

Madeira At St. Augustine Phase 1C

MAP BOOK 113 PAGE 35

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 1 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT C4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, AS RECORDED IN MAP BOOK 64, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHERLY, WESTERLY, EASTERLY, SOUTHWESTERLY AND SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 07°23'50" WEST, 64.94 FEET; COURSE NO. 2: NORTH 71°47'09" WEST, 28.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 21.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°58'59" WEST, 21.59 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 217.00 FEET, AN ARC DISTANCE OF 40.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°49'38" WEST, 40.48 FEET; COURSE NO. 5: SOUTH 18°12'51" WEST, 115.03 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 6: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 332.00 FEET, AN ARC DISTANCE OF 1.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°01'11" EAST, 1.51 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 7: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 59.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°07'10" EAST, 46.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 8: SOUTH 62°54'39" WEST, 106.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 9: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 28.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°32'24" WEST, 28.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: SOUTH 26°10'08" WEST, 22.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 11: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 31.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°33'09" WEST, 29.86 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 12: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 838.50 FEET, AN ARC DISTANCE OF 273.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°52'03" EAST, 272.70 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 13: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 561.19 FEET, AN ARC DISTANCE OF 337.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°14'16" WEST, 332.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 14: SOUTH 48°27'10" WEST, 698.31 FEET, TO THE EASTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1A, AS RECORDED IN MAP BOOK 63, PAGES 24 THROUGH 31, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 15°34'01" EAST, 630.75 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 315.00 FEET, AN ARC DISTANCE OF 197.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°33'07" EAST, 194.52 FEET; COURSE NO. 3: SOUTH 11°52'15" EAST, 26.40 FEET, TO THE NORTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE, OF SAID PUBLIC RECORDS, AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 136.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°07'11" EAST, 135.87 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°59'24" EAST, 34.77 FEET; COURSE NO. 3: SOUTH 58°48'54" EAST, 80.49 FEET; COURSE NO. 4: SOUTH 61°55'18" EAST, 264.70 FEET; COURSE NO. 5: SOUTH 32°54'38" EAST, 8.10 FEET; THENCE NORTH 68°04'46" EAST, 95.06 FEET; THENCE NORTH 12°46'53" WEST, 224.51 FEET; THENCE NORTH 01°18'02" EAST, 599.89 FEET; THENCE NORTH 31°30'28" WEST, 262.95 FEET; THENCE NORTH 61°16'47" EAST, 89.13 FEET; THENCE SOUTH 41°41'08" EAST, 382.79 FEET; THENCE NORTH 71°59'38" EAST, 362.57 FEET, TO 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; THENCE SOUTH 22°05'25" EAST, 50.00 FEET, TO THE ARC 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; THENCE NORTH 80°07'55" EAST, 54.23 FEET, TO THE ARC 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 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; 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°51'13" WEST, 15.88 FEET; THENCE NORTH 72°20'02" EAST, 192.50 FEET; THENCE NORTH 26°29'00" WEST, 347.43 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE 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; THENCE NORTH 63°31'00" EAST, 110.97 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 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; THENCE NORTH 63°31'00" EAST, 60.00 FEET; THENCE NORTH 26°29'00" WEST, 55.00 FEET; THENCE NORTH 63°31'00" EAST, 28.33 FEET; THENCE NORTH 30°20'24" WEST, 41.05 FEET; THENCE NORTH 04°52'20" EAST, 75.12 FEET; THENCE NORTH 42°39'54" EAST, 269.26 FEET; THENCE NORTH 09°04'21" EAST, 105.12 FEET; THENCE NORTH 31°05'50" WEST, 296.30 FEET; THENCE NORTH 11°50'27" WEST, 107.67 FEET; THENCE NORTH 40°19'45" WEST, 287.45 FEET; THENCE NORTH 23°16'49" WEST, 717.26 FEET; THENCE NORTH 65°25'55" WEST, 271.73 FEET; THENCE SOUTH 32°10'52" WEST, 370.19 FEET; THENCE NORTH 57°49'08" WEST, 33.87 FEET; THENCE SOUTH 32°10'52" WEST, 97.68 FEET; THENCE SOUTH 06°01'01" EAST, 161.21 FEET, TO THE NORTHERLY LINE OF AFORESAID PLAT MADEIRA AT ST. AUGUSTINE PHASE 1B; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG SAID NORTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 57°49'08" EAST, 90.00 FEET; COURSE NO. 2: SOUTH 38°54'29" EAST, 75.10 FEET; COURSE NO. 3: SOUTH 18°12'51" WEST, 256.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING 60.13 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF March, 2022, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

THE CITY OF ST. AUGUSTINE
BY: T.W. Gabel
MAYOR-COMMISSIONER



Darlene Salambos
CLERK

CERTIFICATE OF THE CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK 113 PAGES 35 THROUGH 43 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 31st DAY OF March, 2022.

BY: Brandon Patty
ST. JOHNS COUNTY CLERK OF THE CIRCUIT COURT



CERTIFICATE OF THE CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY ATTORNEY FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 3rd DAY OF March, 2022.

DC F
CITY OF ST. AUGUSTINE, CITY ATTORNEY

CERTIFICATE OF CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY FINANCE DIRECTOR FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 3 DAY OF March, 2022.

March Siri
CITY OF ST. AUGUSTINE, CITY FINANCE DIRECTOR

CERTIFICATE OF CITY MANAGER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY MANAGER FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 28th DAY OF March, 2022.

John Ryan
CITY OF ST. AUGUSTINE, CITY MANAGER

CERTIFICATE OF PLANNING AND BUILDING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 3 DAY OF March, 2022.

Ray McMan
CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING

CERTIFICATE OF CITY PUBLIC WORKS DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY CITY PUBLIC WORKS DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 3 DAY OF March, 2022.

John Smith
CITY OF ST. AUGUSTINE, DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, BY THE DEVELOPMENT REVIEW PROGRAM FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 15 DAY OF February, 2022.

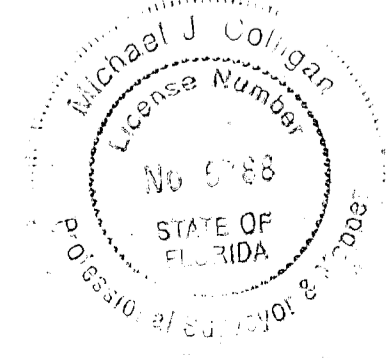
C. William Faust, II, F.S.M.
C. WILLIAM FAUST, II, F.S.M.
LS# 6600

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTE, CHAPTER 177, PART 1, PLATTING, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THE 15th DAY OF FEBRUARY, 2022, A.D.

Michael J. Colligan
MICHAEL J. COLLIGAN
REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257



REVIEWS
OFFICE: SPB
FIELD: KRF
CHECKED BY
DRAFT:
CLOSURES/DATA: SPB
COVER SHEET: SPB
PRMS: KRF



Madeira At St. Augustine Phase 1C

MAP BOOK 113 PAGE 36

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION & DEDICATION

THIS IS TO CERTIFY THAT PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, (THE "OWNER") IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS MADEIRA AT ST. AUGUSTINE PHASE 1C, THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "DISTRICT") HAS THE POWER TO LEVY CERTAIN SPECIAL ASSESSMENTS ON SAID LANDS PURSUANT TO THE NOTICE OF ESTABLISHMENT OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2728, PAGE 784 AND JOINS IN THIS PLAT.

THE ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS PANTANO DRIVE, PASARELA DRIVE, TESORO TERRACE AND VEGA COURT, THE UNOBSTRUCTED DRAINAGE EASEMENTS, STORMWATER MANAGEMENT FACILITIES AND DRAINAGE EASEMENTS, AND PRIVATE UTILITY & ACCESS EASEMENTS DESIGNATED ON THIS PLAT, ARE HEREBY RESERVED TO THE PRIVATE USE OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY, AND TO USE OF OWNER'S LEGAL SUCCESSORS-IN-INTEREST, GRANTEEES AND ASSIGNS, INCLUDING, BUT NOT LIMITED TO, THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS SUCH INTERESTS MAY BE GRANTED, CONVEYED, OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PROPERTY RECORDS OF ST. JOHNS COUNTY, FLORIDA. ALL DRIVES AND TRACES ARE HEREBY RESERVED TO THE PRIVATE USE OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY, AND TO USE OF OWNER'S LEGAL SUCCESSORS-IN-INTEREST, GRANTEEES AND ASSIGNS, INCLUDING, BUT NOT LIMITED TO, THE DISTRICT, AS SUCH INTERESTS MAY BE GRANTED, CONVEYED, OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PROPERTY RECORDS OF ST. JOHNS COUNTY, FLORIDA. PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRIVES, TERRACES AND COURTS, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT, AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICES, FIRE PROTECTION AND RESCUE SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID OWNERS TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, FROM TIME TO TIME, DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID DRIVES AND TRACES SUBJECT TO THE PRECEDING PROVISIONS. PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY ACCESS TO ANY PERSON, (EXCEPT LOT OWNERS, MORTGAGE HOLDERS AND OTHER AUTHORITIES AUTHORIZED BY LAW) WHO, IN THE OPINION OF SAID PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PONCE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MAY CAUSE A DISTURBANCE ON ANY OF THE LANDS SHOWN ON THIS PLAT.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT AND PRIVILEGE, AS TO THE PROPERTY THEY OWN, TO GRANT TO PROVIDERS OF UTILITIES, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF SUCH UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS OF THE LANDS DESCRIBED HEREIN OR TO THE OWNERS OF THE ADJACENT LANDS.

TRACTS 2, 4, 5, 6, 7, 9, 10, 11, 13, 14, 15 & 16 (OPEN SPACE), ARE HEREBY RESERVED TO THE PRIVATE USE OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PONCE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY, AND TO USE OF OWNER'S LEGAL SUCCESSORS-IN-INTEREST, GRANTEEES AND ASSIGNS, INCLUDING, BUT NOT LIMITED TO, THE DISTRICT, AS SUCH INTERESTS MAY BE GRANTED, CONVEYED, OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PROPERTY RECORDS OF ST. JOHNS COUNTY, FLORIDA.

UNOBSTRUCTED UTILITY & ACCESS EASEMENTS, AND ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF ST AUGUSTINE, FLORIDA, ITS SUCCESSORS AND ASSIGNS (THE "CITY"), FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CITY UTILITY DEPARTMENT UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS PANTANO DRIVE, PASARELA DRIVE, TESORO TERRACE AND VEGA COURT.

TRACT 8 (PUMP STATION) IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CITY UTILITY DEPARTMENT UTILITIES.

TRACT 12 (25 FOOT UTILITY EASEMENT), IS HEREBY RESERVED TO THE PRIVATE USE OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PONCE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY, AND TO USE OF OWNER'S LEGAL SUCCESSORS-IN-INTEREST, GRANTEEES AND ASSIGNS, INCLUDING, BUT NOT LIMITED TO, THE DISTRICT, AS SUCH INTERESTS MAY BE GRANTED, CONVEYED, OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PROPERTY RECORDS OF ST. JOHNS COUNTY, FLORIDA.

AN UNOBSTRUCTED UTILITY & ACCESS EASEMENT TRACT 12 (25 FOOT UTILITY EASEMENT) IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF ST AUGUSTINE, FLORIDA, ITS SUCCESSORS AND ASSIGNS (THE "CITY"), FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CITY UTILITY DEPARTMENT UTILITIES.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS ARE DEDICATED TRACTS 1 AND 3 (STORMWATER MANAGEMENT FACILITY), AND THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS, AS REFERENCED ON OR ALONG ALL LOTS OF THIS PLAT WITH FULL OBLIGATION, LIABILITY, AND RESPONSIBILITY FOR THE CARE, CONSTRUCTION AND OR MAINTENANCE OF THE AFOREMENTIONED TRACTS TRACTS 1 AND 3 (STORMWATER MANAGEMENT FACILITY), AND LAKE & DRAINAGE EASEMENTS LOCATED ON SAID MADEIRA AT ST. AUGUSTINE PHASE 1C.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT AS STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING TRACTS 1 AND 3 (STORMWATER MANAGEMENT FACILITY), AND THE PRIVATE DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS.

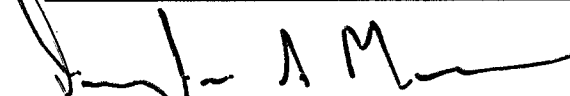
THOSE EASEMENTS DESIGNATED AS "FPL EASEMENT", ARE HEREBY IRREVOCABLY DEDICATED TO THE FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, PROVIDED NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN THOSE EASEMENTS.

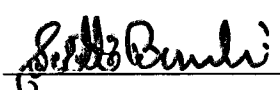
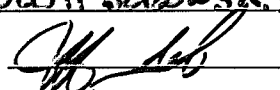
OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO CITY OF ST. AUGUSTINE, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT PANTANO DRIVE, PASARELA DRIVE, TESORO TERRACE AND VEGA COURT, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CITY PUBLIC WORKS DEPARTMENT UTILITIES, TOGETHER WITH THE RIGHT OF CITY OF ST. AUGUSTINE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS PANTANO DRIVE, PASARELA DRIVE, TESORO TERRACE AND VEGA COURT.

THE RIGHTS RESERVED HEREBY FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES (2004); PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 15TH DAY OF FEBRUARY, 2022.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

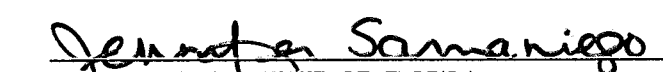

DOUGLAS MAIER
VICE PRESIDENT
PONCE ASSOCIATES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: 
PRINT: SCOTT BAROWSKI
WITNESS: 
PRINT: JEFF STEINLE

NOTARY FOR PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STATE OF Florida
COUNTY OF Duval

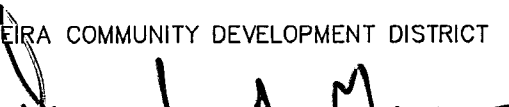
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15th DAY OF Feb A.D., 2022, BY DOUGLAS MAIER, VICE PRESIDENT OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR PRODUCED _____ AS IDENTIFICATION.

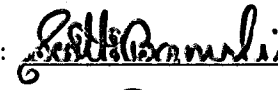
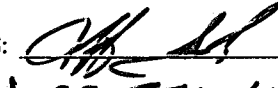

NOTARY PUBLIC, STATE OF FLORIDA
NAME: Jennifer Samaniego
MY COMMISSION EXPIRES: June 11, 2024
MY COMMISSION NUMBER IS: 44 9533



MADEIRA COMMUNITY DEVELOPMENT DISTRICT

MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT") HAS THE POWER TO LEVY CERTAIN SPECIAL ASSESSMENTS ON CERTAIN REAL PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT, PURSUANT TO THE FOLLOWING INSTRUMENTS: (I) NOTICE OF ESTABLISHMENT OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2728, PAGE 784; (II) DECLARATION OF CONSENT TO JURISDICTION OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS; (III) NOTICE OF PUBLIC FINANCING MADEIRA COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THE SPECIAL ASSESSMENTS ENCUMBER CERTAIN OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE SPECIAL ASSESSMENTS AND THE FOREGOING REFERENCED INSTRUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.


MADEIRA COMMUNITY DEVELOPMENT DISTRICT
BY: 
PRINT: Douglas G. Maier
TITLE: Vice President

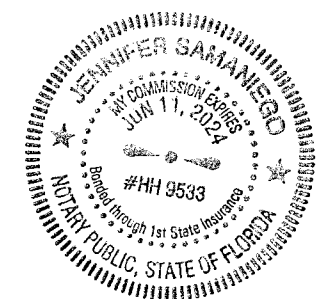
WITNESS: 
PRINT: Scott Barowski
WITNESS: 
PRINT: JEFF STEINLE

NOTARY FOR MADEIRA COMMUNITY DEVELOPMENT DISTRICT

STATE OF Florida
COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15th DAY OF Feb A.D., 2022, BY Douglas Maier OF MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME, OR PRODUCED AS IDENTIFICATION.

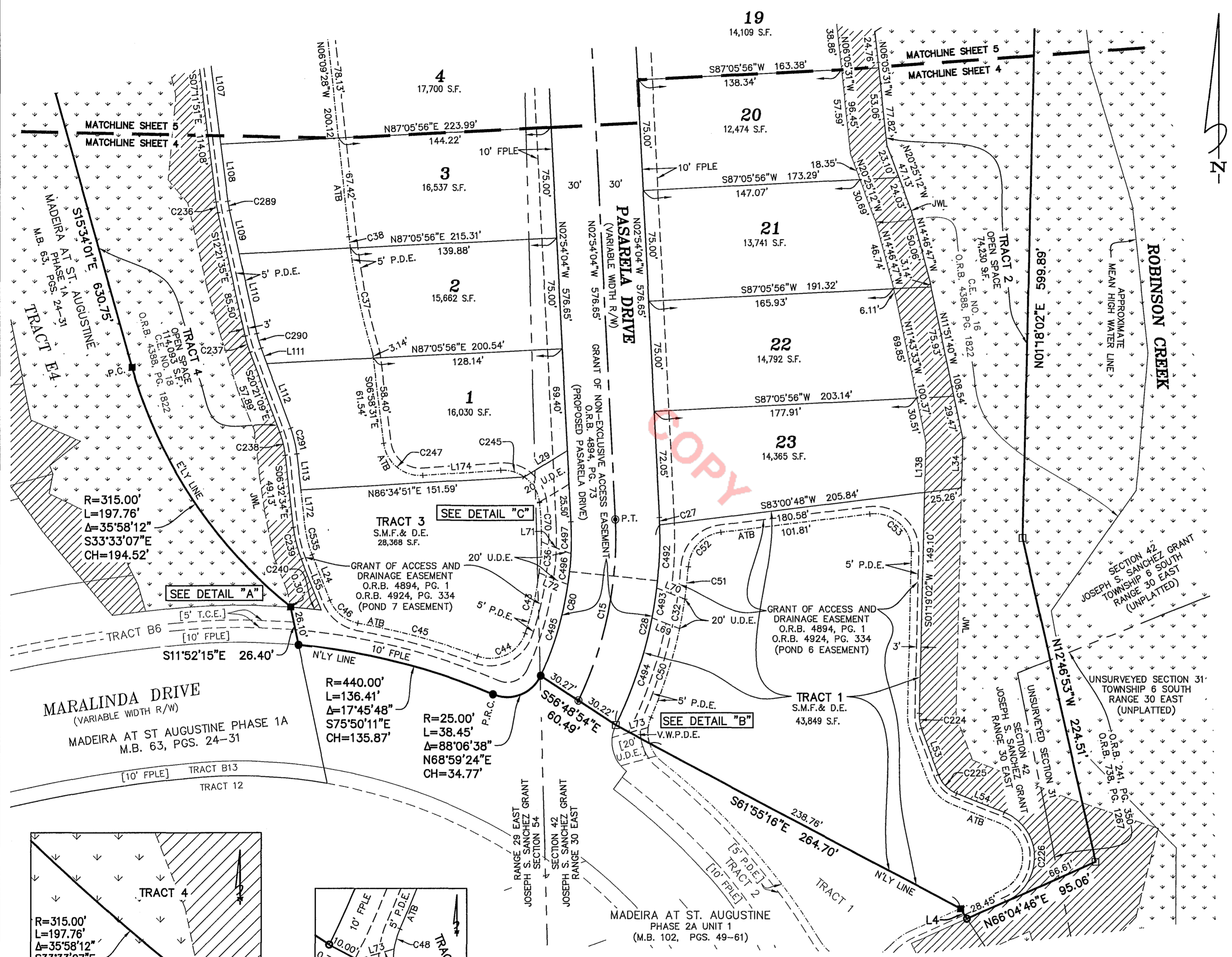

NOTARY PUBLIC, STATE OF FLORIDA
NAME: Jennifer Samaniego
MY COMMISSION EXPIRES: June 11, 2024
MY COMMISSION NUMBER IS: 44 9533



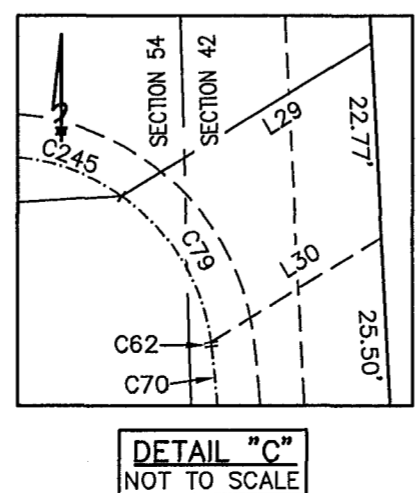
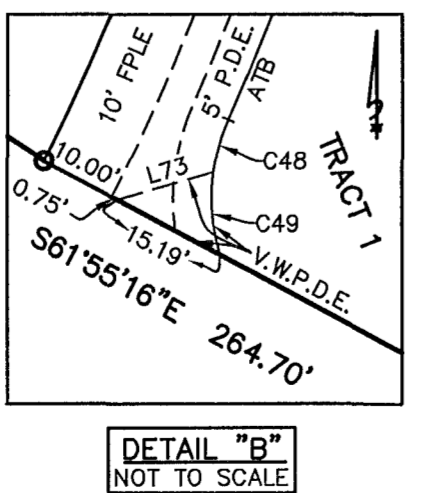
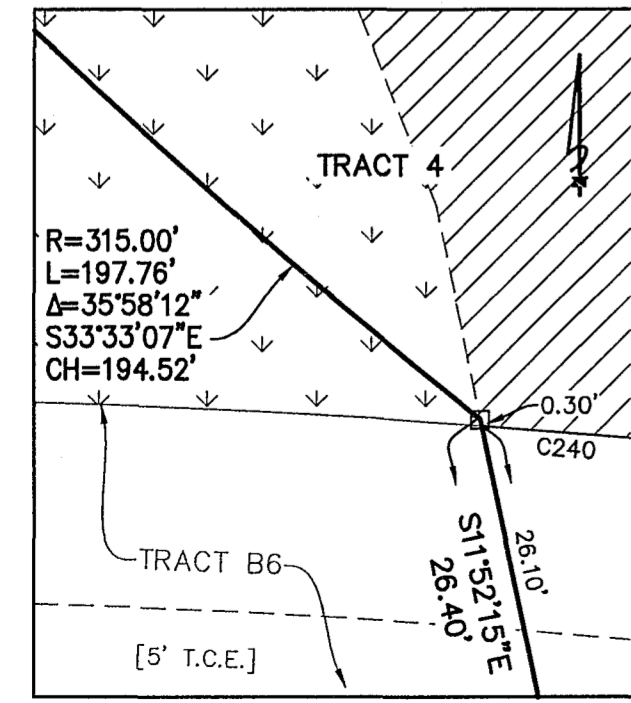
Madeira At St. Augustine Phase 1C

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 4 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	250.00'	125.80'	28°49'53"	N11°30'53"E	124.48'
C27	280.00'	5.04'	1°01'52"	N02°23'08"W	5.04'
C28	280.00'	139.67'	28°34'52"	N12°25'14"E	138.23'
C32	300.00'	20.42'	3°53'59"	N10°00'21"E	20.42'
C36	200.00'	20.98'	6°00'42"	N04°02'49"E	20.98'
C37	432.50'	72.88'	9°39'15"	S12°00'21"E	72.79'
C38	432.50'	7.70'	1°01'15"	S06°40'06"E	7.70'
C43	200.00'	42.02'	12°02'21"	N13°04'21"E	41.95'
C44	25.00'	39.92'	91°28'52"	N64°49'57"E	35.81'
C45	460.00'	83.99'	10°27'42"	N74°39'28"W	83.87'
C46	25.00'	25.37'	58°08'43"	S50°48'57"E	24.30'
C48	25.00'	7.11'	16°18'18"	S15°47'18"W	7.09'
C49	25.00'	10.84'	24°50'30"	S04°47'06"E	10.75'
C50	300.00'	62.75'	11°59'07"	N17°56'54"E	62.64'
C51	300.00'	21.94'	4°11'25"	N05°57'39"E	21.94'
C52	25.00'	34.53'	79°08'52"	S43°26'22"W	31.85'
C53	25.00'	42.90'	98°18'44"	N47°49'50"W	37.82'
C62	25.00'	0.46'	1°03'45"	N07°03'25"W	0.46'
C70	200.00'	26.41'	7°34'01"	N02°44'32"W	26.39'
C79	25.00'	20.58'	47°09'26"	N31°10'00"W	20.00'
C80	220.00'	106.88'	27°50'08"	N11°01'01"E	105.83'
C224	22.00'	10.21'	26°35'08"	S07°12'21"E	10.12'
C225	22.00'	18.26'	47°32'40"	S44°16'15"E	17.74'
C226	33.00'	77.25'	134°07'22"	N00°58'55"W	60.78'
C236	83.00'	7.48'	5°09'44"	S09°46'43"E	7.48'
C237	83.00'	11.58'	7°59'34"	S16°21'22"E	11.57'
C238	67.00'	16.15'	13°48'35"	N13°26'52"W	16.11'
C239	83.00'	22.02'	15°12'01"	S14°08'35"E	21.96'
C240	465.00'	20.90'	2°34'33"	N84°22'42"W	20.90'
C245	25.00'	17.16'	39°19'51"	N74°24'39"W	16.83'
C247	25.00'	38.00'	87°06'03"	S50°31'32"E	34.45'
C289	75.00'	6.29'	4°48'15"	S09°57'27"E	6.29'
C290	75.00'	10.46'	7°59'34"	S16°21'22"E	10.45'
C291	75.00'	18.08'	13°48'35"	N13°26'52"W	18.03'
C492	280.00'	42.58'	8°42'45"	S02°29'11"W	42.54'
C493	280.00'	20.50'	4°11'43"	S08°56'25"W	20.50'
C494	280.00'	76.59'	15°40'24"	S18°52'28"W	76.36'
C495	220.00'	64.59'	16°49'18"	N16°31'26"E	64.36'
C496	220.00'	20.83'	5°25'33"	N05°24'00"E	20.83'
C497	220.00'	21.46'	5°35'17"	N00°06'25"W	21.45'
C535	75.00'	19.90'	15°12'01"	S14°08'35"E	19.84'

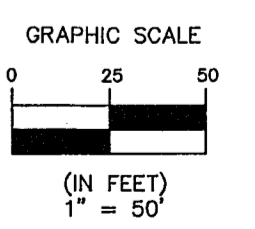
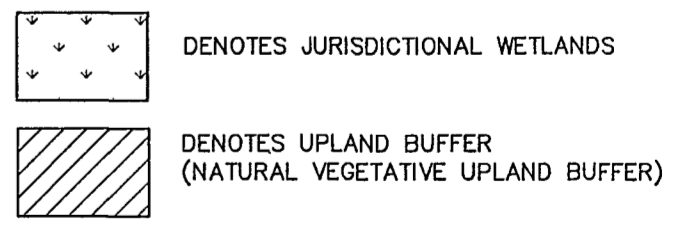


LINE TABLE		
LINE	BEARING	DISTANCE
L4	S32°54'38"E	8.10'
L24	S21°44'36"E	33.08'
L29	N58°31'19"E	34.15'
L30	S58°31'19"W	23.37'
L34	N01°19'32"E	33.40'
L53	N20°29'55"W	33.46'
L54	N68°02'35"W	34.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	S21°44'36"E	36.98'
L69	N68°24'49"W	19.92'
L70	N68°24'49"W	20.31'
L71	N68°24'49"W	21.44'
L72	N68°24'49"W	20.93'
L73	N74°03'27"E	13.00'
L107	S07°12'33"E	77.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L108	S07°12'33"E	38.99'
L109	S12°21'35"E	30.29'
L110	S12°21'35"E	55.22'
L111	S20°21'09"E	10.86'
L112	S20°21'09"E	47.03'
L113	S06°32'34"E	24.56'
L138	N01°19'02"E	34.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L172	S06°32'34"E	24.36'
L174	S85°55'26"W	52.60'

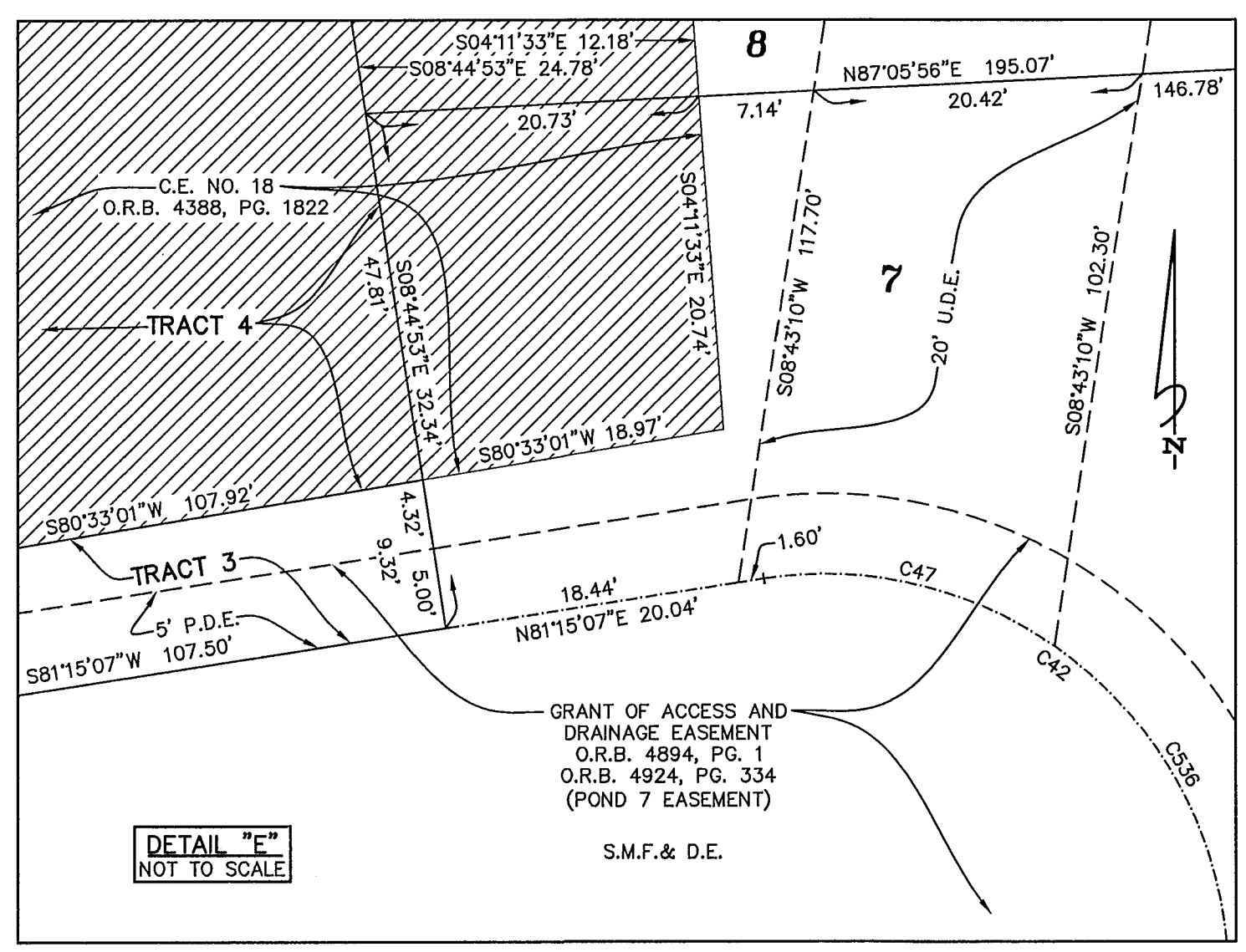
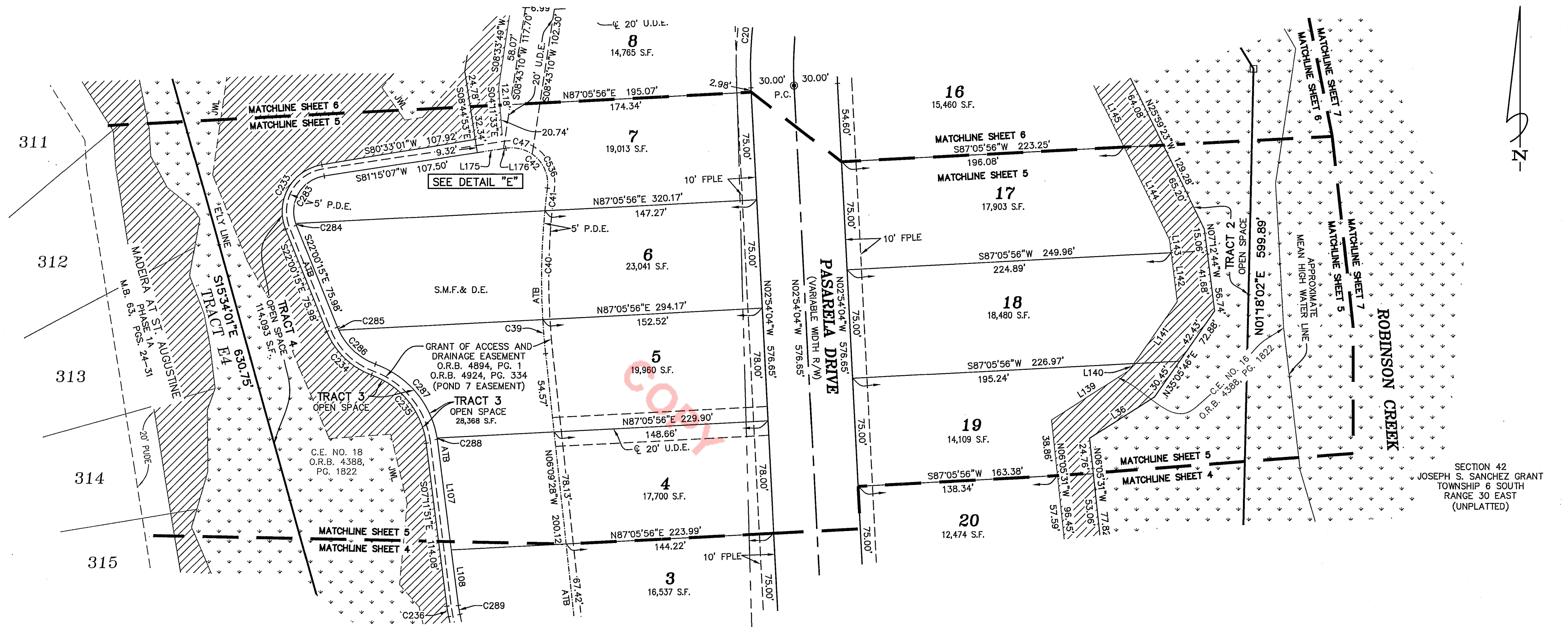


Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
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3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
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Madeira At St. Augustine Phase 1C

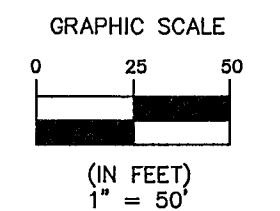
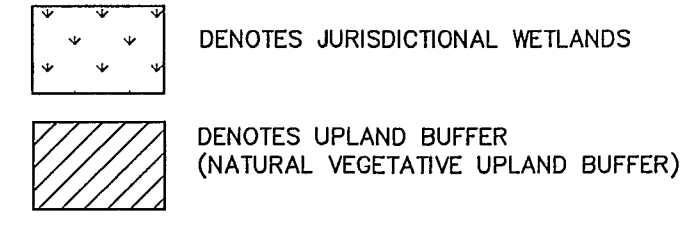
A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 5 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L36	N57°28'26"E	53.17'
L107	S07°12'33"E	77.32'
L108	S07°12'33"E	38.99'
L139	N57°28'26"E	63.71'
L140	N35°05'46"E	5.97'
L141	N35°05'46"E	52.29'
L142	N07°12'44"W	33.89'
L143	N07°12'44"W	9.04'
L144	N25°59'23"W	71.73'
L145	N25°59'23"W	48.35'
L175	S81°15'07"W	18.44'
L176	S81°15'07"W	1.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	280.00'	72.84'	14°54'20"	S04°33'06"W	72.64'
C39	482.50'	23.53'	2°47'39"	S04°45'39"E	23.53'
C40	482.50'	75.26'	8°56'13"	S01°06'17"W	75.18'
C41	482.50'	15.73'	1°52'03"	S06°30'25"W	15.73'
C42	25.00'	46.33'	106°11'20"	N45°39'13"W	39.98'
C47	25.00'	18.98'	43°29'28"	N77°00'09"W	18.52'
C233	33.00'	59.07'	102°33'16"	S29°16'23"W	51.49'
C234	53.00'	44.44'	48°02'39"	S46°01'35"E	43.15'
C235	58.09'	63.73'	62°51'04"	N38°37'23"W	60.58'
C236	83.00'	7.48'	5°09'44"	S09°46'43"E	7.48'
C283	25.00'	43.82'	100°26'03"	S31°02'05"W	38.42'
C284	25.00'	1.23'	2°49'19"	S20°35'36"E	1.23'
C285	45.00'	2.17'	2°45'30"	S23°23'00"E	2.17'
C286	45.00'	35.57'	45°17'10"	S47°24'20"E	34.65'
C287	66.09'	69.82'	60°31'48"	N39°47'00"W	66.62'
C288	66.09'	0.90'	0°46'57"	N09°07'38"W	0.90'
C289	75.00'	6.29'	4°48'15"	S09°57'27"E	6.29'
C536	25.00'	27.36'	62°41'51"	N23°54'29"W	26.01'



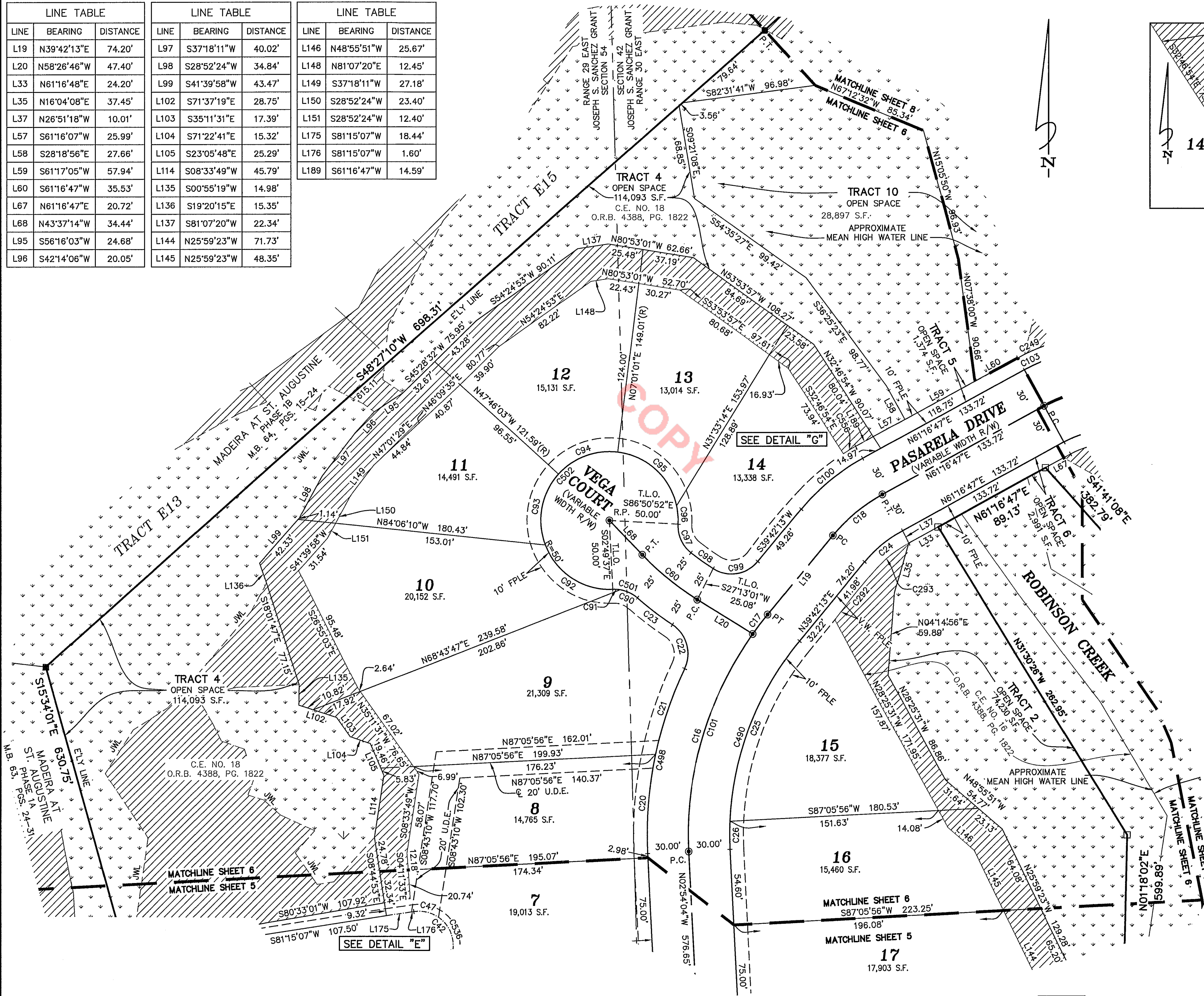
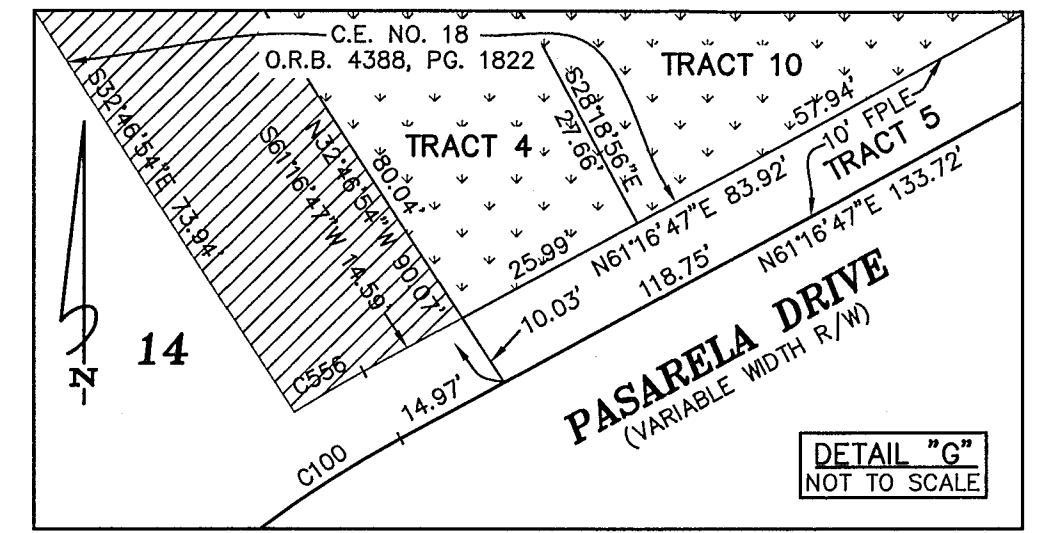
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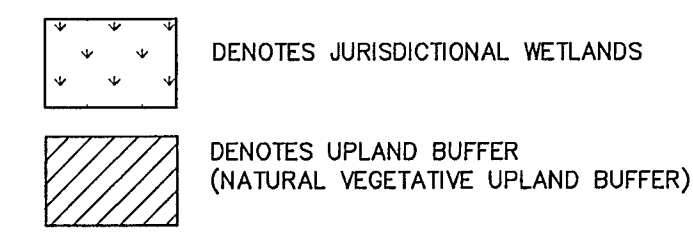
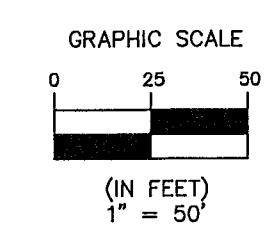
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SHEET 6 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L19	N39°42'13"E	74.20'	L97	S37°18'11"W	40.02'	L146	N48°55'51"W	25.67'
L20	N58°26'46"W	47.40'	L98	S28°52'24"W	34.84'	L148	N81°07'20"E	12.45'
L33	N61°16'48"E	24.20'	L99	S41°39'58"W	43.47'	L149	S37°18'11"W	27.18'
L35	N16°04'08"E	37.45'	L102	S71°37'19"E	28.75'	L150	S28°52'24"W	23.40'
L37	N26°51'18"W	10.01'	L103	S35°11'31"E	17.39'	L151	S28°52'24"W	12.40'
L57	S61°16'07"W	25.99'	L104	S71°22'41"E	15.32'	L175	S81°15'07"W	18.44'
L58	S28°18'56"E	27.66'	L105	S23°05'48"E	25.29'	L176	S81°15'07"W	1.60'
L59	S61°17'05"W	57.94'	L114	S08°33'49"W	45.79'	L189	S61°16'47"W	14.59'
L60	S61°16'47"W	35.53'	L135	S00°55'19"W	14.98'			
L67	N61°16'47"E	20.72'	L136	S19°20'15"E	15.35'			
L68	N43°37'14"W	34.44'	L137	S81°07'20"W	22.34'			
L95	S56°16'03"W	24.68'	L144	N25°59'23"W	71.73'			
L96	S42°14'06"W	20.05'	L145	N25°59'23"W	48.35'			



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	250.00'	168.27'	38°33'50"	S16°22'51"W	165.11'
C17	250.00'	17.63'	4°02'27"	S37°41'00"W	17.63'
C18	125.00'	47.07'	21°34'34"	S50°29'30"W	46.79'
C20	280.00'	72.84'	14°54'20"	S04°33'06"W	72.64'
C21	280.00'	66.10'	13°31'36"	S18°46'05"W	65.95'
C22	25.00'	35.99'	82°28'28"	N15°42'21"W	32.96'
C23	225.00'	32.19'	8°11'48"	S52°50'41"E	32.16'
C24	95.00'	35.77'	21°34'34"	S50°29'30"W	35.56'
C25	220.00'	143.16'	37°16'58"	S21°03'44"W	140.64'
C26	220.00'	20.43'	5°19'18"	S00°14'24"E	20.43'
C42	25.00'	46.33'	106°11'20"	N45°39'13"W	39.98'
C47	25.00'	18.98'	43°29'28"	N77°00'09"W	18.52'
C60	200.00'	51.75'	14°49'33"	S51°02'00"E	51.61'
C90	25.00'	13.75'	31°30'37"	N64°30'06"W	13.58'
C91	25.00'	5.48'	12°34'12"	N86°32'31"W	5.47'
C92	50.00'	62.74'	71°53'47"	S56°52'44"E	58.71'
C93	50.00'	55.12'	63°09'47"	S10°39'03"W	52.37'
C94	50.00'	47.81'	54°47'05"	S69°37'29"W	46.01'
C95	50.00'	61.81'	70°49'50"	N47°34'04"W	57.95'
C96	50.00'	13.36'	15°18'17"	N04°30'00"W	13.32'
C97	25.00'	23.79'	54°30'50"	S24°06'17"E	22.90'
C98	175.00'	19.74'	6°27'49"	S54°35'37"E	19.73'
C99	25.00'	35.98'	82°28'16"	N80°56'21"E	32.96'
C100	155.00'	58.37'	21°34'34"	S50°29'30"W	58.02'
C101	250.00'	185.90'	42°36'17"	S18°24'05"W	181.64'
C103	130.00'	13.95'	6°08'59"	S64°21'17"W	13.95'
C249	140.00'	22.63'	9°15'47"	S65°54'41"W	22.61'
C292	460.00'	50.29'	6°15'49"	S39°38'35"W	50.26'
C293	85.00'	27.45'	18°30'17"	S52°01'38"W	27.33'
C490	220.00'	163.59'	42°36'17"	S18°24'05"W	159.85'
C498	280.00'	138.95'	28°25'56"	N11°18'55"E	137.53'
C501	25.00'	19.23'	44°04'50"	N70°47'12"W	18.76'
C502	50.00'	240.84'	275°58'45"	N45°09'45"E	66.93'
C536	25.00'	27.36'	62°41'51"	N23°54'29"W	26.01'
C556	173.53'	10.46'	3°27'13"	S59°27'49"W	10.46'

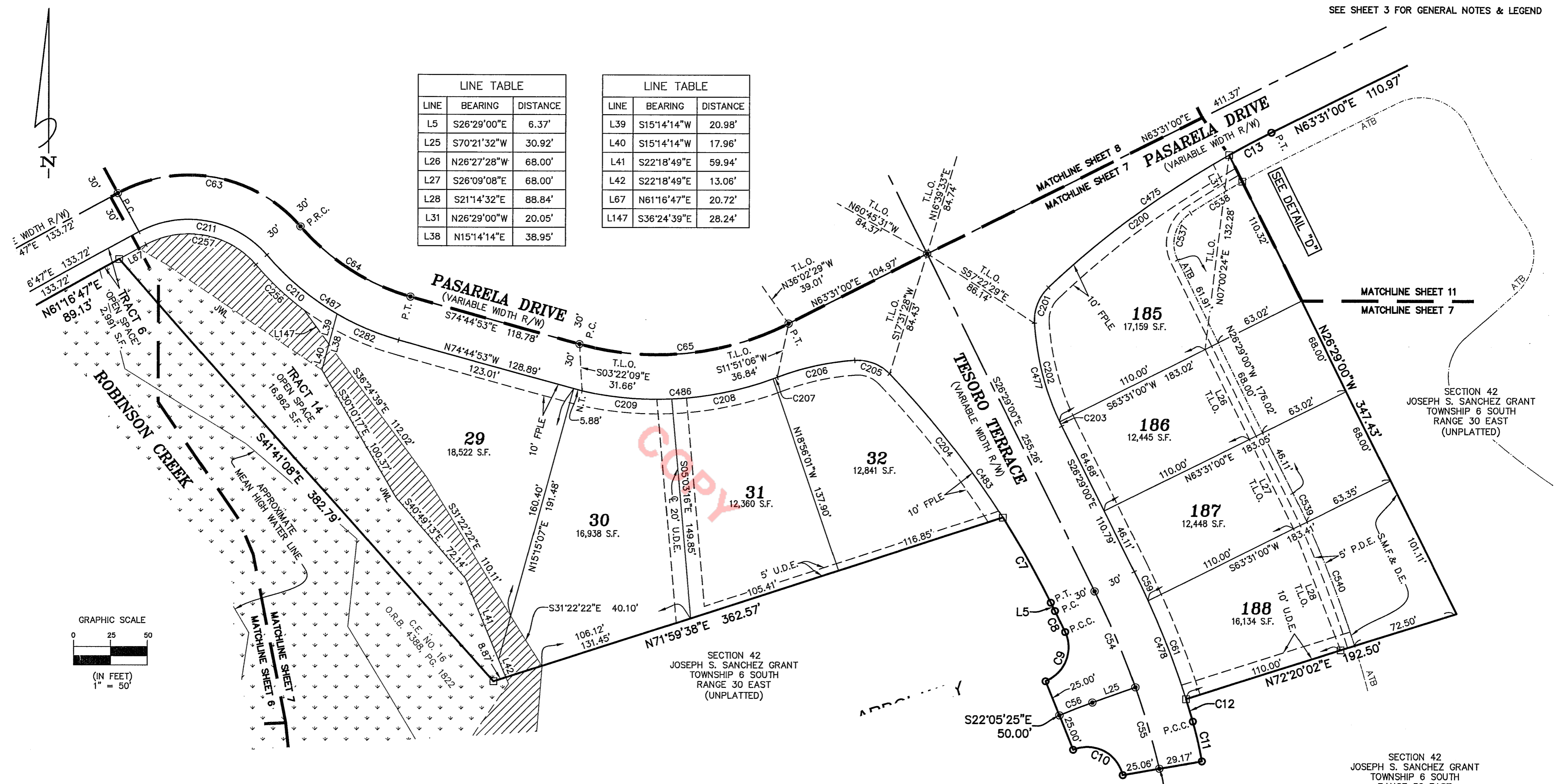


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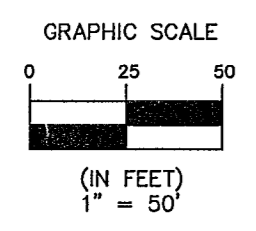
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SHEET 7 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L5	S26°29'00"E	6.37'
L25	S70°21'32"W	30.92'
L26	N26°27'28"W	68.00'
L27	S26°09'08"E	68.00'
L28	S21°14'32"E	88.84'
L31	N26°29'00"W	20.05'
L38	N15°14'14"E	38.95'

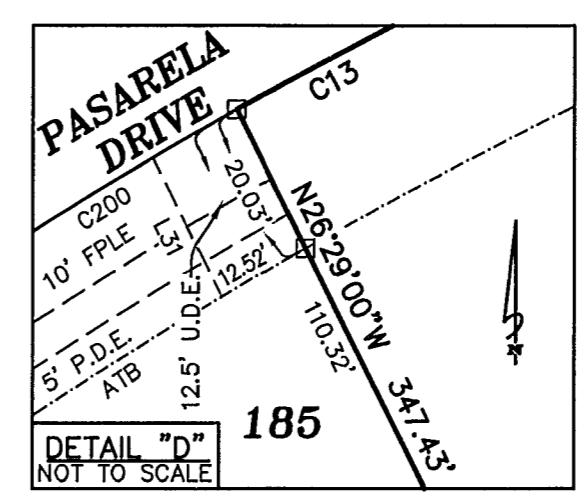
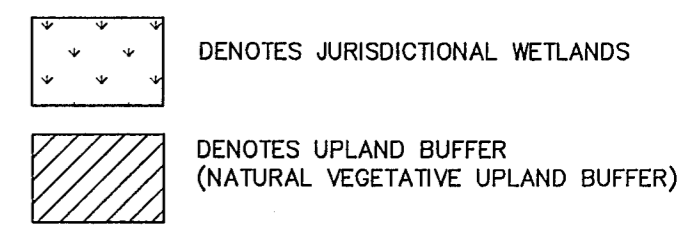
LINE	BEARING	DISTANCE
L39	S15°14'14"W	20.98'
L40	S15°14'14"W	17.96'
L41	S22°18'49"E	59.94'
L42	S22°18'49"E	13.06'
L67	N61°16'47"E	20.72'
L147	S36°24'39"E	28.24'



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	632.00'	66.51'	6°01'47"	S29°29'53"E	66.48'
C8	550.00'	15.98'	1°39'53"	S25°39'03"E	15.98'
C9	25.00'	40.34'	92°26'42"	S21°24'15"W	36.10'
C10	25.00'	42.96'	98°26'58"	S63°10'42"E	37.86'
C11	250.00'	27.52'	6°18'23"	N13°01'16"W	27.50'
C12	610.00'	15.88'	1°29'31"	N16°55'13"W	15.88'
C13	632.00'	32.40'	2°56'14"	N62°02'53"E	32.40'
C54	580.00'	71.26'	7°02'23"	N22°57'48"W	71.22'
C55	580.00'	57.36'	5°39'58"	N16°36'38"W	57.33'
C56	500.00'	23.97'	2°44'47"	S68°59'09"W	23.96'
C59	610.00'	21.89'	2°03'24"	N25°27'18"W	21.89'
C61	610.00'	71.98'	6°45'38"	N21°02'47"W	71.93'
C63	100.00'	136.51'	78°12'59"	N79°36'43"W	126.16'
C64	150.00'	89.65'	34°14'39"	S57°37'33"E	88.32'
C65	200.00'	145.68'	41°44'07"	N84°23'04"E	142.48'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C200	632.00'	152.39'	13°48'56"	S53°40'18"W	152.02'
C201	30.00'	26.41'	50°26'32"	S21°32'34"W	25.57'
C202	182.00'	69.12'	21°45'38"	S14°33'31"E	68.71'
C203	182.00'	3.32'	1°02'40"	S25°57'40"E	3.32'
C204	632.00'	124.55'	11°17'29"	N38°09'30"W	124.35'
C205	30.00'	26.24'	50°06'56"	N68°51'43"W	25.41'
C206	182.00'	53.84'	16°56'59"	S77°36'19"W	53.65'
C207	230.00'	3.15'	0°47'01"	N69°31'20"E	3.15'
C208	230.00'	70.34'	17°31'24"	N78°40'33"E	70.07'
C209	230.00'	61.14'	15°13'49"	S84°56'51"E	60.96'
C210	180.00'	62.21'	19°48'06"	S50°24'17"E	61.90'
C211	70.00'	95.56'	78°12'59"	N79°36'43"W	88.31'
C256	190.00'	45.05'	13°35'05"	S47°17'46"E	44.94'
C257	60.00'	81.91'	78°12'59"	N79°36'44"W	75.69'
C282	180.00'	45.37'	14°26'32"	S67°31'36"E	45.25'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C475	632.00'	184.79'	16°45'11"	S55°08'25"W	184.13'
C477	182.00'	72.44'	22°48'17"	S15°04'51"E	71.96'
C478	610.00'	109.75'	10°18'32"	S21°19'44"E	109.61'
C483	632.00'	191.06'	17°19'15"	N35°08'37"W	190.33'
C486	230.00'	134.63'	33°32'14"	S85°53'57"W	132.71'
C487	180.00'	107.58'	34°14'39"	N57°37'33"W	105.99'
C537	25.00'	36.26'	83°06'41"	N15°04'21"E	33.17'
C538	612.00'	41.18'	3°51'19"	N58°33'21"E	41.17'
C539	730.00'	21.89'	1°43'06"	N25°37'27"W	21.89'
C540	730.00'	90.44'	7°05'55"	N21°12'56"W	90.39'

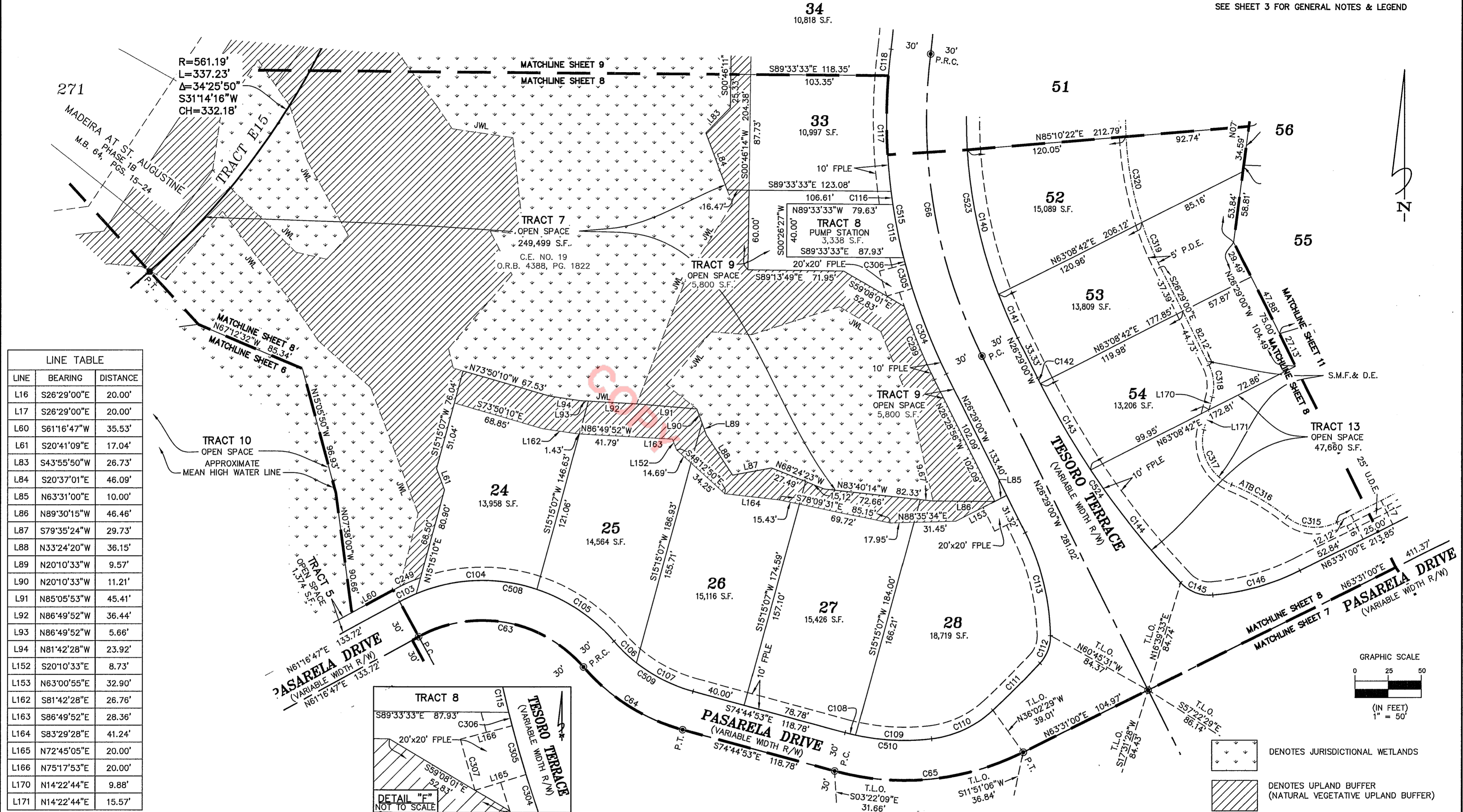


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SHEET 8 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



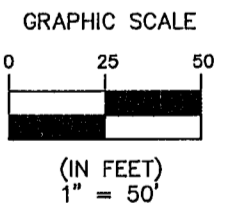
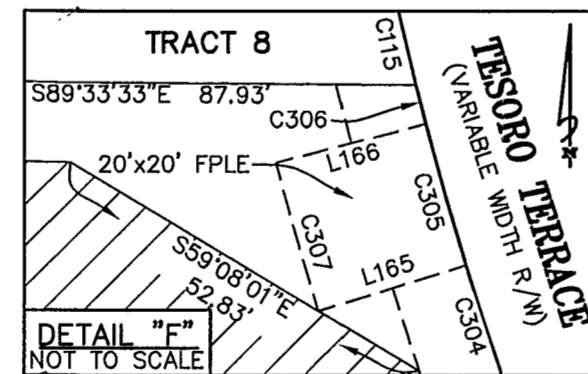
LINE TABLE		
LINE	BEARING	DISTANCE
L16	S26°29'00"E	20.00'
L17	S26°29'00"E	20.00'
L60	S61°16'47"W	35.53'
L61	S20°41'09"E	17.04'
L83	S43°55'50"W	26.73'
L84	S20°37'01"E	46.09'
L85	N63°31'00"E	10.00'
L86	N89°30'15"W	46.46'
L87	S79°35'24"W	29.73'
L88	N33°24'20"W	36.15'
L89	N20°10'33"W	9.57'
L90	N20°10'33"W	11.21'
L91	N85°05'53"W	45.41'
L92	N86°49'52"W	36.44'
L93	N86°49'52"W	5.66'
L94	N81°42'28"W	23.92'
L152	S20°10'33"E	8.73'
L153	N63°00'55"E	32.90'
L162	S81°42'28"E	26.76'
L163	S86°49'52"E	28.36'
L164	S83°29'28"E	41.24'
L165	N72°45'05"E	20.00'
L166	N75°17'53"E	20.00'
L170	N14°22'44"E	9.88'
L171	N14°22'44"E	15.57'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C63	100.00'	136.51'	78°12'59"	N79°36'43"W	126.16'
C64	150.00'	89.65'	34°14'39"	S57°37'33"E	88.32'
C65	200.00'	145.68'	41°44'07"	N84°23'04"E	142.48'
C66	400.00'	235.07'	33°40'15"	S09°38'52"E	231.70'
C103	130.00'	13.95'	6°08'59"	S64°21'17"W	13.95'
C104	130.00'	92.91'	40°56'52"	S87°54'12"W	90.94'
C105	130.00'	70.61'	31°07'08"	N56°03'48"W	69.74'
C106	120.00'	23.65'	11°17'36"	S46°09'02"E	23.61'
C107	120.00'	48.07'	22°57'03"	S63°16'21"E	47.75'
C108	170.00'	8.03'	2°42'18"	S76°06'01"E	8.02'
C109	170.00'	57.43'	19°21'24"	S87°07'52"E	57.16'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C110	82.00'	51.62'	36°04'16"	N65°09'18"E	50.78'
C111	632.00'	50.20'	4°33'04"	N44°50'38"E	50.19'
C112	30.00'	22.89'	4°34'23"	N20°42'48"E	22.34'
C113	182.00'	80.50'	25°20'31"	N13°48'44"W	79.84'
C115	430.00'	40.87'	5°26'44"	S11°16'55"E	40.85'
C116	430.00'	10.11'	1°20'48"	S07°53'09"E	10.11'
C117	430.00'	87.93'	11°42'57"	S01°21'16"E	87.77'
C118	430.00'	20.14'	2°41'03"	S05°50'44"W	20.14'
C140	370.00'	112.48'	17°25'04"	S12°12'54"E	112.05'
C141	370.00'	35.90'	5°33'34"	S23°42'13"E	35.89'
C142	632.00'	4.84'	0°26'19"	S26°42'09"E	4.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C143	632.00'	75.18'	6°48'57"	S30°19'48"E	75.14'
C144	632.00'	108.62'	9°50'52"	S38°39'42"E	108.49'
C145	30.00'	26.87'	51°19'07"	S69°14'42"E	25.98'
C146	182.00'	68.55'	21°34'44"	N74°18'23"E	68.14'
C249	140.00'	22.63'	9°15'47"	S65°54'41"W	22.61'
C299	440.00'	59.60'	7°45'41"	N22°36'09"W	59.56'
C304	430.00'	69.31'	9°14'05"	S21°51'57"E	69.23'
C305	430.00'	19.11'	2°32'48"	S15°58'31"E	19.11'
C306	430.00'	5.23'	0°41'50"	S14°21'11"E	5.23'
C307	450.00'	20.00'	2°32'48"	S15°58'31"E	20.00'
C315	35.00'	39.78'	65°06'55"	N83°55'32"W	37.67'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C316	167.00'	48.43'	16°37'00"	N59°40'34"W	48.26'
C317	35.00'	50.31'	82°21'49"	N26°48'10"W	46.09'
C318	35.00'	24.96'	40°51'44"	N06°03'08"W	24.44'
C319	250.00'	36.76'	8°25'30"	N22°16'15"W	36.73'
C320	250.00'	66.26'	15°11'11"	N10°27'54"W	66.07'
C508	130.00'	177.47'	78°12'59"	S79°36'43"E	164.00'
C509	120.00'	71.72'	34°14'39"	S57°37'33"E	70.66'
C510	170.00'	65.46'	22°03'42"	S85°46'43"E	65.05'
C515	430.00'	252.70'	33°40'15"	N09°38'52"W	249.08'
C523	370.00'	217.44'	33°40'15"	S09°38'52"E	214.32'
C524	632.00'	188.65'	17°06'08"	S35°02'04"E	187.95'



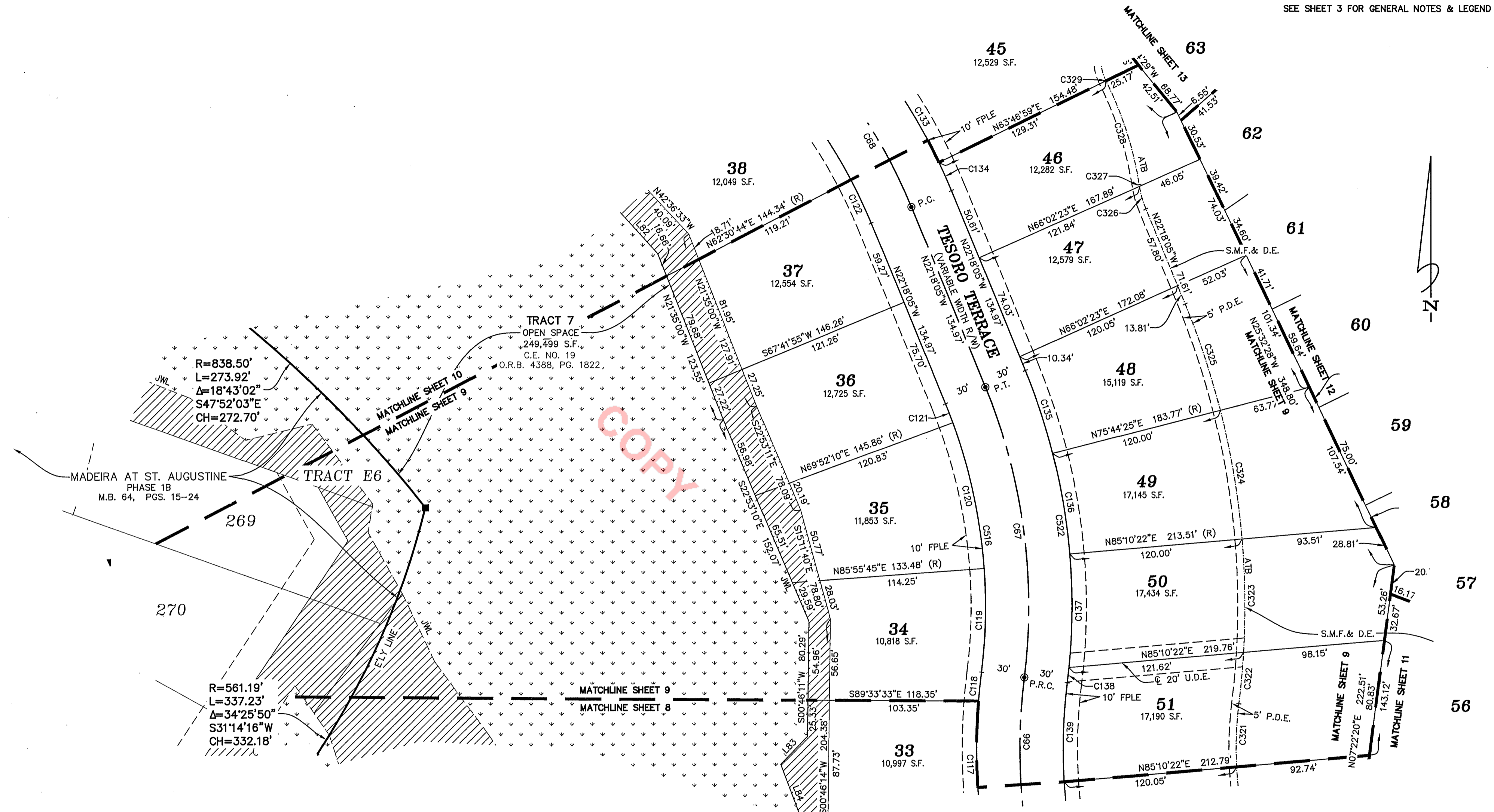
- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)



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SHEET 9 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



R=838.50'
L=273.92'
Δ=18°43'02"
S47°52'03"E
CH=272.70'

R=561.19'
L=337.23'
Δ=34°25'50"
S31°14'16"W
CH=332.18'

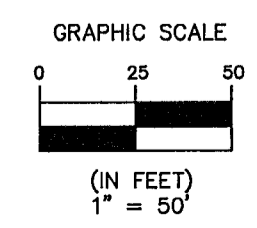
DENOTES JURISDICTIONAL WETLANDS
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C66	400.00'	235.07'	33°40'15"	S09°38'52"E	231.70'
C67	400.00'	205.87'	29°29'20"	N07°33'25"W	203.61'
C68	400.00'	167.10'	23°56'09"	N34°16'09"W	165.89'
C117	430.00'	87.93'	11°42'57"	S01°21'16"E	87.77'
C118	430.00'	20.14'	2°41'03"	S05°50'44"W	20.14'
C119	370.00'	72.70'	11°15'30"	N01°33'30"E	72.59'
C120	370.00'	103.71'	16°03'35"	N12°06'02"W	103.37'
C121	370.00'	14.02'	2°10'15"	N21°12'57"W	14.02'
C122	370.00'	33.49'	5°11'12"	N24°53'41"W	33.48'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C133	430.00'	67.81'	9°02'09"	N29°40'49"W	67.74'
C134	430.00'	21.47'	2°51'40"	N23°43'54"W	21.47'
C135	430.00'	60.35'	8°02'29"	N18°16'50"W	60.30'
C136	430.00'	70.79'	9°25'57"	N09°32'37"W	70.71'
C137	430.00'	79.45'	10°35'12"	N00°27'58"E	79.34'
C138	430.00'	10.72'	1°25'41"	N06°28'24"E	10.72'
C139	370.00'	69.06'	10°41'37"	S01°50'26"W	68.96'
C321	250.00'	43.89'	10°03'34"	N02°09'28"E	43.84'
C322	550.00'	36.06'	3°45'23"	N05°18'33"E	36.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C323	550.00'	79.27'	8°15'30"	N00°41'53"W	79.21'
C324	550.00'	90.55'	9°25'57"	N09°32'37"W	90.44'
C325	550.00'	77.19'	8°02'29"	N18°16'50"W	77.13'
C326	75.00'	16.42'	12°32'31"	N16°01'49"W	16.38'
C327	75.00'	1.28'	0°58'42"	N09°16'12"W	1.28'
C328	252.00'	76.69'	17°26'09"	N17°29'56"W	76.39'
C329	252.00'	0.56'	0°07'37"	N26°16'49"W	0.56'
C516	370.00'	190.43'	29°29'20"	N07°33'25"W	188.34'
C522	430.00'	221.31'	29°29'20"	S07°33'25"E	218.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L82	S42°12'15"E	40.00'
L83	S43°55'50"W	26.73'
L84	S20°37'01"E	46.09'



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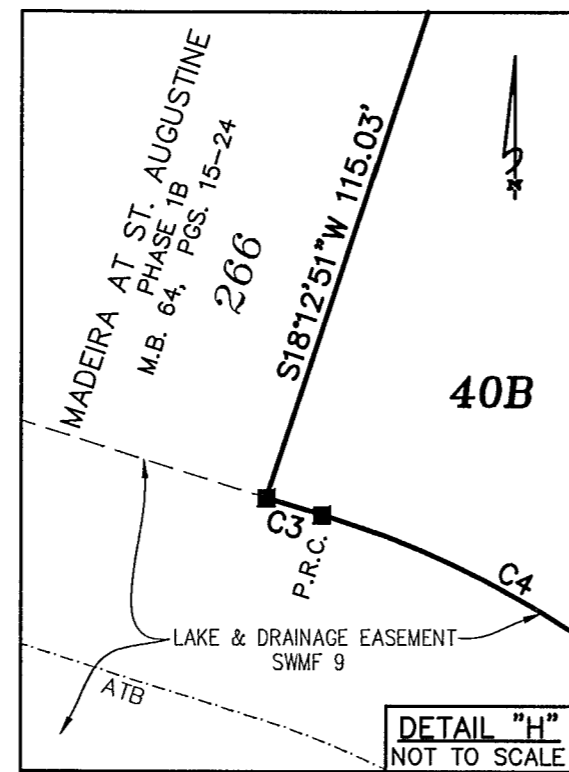
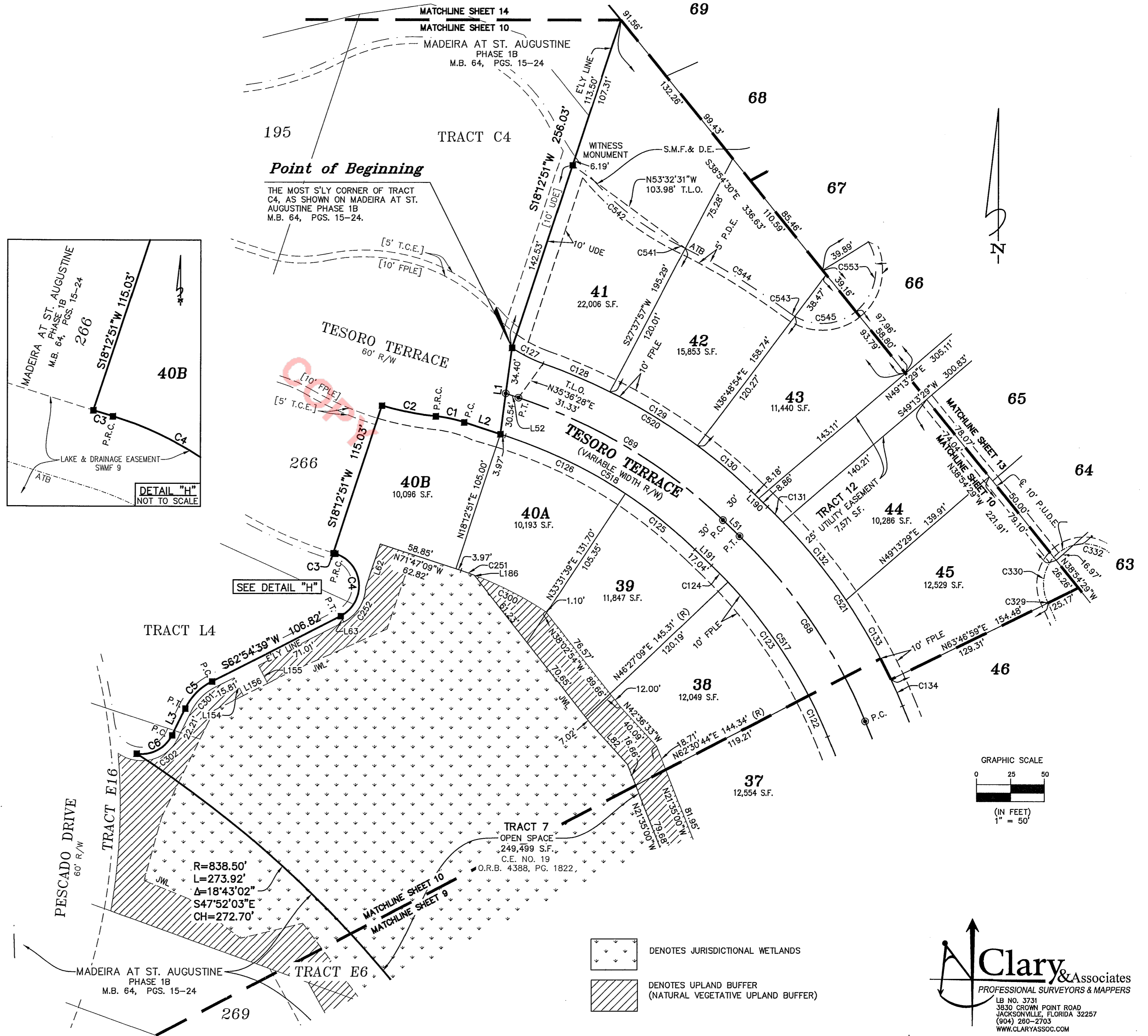
Madeira At St. Augustine Phase 1C

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SHEET 10 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°23'50"W	64.94'
L2	N71°47'09"W	28.36'
L3	S26°10'08"W	22.21'
L51	S46°14'13"E	17.04'
L52	S71°47'09"E	9.71'
L62	N18°39'42"E	33.82'
L63	S27°05'44"E	5.00'
L82	S42°12'15"E	40.00'
L154	N27°02'35"W	15.02'
L155	S27°02'35"E	15.02'
L156	N62°57'25"E	20.00'
L186	S45°07'58"E	2.14'
L190	S46°14'13"E	17.04'
L191	S46°14'13"E	17.04'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	21.63'	12°23'38"	N77°58'58"W	21.59'
C2	217.00'	40.54'	10°42'17"	N78°49'38"W	40.48'
C3	332.00'	1.51'	0°15'37"	S73°01'11"E	1.51'
C4	25.00'	59.37'	136°03'39"	S05°07'10"E	46.37'
C5	45.00'	28.86'	36°44'31"	S44°32'24"W	28.37'
C6	25.00'	31.75'	72°46'01"	S62°33'09"W	29.66'
C68	400.00'	167.10'	23°56'09"	N34°16'09"W	165.89'
C69	400.00'	178.36'	25°32'55"	N59°00'41"W	176.89'
C122	370.00'	33.49'	5°11'12"	N24°53'41"W	33.48'
C123	370.00'	103.71'	16°03'35"	N35°31'04"W	103.37'
C124	370.00'	17.37'	2°41'22"	N44°53'32"W	17.37'
C125	370.00'	66.10'	10°14'08"	N51°21'17"W	66.01'
C126	370.00'	98.89'	15°18'47"	N64°07'45"W	98.59'
C127	100.00'	25.89'	14°50'12"	S63°07'10"E	25.82'
C128	430.00'	53.82'	7°10'15"	N66°57'08"W	53.78'
C129	430.00'	76.41'	10°10'54"	N58°16'33"W	76.31'
C130	430.00'	52.14'	6°56'53"	N49°42'40"W	52.11'
C131	430.00'	16.23'	2°09'45"	N45°09'21"W	16.23'
C132	430.00'	74.12'	9°52'35"	N39°08'11"W	74.03'
C133	430.00'	67.81'	9°02'09"	N29°40'49"W	67.74'
C134	430.00'	21.47'	2°51'40"	N23°43'54"W	21.47'
C251	265.00'	10.10'	2°11'05"	N70°41'36"W	10.10'
C252	30.00'	31.99'	61°05'39"	N32°21'50"E	30.49'
C300	265.00'	59.68'	12°54'13"	N63°08'57"W	59.55'
C301	40.00'	25.65'	36°44'31"	S44°32'24"W	25.21'
C302	30.00'	29.54'	56°24'58"	S54°22'37"W	28.36'
C329	252.00'	0.56'	0°07'37"	N26°16'49"W	0.56'
C330	30.00'	35.67'	68°07'28"	N07°43'07"E	33.61'
C331	30.00'	17.33'	33°06'01"	N58°19'51"E	17.09'
C332	30.00'	32.01'	61°08'34"	S74°32'52"E	30.52'
C517	370.00'	154.57'	23°56'09"	N34°16'09"W	153.45'
C518	370.00'	164.99'	25°32'55"	N59°00'41"W	163.62'
C520	430.00'	182.37'	24°18'02"	S58°23'15"E	181.01'
C521	430.00'	179.64'	23°56'09"	S34°16'09"E	178.33'
C541	550.00'	6.84'	0°42'44"	N63°30'17"W	6.84'
C542	200.00'	100.49'	28°47'18"	N49°28'00"W	99.44'
C543	40.00'	4.54'	6°30'12"	N56°54'31"W	4.54'
C544	550.00'	91.12'	9°29'31"	N58°24'10"W	91.01'
C545	40.00'	47.99'	68°44'51"	S85°27'58"W	45.17'
C553	40.00'	57.15'	81°51'33"	S10°09'45"W	52.41'

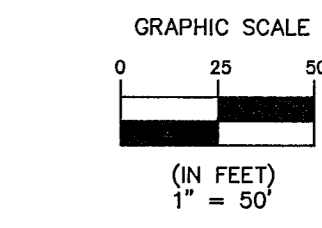


Point of Beginning
THE MOST S'LY CORNER OF TRACT C4, AS SHOWN ON MADEIRA AT ST. AUGUSTINE PHASE 1B M.B. 64, PGS. 15-24.

SEE DETAIL "H"

R=838.50'
L=273.92'
Δ=18°43'02"
S47°52'03"E
CH=272.70'

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

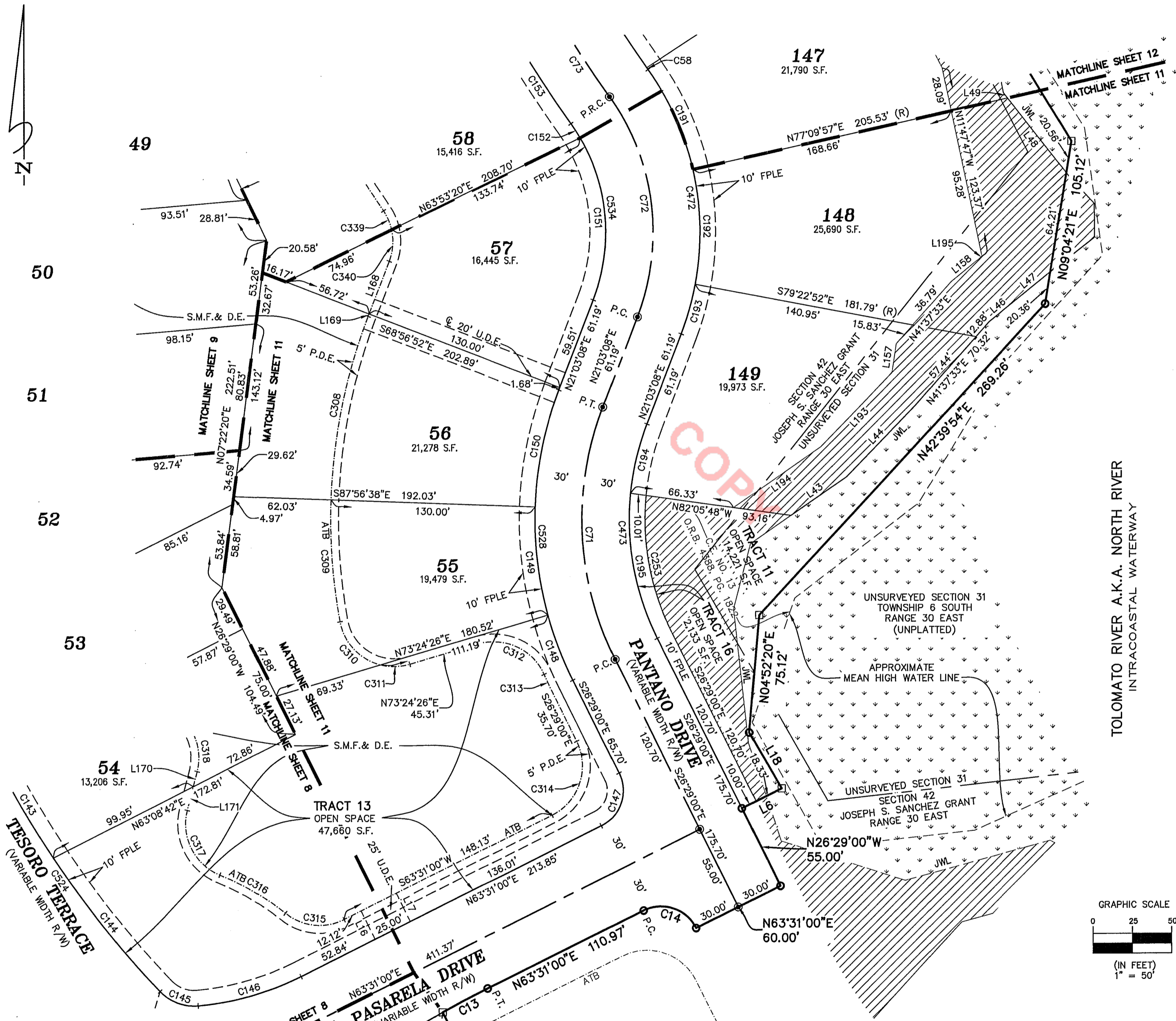


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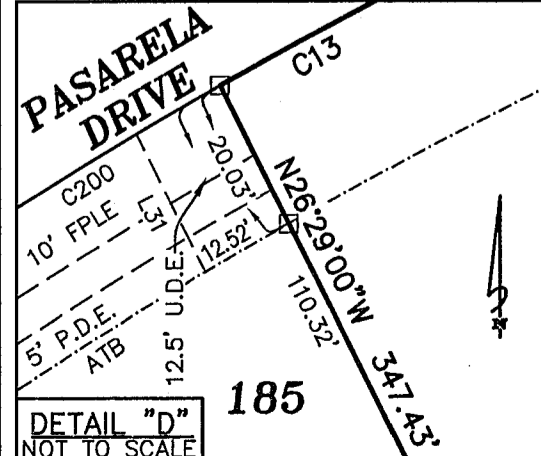
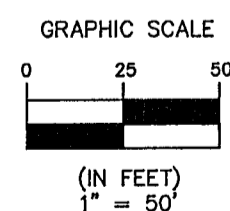
Madeira At St. Augustine Phase 1C

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 11 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	632.00'	32.40'	2°56'14"	N62°02'53"E	32.40'
C14	25.00'	39.27'	90°00'00"	S71°29'00"E	35.36'
C58	770.00'	1.37'	0°06'07"	S35°16'21"E	1.37'
C71	200.00'	165.93'	47°32'08"	S02°42'56"E	161.21'
C72	150.00'	147.59'	56°22'33"	N07°08'08"W	141.71'
C73	800.00'	128.63'	9°12'44"	S30°43'02"E	128.49'
C143	632.00'	75.18'	6°48'57"	S30°19'48"E	75.14'
C144	632.00'	108.62'	9°50'52"	S38°39'42"E	108.49'
C145	30.00'	26.87'	51°19'07"	S69°14'42"E	25.98'
C146	182.00'	68.55'	21°34'44"	N74°18'23"E	68.14'
C147	25.00'	39.27'	90°00'00"	N18°31'00"E	35.36'
C148	230.00'	44.70'	11°08'10"	S20°54'55"E	44.63'
C149	230.00'	69.86'	17°24'11"	S06°38'44"E	69.59'
C150	230.00'	76.26'	18°59'47"	S11°33'15"W	75.91'
C151	120.00'	107.26'	51°12'39"	N04°33'11"W	103.72'
C152	120.00'	10.82'	5°09'54"	N32°44'27"W	10.81'
C153	830.00'	64.75'	4°28'12"	S33°05'18"E	64.74'
C191	180.00'	70.65'	22°29'21"	N24°04'44"W	70.20'
C192	180.00'	73.68'	23°27'11"	N01°06'27"W	73.17'
C193	180.00'	32.78'	10°26'00"	N15°50'08"E	32.73'
C194	170.00'	45.52'	15°20'28"	S13°22'54"W	45.38'
C195	170.00'	95.52'	32°11'40"	S10°23'09"E	94.27'
C253	160.24'	89.52'	32°00'27"	S10°27'16"E	88.36'
C308	360.00'	119.36'	18°59'47"	S11°33'15"W	118.81'
C309	360.00'	78.33'	12°27'59"	S04°10'38"E	78.17'
C310	35.00'	39.82'	65°10'47"	S43°00'01"E	37.70'
C311	35.00'	18.94'	31°00'10"	N88°54'31"E	18.71'
C312	35.00'	50.59'	82°49'09"	S65°11'00"E	46.30'
C313	245.00'	11.59'	2°42'35"	S25°07'42"E	11.59'
C314	35.00'	54.98'	90°00'00"	S18°31'00"W	49.50'
C315	35.00'	39.78'	65°06'55"	N83°55'32"W	37.67'
C316	167.00'	48.43'	16°37'00"	N59°40'34"W	48.26'
C317	35.00'	50.31'	82°21'49"	N26°48'10"W	46.09'
C318	35.00'	24.96'	40°51'44"	N06°03'08"W	24.44'
C339	35.00'	13.23'	21°39'17"	S23°05'45"E	13.15'
C340	35.00'	20.35'	33°19'14"	S04°23'31"W	20.07'
C472	180.00'	177.11'	56°22'33"	S07°08'08"E	170.05'
C473	170.00'	141.04'	47°32'08"	S02°42'56"E	137.03'
C524	632.00'	188.65'	17°06'08"	S35°02'04"E	187.95'
C528	230.00'	190.82'	47°32'08"	N02°42'56"W	185.39'
C534	120.00'	118.07'	56°22'33"	N07°08'08"W	113.37'



DENOTES JURISDICTIONAL WETLANDS
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

MATCHLINE SHEET 11
MATCHLINE SHEET 7

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N63°31'00"E	28.33'
L16	S26°29'00"E	20.00'
L17	S26°29'00"E	20.00'
L18	N30°20'24"W	41.05'
L31	N26°29'00"W	20.05'
L43	N55°09'30"E	43.16'
L44	N44°02'19"E	63.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	N50°59'18"E	21.22'
L47	N51°10'37"E	28.73'
L48	N37°51'57"W	60.68'
L49	N37°51'57"W	4.23'
L157	S08°14'47"W	18.18'
L158	S50°59'18"W	24.14'
L168	S21°03'08"W	35.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L169	S21°03'08"W	1.68'
L170	N14°22'44"E	9.88'
L171	N14°22'44"E	15.57'
L193	S44°02'19"W	60.81'
L194	S55°09'29"W	67.77'
L195	S51°10'37"W	1.01'

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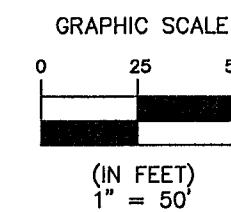
Madeira At St. Augustine Phase 1C

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SHEET 12 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L48	N37°51'57"W	60.68'
L49	N37°51'57"W	4.23'
L50	N11°47'49"W	28.23'
L167	S46°31'40"E	21.85'
L168	S21°03'08"W	35.75'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C57	770.00'	75.04'	5°35'01"	S32°25'47"E	75.01'
C58	770.00'	1.37'	0°06'07"	S35°16'21"E	1.37'
C72	150.00'	147.59'	56°22'33"	N07°08'08"W	141.71'
C73	800.00'	128.63'	9°12'44"	S30°43'02"E	128.49'
C74	500.00'	175.69'	20°07'59"	N36°10'39"W	174.79'
C75	1250.00'	480.96'	22°02'44"	S35°13'17"E	478.00'
C151	120.00'	107.26'	51°12'39"	N04°33'11"W	103.72'
C152	120.00'	10.82'	5°09'54"	N32°44'27"W	10.81'
C153	830.00'	64.75'	4°28'12"	S33°05'18"E	64.74'
C154	830.00'	68.70'	4°44'32"	S28°28'56"E	68.68'
C155	470.00'	70.90'	8°38'37"	N30°25'58"W	70.84'
C156	470.00'	89.51'	10°54'42"	N40°12'38"W	89.37'
C157	470.00'	4.74'	0°34'40"	N45°57'19"W	4.74'
C158	1280.00'	70.40'	3°09'04"	S44°40'07"E	70.39'
C186	530.00'	47.78'	5°09'57"	N43°39'41"W	47.77'
C187	530.00'	75.22'	8°07'54"	N37°00'45"W	75.16'
C188	530.00'	63.23'	6°50'08"	N29°31'44"W	63.19'
C189	770.00'	47.40'	3°31'36"	S27°52'28"E	47.39'
C191	180.00'	70.65'	22°29'21"	N24°04'44"W	70.20'
C192	180.00'	73.68'	23°27'11"	N01°06'27"W	73.17'
C334	1410.00'	6.26'	0°15'16"	S46°07'01"E	6.26'
C335	340.00'	68.18'	11°29'22"	S40°29'58"E	68.07'
C336	340.00'	51.29'	8°38'37"	S30°25'58"E	51.24'
C337	960.00'	68.68'	4°05'56"	S28°09'38"E	68.66'
C338	960.00'	62.22'	3°42'48"	S32°04'00"E	62.20'
C339	35.00'	13.23'	21°39'17"	S23°05'45"E	13.15'
C340	35.00'	20.35'	33°19'14"	S04°23'31"W	20.07'
C470	530.00'	186.24'	20°07'59"	S36°10'39"E	185.28'
C471	770.00'	123.80'	9°12'44"	S30°43'02"E	123.67'
C472	180.00'	177.11'	56°22'33"	S07°08'08"E	170.05'
C531	830.00'	133.45'	9°12'44"	N30°43'02"W	133.31'
C532	470.00'	165.15'	20°07'59"	N36°10'39"W	164.30'
C534	120.00'	118.07'	56°22'33"	N07°08'08"W	113.37'



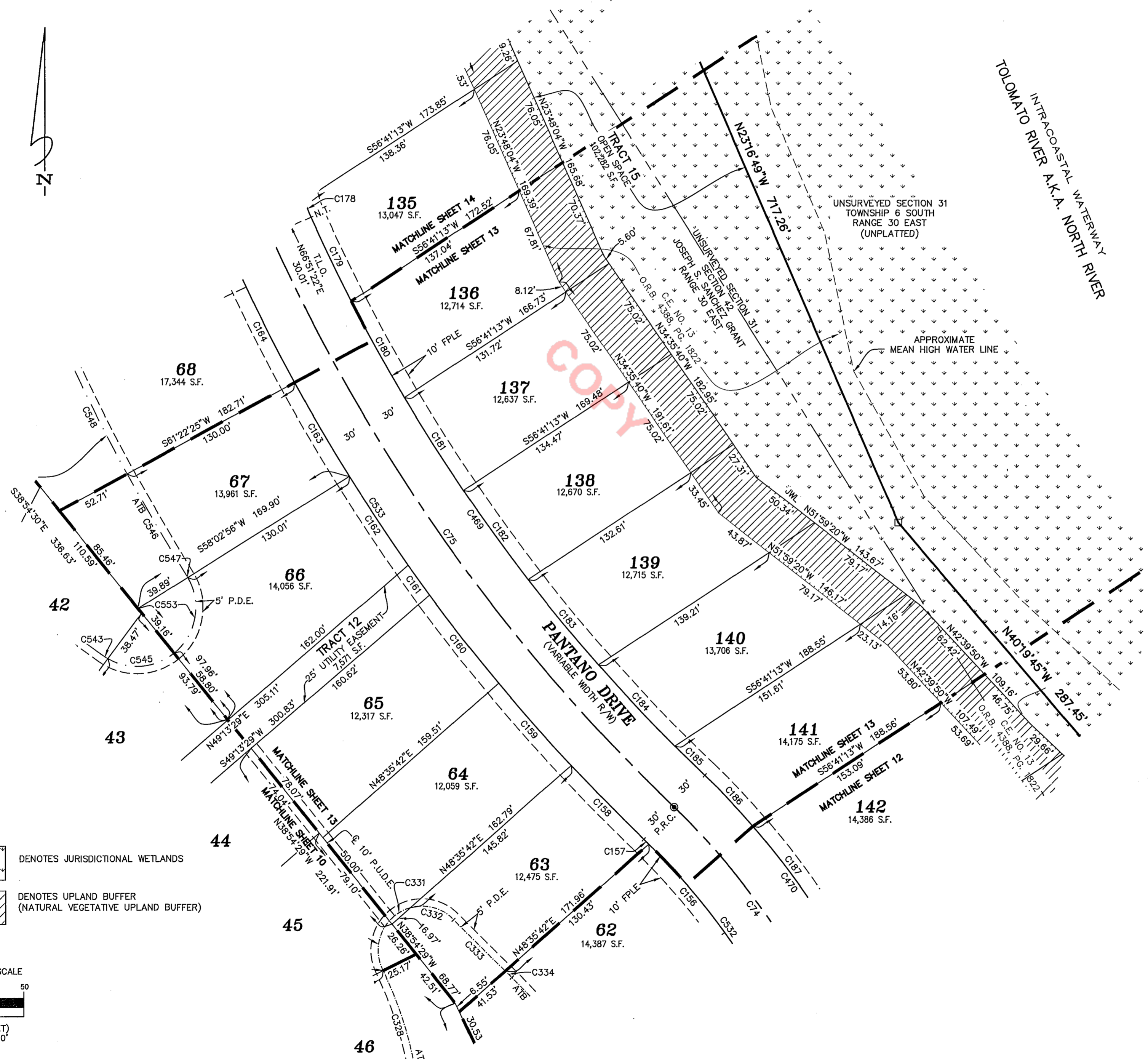
- DENOTES JURISDICTIONAL WETLANDS
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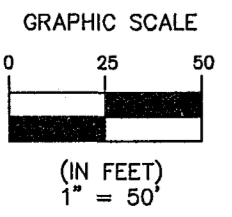
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SHEET 13 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C74	500.00'	175.69'	20'07"59"	N36'10'39"W	174.79'
C75	1250.00'	480.96'	22'02"44"	S35'13'17"E	478.00'
C156	470.00'	89.51'	10'54"42"	N40'12'38"W	89.37'
C157	470.00'	4.74'	0'34"40"	N45'57'19"W	4.74'
C158	1280.00'	70.40'	3'09"04"	S44'40'07"E	70.39'
C159	1280.00'	75.01'	3'21"28"	S41'24'51"E	75.00'
C160	1280.00'	76.38'	3'25"08"	S38'01'33"E	76.37'
C161	1280.00'	25.10'	1'07"24"	S35'45'18"E	25.10'
C162	1280.00'	72.43'	3'14"32"	S33'34'19"E	72.42'
C163	1280.00'	74.27'	3'19"29"	S30'17'19"E	74.26'
C164	1280.00'	82.99'	3'42"54"	S26'46'08"E	82.98'
C178	82.00'	12.63'	8'49"34"	S20'10'08"E	12.62'
C179	1220.00'	63.27'	2'58"18"	S25'42'38"E	63.27'
C180	1220.00'	75.23'	3'31'59"	S28'57'46"E	75.22'
C181	1220.00'	75.02'	3'31'24"	S32'29'27"E	75.01'
C182	1220.00'	75.10'	3'31'36"	S36'00'57"E	75.08'
C183	1220.00'	75.46'	3'32'38"	S39'33'04"E	75.45'
C184	1220.00'	76.12'	3'34'30"	S43'06'38"E	76.11'
C185	1220.00'	28.66'	1'20"46"	S45'34'16"E	28.66'
C186	530.00'	47.78'	5'09"57"	N43'39'41"W	47.77'
C187	530.00'	75.22'	8'07"54"	N37'00'45"W	75.16'
C328	252.00'	76.69'	17'26"09"	N17'29'56"W	76.39'
C331	30.00'	17.33'	33'06"01"	N58'19'51"E	17.09'
C332	30.00'	32.01'	61'08"34"	S74'32'52"E	30.52'
C333	1410.00'	49.55'	2'00"48"	S44'58'59"E	49.54'
C334	1410.00'	6.26'	0'15"16"	S46'07'01"E	6.26'
C469	1220.00'	468.86'	22'01"10"	S35'14'04"E	465.98'
C470	530.00'	186.24'	20'07"59"	S36'10'39"E	185.28'
C532	470.00'	165.15'	20'07"59"	N36'10'39"W	164.30'
C533	1280.00'	582.99'	26'05"45"	N33'11'46"W	577.96'
C543	40.00'	4.54'	6'30"12"	N56'54'31"W	4.54'
C545	40.00'	47.99'	68'44"51"	S85'27'58"W	45.17'
C546	1410.00'	81.01'	3'17'31"	S30'16'20"E	81.00'
C547	40.00'	0.80'	1'09"05"	S31'20'34"E	0.80'
C548	1410.00'	92.51'	3'45"33"	S26'44'49"E	92.49'
C553	40.00'	57.15'	81'51"33"	S10'09'45"W	52.41'

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SHEET 14 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C75	1250.00'	480.96'	22°02'44"	S35°13'17"E	478.00'
C76	112.00'	49.03'	25°05'03"	S11°39'24"E	48.64'
C77	100.00'	91.91'	52°39'48"	N25°26'47"W	88.71'
C78	500.00'	52.72'	6°02'27"	N54°47'54"W	52.69'
C162	1280.00'	72.43'	3°14'32"	S33°34'19"E	72.42'
C163	1280.00'	74.27'	3°19'29"	S30°17'19"E	74.26'
C164	1280.00'	82.99'	3°42'54"	S26°46'08"E	82.98'
C165	1280.00'	80.18'	3°35'21"	S23°07'01"E	80.17'
C166	1280.00'	26.23'	1°10'27"	S20°44'07"E	26.23'
C167	100.00'	58.18'	33°20'13"	N36°49'00"W	57.37'
C168	245.00'	55.20'	12°54'33"	S47°01'50"E	55.08'
C169	82.00'	4.37'	3°03'10"	N42°06'09"W	4.37'
C170	82.00'	18.45'	12°53'25"	N50°04'26"W	18.41'
C171	270.00'	6.12'	1°17'59"	N57°10'08"W	6.12'
C172	82.00'	34.56'	24°08'47"	S69°53'31"E	34.30'
C173	118.00'	42.96'	20°51'35"	N71°32'07"W	42.72'
C174	118.00'	48.66'	23°37'34"	N49°17'32"W	48.31'
C175	118.00'	26.69'	12°57'38"	N30°59'56"W	26.64'
C176	118.00'	56.19'	27°17'00"	N10°52'37"W	55.66'
C177	82.00'	26.51'	18°31'14"	S06°29'44"E	26.39'
C178	82.00'	12.63'	8°49'34"	S20°10'08"E	12.62'
C179	1220.00'	63.27'	2°58'18"	S25°42'38"E	63.27'
C180	1220.00'	75.23'	3°31'59"	S28°57'46"E	75.22'
C181	1220.00'	75.02'	3°31'24"	S32°29'27"E	75.01'
C463	82.00'	22.82'	15°56'35"	N48°32'51"W	22.74'
C466	118.00'	91.62'	44°29'09"	S59°43'20"E	89.33'
C467	118.00'	82.88'	40°14'38"	S17°21'26"E	81.19'
C468	82.00'	39.14'	27°20'48"	S10°54'31"E	38.77'
C546	1410.00'	81.01'	3°17'31"	S30°16'20"E	81.00'
C548	1410.00'	92.51'	3°45'33"	S26°44'49"E	92.49'
C549	140.00'	4.59'	1°52'40"	S22°25'07"E	4.59'
C550	1410.00'	83.36'	3°23'15"	S23°10'25"E	83.35'
C551	140.00'	59.71'	24°26'18"	S35°34'36"E	59.26'
C552	140.00'	24.49'	10°01'22"	S52°48'27"E	24.46'
C555	30.00'	19.17'	36°36'56"	S76°07'36"E	18.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L56	N65°36'44"E	36.42'
L64	N54°30'15"W	35.29'
L66	N17°45'42"W	19.39'
L74	N89°34'40"E	20.76'
L75	N30°54'04"W	30.40'
L76	N05°00'07"E	8.55'
L77	N05°00'07"E	22.67'
L78	N01°04'53"W	25.13'
L79	N16°43'49"W	29.11'
L80	N38°04'52"W	8.08'
L115	N32°42'46"W	14.54'
L116	S37°18'40"W	17.92'
L117	S61°53'50"W	88.70'
L118	S42°13'28"W	51.74'
L119	S74°52'57"W	50.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L120	S36°15'46"E	21.40'
L121	N73°06'22"W	40.52'
L122	N70°57'24"W	49.00'
L123	S67°27'14"W	48.40'
L124	N42°01'48"W	31.22'
L125	N38°04'52"W	22.37'
L134	N57°49'08"W	33.87'
L159	S56°41'13"W	18.57'
L160	S17°46'10"E	10.55'
L161	S57°49'08"E	30.80'
L185	S57°49'08"E	50.63'
L187	S57°49'08"E	27.02'



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