

Madeira At St. Augustine Phase 2A Unit 1

MAP BOOK 102 PAGE 49

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 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 1 OF 13 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 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY CORNER OF THE EASTERLY TERMINUS OF MARALINDA DRIVE AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1A, AS RECORDED IN A MAP BOOK 63, PAGES 24 THROUGH 31, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING ON THE ARC OF A CURVE LEADING EASTERLY; THENCE 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°50'11" EAST, 135.87 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 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; THENCE SOUTH 56°48'54" EAST, 60.49 FEET; THENCE SOUTH 61°55'16" EAST, 264.70 FEET; THENCE SOUTH 32°54'38" EAST, 426.92 FEET; THENCE SOUTH 21°49'04" EAST, 363.74 FEET; THENCE SOUTH 69°58'35" WEST, 200.21 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 175.00 FEET, AN ARC DISTANCE OF 13.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°41'27" EAST, 13.67 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°27'09" EAST, 42.10 FEET; THENCE SOUTH 88°32'51" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 50.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°41'49" WEST, 42.51 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°03'32" WEST, 125.28 FEET; THENCE SOUTH 20°01'25" EAST, 105.19 FEET; THENCE SOUTH 12°14'08" WEST, 28.70 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 30.00 FEET, AN ARC DISTANCE OF 31.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°22'18" EAST, 30.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°01'25" EAST, 256.30 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 30.00 FEET, AN ARC DISTANCE OF 62.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°58'07" WEST, 51.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°02'22" WEST, 175.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 595.00 FEET, AN ARC DISTANCE OF 204.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°51'47" WEST, 203.03 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 30.00 FEET, AN ARC DISTANCE OF 37.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°48'50" WEST, 35.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°56'28" WEST, 45.98 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 30.00 FEET, AN ARC DISTANCE OF 31.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°06'41" EAST, 30.05 FEET; THENCE NORTH 57°50'11" WEST, 16.14 FEET; THENCE NORTH 27°56'28" WEST, 110.00 FEET; THENCE SOUTH 62°03'32" WEST, 102.00 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 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°03'32" WEST, 35.36 FEET; THENCE SOUTH 62°03'32" WEST, 50.00 FEET; THENCE NORTH 27°56'28" WEST, 46.40 FEET; THENCE SOUTH 62°03'32" WEST, 123.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED SECOND DESCRIPTION AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2686, PAGE 172, OF SAID PUBLIC RECORDS; THENCE NORTH 27°56'28" WEST, ALONG LAST SAID LINE, 174.32 FEET; THENCE NORTH 05°34'14" WEST, 149.44 FEET; THENCE NORTH 19°39'46" WEST, 373.54 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS "CONSERVATION EASEMENT NO. 8" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2808, PAGE 1469, OF SAID PUBLIC RECORDS; THENCE NORTH 79°28'46" EAST, ALONG LAST SAID LINE, 3.44 FEET; THENCE NORTH 50°56'32" EAST, CONTINUING ALONG LAST SAID LINE, 47.92 FEET; THENCE NORTH 69°58'35" EAST, 398.10 FEET; THENCE NORTH 20°27'59" WEST, 285.50 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS "ROAD TRACT" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4095, PAGE 1274, OF SAID PUBLIC RECORDS; THENCE NORTH 57°28'38" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS "LANDSCAPE TRACT NO. 2" AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 4095, PAGE 1274, 40.55 FEET, TO THE EASTERLY LINE OF SAID "LANDSCAPE TRACT NO. 2" AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY AND NORTHERLY, ALONG LAST SAID LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 166.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°10'21" WEST, 163.13 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 13.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°36'54" WEST, 13.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 17°44'53" WEST, 1.08 FEET, TO THE SOUTHERLY LINE OF TRACT B13 AS SHOWN ON AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1A, AND THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 24.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°47'05" EAST, 21.77 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 950.00 FEET, AN ARC DISTANCE OF 152.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°54'33" EAST, 152.10 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 94.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°48'13" EAST, 93.74 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 11°52'15" WEST, ALONG LAST SAID LINE AND ALONG THE AFORESAID EASTERLY TERMINUS OF MARALINDA DRIVE, 95.37 FEET, TO THE POINT OF BEGINNING.

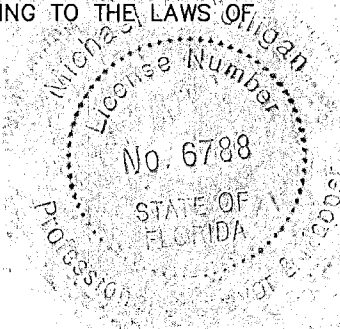
CONTAINING 25.24 ACRES, MORE OR LESS.

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 10TH DAY OF APRIL, 2020, A.D.

MICHAEL J. COLLIGAN
REGISTERED LAND SURVEYOR NO. 6788



REVIEWS

OFFICE: SPB
FIELD: KRF

CHECKED BY

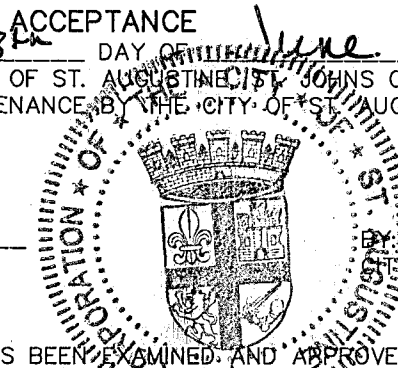
DRAFT: SPB
CLOSURES/DATA: SPB
COVER SHEET: KRF
PRMS: KRF

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS 8TH DAY OF JUNE, 2020, 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. Updegraff
MAYOR-COMMISSIONER

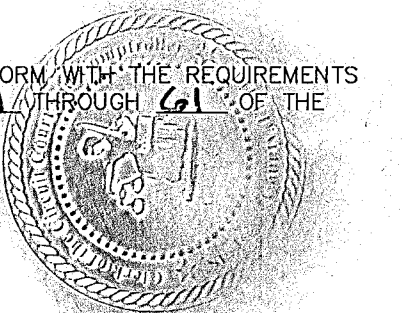


Dorlene Alambro
CLERK

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 102, PAGES 49 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 10TH DAY OF JUNE, 2020.

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 10TH DAY OF JUNE, 2020.

J.C.K.
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 27TH DAY OF MAY, 2020.

Mark Smith
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 26TH DAY OF MAY, 2020.

John R.
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 26TH DAY OF MAY, 2020.

David Barclay
CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING

CERTIFICATE OF CITY PUBLIC WORKS DEPARTMENT

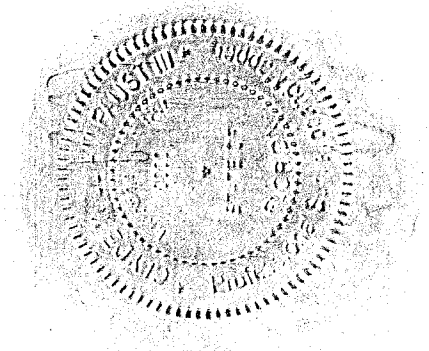
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY CITY PUBLIC WORKS DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 26TH DAY OF MAY, 2020.

Mike Miller
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 10TH DAY OF APRIL, 2020.

E. William Faust III
C. WILLIAM FAUST III, JPSM
LS# 6600



Madeira At St. Augustine Phase 2A Unit 1

MAP BOOK 102 PAGE 50

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 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 13 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, KNOWN AS MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, HAVING 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. 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 LANES 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, LANES, 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 LANES 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, 3, 5, 6, 7, 9, 11, & 12 (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, ST. JOHNS COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.

TRACT 10 (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.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS ARE DEDICATED TRACTS 1, 4, AND 8 (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, 4, AND 8 (STORMWATER MANAGEMENT FACILITY), AND LAKE & DRAINAGE EASEMENTS LOCATED ON SAID MADEIRA AT ST. AUGUSTINE PHASE 2A PLAT UNIT 1.

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, 4, AND 8 (STORMWATER MANAGEMENT FACILITY), AND THE PRIVATE DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "FPLE", 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.

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 16TH DAY OF APRIL, 2020.

PONCE ASSOCIATES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Jeff Stehile

PRINT NAME: Jeff Stehile

WITNESS: Scott Banowski

PRINT NAME: Scott Banowski

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

NOTARY FOR PONCE ASSOCIATES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF: Florida

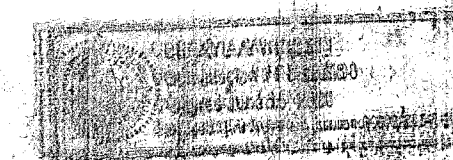
COUNTY: St. Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS 16TH DAY OF April, 2020, A.D., BY JOHN C. KUNKEL, VICE PRESIDENT OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Cheryl A. Winsett
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
SERIAL NO. _____

PRINT NAME: Cheryl A. Winsett



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

Madeira At St. Augustine Phase 2A Unit 1

MAP BOOK 102 PAGE 51

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 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

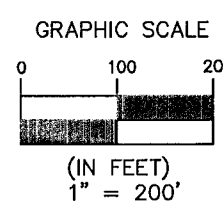
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY TERMINUS OF MARALINDA DRIVE AS N11°52'15"W PER MADEIRA AT ST. AUGUSTINE PHASE 1A M.B. 63 PGS. 24-31.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS WOOLPERT GPS GROUND CONTROL SURVEY (G029) AND ST. JOHNS CO., WOOLPERT GPS GROUND CONTROL SURVEY (G030). COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1990 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT #	NORTHING	EASTING	DESCRIPTION
1	2036957.71	551734.49	NE CORNER OF LOT 58
2	2037038.03	551954.89	NE CORNER OF LOT 62

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- LAKES AND TOP OF BANK THE SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ST. AUGUSTINE AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED, FROM TIME TO TIME, BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- CONSERVATION EASEMENTS SHOWN HEREON, RECORDED IN OFFICIAL RECORDS BOOK 2808, PAGE 1469, OFFICIAL RECORDS BOOK 4388, PAGE 1822 AND OFFICIAL RECORDS BOOK 2778, PAGE 50 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXCEPT FOR CONSERVATION EASEMENT NO. 15 WHICH IS NOT RECORDED AT THIS TIME.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.B. 241, PG. 350	MINERAL RESERVATION	SHOWN HEREON
O.R.B. 738, PG. 1267	QUIT CLAIM	SHOWN HEREON
O.R.B. 2073, PG. 513	AVIGATION EASEMENT	BLANKETS PLATTED LANDS
O.R.B. 2778, PG. 50	CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 2808, PG. 1469	CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 4388, PG. 1822	CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 3095, PG. 900	DECLARATION	BLANKETS PLATTED LANDS
O.R.B. 4095, PG. 1274	FIRST SUPPLEMENT	BLANKETS PLATTED LANDS
O.R.B. 4616, PG. 1025	PARTIAL RELEASE OF EASEMENT PARCEL	BLANKETS PLATTED LANDS
O.R.B. 4616, PG. 1053	SUBORDINATION AGREEMENT	BLANKETS PLATTED LANDS
O.R.B. 4616, PG. 1056	SUBORDINATION AGREEMENT	BLANKETS PLATTED LANDS
O.R.B. 4692, PG. 1950	SUBORDINATION AGREEMENT	BLANKETS PLATTED LANDS
O.R.B. 4692, PG. 1953	SUBORDINATION AGREEMENT	BLANKETS PLATTED LANDS
O.R.B. 4905, PG. 266	SECOND SUPPLEMENT	BLANKETS PLATTED LANDS
O.R.B. 4022, PG. 45	EASEMENT	SHOWN HEREON
O.R.B. 4692, PG. 1933	PERPETUAL EASEMENT	SHOWN HEREON
O.R.B. 4894, PG. 56	GRANT OF TEMPORARY ACCESS EASEMENT	SHOWN HEREON
O.R.B. 4894, PG. 73	GRANT OF NON-EXCLUSIVE ACCESS EASEMENT	SHOWN HEREON
O.R.B. 4897, PG. 697	DECLARATION OF RESTRICTIVE COVENANT FOR PHASE 2A, UNIT 1 AND JOINDER AND CONSENT OF MORTGAGEE	BLANKETS PLATTED LANDS
O.R.B. 4924, PG. 334	GRANT OF ACCESS AND DRAINAGE EASEMENT	SHOWN HEREON
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- ALL UTILITY EASEMENTS ARE DEPICTED ON SHEETS 4-13 OF THIS PLAT.

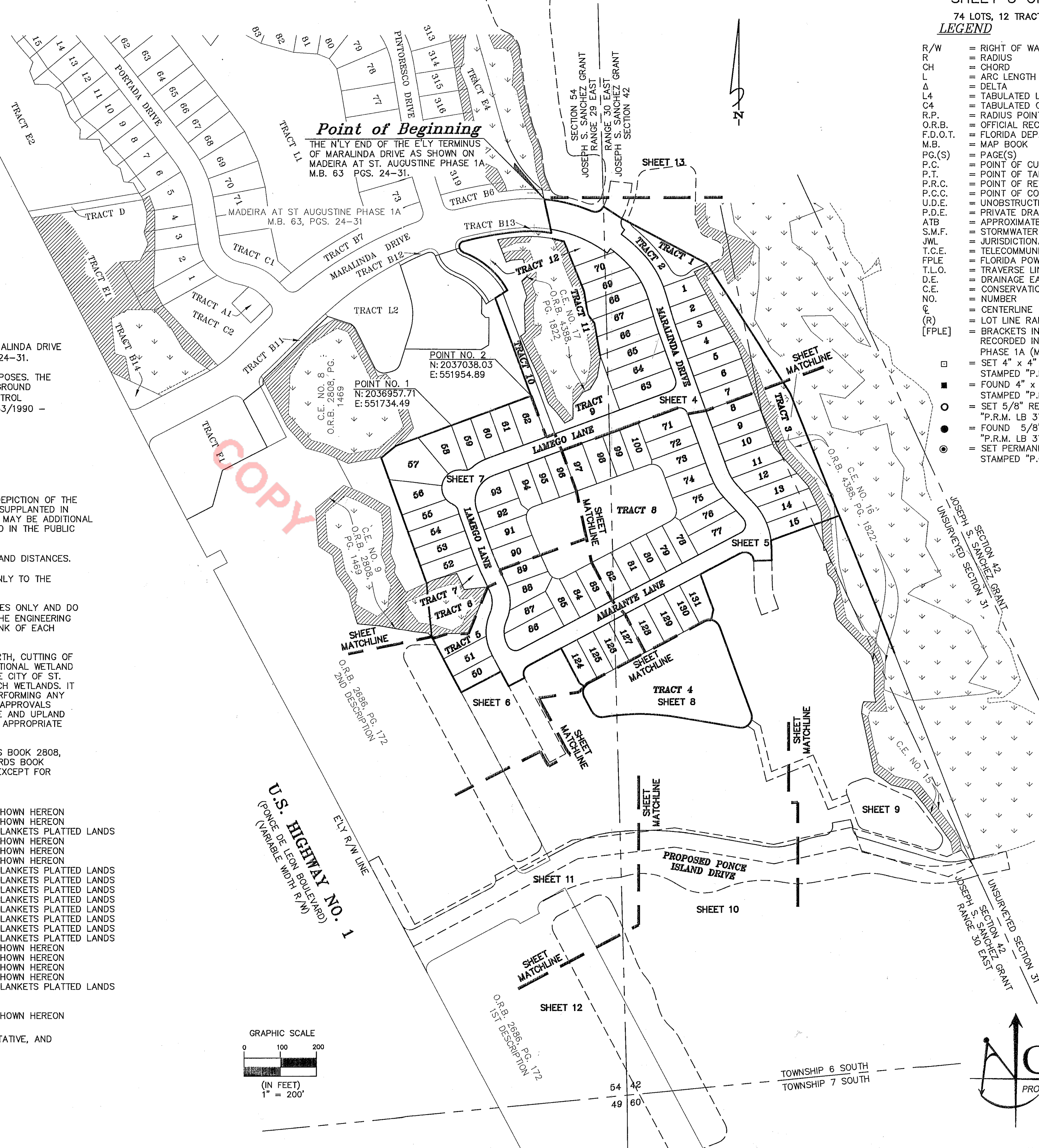


SHEET 3 OF 13 SHEETS

74 LOTS, 12 TRACTS IN THIS PHASE

LEGEND

R/W	= RIGHT OF WAY
R	= RADIUS
CH	= CHORD
L	= ARC LENGTH
Δ	= DELTA
L4	= TABULATED LINE DATA
C4	= TABULATED CURVE DATA
R.P.	= RADIUS POINT
O.R.B.	= OFFICIAL RECORDS BOOK
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
M.B.	= MAP BOOK
PG.(S)	= PAGE(S)
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
P.R.C.	= POINT OF REVERSE CURVE
P.C.C.	= POINT OF COMPOUND CURVE
U.D.E.	= UNOBSTRUCTED DRAINAGE EASEMENT
P.D.E.	= PRIVATE DRAINAGE EASEMENT
ATB	= APPROXIMATE TOP OF BANK
S.M.F.	= STORMWATER MANAGEMENT FACILITY
JWL	= JURISDICTIONAL WETLAND LINE
T.C.E.	= TELECOMMUNICATIONS EASEMENT
F.P.E.	= FLORIDA POWER & LIGHT EASEMENT
T.L.O.	= TRAVERSE LINE ONLY
D.E.	= DRAINAGE EASEMENT
C.E.	= CONSERVATION EASEMENT
NO.	= NUMBER
C	= CENTERLINE
(R)	= LOT LINE RADIAL TO R/W
[FPLE]	= BRACKETS INDICATE EASEMENTS RECORDED IN MADEIRA AT ST AUGUSTINE PHASE 1A (M.B. 63, PGS. 24-31)
□	= SET 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
■	= FOUND 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
○	= SET 5/8" REBAR STAMPED "P.R.M. LB 3731"
●	= FOUND 5/8" REBAR STAMPED "P.R.M. LB 3731"
⊙	= SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"



Clary & Associates
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JACKSONVILLE, FLORIDA 32257
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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 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 4 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

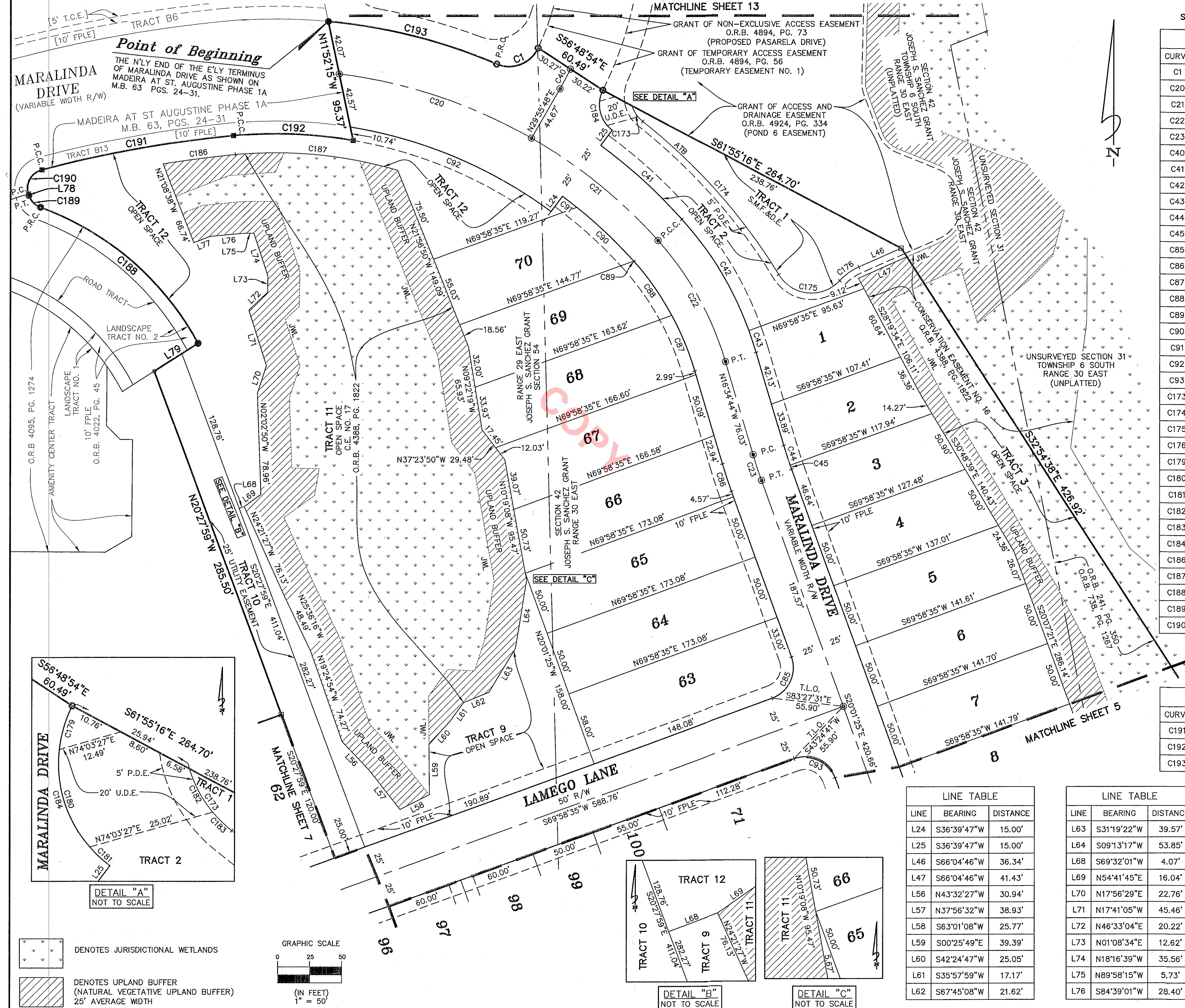
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	38.45'	88°06'38"	N68°59'24"E	34.77'
C20	400.00'	159.67'	22°52'16"	N71°30'20"W	158.61'
C21	400.00'	128.24'	18°22'07"	N50°53'06"W	127.69'
C22	250.00'	109.61'	25°07'18"	N29°08'24"W	108.74'
C23	350.00'	21.04'	3°26'41"	S18°18'05"E	21.04'
C40	250.00'	17.45'	3°59'58"	N27°55'48"E	17.45'
C41	425.00'	86.31'	11°38'07"	N47°31'06"W	86.16'
C42	275.00'	102.62'	21°22'54"	N31°00'36"W	102.03'
C43	275.00'	17.95'	3°44'25"	N18°26'57"W	17.95'
C44	325.00'	16.18'	2°51'10"	S18°00'19"E	16.18'
C45	325.00'	3.36'	0°35'31"	S19°43'40"E	3.36'
C85	25.00'	39.27'	90°00'00"	N24°58'35"E	35.36'
C86	375.00'	22.55'	3°26'41"	S18°18'05"E	22.54'
C87	225.00'	47.14'	12°00'19"	N22°34'54"W	47.06'
C88	225.00'	51.51'	13°06'59"	N35°08'33"W	51.40'
C89	375.00'	0.41'	0°03'47"	N41°43'56"W	0.41'
C90	375.00'	61.49'	9°23'43"	N46°27'41"W	61.42'
C91	375.00'	14.25'	2°10'37"	N52°14'51"W	14.25'
C92	360.00'	172.20'	27°24'21"	N67°02'23"W	170.56'
C93	25.00'	39.27'	90°00'00"	N65°01'25"W	35.36'
C173	25.00'	14.95'	34°16'04"	S34°20'23"E	14.73'
C174	460.00'	161.98'	20°10'33"	N41°23'09"W	161.15'
C175	30.00'	55.55'	106°05'55"	S84°20'50"E	47.95'
C176	45.00'	18.44'	23°28'34"	S54°20'29"W	18.31'
C179	25.00'	8.91'	20°24'52"	S16°30'14"W	8.86'
C180	25.00'	20.58'	47°10'13"	S17°17'18"E	20.01'
C181	25.00'	5.44'	12°27'49"	S47°06'19"E	5.43'
C182	25.00'	9.74'	22°18'53"	S28°21'48"E	9.68'
C183	25.00'	5.22'	11°57'11"	S45°29'50"E	5.21'
C184	25.00'	34.93'	80°02'53"	S13°18'46"E	32.16'
C186	935.00'	56.86'	3°29'03"	S82°45'32"W	56.85'
C187	335.00'	128.37'	21°57'22"	N84°31'16"W	127.59'
C188	235.00'	166.60'	40°37'08"	N49°10'21"W	163.13'
C189	15.00'	13.54'	51°44'03"	N43°36'54"W	13.09'
C190	15.00'	24.36'	93°03'55"	N28°47'05"E	21.77'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C191	950.00'	152.27'	9°11'00"	N79°54'33"E	152.10'
C192	350.00'	94.02'	15°23'27"	S87°48'13"E	93.74'
C193	440.00'	136.41'	17°45'48"	N75°50'11"W	135.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S36°39'47"W	15.00'
L25	S36°39'47"W	15.00'
L46	S66°04'46"W	36.34'
L47	S66°04'46"W	41.43'
L56	N43°32'27"W	30.94'
L57	N37°56'32"W	38.93'
L58	S63°01'08"W	25.77'
L59	S00°25'49"E	39.39'
L60	S42°24'47"W	25.05'
L61	S35°57'59"W	17.17'
L62	S67°45'08"W	21.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	S31°19'22"W	39.57'
L64	S09°13'17"W	53.85'
L68	S69°32'01"W	4.07'
L69	N54°41'45"E	16.04'
L70	N17°56'29"E	22.76'
L71	N17°41'05"W	45.46'
L72	N46°33'04"E	20.22'
L73	N01°08'34"E	12.62'
L74	N8°16'39"E	35.56'
L75	N89°58'15"W	5.73'
L76	S84°39'01"W	28.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L77	S68°51'22"W	13.82'
L78	N17°44'53"W	1.08'
L79	N57°28'38"E	40.55'



Madeira At St. Augustine Phase 2A Unit 1

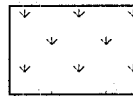
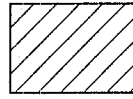
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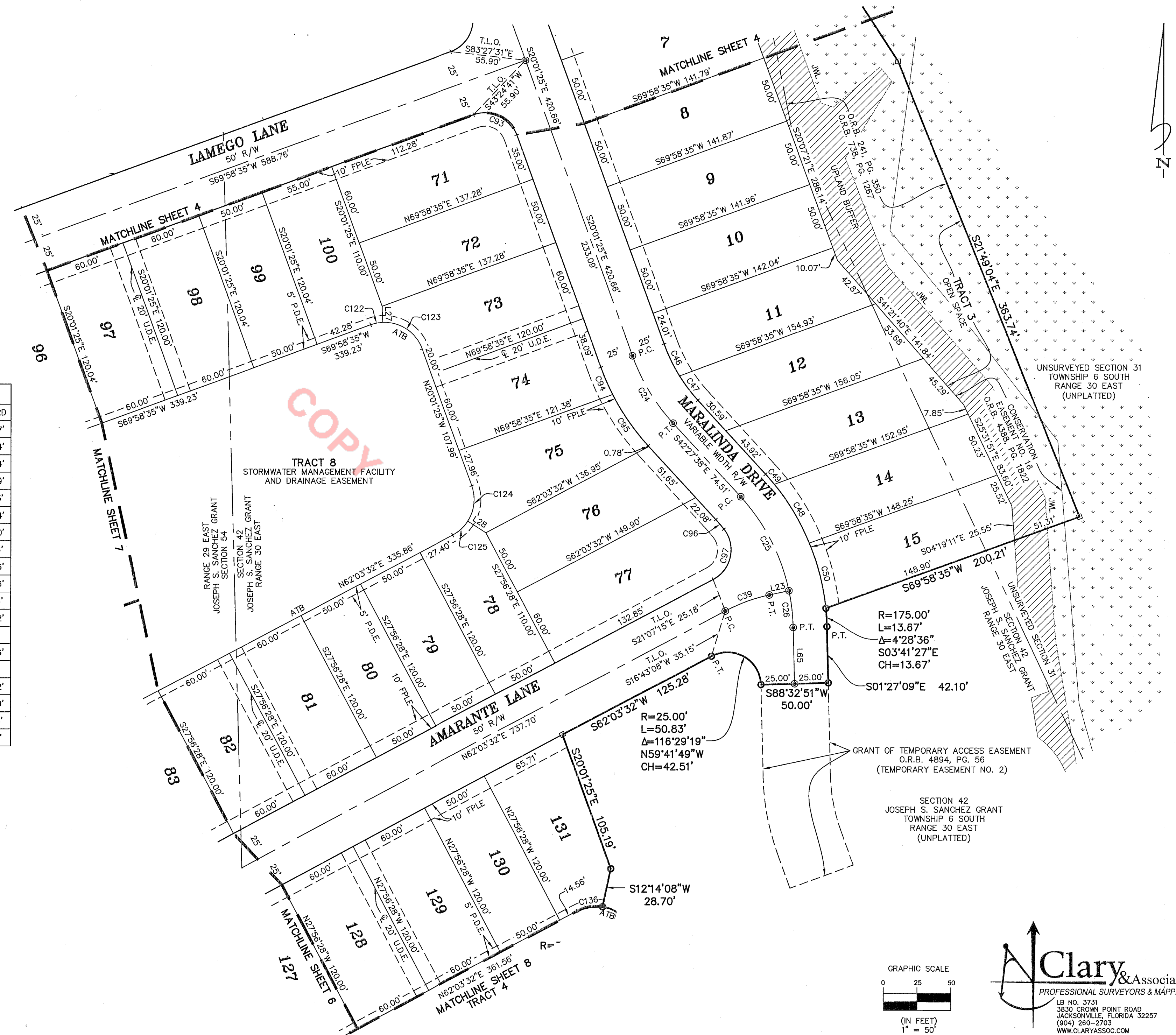
MAP BOOK 102 PAGE 53

SHEET 5 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N78°00'42"E	15.02'
L27	N02°23'16"W	11.97'
L28	S57°24'38"E	15.94'
L65	S01°27'09"E	42.10'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	150.00'	58.74'	22°26'13"	S31°14'32"E	58.37'
C25	150.00'	79.78'	30°28'20"	N27°13'28"W	78.84'
C26	150.00'	27.58'	10°32'09"	N06°43'13"W	27.54'
C39	125.00'	34.80'	15°57'10"	S70°02'07"W	34.69'
C46	125.00'	26.18'	11°59'57"	S26°01'23"E	26.13'
C47	125.00'	22.77'	10°26'16"	S37°14'30"E	22.74'
C48	175.00'	51.08'	16°43'25"	N30°48'13"W	50.90'
C49	175.00'	10.06'	3°17'43"	N40°48'47"W	10.06'
C50	175.00'	50.44'	16°30'46"	N14°11'08"W	50.26'
C93	25.00'	39.27'	90°00'00"	N65°01'25"W	35.36'
C94	175.00'	21.97'	7°11'36"	S23°37'13"E	21.96'
C95	175.00'	46.56'	15°14'38"	S34°50'19"E	46.42'
C96	125.00'	9.42'	4°18'57"	N40°18'09"W	9.41'
C97	25.00'	43.72'	100°12'13"	N11°57'26"E	38.36'
C122	30.00'	9.23'	17°38'10"	S78°47'40"W	9.20'
C123	30.00'	37.89'	72°21'50"	N56°12'20"W	35.42'
C124	30.00'	27.55'	52°36'47"	N06°16'59"E	26.59'
C125	30.00'	15.43'	29°28'10"	N47°19'27"E	15.26'
C136	30.00'	19.49'	37°13'17"	S80°40'10"W	19.15'

 DENOTES JURISDICTIONAL WETLANDS
 DENOTES UPLAND BUFFER
 (NATURAL VEGETATIVE UPLAND BUFFER)
 25' AVERAGE WIDTH



Madeira At St. Augustine Phase 2A Unit 1

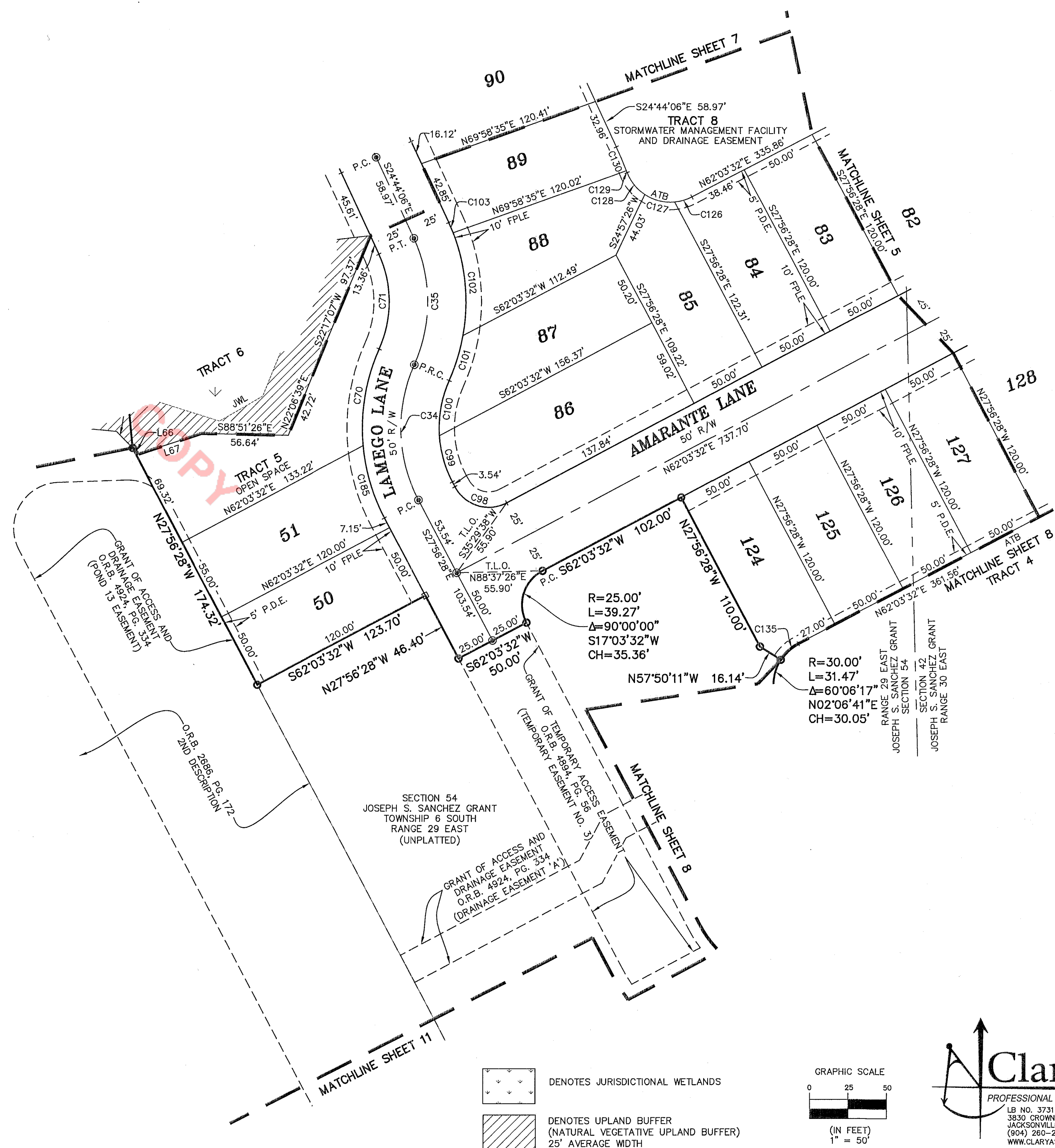
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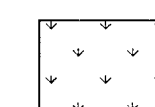
MAP BOOK 102 PAGE 54

SHEET 6 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

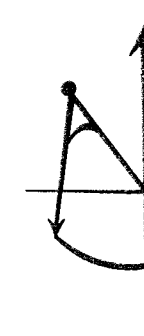
LINE TABLE		
LINE	BEARING	DISTANCE
L66	S44°47'48"E	5.69'
L67	S71°47'25"W	42.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C34	100.00'	90.68'	51°57'26"	S01°57'45"E	87.61'
C35	100.00'	85.09'	48°45'04"	N00°21'34"W	82.54'
C70	125.00'	64.25'	29°26'58"	S09°17'29"W	63.54'
C71	75.00'	63.82'	48°45'04"	N00°21'34"W	61.91'
C98	25.00'	39.27'	90°00'00"	S72°56'28"E	35.36'
C99	75.00'	31.38'	23°58'22"	S15°57'17"E	31.15'
C100	75.00'	36.63'	27°59'04"	S10°01'26"W	36.27'
C101	125.00'	30.61'	14°01'43"	N17°00'06"E	30.53'
C102	125.00'	68.45'	31°22'28"	N05°41'59"W	67.60'
C103	125.00'	7.30'	3°20'53"	N23°03'40"W	7.30'
C126	30.00'	11.84'	22°37'06"	N73°22'05"E	11.77'
C127	30.00'	20.47'	39°05'34"	S75°46'35"E	20.07'
C128	30.00'	18.76'	35°49'20"	S38°19'07"E	18.45'
C129	245.00'	1.33'	0°18'42"	N20°33'48"W	1.33'
C130	245.00'	17.17'	4°00'57"	N22°43'38"W	17.17'
C135	30.00'	15.65'	29°53'43"	S47°06'41"W	15.48'
C185	125.00'	49.10'	22°30'28"	S16°41'14"E	48.79'



 DENOTES JURISDICTIONAL WETLANDS
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

GRAPHIC SCALE
 0 25 50
 (IN FEET)
 1" = 50'

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Madeira At St. Augustine Phase 2A Unit 1

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SHEET 7 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L22	N72°46'08"W	22.90'
L26	N52°03'37"W	24.72'
L51	S65°31'32"W	2.63'
L52	S74°16'22"W	3.22'
L53	S65°31'39"W	18.73'
L66	S44°47'48"E	5.69'
L67	S71°47'25"W	42.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C36	500.00'	44.26'	5°04'20"	S22°11'56"E	44.25'
C37	100.00'	64.39'	36°53'39"	S01°12'57"E	63.29'
C38	100.00'	92.06'	52°44'43"	S43°36'14"W	88.84'
C72	525.00'	23.22'	2°32'01"	S23°28'06"E	23.21'
C73	525.00'	23.26'	2°32'19"	S20°55'56"E	23.26'
C74	125.00'	6.25'	2°51'59"	S18°13'47"E	6.25'
C75	125.00'	9.12'	4°10'50"	S14°42'23"E	9.12'
C76	25.00'	23.84'	54°38'26"	N39°56'10"W	22.95'
C77	50.00'	23.62'	27°04'11"	S53°43'18"E	23.40'
C78	50.00'	41.10'	47°06'05"	S16°38'10"E	39.96'
C79	50.00'	37.85'	43°22'29"	S28°36'06"W	36.95'
C80	50.00'	44.88'	51°25'46"	S76°00'14"W	43.39'
C81	25.00'	11.49'	26°19'47"	N88°33'14"E	11.39'
C82	25.00'	12.35'	28°18'39"	N61°14'01"E	12.23'
C83	125.00'	45.23'	20°43'59"	S57°26'41"W	44.99'
C84	125.00'	4.72'	2°09'54"	S68°53'38"W	4.72'
C104	475.00'	42.05'	5°04'20"	S22°11'56"E	42.04'
C105	75.00'	117.34'	89°38'21"	S25°09'24"W	105.73'
C121	30.00'	16.77'	32°02'11"	S53°57'29"W	16.56'
C131	355.00'	31.43'	5°04'20"	S22°11'56"E	31.42'
C132	30.00'	17.77'	33°56'39"	S02°41'27"E	17.51'
C133	30.00'	12.39'	23°39'31"	S26°06'38"W	12.30'

DENOTES JURISDICTIONAL WETLANDS
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

GRAPHIC SCALE
 0 25 50
 (IN FEET)
 1" = 50'

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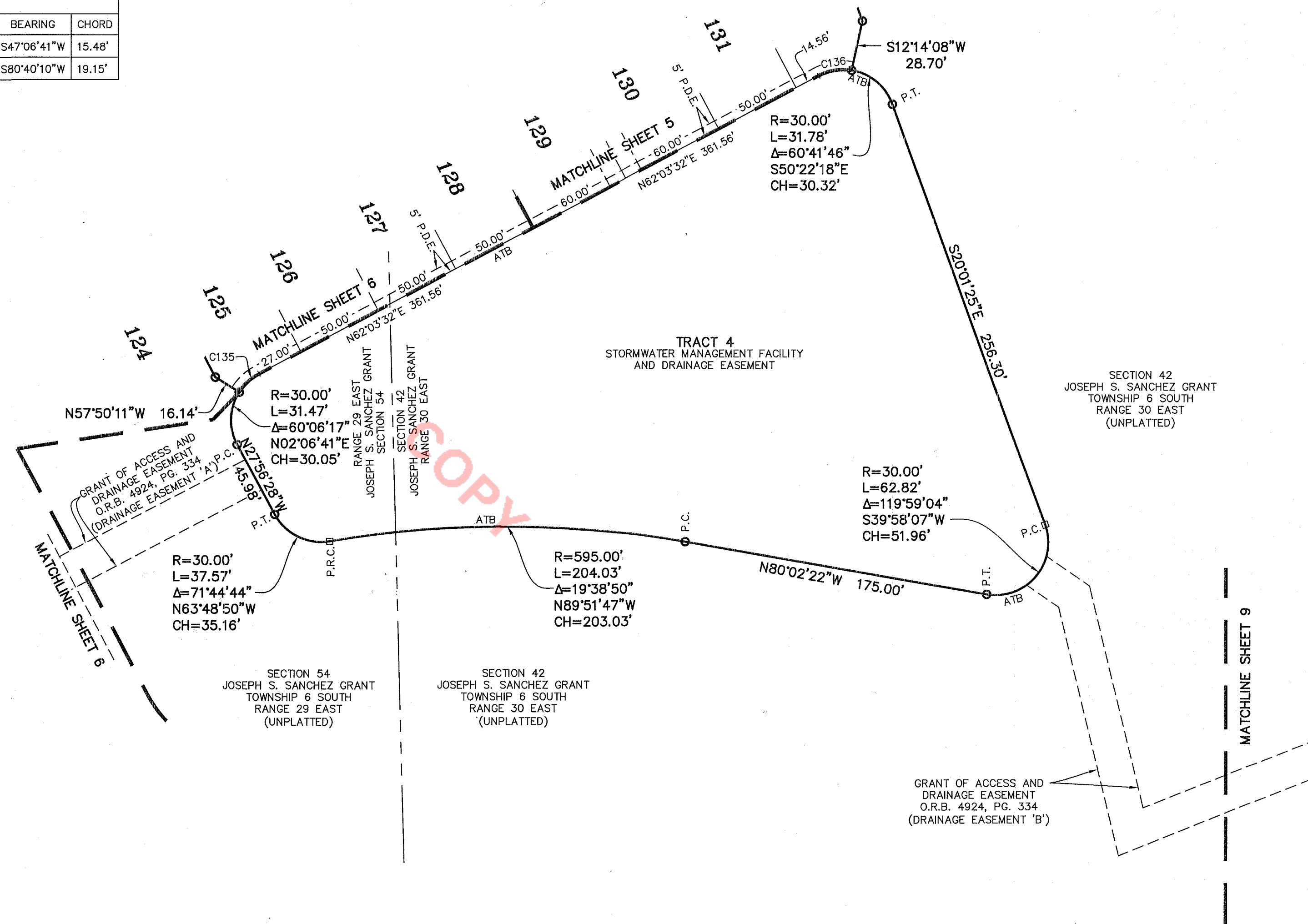
Madeira At St. Augustine Phase 2A Unit 1

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 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C135	30.00'	15.65'	29°53'43"	S47°06'41"W	15.48'
C136	30.00'	19.49'	37°13'17"	S80°40'10"W	19.15'



DENOTES JURISDICTIONAL WETLANDS

DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

GRAPHIC SCALE
0 25 50
(IN FEET)
1" = 50'

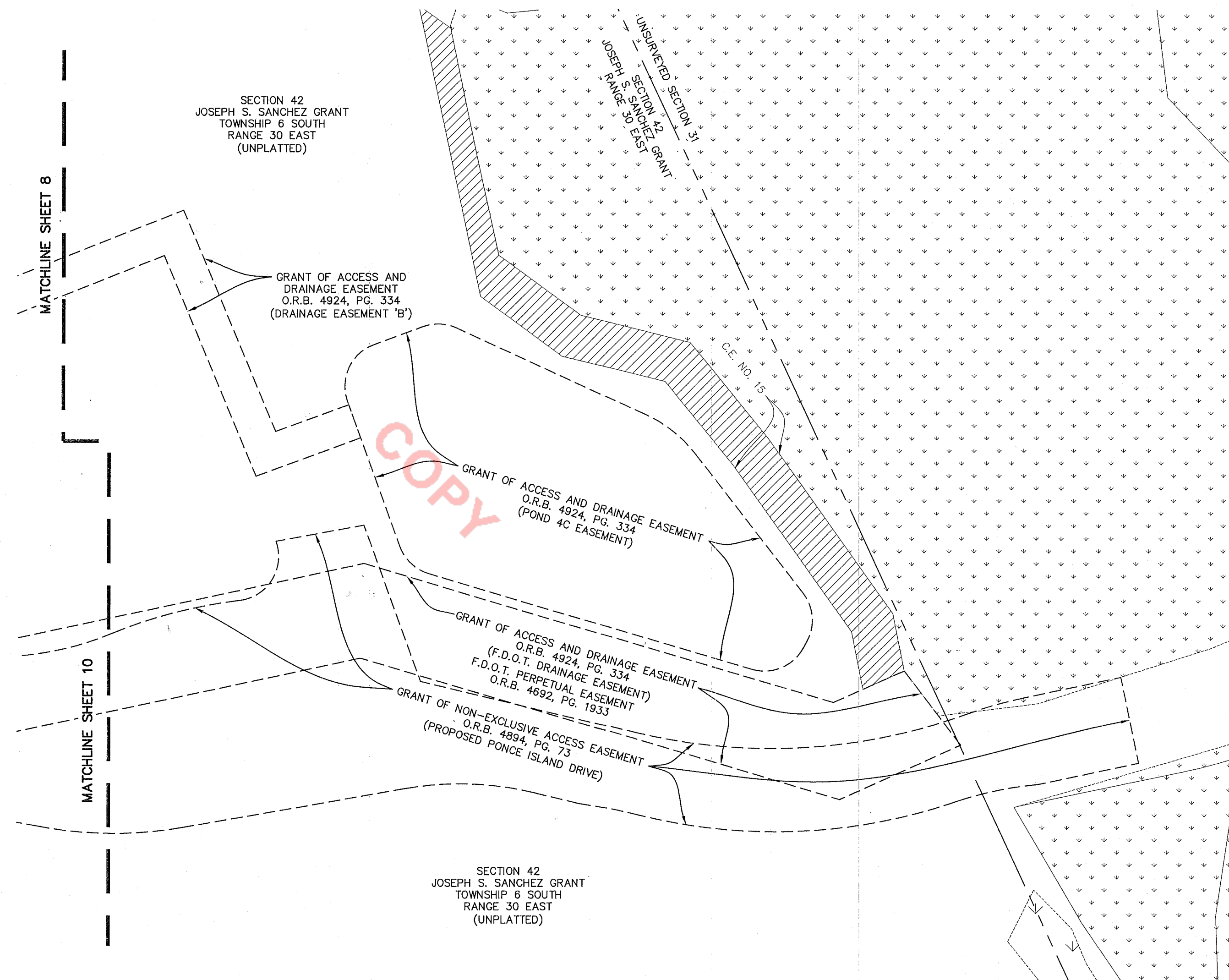
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JACKSONVILLE, FLORIDA 32257
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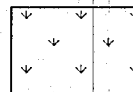
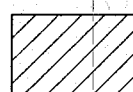
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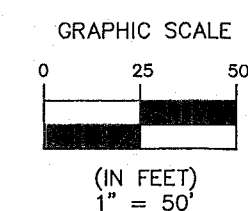
MAP BOOK 102 PAGE 57

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 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 9 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



-  DENOTES JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

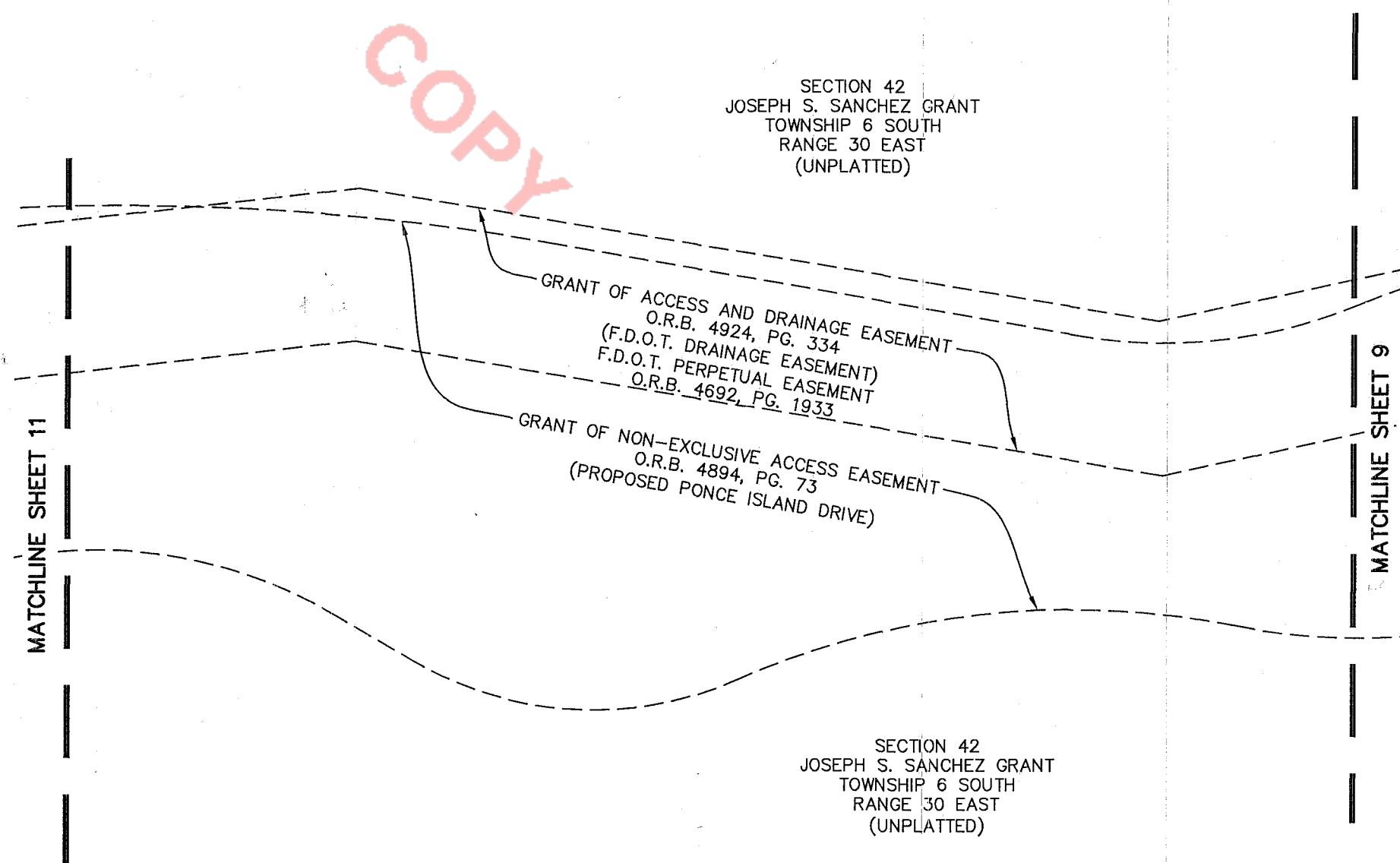
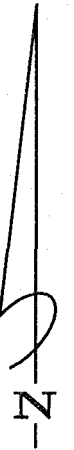


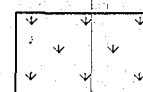
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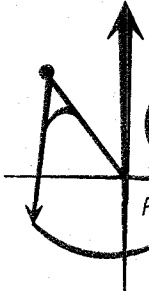
SHEET 10 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



 DENOTES JURISDICTIONAL WETLANDS

 DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

GRAPHIC SCALE
0 25 50
(IN FEET)
1" = 50'

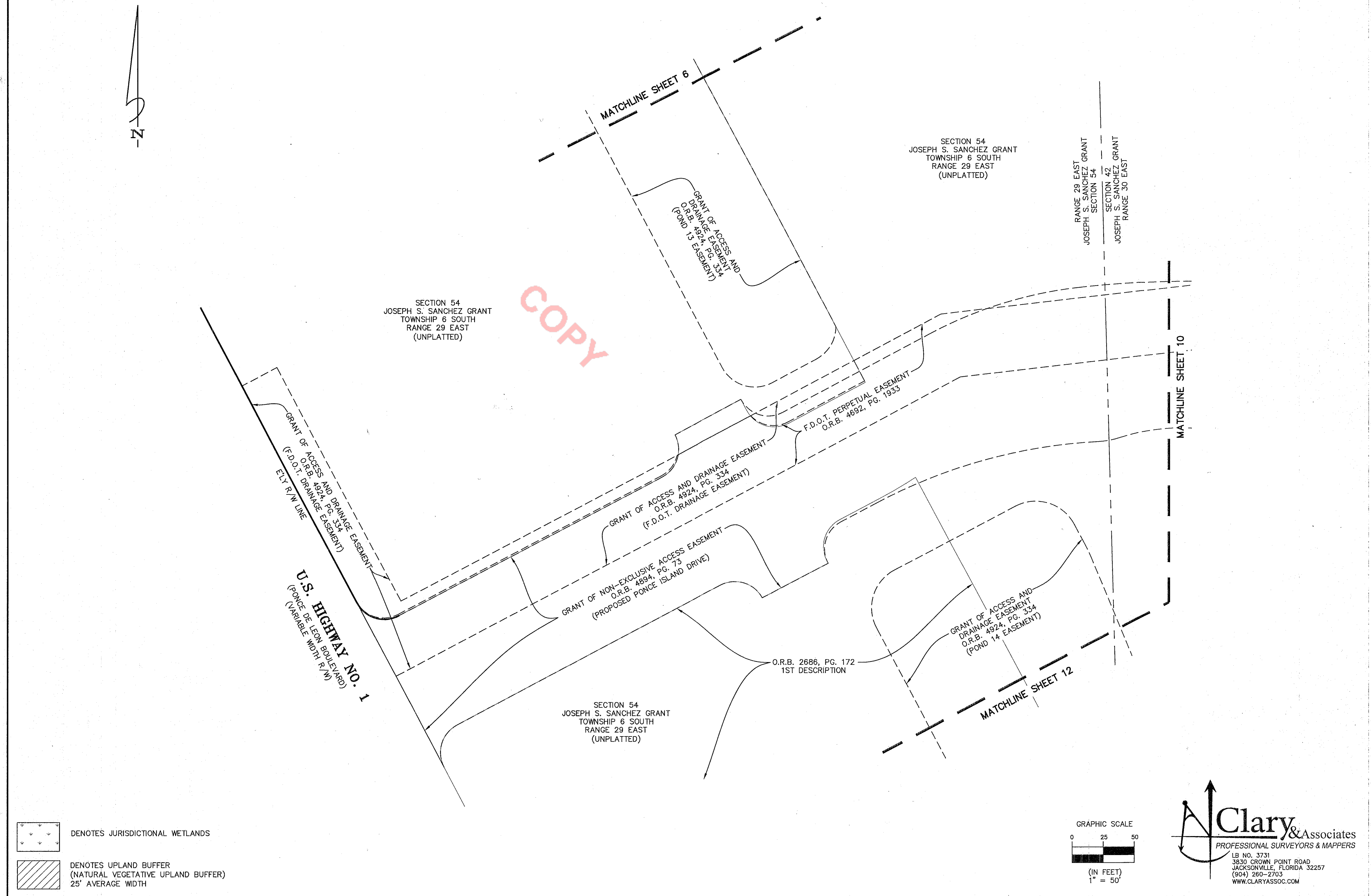
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SHEET 11 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

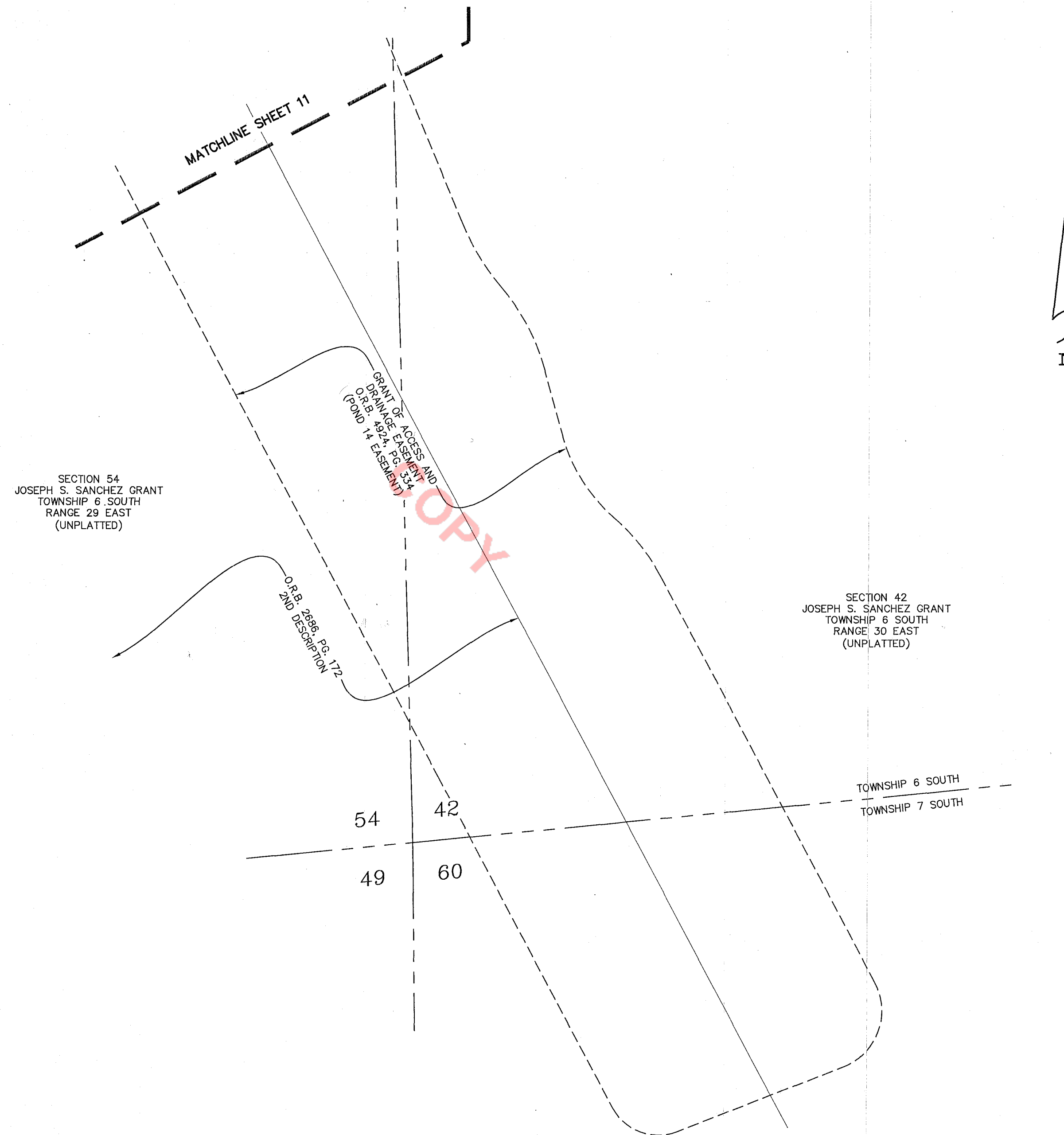


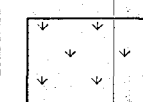
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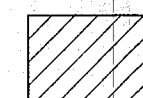
A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

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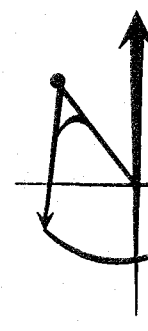
SHEET 12 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



 DENOTES JURISDICTIONAL WETLANDS

 DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

GRAPHIC SCALE
0 25 50
(IN FEET)
1" = 50'

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SHEET 13 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

