

# Madeira At St. Augustine Phase 2A Unit 2

MAP BOOK 123 PAGE 80

A REPLAT OF A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LYING IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### CAPTION

A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH 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 MOST EASTERLY CORNER OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE SOUTH 21°49'04" EAST, 411.15 FEET; THENCE SOUTH 21°14'18" EAST, 611.48 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 191.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°45'03" WEST, 188.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°22'52" WEST, 125.84 FEET; THENCE NORTH 20°01'25" WEST, 59.29 FEET; THENCE SOUTH 83°19'48" WEST, 57.25 FEET; THENCE SOUTH 09°21'54" EAST, 28.15 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.50 FEET, AN ARC DISTANCE OF 49.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°22'11" WEST, 42.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78°59'07" WEST, 282.29 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 272.50 FEET, AN ARC DISTANCE OF 32.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°25'23" WEST, 32.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°47'26" WEST, 61.06 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 495.00 FEET, AN ARC DISTANCE OF 23.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°29'32" WEST, 23.42 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 953.62 FEET, AN ARC DISTANCE OF 192.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°59'10" WEST, 191.83 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 128.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°54'31" WEST, 128.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°03'32" WEST, 63.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2686, PAGE 172, OF SAID PUBLIC RECORDS; THENCE NORTH 27°56'28" WEST, ALONG LAST SAID LANDS, 515.41 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHERLY, ALONG SAID SOUTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 62°03'32" EAST, 123.69 FEET; COURSE NO. 2: SOUTH 27°56'28" EAST, 46.40 FEET; COURSE NO. 3: NORTH 62°03'32" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, 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 NORTH 17°03'32" EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 62°03'32" EAST, 102.00 FEET, TO THE WESTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1 REPLAT, AS RECORDED IN A MAP BOOK 113, PAGES 49 THROUGH 53, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, EASTERLY, AND NORTHERLY, ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1 REPLAT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 27°56'28" EAST, 110.00 FEET; COURSE NO. 2: SOUTH 57°50'11" EAST, 76.48 FEET; COURSE NO. 3: NORTH 86°43'09" EAST, 255.49 FEET; COURSE NO. 4: NORTH 12°14'08" EAST, 233.91 FEET; COURSE NO. 5: NORTH 20°01'25" WEST, 105.19 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHERLY, ALONG SAID SOUTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 62°03'32" EAST, 125.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, 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 SOUTH 59°41'49" EAST, 42.51 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 88°32'51" EAST, 50.00 FEET; COURSE NO. 4: NORTH 01°27'09" WEST, 42.10 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, 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 NORTH 03°41'27" WEST, 13.67 FEET; COURSE NO. 6: NORTH 69°58'35" EAST, 200.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING 16.75 ACRES, MORE OR LESS.

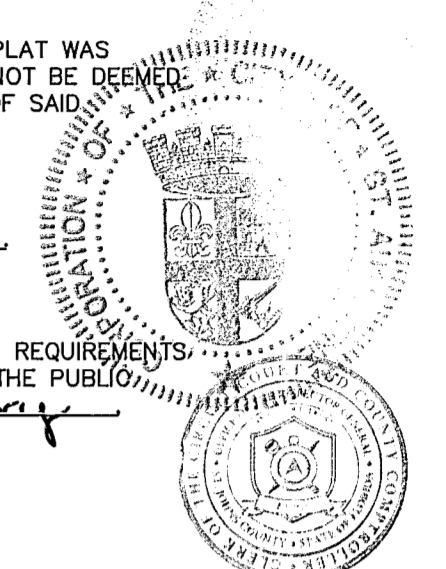
### CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS 24<sup>th</sup> DAY OF January, 2024, 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: [Signature]  
MAYOR-COMMISSIONER

BY: [Signature]  
CITY 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 CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK 123, PAGES 80-85 OF THE PUBLIC RECORDS OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 16<sup>th</sup> DAY OF February, 2024.

BY: [Signature]  
ST. JOHNS COUNTY CLERK

### 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 22 DAY OF January, 2024.

[Signature]  
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 8 DAY OF February, 2024.

[Signature]  
CITY OF ST. AUGUSTINE

### 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 29 DAY OF JANUARY, 2024.

[Signature]  
CITY OF ST. AUGUSTINE

### 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 22 DAY OF January, 2024.

[Signature]  
CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING

### CERTIFICATE OF CITY UTILITIES DEPARTMENT

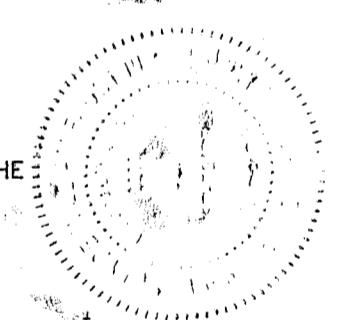
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY UTILITIES DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 22 DAY OF JANUARY, 2024.

[Signature]  
CITY OF ST. AUGUSTINE, DIRECTOR OF CITY UTILITIES

### 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 11 DAY OF January, 2024.

[Signature]  
C. WILLIAM FAUST, III PSM  
LS# 6600

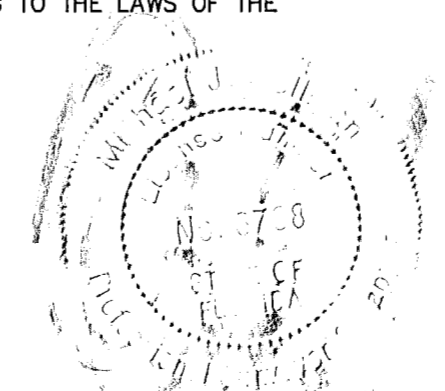


### SURVEYOR'S CERTIFICATE

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 STATUTES, 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 9 DAY OF JANUARY, 2024, A.D.

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



# Madeira At St. Augustine Phase 2A Unit 2

MAP BOOK 123 PAGE 81

A REPLAT OF A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LYING IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 2 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA (THE "OWNER"), AND THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT"), ARE THE LAWFUL OWNERS OF THE LAND DESCRIBED IN THE CAPTION HEREON, KNOWN AS MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 2, 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 ON WHICH THE EASEMENTS ARE GRANTED, AND TO USE OF THE 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. 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 ON WHICH SUCH DRIVES AND TRACES ARE LOCATED, 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, TRACES, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS 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 OWNER 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, 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, AND MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY RESERVE THE RIGHT AND PRIVILEGE, AS TO THE PROPERTY THEY RESPECTIVELY 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 13 AND 15 (OPEN SPACE), ARE HEREBY RESERVED TO THE PRIVATE USE OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF TRACTS 13 AND 15, 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.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, ARE DEDICATED TRACT 14 (STORMWATER MANAGEMENT FACILITY), AND THE STORMWATER MANAGEMENT FACILITY AND 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 TRACT; TRACT 14 (STORMWATER MANAGEMENT FACILITY), AND DRAINAGE EASEMENTS LOCATED ON SAID MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 2 PLAT.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT AS STORMWATER MANAGEMENT FACILITY AND DRAINAGE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING TRACT 14 (STORMWATER MANAGEMENT FACILITY), AND THE PRIVATE DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENT.

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.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO CITY OF ST. AUGUSTINE, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON AND UNDER ALL ROAD RIGHTS-OF-WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF UTILITIES, TOGETHER WITH THE RIGHT OF CITY, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED HEREON. THE CITY OF ST. AUGUSTINE'S ACCEPTANCE OF THE AFOREMENTIONED EASEMENTS RELATED TO ALL ROAD RIGHTS-OF-WAY DESIGNATED HEREON IS SUBJECT TO THAT CERTAIN UTILITY ACCEPTANCE AND LIMITED ENVIRONMENTAL INDEMNITY AND ALLOCATION OF COST AGREEMENT FOR MADEIRA AT ST. AUGUSTINE PHASES 1C AND 2A AMONG PONCE ASSOCIATES, LLC, MADEIRA AT ST. AUGUSTINE MASTER OWNERS' ASSOCIATION, INC. AND CITY OF ST. AUGUSTINE DATED DECEMBER 21, 2022, FOR AS LONG AS SAID AGREEMENT IS IN EFFECT.

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.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, WITH THE CONSENT OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, OR THE GOVERNING BODY OF ANY MUNICIPALITY HAVING JURISDICTION OVER THE LANDS SHOWN ON THIS PLAT, TO DEDICATE TO A PUBLIC ENTITY ADDITIONAL ROAD AND EASEMENTS (PROVIDED SUCH PUBLIC ENTITY FORMALLY ACCEPTS SUCH DEDICATION). IN WITNESS WHEREOF, THE ABOVE PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11 DAY OF JANUARY, 2024.

### MADEIRA COMMUNITY DEVELOPMENT DISTRICT

MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, IS AN OWNER OF REAL PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 2 PLAT AND 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, AS AFFECTED BY OFFICIAL RECORDS BOOK 2961, PAGE 1041 AND OFFICIAL RECORDS BOOK 2961, PAGE 1052; (II) DECLARATION OF CONSENT TO JURISDICTION OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS; AND (III) OTHER RECORDED DOCUMENTS RELATED TO THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT, ALL 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: [Signature]  
PRINT: William R. Lannus  
TITLE: CHAIRMAN

ATTEST:  
BY: [Signature]  
NAME: Nancy Gallagher  
TITLE: Asst. Secretary

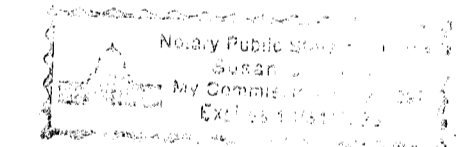
WITNESS: [Signature]  
PRINT: John P. Moore  
WITNESS: [Signature]  
PRINT: ERIC CASSEIDY  
WITNESS: [Signature]  
PRINT: Melissa Robbins  
WITNESS: [Signature]  
PRINT: KRISTI E. RUXAS

### 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 11 DAY OF JANUARY, A.D., 2024, BY WILLIAM LANNUS, CHAIRMAN 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.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: Susan B. Bauley  
MY COMMISSION EXPIRES: 10-31-26  
MY COMMISSION NUMBER IS: 44724007



### PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

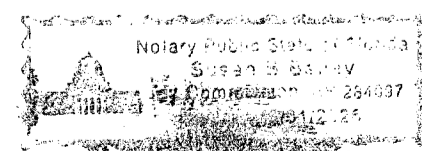
WITNESS: [Signature]  
PRINT: John P. Moore  
WITNESS: [Signature]  
PRINT: ERIC CASSEIDY

### 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 11 DAY OF JANUARY, A.D., 2024, 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.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: Susan B. Bauley  
MY COMMISSION EXPIRES: 10-31-26  
MY COMMISSION NUMBER IS: 44724007



# Madeira At St. Augustine Phase 2A Unit 2

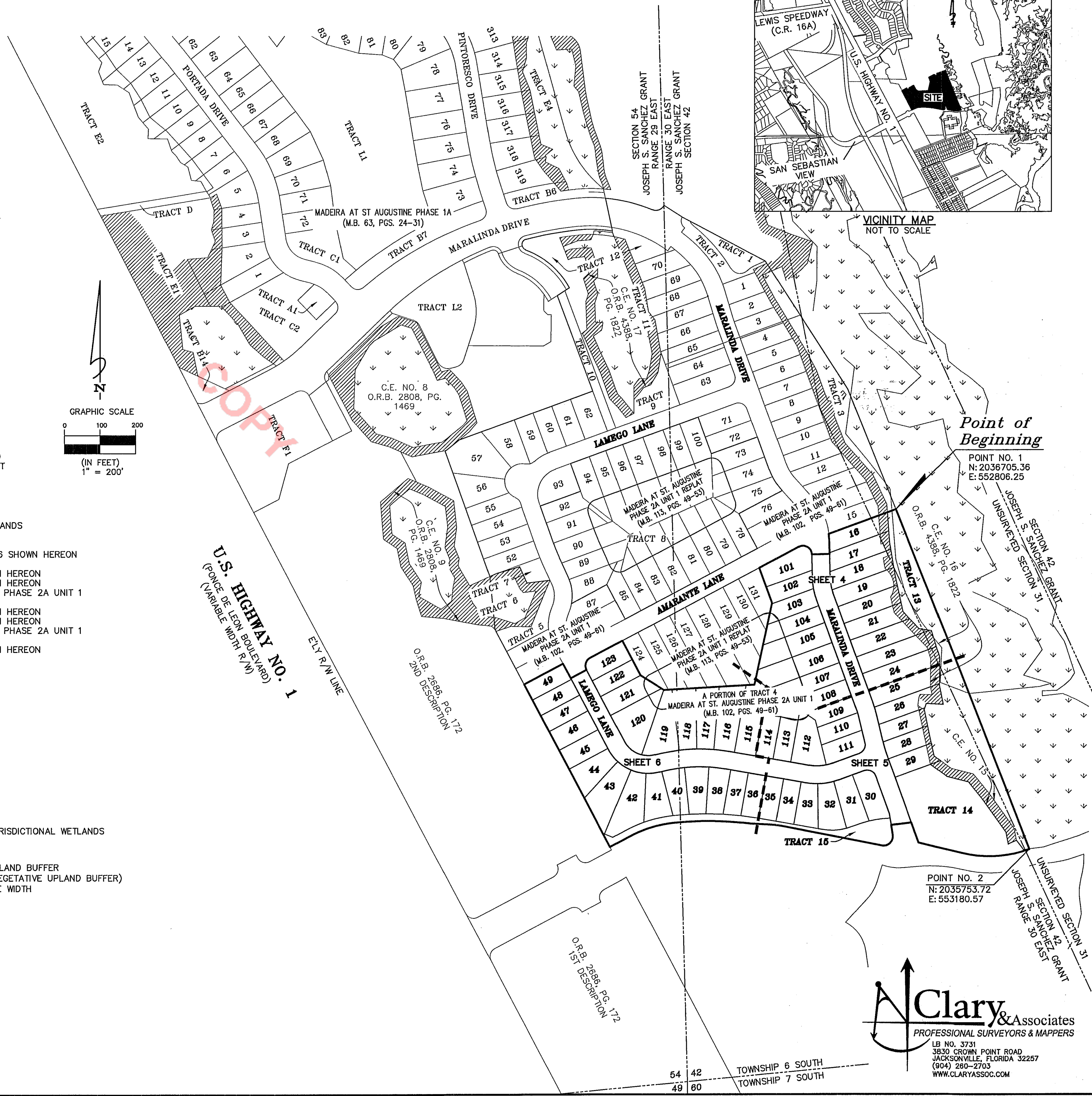
A REPLAT OF A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LYING IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 6 SHEETS  
57 LOTS, 3 TRACTS IN THIS UNIT

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W LINE OF AMARANTE LANE AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, M.B. 102, PGS. 49-61; AS N62°03'32"E, REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (2011).
  - 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 (2011) - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- | POINT # | NORTHING   | EASTING   | DESCRIPTION                      |
|---------|------------|-----------|----------------------------------|
| 1       | 2036705.36 | 552806.25 | THE MOST N'LY CORNER OF TRACT 13 |
| 2       | 2035753.72 | 553180.57 | THE SE'LY CORNER OF TRACT 13     |
- 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:
 

D.B. 241, PG. 350	MINERAL RESERVATIONS	SHOWN HEREON
O.R.B. 738, PG. 1267	QUIT-CLAIM DEED	SHOWN HEREON
O.R.B. 2073, PG. 513	AVIGATION EASEMENT	BLANKETS PLATTED LANDS
O.R.B. 2778, PG. 50	CONSERVATION EASEMENT	DOES NOT AFFECT
O.R.B. 2808, PG. 1469	CONSERVATION EASEMENT	DOES NOT AFFECT
O.R.B. 4388, PG. 1822	AMENDMENT TO CONSERVATION EASEMENT	AFFECTS SITE, C.E. 16 SHOWN HEREON
O.R.B. 4022, PG. 45	EASEMENT	DOES NOT AFFECT
O.R.B. 4692, PG. 1933	PERPETUAL EASEMENT	AFFECTS SITE, SHOWN HEREON
O.R.B. 4894, PG. 73	GRANT OF NON-EXCLUSIVE ACCESS EASEMENT	AFFECTS SITE, SHOWN HEREON
O.R.B. 4897, PG. 697	DECLARATION OF RESTRICTIVE COVENANT	AFFECTS PORTION OF PHASE 2A UNIT 1 BEING REPLATTED
O.R.B. 4924, PG. 334	GRANT OF ACCESS & DRAINAGE EASEMENT	AFFECTS SITE, SHOWN HEREON
O.R.B. 4996, PG. 227	UTILITY EASEMENT	AFFECTS SITE, SHOWN HEREON
M.B. 102, PGS. 49-61	MATTERS CONTAINED ON RECORDED PLAT	AFFECTS PORTION OF PHASE 2A UNIT 1 BEING REPLATTED
O.R.B. 5597, PG. 211	UTILITY EASEMENT	AFFECTS SITE, SHOWN HEREON
  - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.



### LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PG.(S) = PAGE(S)
- R/W = RIGHT OF WAY
- L1 = TABULATED LINE DATA
- C1 = TABULATED CURVE DATA
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON-TANGENCY
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- JWL = JURISDICTIONAL WETLAND LINE
- FPLE = FLORIDA POWER & LIGHT EASEMENT
- D.E. = DRAINAGE EASEMENT
- C.E. = CONSERVATION EASEMENT
- NO. = NUMBER
- CL = CENTERLINE
- (R) = LOT LINE RADIAL TO R/W
- V.W. = VARIABLE WIDTH
- T.B. = TOP OF BANK
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4"x4" 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"

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

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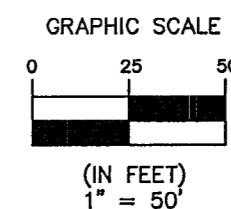
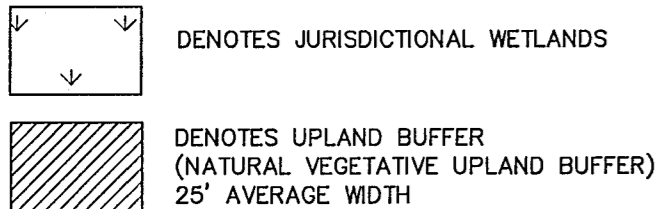
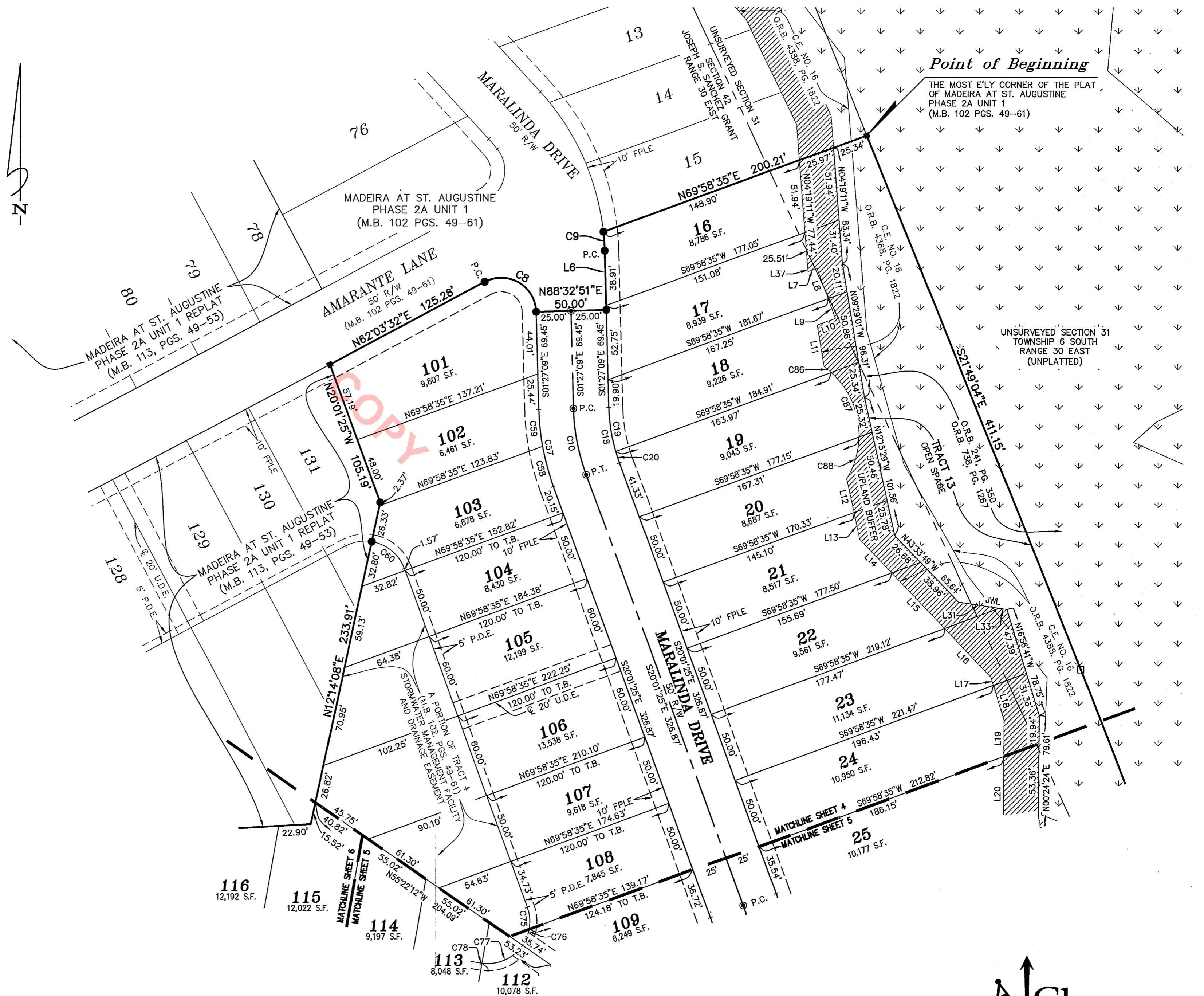
# Madeira At St. Augustine Phase 2A Unit 2

A REPLAT OF A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LYING IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	25.00'	50.83'	116°29'19"	S59°41'49"E	42.51'
C9	175.00'	13.67'	4°28'36"	N03°41'27"W	13.67'
C10	150.00'	48.62'	18°34'16"	S10°44'17"E	48.41'
C18	125.00'	40.52'	18°34'16"	S10°44'17"E	40.34'
C19	125.00'	31.84'	14°35'36"	N08°44'57"W	31.75'
C20	125.00'	8.68'	3°58'40"	N18°02'05"W	8.68'
C57	175.00'	56.72'	18°34'16"	S10°44'17"E	56.47'
C58	175.00'	29.99'	9°49'10"	S15°06'50"E	29.95'
C59	175.00'	26.73'	8°45'06"	S05°49'42"E	26.70'
C60	30.00'	31.78'	60°41'46"	N50°22'18"W	30.32'
C75	30.00'	16.02'	30°35'38"	N04°43'36"W	15.83'
C76	30.00'	12.60'	24°03'35"	N22°36'00"E	12.51'
C77	30.00'	33.09'	63°11'47"	N66°13'41"E	31.44'
C78	30.00'	1.12'	2°08'04"	S81°06'24"E	1.12'
C86	60.00'	6.62'	6°19'23"	N51°19'47"W	6.62'
C87	60.00'	51.67'	49°20'43"	N23°29'45"W	50.09'
C88	60.00'	32.07'	30°37'37"	N16°29'25"E	31.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N01°27'09"W	42.10'
L7	S69°52'39"W	6.69'
L8	N20°07'21"W	23.03'
L9	N20°07'21"W	14.97'
L10	N69°52'39"E	13.82'
L11	N09°29'01"W	29.86'
L12	N12°15'29"W	24.76'
L13	N12°15'29"W	19.76'
L14	N43°33'49"W	33.18'
L15	N43°33'49"W	54.54'
L16	N43°33'49"W	48.25'
L17	N16°56'41"W	5.77'
L18	N16°56'41"W	26.20'
L19	N00°24'24"E	25.43'
L20	N00°24'24"E	52.87'
L31	S81°18'08"E	29.71'
L33	S81°18'08"E	5.57'
L37	N09°29'01"W	2.47'

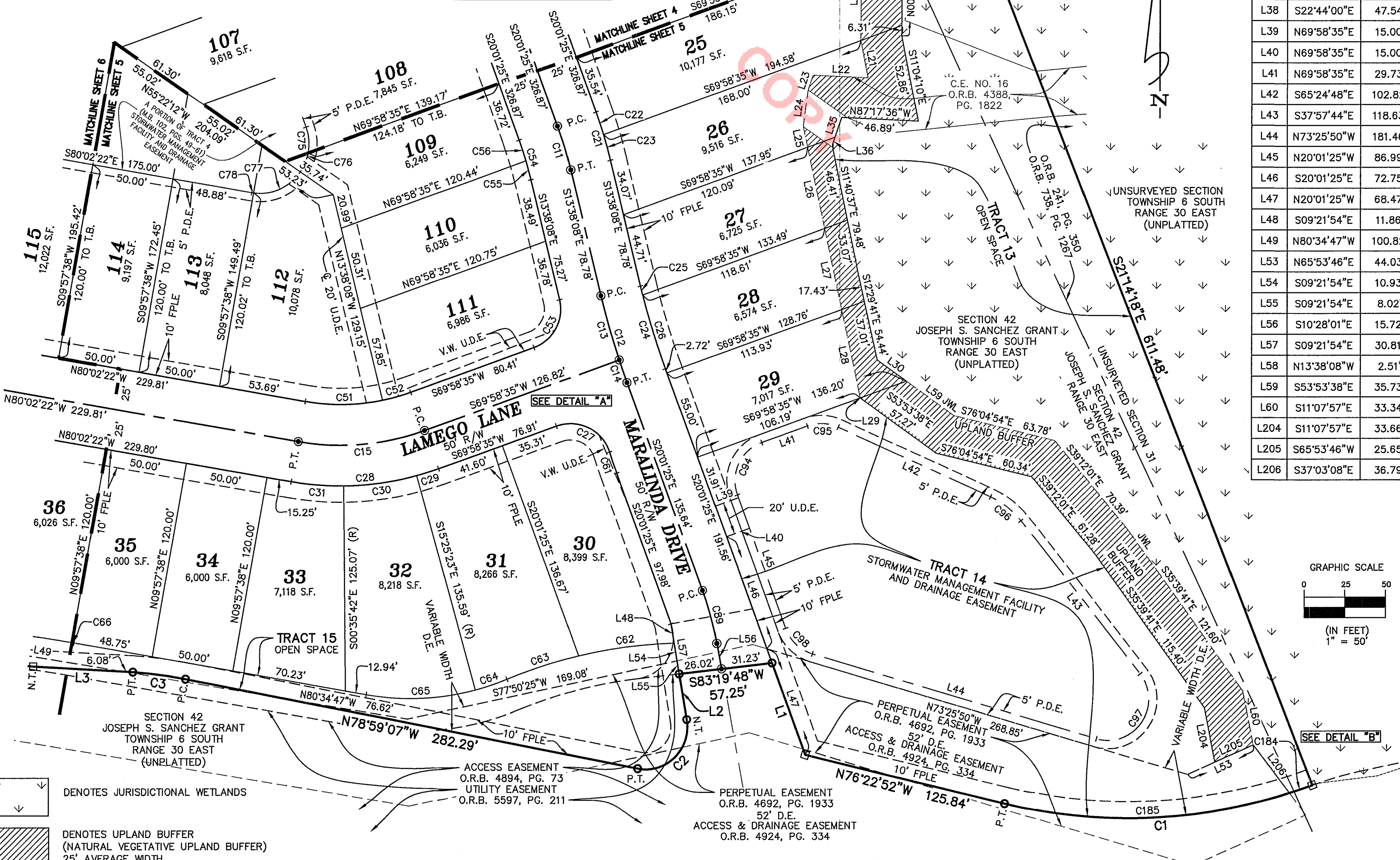
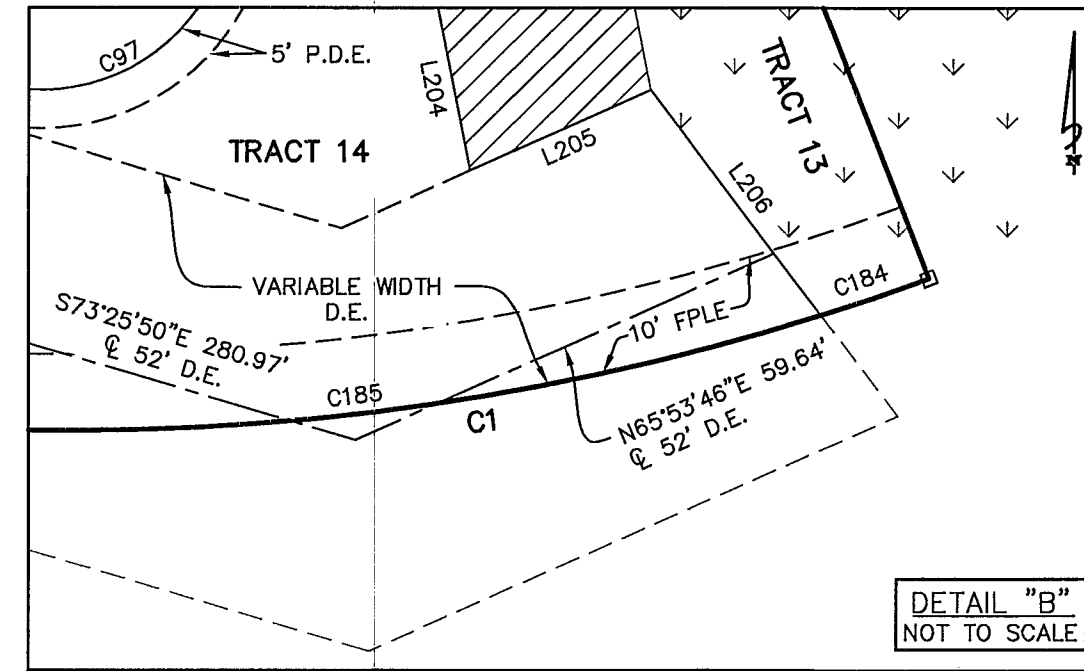
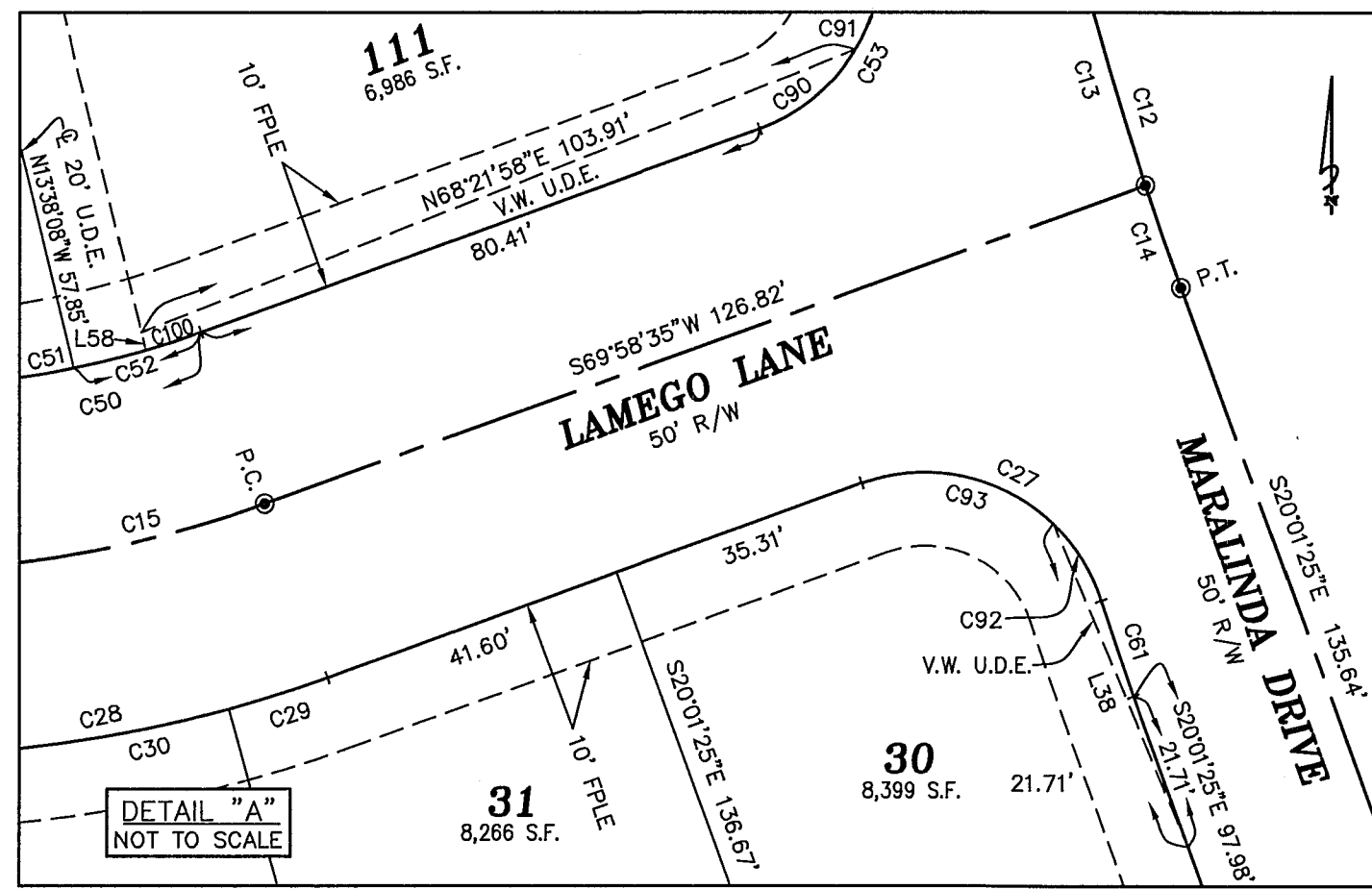


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# Madeira At St. Augustine Phase 2A Unit 2

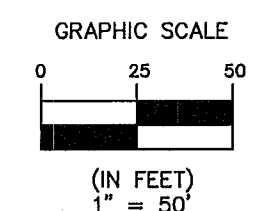
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SHEET 5 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°01'25"W	59.29'
L2	S09°21'54"E	28.15'
L3	N86°47'26"W	61.06'
L19	N00°24'24"E	25.43'
L20	N00°24'24"E	52.87'
L21	N11°04'11"W	23.05'
L22	S87°17'36"E	33.80'
L23	N18°53'07"E	9.67'
L24	S07°22'32"W	22.61'
L25	S12°00'34"E	12.82'
L26	S12°00'34"E	50.49'
L27	S12°00'34"E	50.49'
L28	S12°00'34"E	55.54'
L29	S12°00'34"E	0.12'
L30	S53°53'38"E	22.06'
L35	S18°53'08"W	12.83'
L36	S18°53'08"W	5.25'
L38	S22°44'00"E	47.54'
L39	N69°58'35"E	15.00'
L40	N69°58'35"E	15.00'
L41	N69°58'35"E	29.73'
L42	S65°24'48"E	102.82'
L43	S37°57'44"E	118.63'
L44	N73°25'50"W	181.46'
L45	N20°01'25"W	86.99'
L46	S20°01'25"E	72.75'
L47	N20°01'25"W	68.47'
L48	S09°21'54"E	11.86'
L49	N80°34'47"W	100.82'
L53	N65°53'46"E	44.03'
L54	S09°21'54"E	10.93'
L55	S09°21'54"E	8.02'
L56	S10°28'01"E	15.72'
L57	S09°21'54"E	30.81'
L58	N13°38'08"W	2.51'
L59	S53°53'38"E	35.73'
L60	S11°07'57"E	33.34'
L204	S11°07'57"E	33.66'
L205	S65°53'46"W	25.65'
L206	S37°03'08"E	36.79'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	325.00'	191.36'	33°44'11"	S86°45'03"W	188.61'
C2	25.50'	49.53'	111°17'25"	S45°22'11"W	42.10'
C3	272.50'	32.70'	6°52'32"	N82°25'23"W	32.68'
C11	250.00'	27.87'	6°23'17"	S16°49'46"E	27.86'
C12	500.00'	55.75'	6°23'17"	S16°49'46"E	55.72'
C13	500.00'	41.06'	4°42'20"	S15°59'18"E	41.05'
C14	500.00'	14.68'	1°40'58"	S19°10'56"E	14.68'
C15	150.00'	78.50'	29°59'04"	S84°58'07"W	77.61'
C21	275.00'	30.66'	6°23'17"	N16°49'46"W	30.64'
C22	275.00'	14.46'	3°00'47"	N18°31'02"W	14.46'
C23	275.00'	16.20'	3°22'30"	N15°19'23"W	16.20'
C24	475.00'	52.96'	6°23'17"	S16°49'46"E	52.93'
C25	475.00'	5.60'	0°40'31"	N13°58'23"W	5.60'
C26	475.00'	47.36'	5°42'46"	N17°10'02"W	47.34'
C27	25.00'	40.32'	92°25'01"	S63°48'55"E	36.09'
C28	175.00'	91.58'	29°59'04"	N84°58'07"E	90.54'
C29	175.00'	14.05'	4°36'03"	N72°16'36"E	14.05'
C30	175.00'	45.29'	14°49'40"	N81°59'28"E	45.16'
C31	175.00'	32.24'	10°33'21"	S85°19'02"E	32.20'
C50	125.00'	65.42'	29°59'04"	N80°57'37"E	64.67'
C51	125.00'	47.51'	21°46'42"	N89°04'18"E	47.23'
C52	125.00'	17.90'	8°12'22"	N74°04'46"E	17.89'
C53	25.00'	36.48'	83°36'43"	N28°10'14"E	33.33'
C54	225.00'	25.09'	6°23'17"	N16°49'46"W	25.07'
C55	225.00'	11.82'	3°00'36"	N15°08'26"W	11.82'
C56	225.00'	13.27'	3°22'41"	N18°20'04"W	13.26'
C61	325.00'	13.71'	2°25'01"	S18°48'55"E	13.71'
C62	290.00'	59.30'	11°42'54"	S82°23'39"W	59.19'
C63	290.00'	45.99'	9°05'11"	S71°59'37"W	45.94'
C64	155.00'	20.62'	7°37'22"	N71°15'43"E	20.61'
C65	155.00'	67.33'	24°53'14"	N87°31'01"E	66.80'
C66	860.00'	1.25'	0°04'59"	N80°04'51"W	1.25'
C75	30.00'	16.02'	30°35'38"	N04°43'36"W	15.83'
C76	30.00'	12.60'	24°03'35"	N22°36'00"E	12.51'
C77	30.00'	33.09'	63°11'47"	N66°13'41"E	31.44'
C78	30.00'	1.12'	2°08'04"	S81°06'24"E	1.12'
C89	200.00'	33.36'	9°33'24"	N15°14'43"W	33.32'
C90	25.00'	17.16'	39°19'46"	N50°18'42"E	16.83'
C91	25.00'	19.32'	44°16'57"	N08°30'21"E	18.84'
C92	25.00'	12.46'	28°34'01"	N31°53'25"W	12.34'
C93	25.00'	27.86'	63°51'00"	N78°05'55"W	26.44'
C94	25.00'	39.27'	90°00'00"	N24°58'35"E	35.36'
C95	25.00'	19.46'	44°36'37"	S87°43'06"E	18.98'
C96	50.00'	23.96'	27°27'04"	S51°41'16"E	23.73'
C97	25.00'	63.06'	144°31'54"	S34°18'13"W	47.62'
C98	25.00'	23.30'	53°24'25"	N46°43'38"W	22.47'
C100	125.00'	7.90'	3°37'16"	N71°47'13"E	7.90'
C184	325.00'	14.81'	2°36'38"	N71°11'16"E	14.81'
C185	325.00'	176.56'	31°07'33"	N88°03'22"E	174.39'



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

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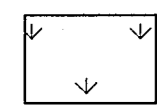
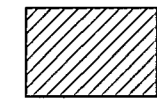
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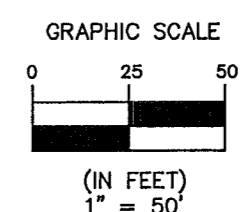
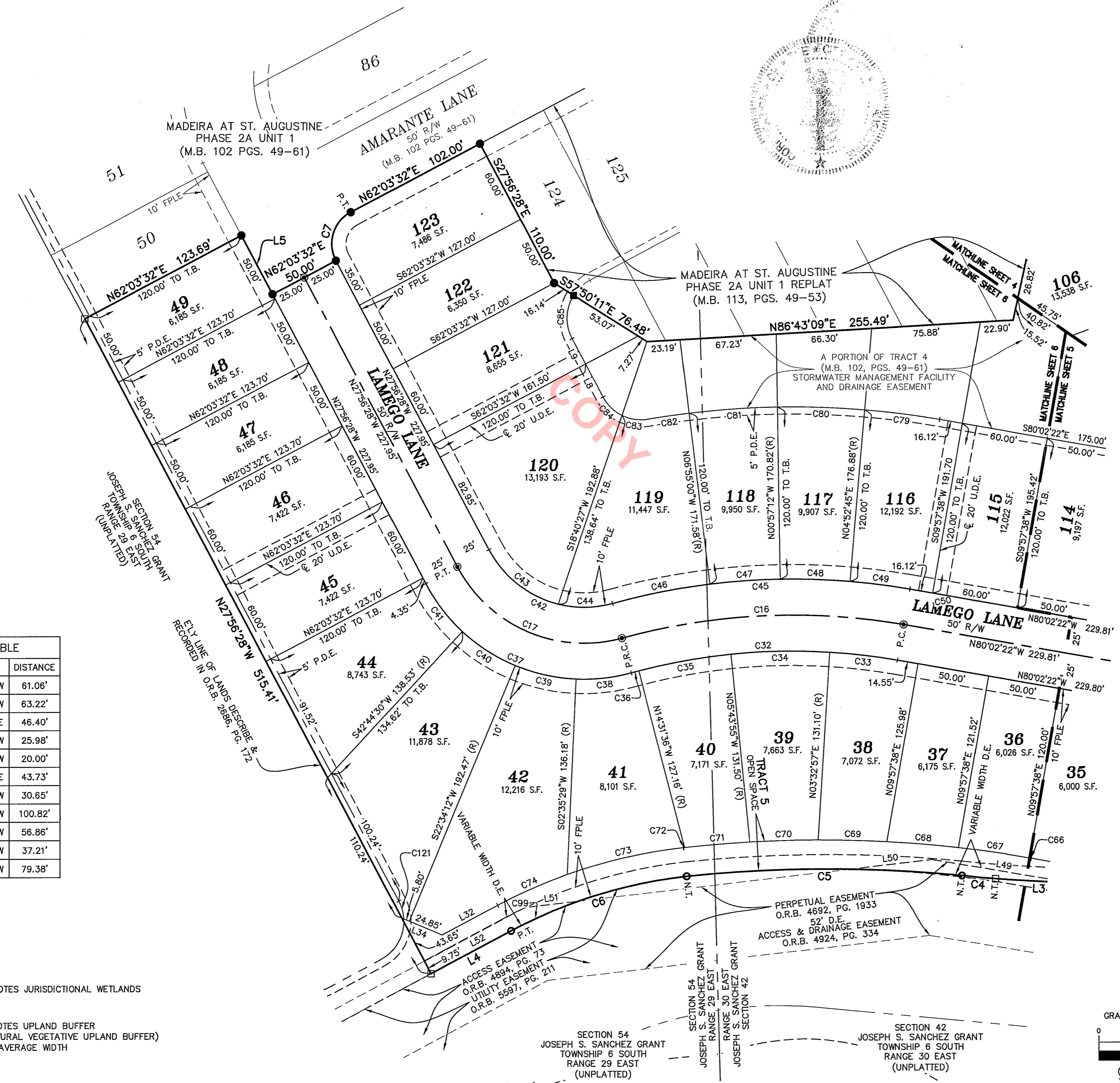
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SHEET 6 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	495.00'	23.42'	2'42'38"	N84°29'32"W	23.42'
C5	953.62'	192.15'	11'32'42"	N89°59'10"W	191.83'
C6	340.00'	128.77'	21'41'57"	S72°54'31"W	128.00'
C7	25.00'	39.27'	90°00'00"	N17°03'32"E	35.36'
C16	450.00'	198.05'	25'13'01"	S87°21'08"W	196.46'
C17	100.00'	134.94'	77'18'54"	N66°35'55"W	124.93'
C32	425.00'	187.05'	25'13'01"	S87°21'08"W	185.54'
C33	425.00'	47.56'	6'24'41"	N83°14'42"W	47.53'
C34	425.00'	68.84'	9'16'52"	S88°54'31"W	68.77'
C35	425.00'	65.24'	8'47'41"	S79°52'14"W	65.17'
C36	425.00'	5.41'	0'43'46"	S75°06'31"W	5.41'
C37	125.00'	168.68'	77'18'54"	S66°35'55"E	156.17'
C38	125.00'	38.94'	17°50'51"	N83°40'04"E	38.78'
C39	125.00'	43.59'	19°58'43"	S77°25'09"E	43.37'
C40	125.00'	44.01'	20°10'18"	S57°20'39"E	43.78'
C41	125.00'	42.14'	19°19'02"	S37°35'59"E	41.94'
C42	75.00'	101.21'	77'18'54"	S66°35'55"E	93.70'
C43	75.00'	63.01'	48°07'57"	S52°00'27"E	61.17'
C44	75.00'	38.20'	29°10'57"	N89°20'06"E	37.79'
C45	475.00'	209.06'	25'13'01"	S87°21'08"W	207.37'
C46	475.00'	69.14'	8°20'22"	S78°54'49"W	69.08'
C47	475.00'	49.44'	5°57'48"	S86°03'54"W	49.41'
C48	475.00'	48.35'	5°49'57"	N88°02'14"W	48.33'
C49	475.00'	42.13'	5°04'54"	N82°34'48"W	42.11'
C66	860.00'	1.25'	0°04'59"	N80°04'51"W	1.25'
C67	860.00'	50.03'	3°19'59"	N81°47'20"W	50.02'
C68	860.00'	50.21'	3°20'41"	N85°07'41"W	50.20'
C69	860.00'	47.88'	3°11'25"	N88°23'44"W	47.88'
C70	860.00'	47.53'	3°02'05"	S85°19'31"W	45.55'
C72	860.00'	0.75'	0°02'59"	S83°46'59"W	0.75'
C73	360.00'	83.36'	13°16'01"	S77°07'29"W	83.17'
C74	360.00'	52.98'	8°25'56"	S66°16'30"W	52.93'
C79	595.00'	52.77'	5°04'54"	N82°34'48"W	52.75'
C80	595.00'	60.57'	5°49'57"	N88°02'14"W	60.54'
C81	595.00'	61.93'	5°57'48"	S86°03'54"W	61.90'
C82	595.00'	28.77'	2°46'12"	S81°41'54"W	28.76'
C83	30.00'	18.77'	35°50'28"	S81°45'57"E	18.46'
C84	30.00'	18.80'	35°54'15"	S45°53'36"E	18.49'
C85	30.00'	31.47'	60°06'17"	S02°06'41"W	30.05'
C99	340.00'	51.00'	8°35'41"	S66°21'22"W	50.95'
C121	30.00'	15.05'	28°44'12"	N13°34'22"W	14.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N86°47'26"W	61.06'
L4	S62°03'32"W	63.22'
L5	S27°56'28"E	46.40'
L8	N27°56'28"W	25.98'
L9	N27°56'28"W	20.00'
L32	N62°03'32"E	43.73'
L34	N67°25'48"W	30.65'
L49	N80°34'47"W	100.82'
L50	S83°26'26"W	56.86'
L51	S83°26'26"W	37.21'
L52	S62°03'32"W	79.38'

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




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SECTION 54  
 JOSEPH S. SANCHEZ GRANT  
 TOWNSHIP 6 SOUTH  
 RANGE 29 EAST  
 (UNPLATTED)

SECTION 30 EAST  
 JOSEPH S. SANCHEZ GRANT  
 SECTION 42

SECTION 42  
 JOSEPH S. SANCHEZ GRANT  
 TOWNSHIP 6 SOUTH  
 RANGE 30 EAST  
 (UNPLATTED)