55'
L4	N74°45'51"E	12.67'
L5	S60°21'04"E	84.92'
L6	S41°28'02"E	61.21'
L7	S73°12'29"E	85.96'
L8	S32°32'48"E	116.64'
L9	S25°54'27"E	208.32'
L10	S08°34'03"E	122.02'
L11	S25°34'16"E	78.55'
L12	S25°11'44"E	116.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S31°08'24"E	66.88'
L14	S01°04'36"W	191.22'
L15	S06°32'39"E	169.81'
L16	S06°28'31"E	111.63'
L17	S10°36'11"W	171.99'
L18	S10°50'38"E	86.81'
L19	S12°40'31"W	84.03'
L20	S32°01'32"W	71.78'
L21	S74°01'36"W	29.17'
L22	N32°48'06"W	81.43'
L23	N49°10'25"W	70.16'
L24	N22°08'21"W	83.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N28°48'20"E	10.00'
L26	N07°20'03"W	385.90'
L27	N15°43'39"W	459.40'
L28	S26°29'00"E	48.76'
L29	S15°43'39"E	459.40'
L30	S07°20'03"E	349.38'
L31	S82°39'57"W	238.43'
L32	N13°01'04"W	738.80'
L33	N26°29'00"W	431.67'
L34	N51°52'48"E	178.81'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	270.00'	57.30'	12°09'35"	S32°33'47"E	57.19'
C2	50.00'	128.44'	147°10'45"	N45°12'58"E	95.93'
C3	25.00'	9.18'	21°02'22"	N17°51'14"W	9.13'
C4	830.00'	121.59'	8°23'36"	N11°31'51"W	121.48'
C5	330.00'	285.31'	49°32'12"	N40°29'45"W	276.51'
C6	270.00'	125.45'	26°37'16"	N51°57'12"W	124.32'
C7	330.00'	67.02'	11°38'12"	S32°18'06"E	66.91'
C8	330.00'	156.34'	27°08'39"	S51°41'31"E	154.88'
C9	270.00'	233.44'	49°32'12"	S40°29'45"E	226.23'
C10	770.00'	112.80'	8°23'36"	S11°31'51"E	112.70'
C11	25.00'	20.24'	46°22'39"	S15°51'17"W	19.69'

LOT RESTRICTED AREA
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

DRAFTER MJC

DATE 7-21-25

SHEET 11 OF 15



MAP SHOWING

LOTS 189-200

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 188 AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 72°20'02" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 188, A DISTANCE OF 192.50 FEET; THENCE SOUTH 26°29'00" EAST, 259.79 FEET; THENCE SOUTH 13°01'04" EAST, 647.49 FEET; THENCE SOUTH 69°53'19" WEST, 226.74 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 53.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°59'26" WEST, 53.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°47'11" WEST, 43.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 825.00 FEET, AN ARC DISTANCE OF 286.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°43'36" WEST, 284.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 276.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°59'05" WEST, 272.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°41'51" EAST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.00 FEET, AN ARC DISTANCE OF 79.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°04'28" WEST, 79.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 06°36'32" WEST, 57.31 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 41.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°23'30" WEST, 41.69 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 610.00 FEET, AN ARC DISTANCE OF 15.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°55'13" WEST, 15.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.33 ACRES, MORE OR LESS.

LOTS 201-216

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 32 AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF TESORO TERRANCE (A VARIABLE WIDTH RIGHT OF WAY) AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 66.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°29'53" EAST, 66.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 26°29'00" EAST, 6.37 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 15.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°39'03" EAST, 15.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°24'15" WEST, 36.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 26.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°10'33" WEST, 26.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 103.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°37'45" WEST, 103.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 216.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°11'24" WEST, 198.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°09'13" EAST, 145.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 132.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°14'37" EAST, 131.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 22°20'01" EAST, 90.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF

LOT RESTRICTED AREA
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MAP SHOWING

SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 206.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°40'07" EAST, 183.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°59'47" EAST, 139.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°36'41" EAST, 33.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 4.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°26'36" EAST, 4.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 775.00 FEET, AN ARC DISTANCE OF 268.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°43'36" EAST, 267.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°47'11" EAST, 43.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 13.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°32'04" EAST, 13.71 FEET; THENCE SOUTH 62°59'47" WEST, 337.84 FEET; THENCE NORTH 04°40'54" WEST, 223.45 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°07'08" EAST, 30.65 FEET; THENCE SOUTH 70°55'09" WEST, 51.09 FEET; THENCE SOUTH 62°59'47" WEST, 72.38 FEET; THENCE NORTH 12°15'07" WEST, 6.28 FEET; THENCE SOUTH 33°54'25" WEST, 34.15 FEET; THENCE SOUTH 49°53'28" WEST, 25.75 FEET; THENCE NORTH 19°58'40" WEST, 26.34 FEET; THENCE NORTH 42°00'19" WEST, 40.01 FEET; THENCE NORTH 20°38'25" WEST, 53.62 FEET; THENCE NORTH 03°13'02" WEST, 32.72 FEET; THENCE NORTH 33°13'57" WEST, 74.89 FEET; THENCE NORTH 25°44'36" WEST, 96.25 FEET; THENCE NORTH 19°14'12" WEST, 71.43 FEET; THENCE NORTH 29°11'10" WEST, 51.72 FEET; THENCE NORTH 19°59'51" EAST, 27.37 FEET; THENCE NORTH 29°26'05" WEST, 73.62 FEET; THENCE NORTH 00°39'40" WEST, 39.51 FEET; THENCE NORTH 20°10'22" EAST, 38.14 FEET; THENCE NORTH 15°28'58" EAST, 30.13 FEET; THENCE NORTH 05°41'32" EAST, 46.44 FEET; THENCE NORTH 08°27'00" WEST, 52.24 FEET; THENCE NORTH 15°38'47" EAST, 49.66 FEET; THENCE NORTH 88°51'26" WEST, 8.71 FEET; THENCE NORTH 31°37'57" WEST, 36.76 FEET; THENCE NORTH 02°56'47" EAST, 39.94 FEET; THENCE NORTH 34°48'03" EAST, 59.69 FEET; THENCE NORTH 22°18'49" WEST, 4.87 FEET; THENCE NORTH 71°59'38" EAST, 353.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.14 ACRES, MORE OR LESS.

LOTS 217-226

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF TESORO TERRACE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 555.00 FEET, AN ARC DISTANCE OF 141.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°37'41" EAST, 141.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°41'51" WEST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 206.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°32'42" EAST, 204.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°36'16" WEST, 33.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°59'47" WEST, 139.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 123.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°40'07" WEST, 110.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 22°20'01" WEST, 90.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 114.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°14'37" WEST, 113.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02°09'13" WEST, 145.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 144.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°11'24" EAST, 132.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 117.26 FEET, SAID ARC BEING SUBTENDED BY A

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MAP SHOWING

CHORD BEARING AND DISTANCE OF NORTH 72°37'45" EAST, 116.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 23.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°09'39" EAST, 23.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 42.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°10'42" EAST, 37.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.81 ACRES, MORE OR LESS.

LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-440

DRAFTER MJC

DATE 7-21-25

SHEET 14 OF 15



MAP SHOWING

LOTS 150-169

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PANTANO DRIVE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 63°31'00" EAST, ALONG THE SOUTHERLY TERMINUS OF SAID PANTANO DRIVE, 60.00 FEET; THENCE SOUTH 26°29'00" EAST, 48.76 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 57.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°33'47" EAST, 57.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°28'16" EAST, 158.55 FEET; THENCE NORTH 74°45'51" EAST, 12.67 FEET; THENCE SOUTH 60°21'04" EAST, 84.92 FEET; THENCE SOUTH 41°28'02" EAST, 61.21 FEET; THENCE SOUTH 73°12'29" EAST, 85.96 FEET; THENCE SOUTH 32°32'48" EAST, 116.64 FEET; THENCE SOUTH 25°54'27" EAST, 208.32 FEET; THENCE SOUTH 08°34'03" EAST, 122.02 FEET; THENCE SOUTH 25°34'16" EAST, 78.55 FEET; THENCE SOUTH 25°11'44" EAST, 116.13 FEET; THENCE SOUTH 31°08'24" EAST, 66.88 FEET; THENCE SOUTH 01°04'36" WEST, 191.22 FEET; THENCE SOUTH 06°32'39" EAST, 169.81 FEET; THENCE SOUTH 06°28'31" EAST, 111.63 FEET; THENCE SOUTH 10°36'11" WEST, 171.99 FEET; THENCE SOUTH 10°50'38" EAST, 86.81 FEET; THENCE SOUTH 12°40'31" WEST, 84.03 FEET; THENCE SOUTH 32°01'32" WEST, 71.78 FEET; THENCE SOUTH 74°01'36" WEST, 29.17 FEET; THENCE NORTH 32°48'06" WEST, 81.43 FEET; THENCE NORTH 49°10'25" WEST, 70.16 FEET; THENCE NORTH 22°08'21" WEST, 83.95 FEET; THENCE NORTH 28°48'20" EAST, 10.00 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 128.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°12'58" EAST, 95.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 9.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°51'14" WEST, 9.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°20'03" WEST, 385.90 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 121.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°31'51" WEST, 121.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°43'39" WEST, 459.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 285.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°29'45" WEST, 276.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 125.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°57'12" WEST, 124.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.88 ACRES, MORE OR LESS.

LOTS 170-184

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PANTANO DRIVE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 26°29'00" EAST, 48.76 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 67.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°18'06" EAST, 66.91 FEET TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 156.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°41'31" EAST, 154.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 233.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°29'45" EAST, 226.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 15°43'39" EAST, 459.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 112.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'51" EAST, 112.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°20'03" EAST, 349.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 20.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°51'17" WEST, 19.69 FEET; THENCE SOUTH 82°39'57" WEST, 238.43 FEET; THENCE NORTH 13°01'04" WEST, 738.80 FEET; THENCE NORTH 26°29'00" WEST, 431.67 FEET; THENCE NORTH 51°52'48" EAST, 178.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.61 ACRES, MORE OR LESS.

LOT RESTRICTED AREA
MADEIRA AT ST. AUGUSTINE PHASE 2C

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DATE 7-29-25 of 66

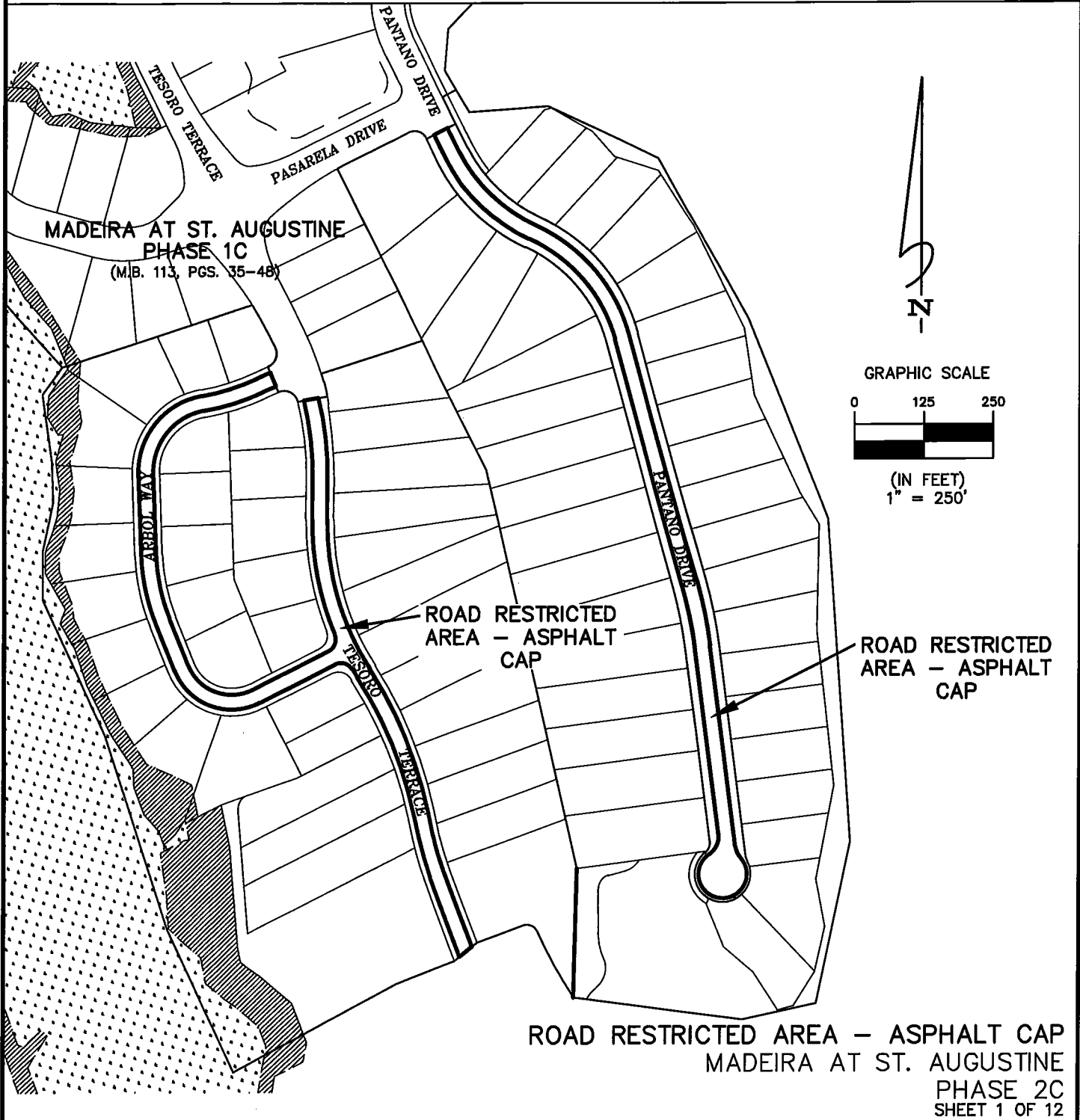
SHEET 15 OF 15



EXHIBIT E

Legal Description and Sketch of Road Restricted Area – Asphalt Cap

MAP SHOWING

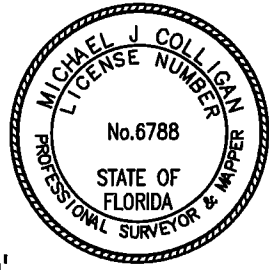


JOB NO. 2025-380
 DRAFTER MJC
 DATE 7-23-25

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

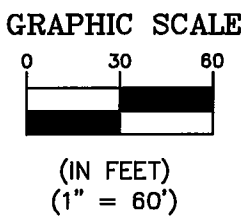
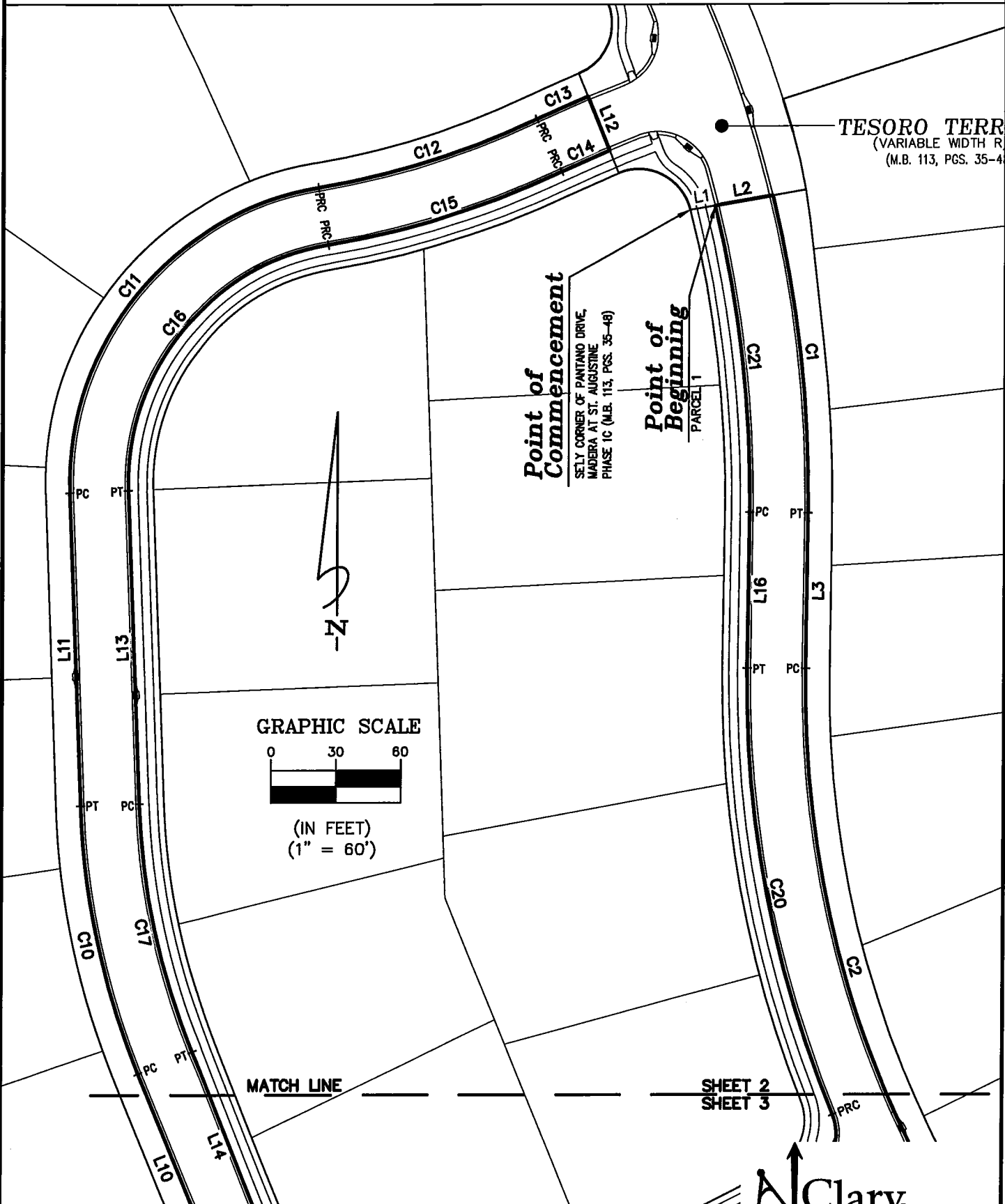
Michael Colligan
 2025.09.12
 16:12:43 -04'00'



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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING



ROAD RESTRICTED AREA - ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

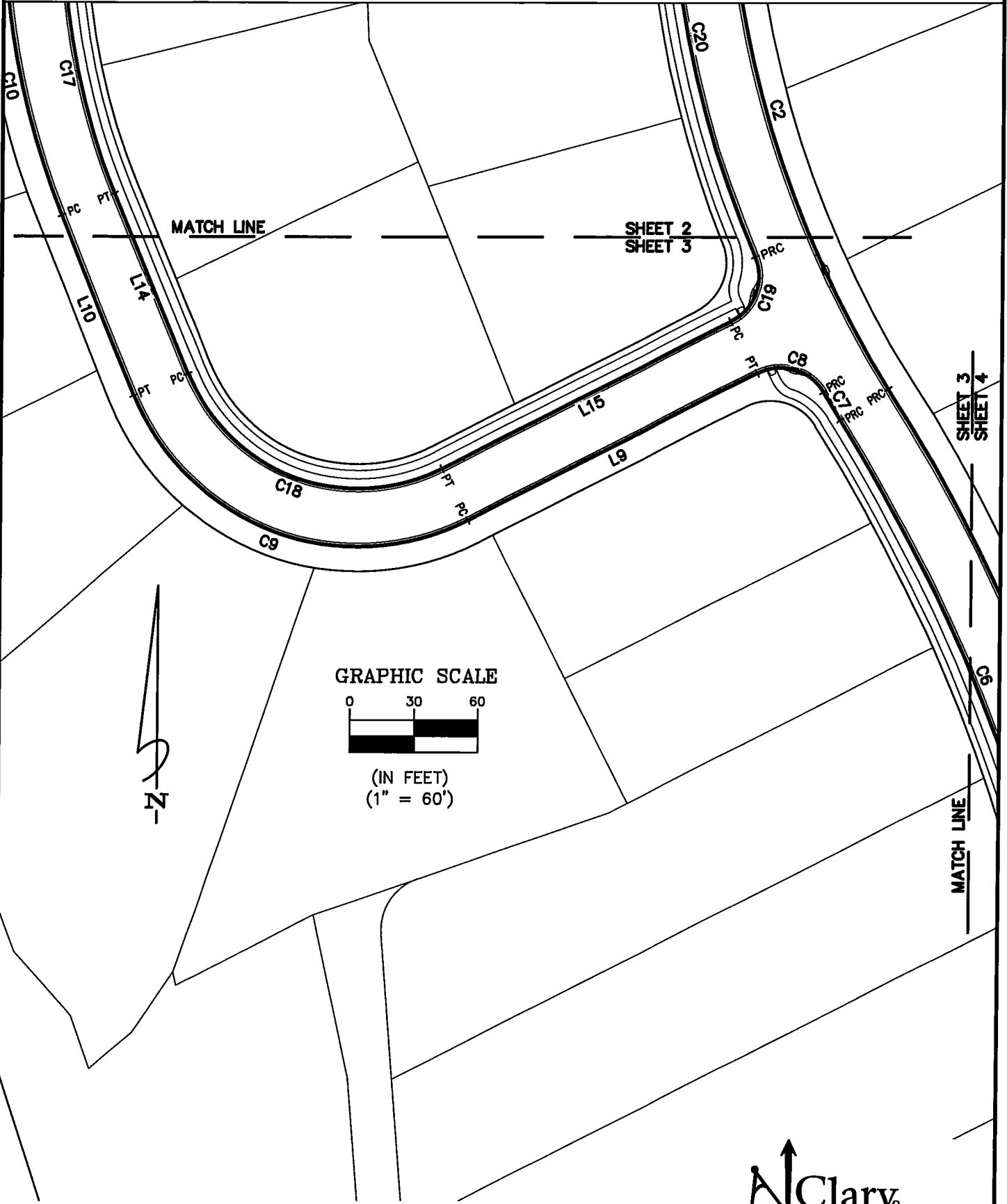
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DATE 7-25-25

SHEET 2 OF 12

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MAP SHOWING



ROAD RESTRICTED AREA – ASPHALT CAP
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

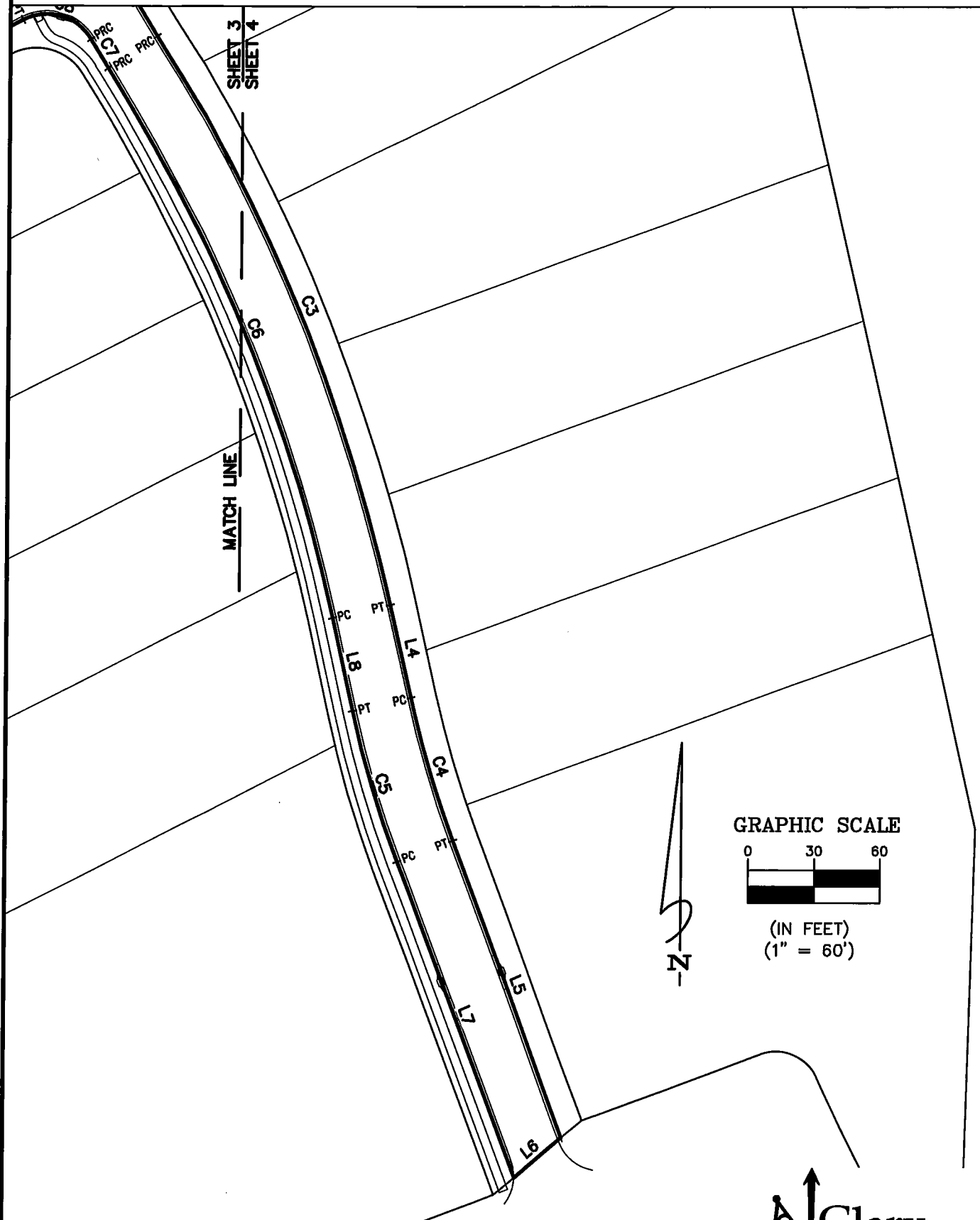
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DATE 7/25/25 Page 41 of 66

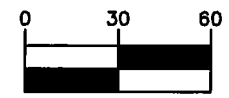
SHEET 3 OF 12

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MAP SHOWING



GRAPHIC SCALE



(IN FEET)
(1" = 60')



ROAD RESTRICTED AREA - ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

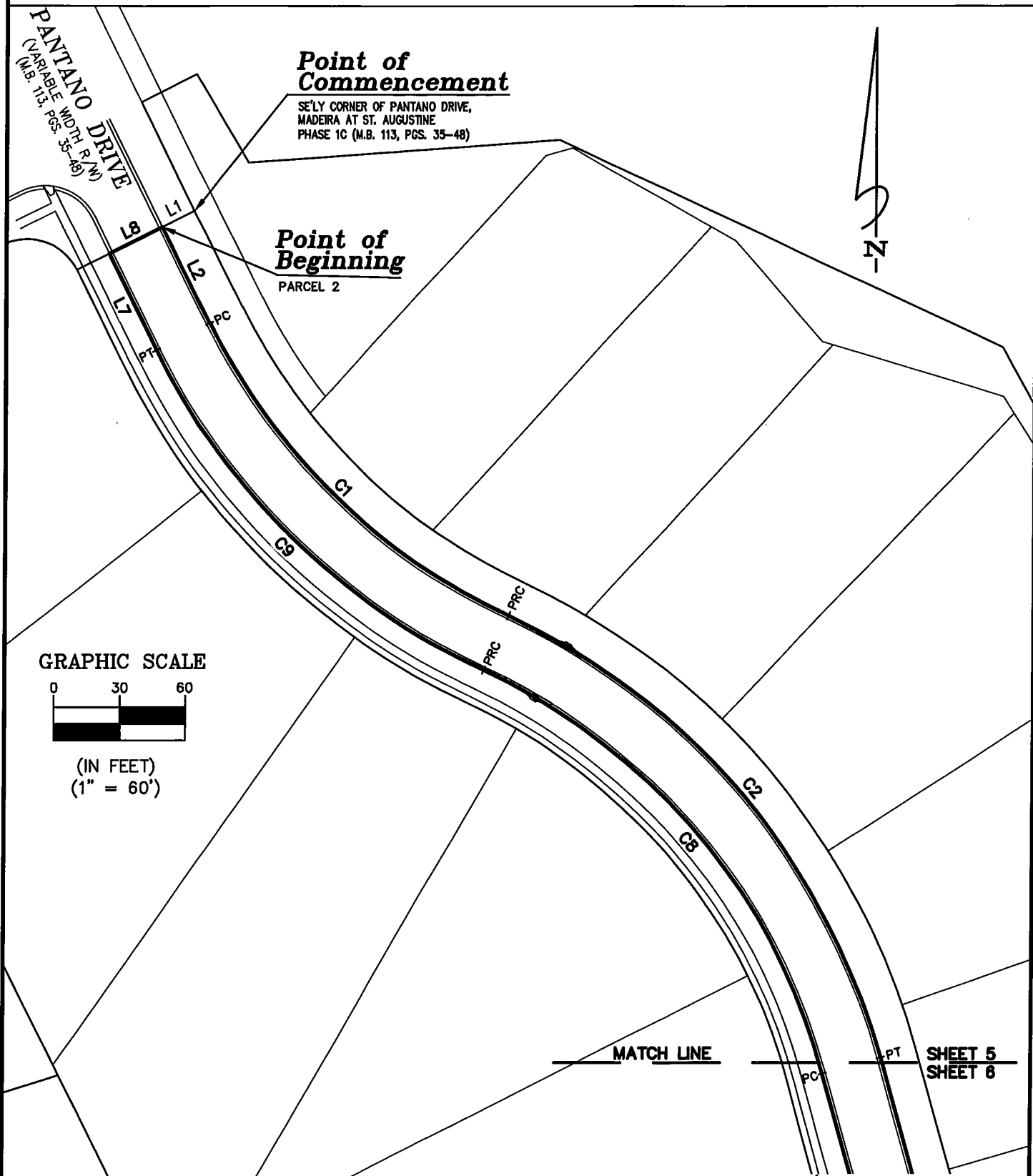
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DATE 7-23-25

SHEET 4 OF 12

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MAP SHOWING



Point of Commencement

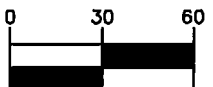
SE'LY CORNER OF PANTANO DRIVE,
MADEIRA AT ST. AUGUSTINE
PHASE 1C (M.B. 113, PGS. 35-48)

Point of Beginning

PARCEL 2

PANTANO DRIVE
(VARIABLE WIDTH R/W)
(M.B. 113, PGS. 35-48)

GRAPHIC SCALE



(IN FEET)
(1" = 60')

MATCH LINE

**SHEET 5
SHEET 6**

**ROAD RESTRICTED AREA - ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C**

JOB NO. 2025-380

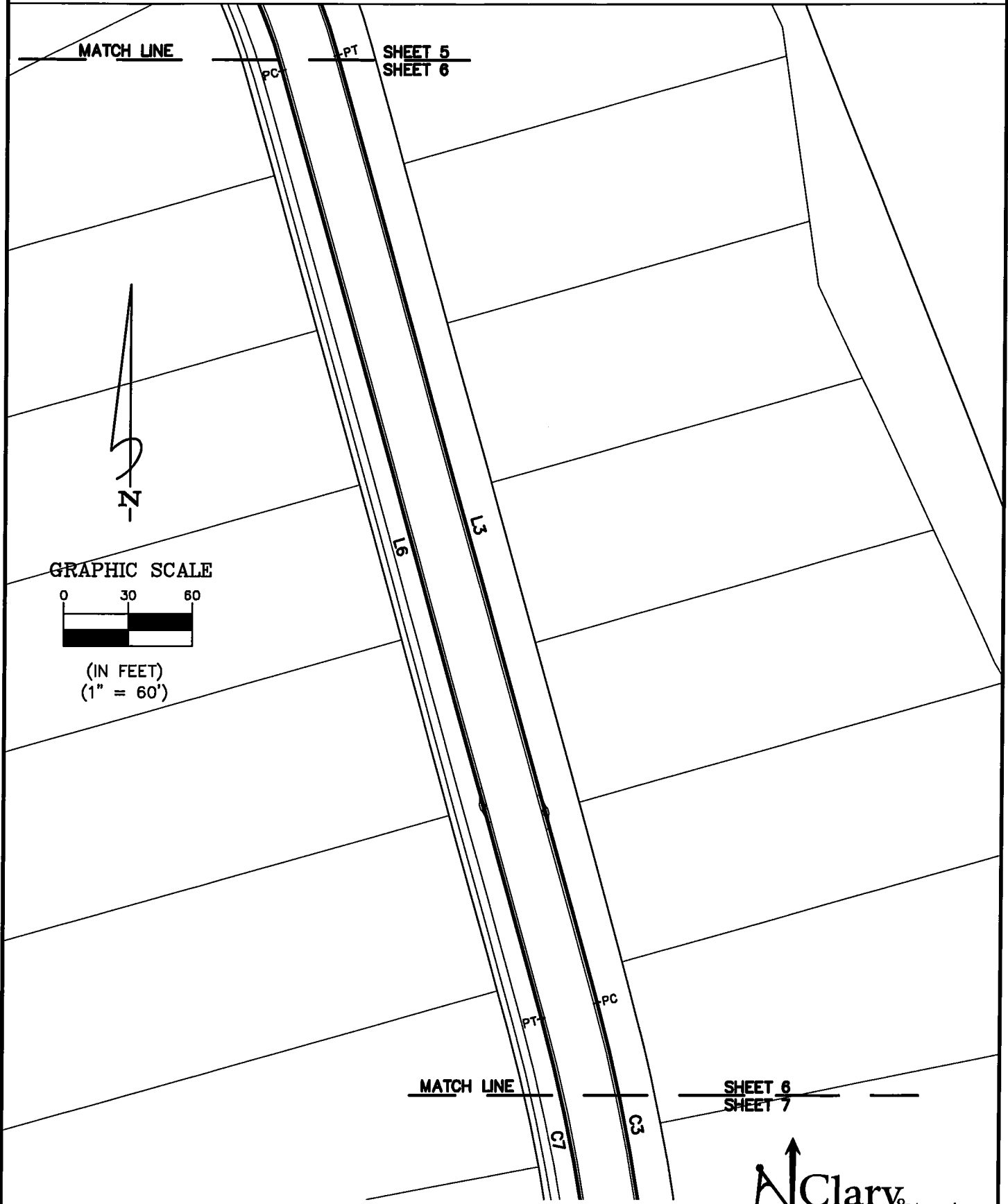
DRAFTER MJC

DATE 7-23-25

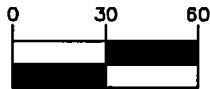
SHEET 5 OF 12

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MAP SHOWING



GRAPHIC SCALE



(IN FEET)
(1" = 60')

MATCH LINE

SHEET 6
SHEET 7

ROAD RESTRICTED AREA – ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-380

DRAFTER MJC

DATE 7-23-25

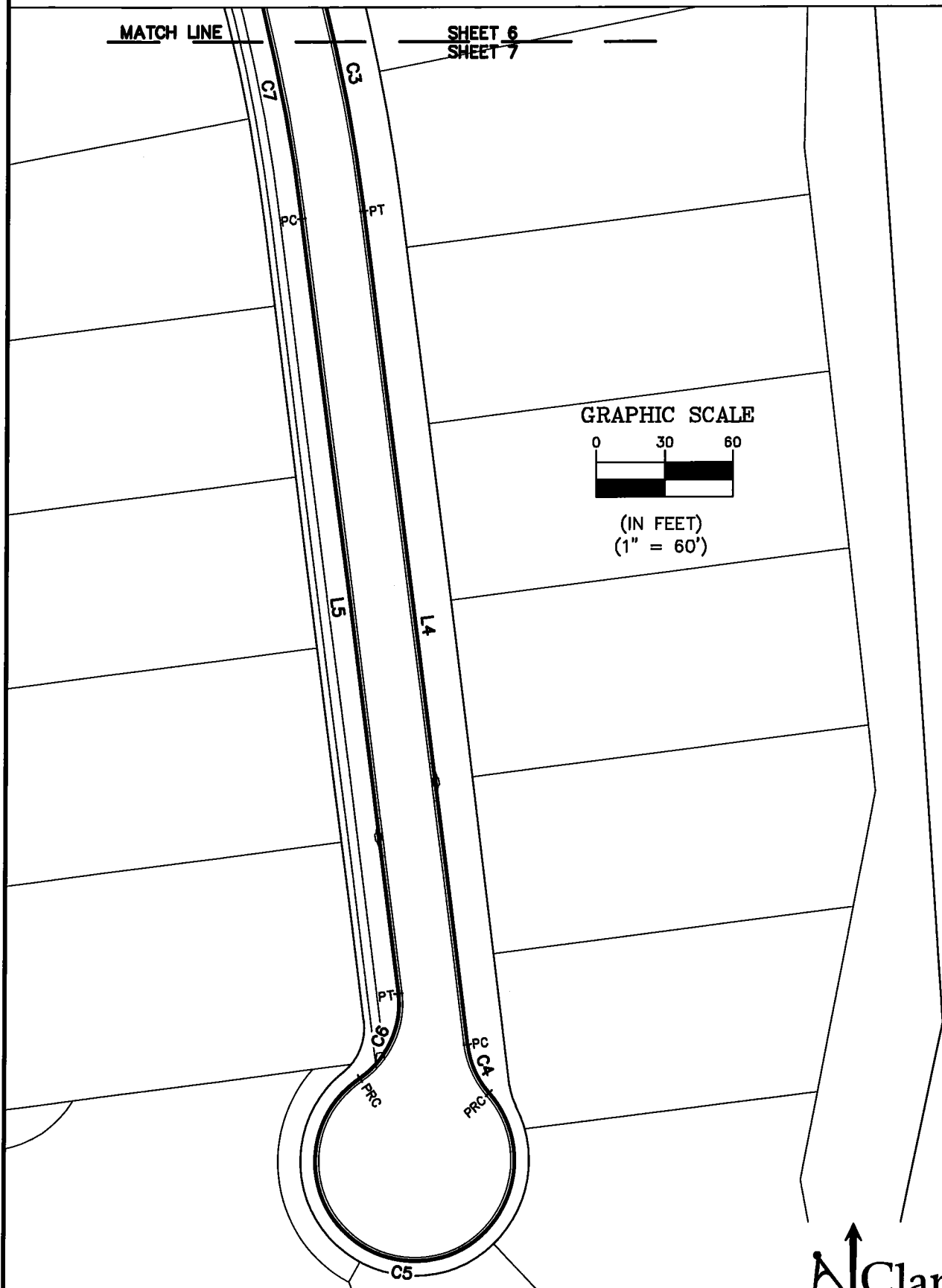
SHEET 6 OF 12

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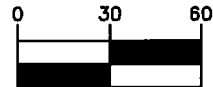
MAP SHOWING

MATCH LINE

SHEET 6
SHEET 7



GRAPHIC SCALE



(IN FEET)
(1" = 60')



ROAD RESTRICTED AREA — ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-380

DRAFTER MJC

DATE 7-23-25

SHEET 7 OF 12

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MAP SHOWING

FOR SHEETS 2-4 ONLY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N80°07'55"E	11.53'
L2	N80°07'55"E	27.06'
L3	S00°41'51"W	72.21'
L4	S12°47'11"E	43.38'
L5	S20°47'40"E	144.63'
L6	S50°04'07"W	28.58'
L7	N20°47'40"W	153.99'
L8	N12°47'11"W	43.38'
L9	S62°59'47"W	151.29'
L10	N22°20'01"W	90.83'
L11	N02°09'13"W	145.50'
L12	S22°05'25"E	27.00'
L13	S02°09'13"E	145.50'
L14	S22°20'01"E	90.83'
L15	N62°59'47"E	151.29'
L16	N00°41'51"E	72.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	593.50'	149.02'	14°23'09"	S06°29'43"E	148.63'
C2	486.50'	283.30'	33°21'53"	S15°59'05"E	279.31'
C3	813.50'	282.27'	19°52'51"	S22°43'36"E	280.86'
C4	486.50'	68.00'	8°00'29"	S16°47'26"E	67.94'
C5	513.50'	71.77'	8°00'29"	N16°47'26"W	71.71'
C6	786.50'	272.90'	19°52'51"	N22°43'36"W	271.54'
C7	513.50'	15.35'	1°42'46"	N31°48'39"W	15.35'
C8	23.50'	35.29'	86°02'57"	N73°58'44"W	32.07'
C9	113.50'	187.54'	94°40'12"	N69°40'07"W	166.92'
C10	363.50'	128.03'	20°10'48"	N12°14'37"W	127.37'
C11	138.50'	199.88'	82°41'14"	N39°11'24"E	182.98'
C12	386.50'	106.64'	15°48'31"	N72°37'45"E	106.30'
C13	513.50'	25.95'	2°53'43"	N66°10'22"E	25.95'
C14	486.50'	24.45'	2°52'45"	S66°09'53"W	24.45'
C15	413.50'	114.09'	15°48'31"	S72°37'45"W	113.73'
C16	111.50'	160.91'	82°41'14"	S39°11'24"W	147.31'
C17	336.50'	118.52'	20°10'48"	S12°14'37"E	117.91'
C18	86.50'	142.92'	94°40'12"	S69°40'07"E	127.21'
C19	23.50'	35.29'	86°02'57"	N19°58'19"E	32.07'
C20	513.50'	212.86'	23°45'01"	N11°10'39"W	211.34'
C21	566.50'	144.04'	14°34'06"	N06°35'12"W	143.65'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE S'LY TERMINUS OF TESORO TERRACE AS N80°07'55"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. THIS MAP DEPICTS THE ENCUMBRANCES FROM TITLE REPORT TABLE SHOWN HEREON.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PG.(S) = PAGE(S)
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVATURE

**ROAD RESTRICTED AREA – ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C**

JOB NO. 2025-379

DRAFTER MJC

DATE 7-23-25

SHEET 8 OF 12



MAP SHOWING

PARCEL 1

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TESORO TERRACE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY); THENCE NORTH 80°07'55" EAST, ALONG THE SOUTHERLY TERMINUS OF SAID TESORO TERRACE, 11.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80°07'55" EAST, ALONG LAST SAID LINE, 27.06 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 593.50 FEET, AN ARC DISTANCE OF 149.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°29'43" EAST, 148.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°41'51" WEST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 486.50 FEET, AN ARC DISTANCE OF 283.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°59'05" EAST, 279.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 813.50 FEET, AN ARC DISTANCE OF 282.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°43'36" EAST, 280.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°47'11" EAST, 43.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 486.50 FEET, AN ARC DISTANCE OF 68.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°47'26" EAST, 67.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°47'40" EAST, 144.63 FEET; THENCE SOUTH 50°04'07" WEST, 28.58 FEET; THENCE NORTH 20°47'40" WEST, 153.99 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 513.50 FEET, AN ARC DISTANCE OF 71.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°47'26" WEST, 71.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°47'11" WEST, 43.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 786.50 FEET, AN ARC DISTANCE OF 272.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°43'36" WEST, 271.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 513.50 FEET, AN ARC DISTANCE OF 15.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°48'39" WEST, 15.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 23.50 FEET, AN ARC DISTANCE OF 35.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°58'44" WEST, 32.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°59'47" WEST, 151.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 187.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°40'07" WEST, 166.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 22°20'01" WEST, 90.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 363.50 FEET, AN ARC DISTANCE OF 128.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°14'37" WEST, 127.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02°09'13" WEST, 145.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 138.50 FEET, AN ARC DISTANCE OF 199.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°11'24" EAST, 182.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 386.50 FEET, AN ARC DISTANCE OF 106.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°37'45" EAST, 106.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 513.50 FEET, AN ARC DISTANCE OF 25.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°10'22" EAST, 25.95 FEET TO THE WESTERLY TERMINUS OF AFORESAID TESORO TERRACE; THENCE SOUTH 22°05'25" EAST, ALONG LAST SAID LINE, 27.00 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 486.50 FEET, AN ARC DISTANCE OF 24.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°09'53" WEST, 24.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 413.50 FEET, AN ARC DISTANCE OF 114.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°37'45" WEST, 113.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID

ROAD RESTRICTED AREA – ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

DRAFTER MJC

DATE 7-23-25

SHEET 9 OF 12



MAP SHOWING

CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 111.50 FEET, AN ARC DISTANCE OF 160.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°11'24" WEST, 147.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°09'13" EAST, 145.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 336.50 FEET, AN ARC DISTANCE OF 118.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°14'37" EAST, 117.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 22°20'01" EAST, 90.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 142.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°40'07" EAST, 127.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°59'47" EAST, 151.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 23.50 FEET, AN ARC DISTANCE OF 35.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°58'19" EAST, 32.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 513.50 FEET, AN ARC DISTANCE OF 212.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°10'39" WEST, 211.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°41'51" EAST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 566.50 FEET, AN ARC DISTANCE OF 144.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°35'12" WEST, 143.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.28 ACRES, MORE OR LESS.

ROAD RESTRICTED AREA – ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

DRAFTER MJC

DATE 7-23-25

SHEET 10 OF 12



MAP SHOWING

FOR SHEETS 5-7 ONLY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°31'00"W	16.50'
L2	S26°29'00"E	48.76'
L3	S15°43'39"E	459.40'
L4	S07°20'03"E	365.55'
L5	N07°20'03"W	339.64'
L6	N15°43'39"W	459.40'
L7	N26°29'00"W	48.76'
L8	N63°31'00"E	27.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	286.50'	193.92'	38°46'51"	S45°52'25"E	190.24'
C2	313.50'	271.05'	49°32'12"	S40°29'45"E	262.68'
C3	813.50'	119.17'	8°23'36"	S11°31'51"E	119.06'
C4	38.50'	23.66'	35°12'26"	S24°56'15"E	23.29'
C5	43.50'	211.36'	278°23'07"	N83°20'55"W	56.86'
C6	38.50'	42.45'	63°10'41"	N24°15'18"E	40.33'
C7	786.50'	115.22'	8°23'36"	N11°31'51"W	115.11'
C8	286.50'	247.70'	49°32'12"	N40°29'45"W	240.06'
C9	313.50'	212.19'	38°46'51"	N45°52'25"W	208.17'

ROAD RESTRICTED AREA - ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-380

DRAFTER MJC

DATE 7-23-25

SHEET 11 OF 12



MAP SHOWING

PARCEL 2

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF PANTANO DRIVE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 63°31'00" WEST, ALONG THE SOUTHERLY TERMINUS OF SAID PANTANO DRIVE, 16.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26°29'00" EAST, 48.76 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 286.50 FEET, AN ARC DISTANCE OF 193.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°52'25" EAST, 190.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 313.50 FEET, AN ARC DISTANCE OF 271.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°29'45" EAST, 262.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 15°43'39" EAST, 459.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 813.50 FEET, AN ARC DISTANCE OF 119.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'51" EAST, 119.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°20'03" EAST, 365.55 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.50 FEET, AN ARC DISTANCE OF 23.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°56'15" EAST, 23.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 43.50 FEET, AN ARC DISTANCE OF 211.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°20'55" WEST, 56.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 38.50 FEET, AN ARC DISTANCE OF 42.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°15'18" EAST, 40.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°20'03" WEST, 339.64 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 786.50 FEET, AN ARC DISTANCE OF 115.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°31'51" WEST, 115.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°43'39" WEST, 459.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 286.50 FEET, AN ARC DISTANCE OF 247.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°29'45" WEST, 240.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 313.50 FEET, AN ARC DISTANCE OF 212.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°52'25" WEST, 208.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°29'00" WEST, 48.76 FEET TO THE AFORESAID SOUTHERLY TERMINUS OF PANTANO DRIVE; THENCE NORTH 63°31'00" EAST, ALONG LAST SAID LINE, 27.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.05 ACRES, MORE OR LESS.

ROAD RESTRICTED AREA — ASPHALT CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-380

DRAFTER MJC

DATE 7-23-25

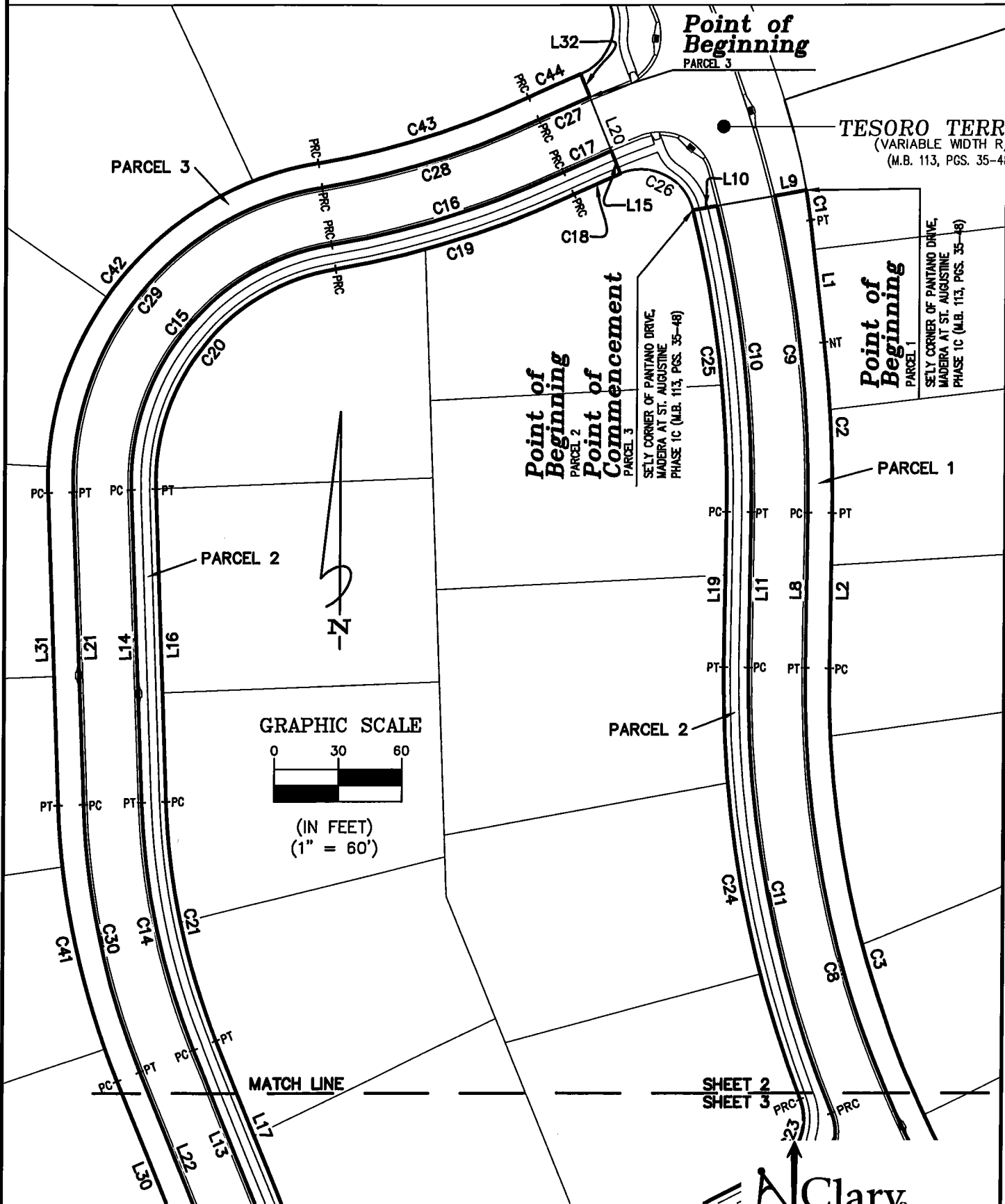
SHEET 12 OF 12



EXHIBIT F

Roadside Restricted Area - Soil Cap

MAP SHOWING



ROAD RESTRICTED AREA - SOIL CAP
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

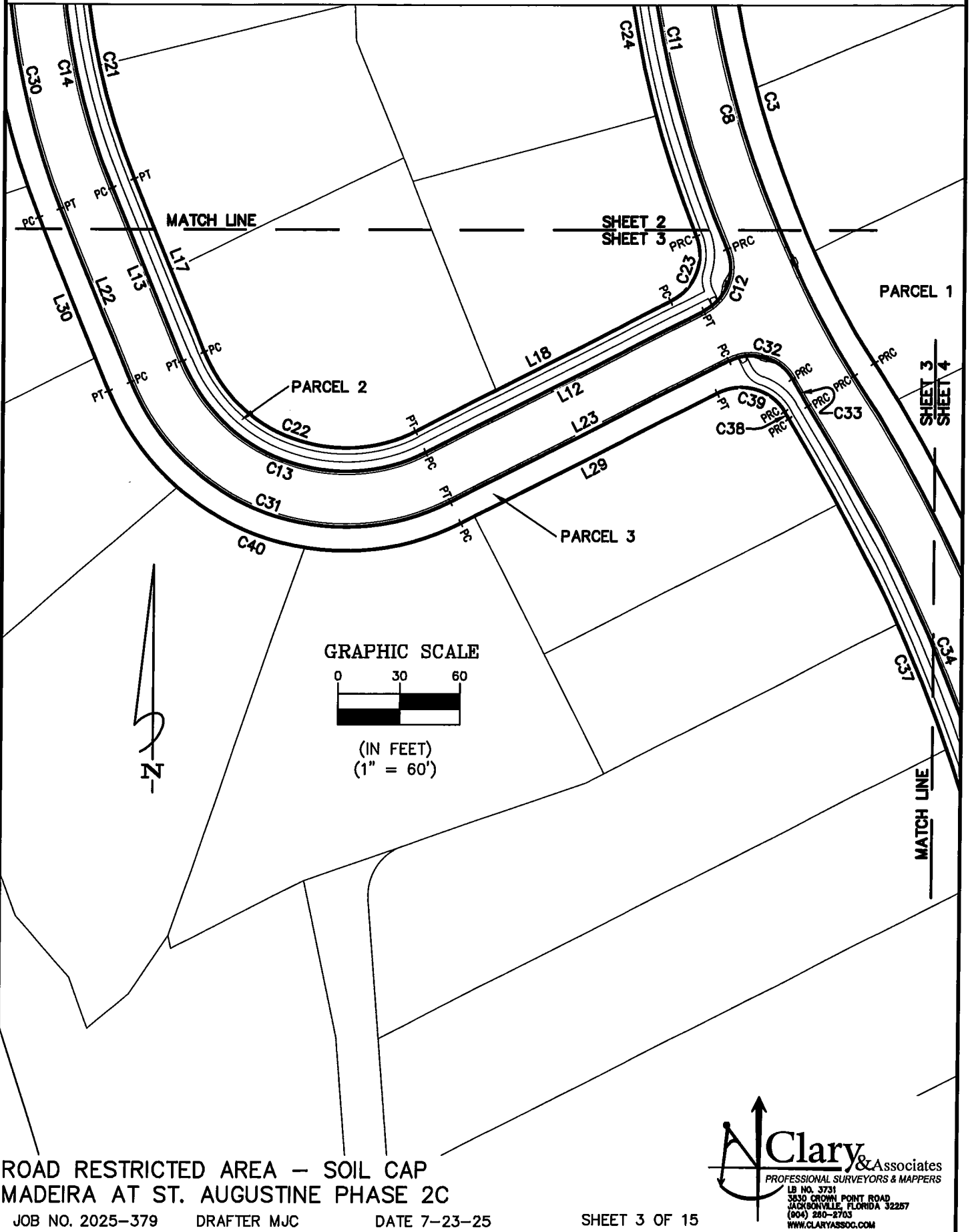
DRAFTER MJC

DATE 7-23-25

SHEET 2 OF 15

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 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 285-2703
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MAP SHOWING



ROAD RESTRICTED AREA – SOIL CAP
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

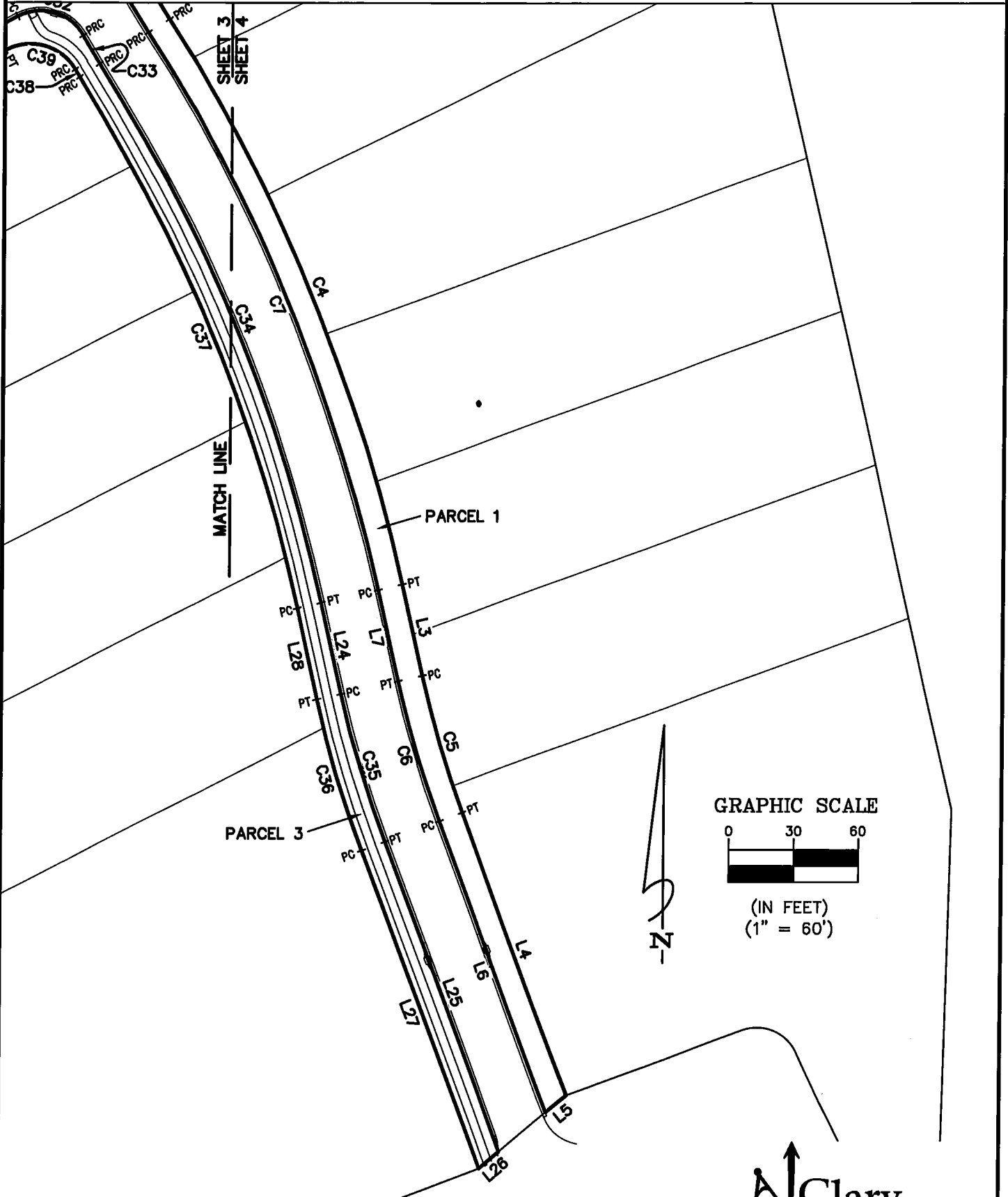
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SHEET 3 OF 15

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ROAD RESTRICTED AREA – SOIL CAP
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

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SHEET 4 OF 15

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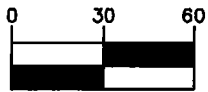
Point of Beginning

PARCEL 4
SE'LY CORNER OF PANTANO DRIVE,
MADEIRA AT ST. AUGUSTINE
PHASE 1C (M.B. 113, PGS. 35-48)

PANTANO DRIVE
(VARIABLE WIDTH R/W)
(M.B. 113, PGS. 35-48)



GRAPHIC SCALE



(IN FEET)
(1" = 60')

ROAD RESTRICTED AREA - SOIL CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-380

DRAFTER MJC

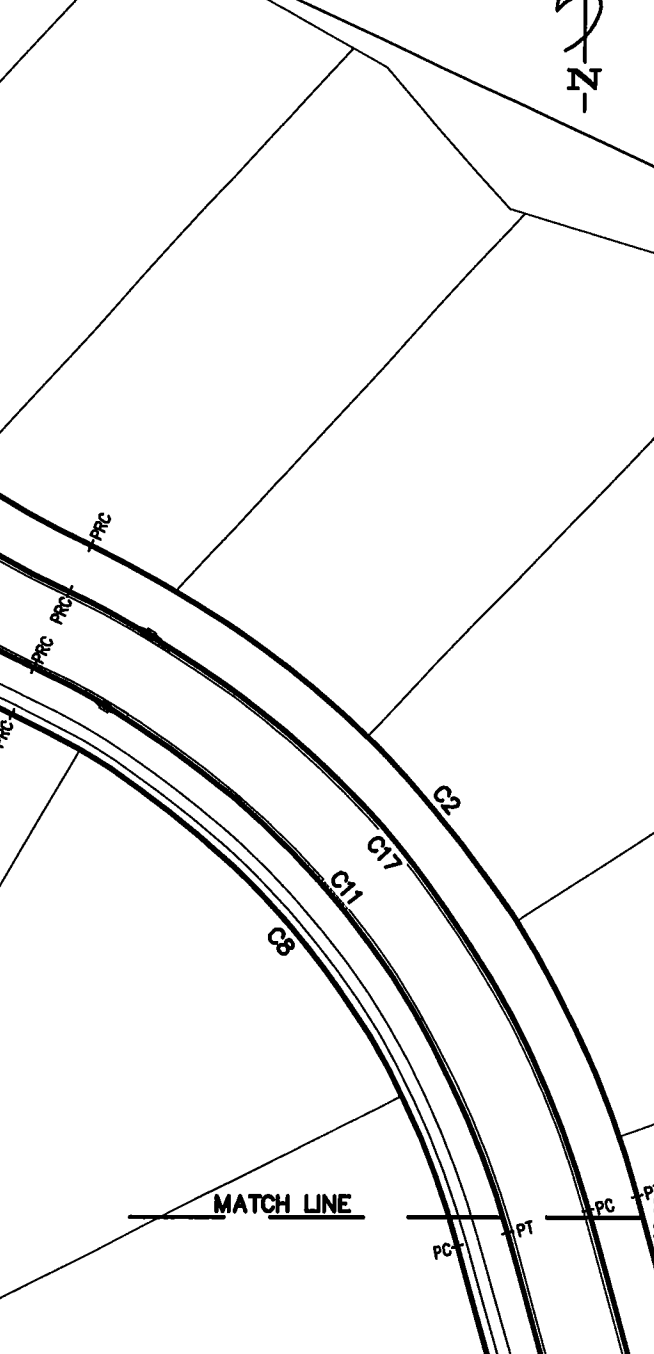
DATE 7-23-25

SHEET 2 OF 15

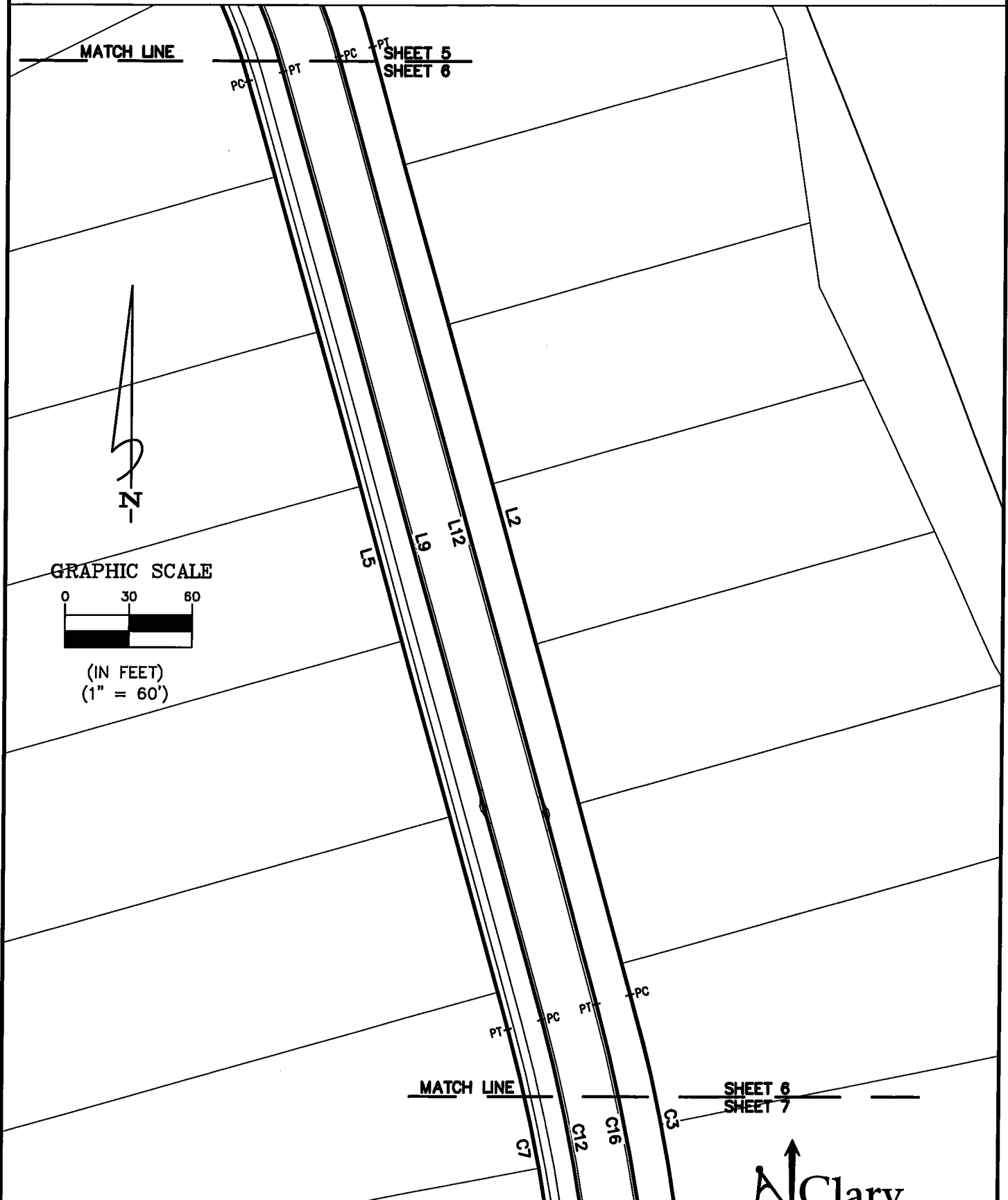
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MATCH LINE

SHEET 5
SHEET 8



MAP SHOWING



ROAD RESTRICTED AREA – SOIL CAP
 MADEIRA AT ST. AUGUSTINE PHASE 2C 1

JOB NO. 2025-380

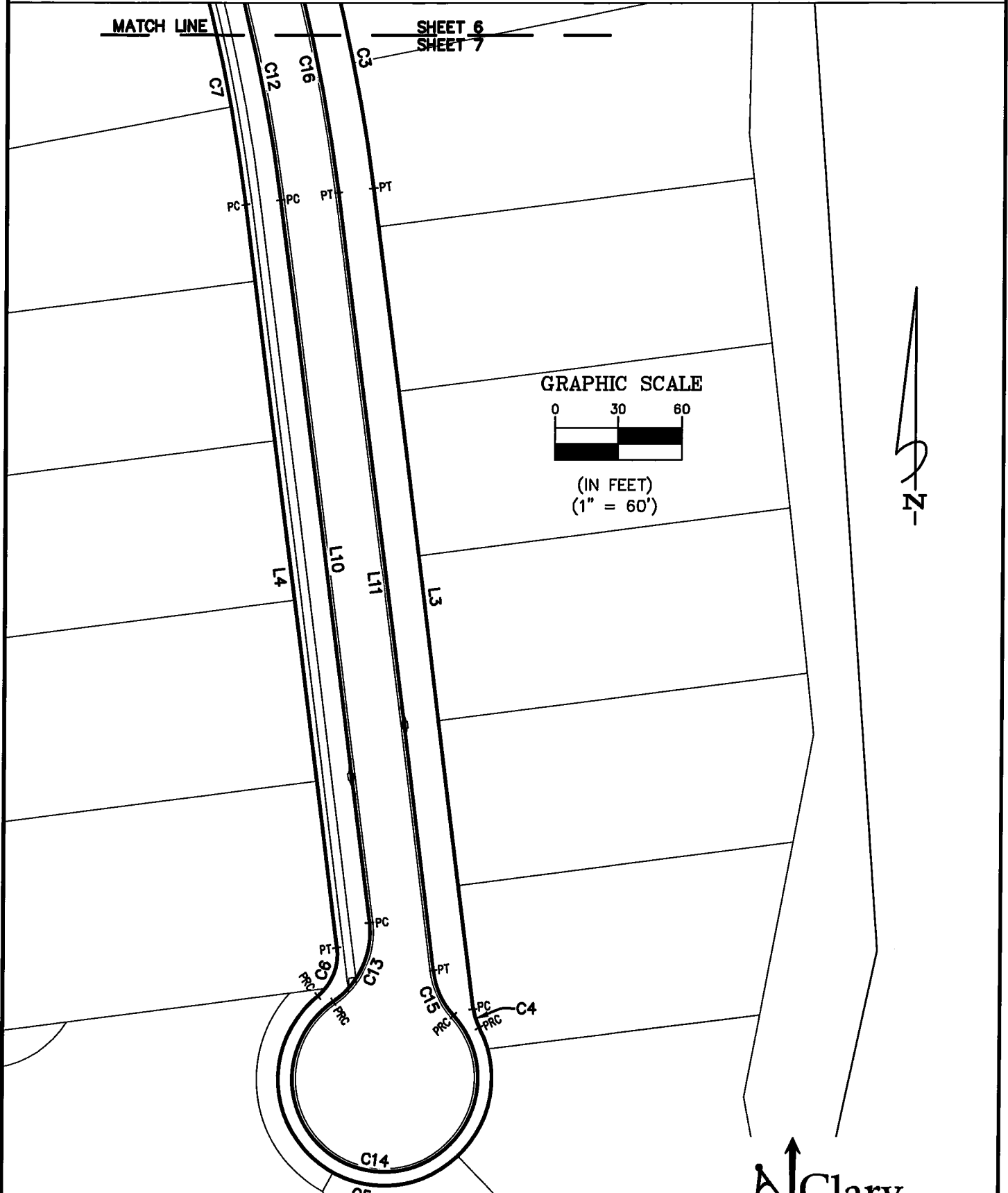
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MAP SHOWING



ROAD RESTRICTED AREA - SOIL CAP
 MADEIRA AT ST. AUGUSTINE PHASE 2C 1

JOB NO. 2025-380

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SHEET 4 OF 15

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MAP SHOWING

FOR SHEETS 2-4 ONLY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00'	14.22'	3°15'32"	S08°14'19"E	14.22'
C2	605.00'	79.66'	7°32'38"	S03°04'28"E	79.60'
C3	475.00'	276.60'	33°21'53"	S15°59'05"E	272.71'
C4	825.00'	286.26'	19°52'51"	S22°43'36"E	284.83'
C5	475.00'	66.39'	8°00'29"	S16°47'26"E	66.34'
C6	486.50'	68.00'	8°00'29"	N16°47'26"W	67.94'
C7	813.50'	282.27'	19°52'51"	N22°43'36"W	280.86'
C8	486.50'	283.30'	33°21'53"	N15°59'05"W	279.31'
C9	593.50'	149.02'	14°23'09"	N06°29'43"W	148.63'
C10	566.50'	144.04'	14°34'06"	S06°35'12"E	143.65'
C11	513.50'	212.86'	23°45'01"	S11°10'39"E	211.34'
C12	23.50'	35.29'	86°02'57"	S19°58'19"W	32.07'
C13	86.50'	142.92'	94°40'12"	N69°40'07"W	127.21'
C14	336.50'	118.52'	20°10'48"	N12°14'37"W	117.91'
C15	111.50'	160.91'	82°41'14"	N39°11'24"E	147.31'
C16	413.50'	114.09'	15°48'31"	N72°37'45"E	113.73'
C17	486.50'	24.45'	2°52'45"	N66°09'53"E	24.45'
C18	475.00'	23.81'	2°52'19"	S66°09'39"W	23.81'
C19	425.00'	117.26'	15°48'31"	S72°37'45"W	116.89'
C20	100.00'	144.32'	82°41'14"	S39°11'24"W	132.11'
C21	325.00'	114.47'	20°10'48"	S12°14'37"E	113.88'
C22	75.00'	123.92'	94°40'12"	S69°40'07"E	110.30'
C23	25.00'	36.99'	84°47'03"	N20°36'16"E	33.71'
C24	525.00'	206.03'	22°29'07"	N10°32'42"W	204.71'
C25	555.00'	141.92'	14°39'05"	N06°37'41"W	141.53'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE S'LY TERMINUS OF TESORO TERRACE AS N80°07'55"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. THIS MAP DEPICTS THE ENCUMBRANCES FROM TITLE REPORT TABLE SHOWN HEREON.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PG.(S) = PAGE(S)
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVATURE

**ROAD RESTRICTED AREA – SOIL CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C**

JOB NO. 2025-379

DRAFTER MJC

DATE 7-23-25

SHEET 8 OF 15



MAP SHOWING

FOR SHEETS 2-4 ONLY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	25.00'	42.96'	98°26'58"	N63°10'42"W	37.86'
C27	513.50'	25.95'	2°53'43"	S66°10'22"W	25.95'
C28	386.50'	106.64'	15°48'31"	S72°37'45"W	106.30'
C29	138.50'	199.88'	82°41'14"	S39°11'24"W	182.98'
C30	363.50'	128.03'	20°10'48"	S12°14'37"E	127.37'
C31	113.50'	187.54'	94°40'12"	S69°40'07"E	166.92'
C32	23.50'	35.29'	86°02'57"	S73°58'44"E	32.07'
C33	513.50'	15.35'	1°42'46"	S31°48'39"E	15.35'
C34	786.50'	272.90'	19°52'51"	S22°43'36"E	271.54'
C35	513.50'	71.77'	8°00'29"	S16°47'26"E	71.71'
C36	525.00'	73.38'	8°00'29"	N16°47'26"W	73.32'
C37	775.00'	268.91'	19°52'51"	N22°43'36"W	267.57'
C38	525.00'	4.10'	0°26'52"	N32°26'36"W	4.10'
C39	25.00'	36.99'	84°47'03"	N74°36'41"W	33.71'
C40	125.00'	206.54'	94°40'12"	N69°40'07"W	183.83'
C41	375.00'	132.08'	20°10'48"	N12°14'37"W	131.40'
C42	150.00'	216.47'	82°41'14"	N39°11'24"E	198.17'
C43	375.00'	103.47'	15°48'31"	N72°37'45"E	103.14'
C44	525.00'	26.59'	2°54'06"	N66°10'33"E	26.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°36'32"E	57.31'
L2	S00°41'51"W	72.21'
L3	S12°47'11"E	43.38'
L4	S20°47'40"E	140.63'
L5	S50°04'07"W	12.17'
L6	N20°47'40"W	144.63'
L7	N12°47'11"W	43.38'
L8	N00°41'51"E	72.21'
L9	N80°07'55"E	15.64'
L10	N80°07'55"E	11.53'
L11	S00°41'51"W	72.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S62°59'47"W	151.29'
L13	N22°20'01"W	90.83'
L14	N02°09'13"W	145.50'
L15	S22°05'25"E	11.50'
L16	S02°09'13"E	145.50'
L17	S22°20'01"E	90.83'
L18	N62°59'47"E	139.29'
L19	N00°41'51"E	72.21'
L20	N22°05'25"W	38.50'
L21	S02°09'13"E	145.50'
L22	S22°20'01"E	90.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N62°59'47"E	151.29'
L24	S12°47'11"E	43.38'
L25	S20°47'40"E	153.99'
L26	S50°04'07"W	12.17'
L27	N20°47'40"W	157.98'
L28	N12°47'11"W	43.38'
L29	S62°59'47"W	139.29'
L30	N22°20'01"W	90.83'
L31	N02°09'13"W	145.50'
L32	S22°05'25"E	11.50'

ROAD RESTRICTED AREA – SOIL CAP
 MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

DRAFTER MJC

DATE 7-23-25

SHEET 9 OF 15



MAP SHOWING

PARCEL 1

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF TESORO TERRACE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 14.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°14'19" EAST, 14.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°36'32" EAST, 57.31 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.00 FEET, AN ARC DISTANCE OF 79.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°04'28" EAST, 79.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°41'51" WEST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 276.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°59'05" EAST, 272.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 825.00 FEET, AN ARC DISTANCE OF 286.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°43'36" EAST, 284.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°47'11" EAST, 43.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 66.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°47'26" EAST, 66.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°47'40" EAST, 140.63 FEET; THENCE SOUTH 50°04'07" WEST, 12.17 FEET; THENCE NORTH 20°47'40" WEST, 144.63 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 486.50 FEET, AN ARC DISTANCE OF 68.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°47'26" WEST, 67.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°47'11" WEST, 43.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 813.50 FEET, AN ARC DISTANCE OF 282.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°43'36" WEST, 280.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 486.50 FEET, AN ARC DISTANCE OF 283.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°59'05" WEST, 279.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°41'51" EAST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 593.50 FEET, AN ARC DISTANCE OF 149.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°29'43" WEST, 148.63 FEET TO THE SOUTHERLY TERMINUS OF AFORESAID TESORO TERRACE; THENCE NORTH 80°07'55" EAST, ALONG LAST SAID LINE, 15.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,066 SQUARE FEET, MORE OR LESS.

PARCEL 2

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF TESORO TERRACE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 80°07'55" EAST, ALONG THE SOUTHERLY TERMINUS OF SAID TESORO TERRACE, 11.53 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 566.50 FEET, AN ARC DISTANCE OF 144.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°35'12" EAST, 143.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°41'51" WEST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 513.50 FEET, AN ARC DISTANCE OF 212.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°10'39" EAST, 211.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 23.50 FEET, AN ARC DISTANCE OF 35.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°58'19" WEST, 32.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH

ROAD RESTRICTED AREA – SOIL CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

DRAFTER MJC

DATE 7-23-25

SHEET 10 OF 15



MAP SHOWING

62°59'47" WEST, 151.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 86.50 FEET, AN ARC DISTANCE OF 142.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°40'07" WEST, 127.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 22°20'01" WEST, 90.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 336.50 FEET, AN ARC DISTANCE OF 118.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°14'37" WEST, 117.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02°09'13" WEST, 145.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 111.50 FEET, AN ARC DISTANCE OF 160.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°11'24" EAST, 147.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 413.50 FEET, AN ARC DISTANCE OF 114.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°37'45" EAST, 113.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 486.50 FEET, AN ARC DISTANCE OF 24.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°09'53" EAST, 24.45 FEET TO THE WESTERLY TERMINUS OF SAID TESORO TERRACE; THENCE SOUTH 22°05'25" EAST, ALONG LAST SAID LINE, 11.50 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 23.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°09'39" WEST, 23.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 117.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°37'45" WEST, 116.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 144.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°11'24" WEST, 132.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°09'13" EAST, 145.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 114.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°14'37" EAST, 113.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 22°20'01" EAST, 90.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 123.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°40'07" EAST, 110.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°59'47" EAST, 139.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°36'16" EAST, 33.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 206.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°32'42" WEST, 204.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°41'51" EAST, 72.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 555.00 FEET, AN ARC DISTANCE OF 141.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°37'41" WEST, 141.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,036 SQUARE FEET, MORE OR LESS.

PARCEL 3

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TESORO TERRACE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID TESORO TERRACE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 42.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°10'42" WEST, 37.86 FEET TO THE WESTERLY TERMINUS OF SAID TESORO TERRACE; THENCE NORTH 22°05'25" WEST, ALONG LAST SAID LINE, 38.50 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 513.50 FEET, AN ARC DISTANCE OF 25.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°10'22" WEST,

ROAD RESTRICTED AREA – SOIL CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

DRAFTER MJC

DATE 7-23-25

SHEET 11 OF 15



MAP SHOWING

25.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 386.50 FEET, AN ARC DISTANCE OF 106.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°37'45" WEST, 106.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 138.50 FEET, AN ARC DISTANCE OF 199.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°11'24" WEST, 182.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°09'13" EAST, 145.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 363.50 FEET, AN ARC DISTANCE OF 128.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°14'37" EAST, 127.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 22°20'01" EAST, 90.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 187.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°40'07" EAST, 166.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°59'47" EAST, 151.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 23.50 FEET, AN ARC DISTANCE OF 35.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°58'44" EAST, 32.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 513.50 FEET, AN ARC DISTANCE OF 15.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°48'39" EAST, 15.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 786.50 FEET, AN ARC DISTANCE OF 272.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°43'36" EAST, 271.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°47'11" EAST, 43.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 513.50 FEET, AN ARC DISTANCE OF 71.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°47'26" EAST, 71.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°47'40" EAST, 153.99 FEET; THENCE SOUTH 50°04'07" WEST, 12.17 FEET; THENCE NORTH 20°47'40" WEST, 157.98 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 73.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°47'26" WEST, 73.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°47'11" WEST, 43.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 775.00 FEET, AN ARC DISTANCE OF 268.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°43'36" WEST, 267.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 4.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°26'36" WEST, 4.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°36'41" WEST, 33.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°59'47" WEST, 139.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 206.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°40'07" WEST, 183.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 22°20'01" WEST, 90.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 132.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°14'37" WEST, 131.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02°09'13" WEST, 145.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 216.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°11'24" EAST, 198.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 103.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°37'45" EAST, 103.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 26.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°10'33" EAST, 26.59 FEET TO THE AFORESAID WESTERLY TERMINUS OF TESORO TERRACE; THENCE SOUTH 22°05'25" EAST, ALONG LAST SAID LINE. 11.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,936 SQUARE FEET, MORE OR LESS.

ROAD RESTRICTED AREA – SOIL CAP
MADEIRA AT ST. AUGUSTINE PHASE 2C

JOB NO. 2025-379

DRAFTER MJC

DATE 7-23-25

SHEET 12 OF 15



MAP SHOWING

FOR SHEETS 5-7 ONLY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°29'00"E	48.76'
L2	S15°43'39"E	459.40'
L3	S07°20'03"E	385.90'
L4	N07°20'03"W	349.38'
L5	N15°43'39"W	459.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N26°29'00"W	48.76'
L7	N63°31'00"E	16.50'
L8	S26°29'00"E	48.76'
L9	S15°43'39"E	459.40'
L10	S07°20'03"E	339.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N07°20'03"W	365.55'
L12	N15°43'39"W	459.40'
L13	N26°29'00"W	48.76'
L14	N63°31'00"E	16.50'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	270.00'	182.75'	38°46'51"	S45°52'25"E	179.28'
C2	330.00'	285.31'	49°32'12"	S40°29'45"E	276.51'
C3	830.00'	121.59'	8°23'36"	S11°31'51"E	121.48'
C4	25.00'	9.18'	21°02'22"	S17°51'14"E	9.13'
C5	50.00'	225.85'	258°48'31"	N78°58'09"W	77.27'
C6	25.00'	25.21'	57°46'09"	N21°33'02"E	24.15'
C7	770.00'	112.80'	8°23'36"	N11°31'51"W	112.70'
C8	270.00'	233.44'	49°32'12"	N40°29'45"W	226.23'
C9	330.00'	223.36'	38°46'51"	N45°52'25"W	219.12'
C10	313.50'	212.19'	38°46'51"	S45°52'25"E	208.17'
C11	286.50'	247.70'	49°32'12"	S40°29'45"E	240.06'
C12	786.50'	115.22'	8°23'36"	S11°31'51"E	115.11'
C13	38.50'	42.45'	63°10'41"	S24°15'18"W	40.33'
C14	43.50'	211.36'	278°23'07"	S83°20'55"E	56.86'
C15	38.50'	23.66'	35°12'26"	N24°56'15"W	23.29'
C16	813.50'	119.17'	8°23'36"	N11°31'51"W	119.06'
C17	313.50'	271.05'	49°32'12"	N40°29'45"W	262.68'
C18	286.50'	193.92'	38°46'51"	N45°52'25"W	190.24'

ROAD RESTRICTED AREA - SOIL CAP
 MADEIRA AT ST. AUGUSTINE PHASE 2C 1

JOB NO. 2025-380

DRAFTER MJC

DATE 7-23-25

SHEET 5 OF 15



MAP SHOWING

PARCEL 4

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF PANTANO DRIVE (A VARIABLE WIDTH RIGHT OF WAY, PER THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 26°29'00" EAST, 48.76 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 182.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°52'25" EAST, 179.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 285.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°29'45" EAST, 276.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 15°43'39" EAST, 459.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 121.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'51" EAST, 121.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°20'03" EAST, 385.90 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 9.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°51'14" EAST, 9.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 225.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°58'09" WEST, 77.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 25.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°33'02" EAST, 24.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°20'03" WEST, 349.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 112.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°31'51" WEST, 112.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°43'39" WEST, 459.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 233.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°29'45" WEST, 226.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 223.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°52'25" WEST, 219.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°29'00" WEST, 48.76 FEET TO THE SOUTHERLY TERMINUS OF AFORESAID PANTANO DRIVE; THENCE NORTH 63°31'00" EAST, ALONG LAST SAID LINE, 16.50 FEET; THENCE SOUTH 26°29'00" EAST, 48.76 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 313.50 FEET, AN ARC DISTANCE OF 212.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°52'25" EAST, 208.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 286.50 FEET, AN ARC DISTANCE OF 247.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°29'45" EAST, 240.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 15°43'39" EAST, 459.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 786.50 FEET, AN ARC DISTANCE OF 115.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'51" EAST, 115.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°20'03" EAST, 339.64 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 38.50 FEET, AN ARC DISTANCE OF 42.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°15'18" WEST, 40.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 43.50 FEET, AN ARC DISTANCE OF 211.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°20'55" EAST, 56.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.50 FEET, AN ARC DISTANCE OF 23.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°56'15" WEST, 23.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°20'03" WEST, 365.55 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 813.50 FEET, AN ARC DISTANCE OF 119.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°31'51" WEST, 119.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°43'39" WEST, 459.40 FEET TO THE POINT OF

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MAP SHOWING

CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 313.50 FEET, AN ARC DISTANCE OF 271.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°29'45" WEST, 262.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 286.50 FEET, AN ARC DISTANCE OF 193.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°52'25" WEST, 190.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°29'00" WEST, 48.76 FEET TO THE AFORESAID SOUTHERLY TERMINUS OF PANTANO DRIVE; THENCE NORTH 63°31'00" EAST, ALONG LAST SAID LINE, 16.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.14 ACRES, MORE OR LESS.

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