

# Madeira At St. Augustine Phase 2C Unit 1

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 5 SHEETS  
38 LOT AND 3 TRACTS, THIS PHASE

**CAPTION**

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

**BEGIN** AT THE SOUTHWESTERLY CORNER OF LOT 188, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE NORTH 72°20'02" EAST, ALONG THE SOUTHERLY LINE OF LOT 188 OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, 192.50 FEET; THENCE SOUTH 26°29'00" EAST, 259.79 FEET; THENCE SOUTH 13°01'04" EAST, 738.80 FEET; THENCE SOUTH 01°24'03" WEST, 232.54 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 660.00 FEET, AN ARC DISTANCE OF 136.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°03'43" WEST, 136.69 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°26'54" WEST, 27.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°36'25" WEST, 87.23 FEET; THENCE SOUTH 50°04'07" WEST, 52.92 FEET; THENCE SOUTH 69°12'20" WEST, 115.00 FEET; THENCE SOUTH 61°31'12" WEST, 332.99 FEET; THENCE NORTH 25°19'14" WEST, 285.99 FEET; THENCE NORTH 18°12'13" WEST, 367.26 FEET; THENCE NORTH 24°27'28" WEST, 267.79 FEET; THENCE NORTH 02°28'49" WEST, 89.71 FEET; THENCE NORTH 11°49'09" EAST, 89.09 FEET; THENCE NORTH 02°13'38" WEST, 73.56 FEET; THENCE NORTH 07°47'30" WEST, 122.14 FEET; THENCE NORTH 34°55'42" EAST, 60.36 FEET, TO THE SOUTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: NORTH 71°59'38" EAST, 362.57 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 66.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°29'53" EAST, 66.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 28°29'00" EAST, 6.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 15.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°39'03" EAST, 15.98 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°24'18" WEST, 38.10 FEET; COURSE NO. 6: SOUTH 22°05'26" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 42.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°10'42" EAST, 37.86 FEET; COURSE NO. 8: NORTH 80°07'55" EAST, 54.23 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 9: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 27.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°01'16" WEST, 27.50 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 610.00 FEET, AN ARC DISTANCE OF 15.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°55'13" WEST, 15.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 20.91 ACRES, MORE OR LESS.

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 188 (MADEIRA AT ST. AUGUSTINE PHASE 1C M.B. 113, PGS. 35-48) AS N72°20'02"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- THE INTENDED USE OF THESE COORDINATES IS FOR PLATTING 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	2038345.11	553034.49	MOST N'LY CORNER OF LOT 216
2	2038960.95	553004.90	MOST S'LY CORNER OF TRACT 1

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- THE PLAT PROPERTY REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED SEPTEMBER 18, 2025, HAS BEEN REVIEWED BY THIS OFFICE AND THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD.

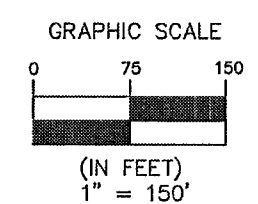
O.R.B. 2073, PG. 513 AVIGATION EASEMENT BLANKETS PLATTED LANDS  
O.R.B. 4388, PG. 1822 AMENDMENT TO CONSERVATION EASEMENT SHOWN HEREON

**LEGEND**

- O.R.B. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PG.(S) = PAGE(S)
- R/W = RIGHT OF WAY
- LI = TABULATED LINE DATA
- CI = TABULATED CURVE DATA
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- C = CENTERLINE
- (R) = LOT LINE RADIAL TO R/W
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- D.E. = DRAINAGE EASEMENT
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
- JWL = JURISDICTIONAL WETLAND LINE
- T.L. = TRAVERSE LINE
- T.L.O. = TRAVERSE LINE ONLY
- C.E. = CONSERVATION EASEMENT
- NO. = NUMBER
- S.F. = SQUARE FOOT
- ATB = APPROXIMATE TOP OF BANK

- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE KNOWN)
- = 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)

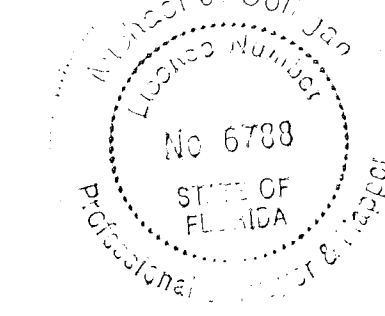


**SURVEYOR'S CERTIFICATE**

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 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 9TH DAY OF OCTOBER, 2025, A.D.

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



**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 130, PAGES 45-49 OF THE PUBLIC RECORDS OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 14th DAY OF NOVEMBER, 2025.

BY: [Signature]  
ST. JOHNS COUNTY CLERK

**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 20th DAY OF OCTOBER, 2025.

[Signature]  
CITY OF ST. AUGUSTINE

**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 30th DAY OF OCTOBER, 2025.

[Signature]  
CITY OF ST. AUGUSTINE

**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 20th DAY OF OCTOBER, 2025.

[Signature]  
CITY OF ST. AUGUSTINE, CITY ATTORNEY

**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 16th DAY OF OCTOBER, 2025.

[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 21st DAY OF OCTOBER, 2025.

[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 9th DAY OF OCTOBER, 2025.

[Signature]  
THOMAS P. TRACZ, PSM  
LS# 6039

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE INTENDED FOR PLATTING PURPOSES.



# Madeira At St. Augustine Phase 2C Unit 1

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.

### 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 2C 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 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 TESORO TERRACE AND ARBOL WAY, THE UNOBSTRUCTED DRAINAGE EASEMENTS, PRIVATE DRAINAGE EASEMENT, STORMWATER MANAGEMENT FACILITIES AND DRAINAGE EASEMENTS, AND UTILITY EASEMENTS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE DISTRICT. THE DISTRICT SHALL CONVEY WATER AND SEWER UTILITY LINES CONSTRUCTED BY PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHIN ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS TO THE CITY OF ST. AUGUSTINE VIA SEPARATE BILL OF SALE AND SUBJECT TO THAT CERTAIN SECOND AMENDMENT TO UTILITY ACCEPTANCE AND LIMITED ENVIRONMENTAL INDEMNITY AND ALLOCATION OF COST AGREEMENT FOR MADEIRA AT ST. AUGUSTINE PHASE 2C THAT WILL BE ENTERED INTO BETWEEN PONCE ASSOCIATES, LLC AND THE CITY OF ST. AUGUSTINE SUBSEQUENT TO THE RECORDING OF THIS PLAT. ALL DRIVES AND COURTS ARE HEREBY RESERVED TO THE DISTRICT, ITS SUCCESSORS-IN-INTEREST, GRANTEEES AND ASSIGNS, 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. THE DISTRICT, 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.

THE OWNER, 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 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 COURTS SUBJECT TO THE PRECEDING PROVISIONS. THE OWNER 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 OWNER, MAY CAUSE A DISTURBANCE ON ANY OF THE LANDS SHOWN ON THIS PLAT.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT AND PRIVILEGE, AS TO THE PROPERTY IT OWNS, 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 1 (OPEN SPACE), AND TRACTS 2 AND 3 (OPEN SPACE, STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), ARE HEREBY RESERVED TO THE PRIVATE USE OF THE OWNER, 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.

THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, IS HEREBY DEDICATED A NON-EXCLUSIVE EASEMENT OVER TRACTS 2 AND 3 (OPEN SPACE, STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), 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 2 AND 3, AND LAKE & DRAINAGE EASEMENTS LOCATED ON SAID MADEIRA AT ST. AUGUSTINE PHASE 2C UNIT 1. THE 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 2 AND 3 (OPEN SPACE, STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), AND THE PRIVATE DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS.

THOSE EASEMENTS DESIGNATED AS FLORIDA POWER & LIGHT EASEMENT "F.P.L.E.", 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 OWNER HEREBY GRANTS TO THE CITY OF ST. AUGUSTINE A NON-EXCLUSIVE EASEMENT OVER THE RIGHTS-OF-WAY DESIGNATED HEREON AS TESORO TERRACE AND ARBOL WAY, FOR THE INSTALLATION, MAINTENANCE AND USE OF POTABLE WATER, WASTEWATER AND RECLAIMED WATER UTILITIES.

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 (2025); 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 8th DAY OF OCTOBER, 2025.

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

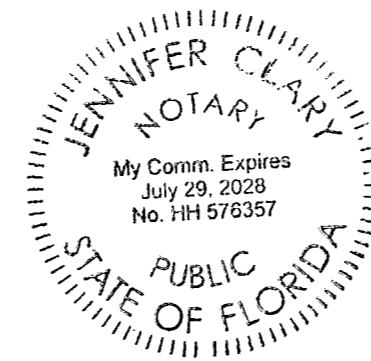
[Signature]  
DOUGLAS MAIER  
VICE PRESIDENT  
PONCE ASSOCIATES, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: [Signature]  
JEFF STENICE  
WITNESS: [Signature]  
RACHEL SANCHEZ  
PRINT: RACHEL SANCHEZ

### 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 8th DAY OF October, A.D., 2025, 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  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Jennifer Clary  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: Jennifer Clary  
MY COMMISSION EXPIRES: 7/29/2028  
MY COMMISSION NUMBER IS: 114576357



### 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. 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: Brian D. Robble  
TITLE: Chairman  
WITNESS: MP  
PRINT: Melissa Debbins  
WITNESS: Karah C. Badders  
PRINT: Sarah Badders  
ATTEST: [Signature]  
BY: [Signature]  
NAME: Letitia G. Alford  
TITLE: Asst. Secretary  
WITNESS: MP  
PRINT: Melissa Debbins  
WITNESS: Karah C. Badders  
PRINT: Sarah E. Badders

### NOTARY FOR MADEIRA COMMUNITY DEVELOPMENT DISTRICT

STATE OF Florida  
COUNTY OF St. Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 15th DAY OF October, A.D., 2025, BY Brian D. Robble 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  HAS PRODUCED FC Green AS IDENTIFICATION.

MP  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: Melissa Debbins  
MY COMMISSION EXPIRES: July 17, 2026  
MY COMMISSION NUMBER IS: 114267751

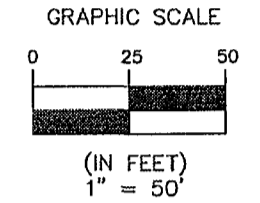
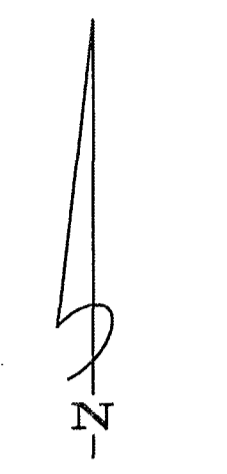
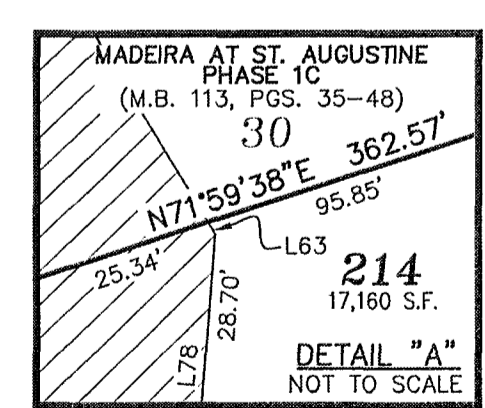


# Madeira At St. Augustine Phase 2C Unit 1

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 3 OF 5 SHEETS  
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	632.00'	66.51'	6°01'47"	S29°29'53"E	66.48'
C4	550.00'	15.98'	1°39'53"	S25°39'03"E	15.98'
C5	25.00'	40.34'	92°26'42"	S21°24'15"W	36.10'
C6	25.00'	42.96'	98°26'58"	S63°10'42"E	37.86'
C7	250.00'	27.52'	6°18'23"	N13°01'16"W	27.50'
C8	610.00'	15.88'	1°29'31"	N16°55'13"W	15.88'
C9	580.00'	146.53'	14°28'30"	S06°32'24"E	146.14'
C10	500.00'	241.74'	27°42'04"	S13°09'11"E	239.39'
C12	500.00'	291.16'	33°21'53"	S15°59'05"E	287.07'
C15	500.00'	25.20'	2°53'15"	S66°10'08"W	25.20'
C16	400.00'	110.36'	15°48'31"	S72°37'45"W	110.02'
C17	125.00'	180.40'	82°41'14"	S39°11'24"W	165.14'
C18	350.00'	123.27'	20°10'48"	S12°14'37"E	122.64'
C20	250.00'	41.74'	9°33'55"	N11°23'30"W	41.69'
C21	605.00'	31.40'	2°58'25"	N05°21'35"W	31.39'
C22	605.00'	48.26'	4°34'14"	N01°35'16"W	48.25'
C23	475.00'	31.55'	3°48'21"	N01°12'19"W	31.55'
C24	475.00'	98.29'	11°51'23"	N09°02'11"W	98.12'
C25	475.00'	84.76'	10°13'26"	N20°04'35"W	84.65'
C35	250.00'	14.22'	3°15'32"	N08°14'19"W	14.22'
C48	375.00'	16.24'	2°28'50"	S21°05'35"E	16.23'
C49	375.00'	87.33'	13°20'33"	S13°10'54"E	87.13'
C50	375.00'	28.52'	4°21'25"	S04°19'55"E	28.51'
C51	150.00'	12.39'	4°43'59"	S00°12'46"W	12.39'
C52	150.00'	84.30'	32°12'01"	S18°40'46"W	83.19'
C53	150.00'	88.41'	33°46'08"	S51°39'50"W	87.13'
C54	375.00'	53.24'	8°08'03"	S76°28'00"W	53.19'
C55	150.00'	31.38'	11°59'07"	S74°32'28"W	31.32'
C56	525.00'	26.59'	2°54'06"	S66°10'33"W	26.59'
C57	375.00'	50.23'	7°40'28"	S68°33'44"W	50.19'
C58	555.00'	82.89'	8°33'27"	S09°40'30"E	82.81'
C59	555.00'	59.03'	6°05'38"	S02°20'58"E	59.00'
C60	525.00'	53.88'	5°52'50"	S02°14'34"E	53.86'
C61	525.00'	90.46'	9°52'18"	S10°07'08"E	90.34'
C62	525.00'	61.89'	6°43'59"	S18°25'16"E	61.66'
C65	325.00'	57.72'	10°10'30"	N17°14'46"W	57.64'
C66	325.00'	56.75'	10°00'18"	N07°09'22"W	56.68'
C67	100.00'	144.20'	82°37'08"	N39°13'27"E	132.03'
C68	425.00'	43.44'	5°51'22"	N77°36'20"E	43.42'
C69	425.00'	73.82'	9°57'09"	N69°42'04"E	73.73'
C70	475.00'	23.81'	2°52'19"	N66°09'39"E	23.81'
C71	730.00'	19.01'	1°29'31"	N16°55'13"W	19.01'
C72	370.00'	61.77'	9°33'55"	N11°23'30"W	61.70'
C73	725.00'	31.63'	2°29'59"	N05°34'34"W	31.63'
C74	725.00'	63.57'	5°01'25"	N01°48'51"W	63.55'
C75	355.00'	13.76'	2°13'14"	N00°24'46"W	13.76'
C76	355.00'	67.50'	10°53'38"	N06°58'12"W	67.40'
C77	355.00'	77.07'	12°26'19"	N18°38'11"W	76.92'
C98	100.00'	0.12'	0°04'06"	N02°07'10"W	0.12'
C99	605.00'	79.66'	7°32'38"	N03°04'28"W	79.60'
C100	475.00'	276.60'	33°21'53"	S15°59'05"E	272.71'
C105	525.00'	206.03'	22°29'07"	S10°32'42"E	204.71'
C106	555.00'	141.92'	14°39'05"	N06°37'41"W	141.53'
C107	375.00'	103.47'	15°48'31"	N72°37'45"E	103.14'
C109	150.00'	216.47'	82°41'14"	S39°11'24"W	198.17'
C110	375.00'	132.08'	20°10'48"	S12°14'37"E	131.40'
C113	325.00'	114.47'	20°10'48"	S12°14'37"E	113.88'
C114	100.00'	144.32'	82°41'14"	S39°11'24"W	132.11'
C115	425.00'	117.26'	15°48'31"	N72°37'45"E	116.89'
C116	725.00'	95.20'	7°31'24"	N03°03'51"W	95.13'
C117	355.00'	206.72'	33°21'53"	S15°59'05"E	203.82'



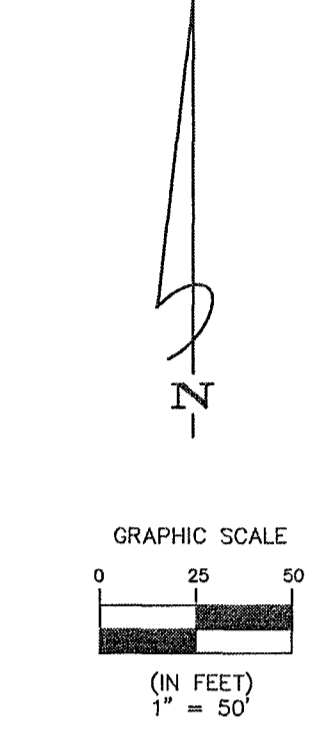
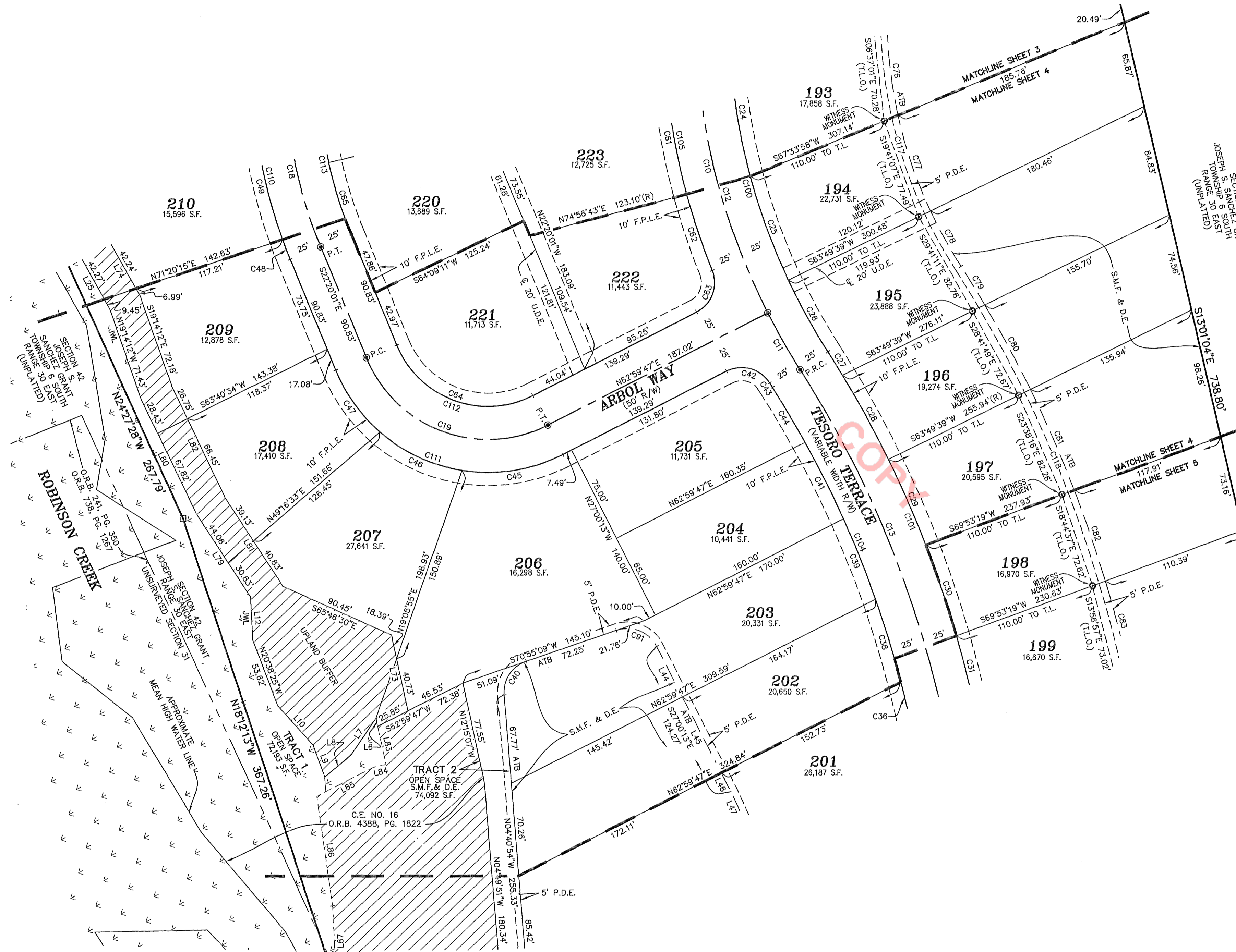
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°29'00"E	6.37'
L14	N06°36'32"W	57.31'
L20	N19°59'51"E	27.37'
L23	N00°39'40"W	39.51'
L24	N20°10'22"E	38.14'
L25	N29°11'10"W	51.72'
L26	N29°26'05"W	73.62'
L27	N05°41'32"E	46.44'
L30	N15°38'47"E	49.66'
L31	N88°51'26"W	8.71'
L32	N31°37'57"W	36.76'
L33	N02°56'47"E	39.94'
L36	N22°18'49"W	4.87'
L37	N06°36'32"W	13.70'
L38	N06°36'32"E	43.38'
L39	N00°41'51"E	15.68'
L40	N00°41'51"E	56.53'
L51	S08°00'04"E	29.45'
L54	S00°39'40"E	30.45'
L55	S20°10'22"W	34.57'
L63	N31°22'22"W	0.48'
L64	S05°03'16"E	5.13'
L65	N71°59'38"E	51.39'
L70	N15°28'58"E	30.13'
L71	N08°27'00"W	52.24'
L72	N34°48'03"E	59.69'
L74	N29°11'32"W	49.23'
L75	N20°53'38"W	61.34'
L76	N15°28'58"E	33.29'
L77	N08°27'00"W	50.01'
L78	N04°35'49"E	66.51'

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

# Madeira At St. Augustine Phase 2C Unit 1

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 5 SHEETS  
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

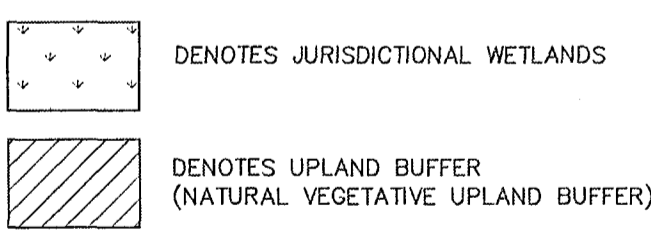


**LINE TABLE**

LINE	BEARING	DISTANCE
L6	N12°15'07"W	6.28'
L7	S33°54'25"W	34.15'
L8	S49°53'28"W	25.75'
L9	N19°58'40"W	26.34'
L10	N42°00'19"W	40.01'
L12	N03°13'02"W	32.72'
L25	N29°11'10"W	51.72'
L44	S27°00'13"E	43.24'
L45	S27°00'13"E	65.00'
L46	S27°00'13"E	16.03'
L47	S24°23'48"E	22.86'
L73	N12°15'07"W	59.12'
L74	N29°11'32"W	49.23'
L79	N33°13'57"W	74.89'
L80	N25°44'36"W	96.25'
L81	S33°13'57"E	79.96'
L82	S25°44'36"E	93.20'
L83	N12°15'07"W	29.92'
L84	N77°44'53"E	9.81'
L85	N62°33'29"E	48.34'
L86	N08°22'28"W	83.50'
L87	N02°52'09"W	53.36'

**CURVE TABLE**

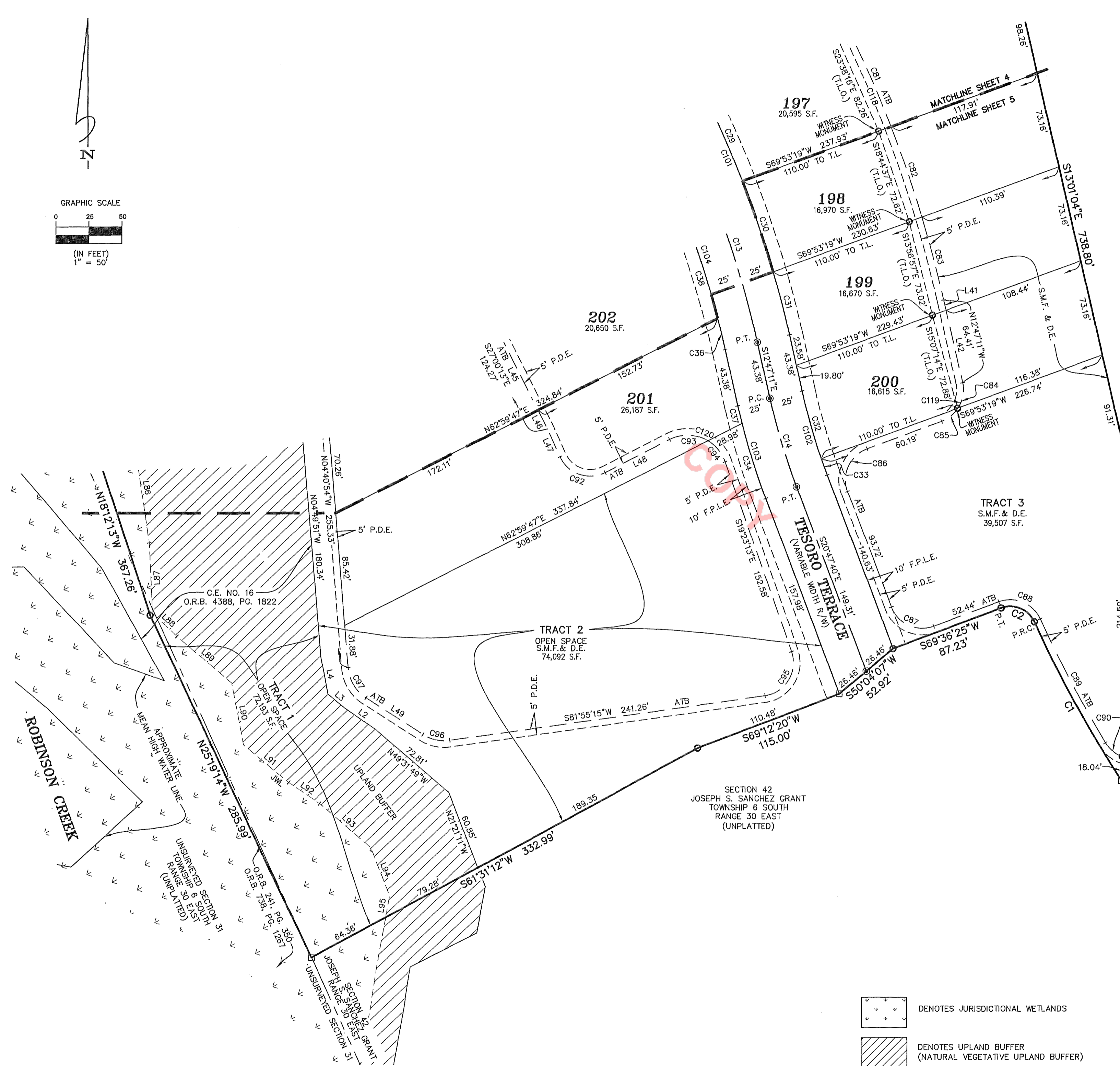
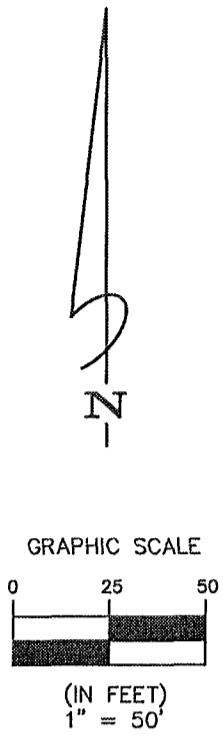
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	500.00'	241.74'	27°42'04"	S13°09'11"E	239.39'
C11	500.00'	49.42'	5°39'49"	S29°50'07"E	49.40'
C12	500.00'	291.16'	33°21'53"	S15°59'05"E	287.07'
C13	800.00'	277.59'	19°52'51"	S22°43'36"E	276.20'
C18	350.00'	123.27'	20°10'48"	S12°14'37"E	122.64'
C19	100.00'	165.23'	94°40'12"	S69°40'07"E	147.07'
C24	475.00'	98.29'	11°51'23"	N09°02'11"W	98.12'
C25	475.00'	84.76'	10°13'26"	N20°04'35"W	84.65'
C26	475.00'	62.00'	7°28'44"	N28°55'40"W	61.96'
C27	825.00'	20.82'	1°26'45"	N31°56'39"W	20.82'
C28	825.00'	72.69'	5°02'55"	N28°41'49"W	72.67'
C29	825.00'	70.65'	4°54'24"	N23°43'10"W	70.63'
C30	825.00'	72.64'	5°02'42"	N18°44'37"W	72.62'
C31	825.00'	49.45'	3°26'04"	N14°30'13"W	49.45'
C36	775.00'	24.29'	1°47'44"	S13°41'03"E	24.28'
C38	775.00'	66.02'	4°52'51"	S17°01'20"E	66.00'
C39	775.00'	65.28'	4°49'34"	S21°52'33"E	65.26'
C40	25.00'	32.99'	75°36'00"	S33°07'06"W	30.65'
C41	775.00'	65.02'	4°48'25"	S26°41'32"E	65.00'
C42	25.00'	36.99'	84°47'03"	S74°36'41"E	33.71'
C43	525.00'	4.10'	0°26'52"	S32°26'36"E	4.10'
C44	775.00'	48.31'	3°34'17"	S30°52'53"E	48.30'
C45	125.00'	78.77'	36°06'25"	N81°03'00"E	77.48'
C46	125.00'	69.88'	31°56'27"	S64°55'35"E	68.79'
C47	125.00'	58.08'	26°37'21"	N35°38'41"W	57.56'
C48	375.00'	16.24'	2°28'50"	S21°05'35"E	16.23'
C49	375.00'	87.33'	13°20'33"	S13°10'54"E	87.13'
C61	525.00'	90.46'	9°52'18"	S10°07'08"E	90.34'
C62	525.00'	61.69'	6°43'59"	S18°25'16"E	61.66'
C63	25.00'	36.99'	84°47'03"	S20°36'16"W	33.71'
C64	75.00'	123.92'	94°40'12"	N69°40'07"W	110.30'
C65	325.00'	57.72'	10°10'30"	N17°14'46"W	57.64'
C76	355.00'	67.50'	10°53'38"	N06°58'12"W	67.40'
C77	355.00'	77.07'	12°26'19"	N18°38'11"W	76.92'
C78	355.00'	48.40'	7°48'41"	N28°45'41"W	48.36'
C79	945.00'	34.44'	2°05'18"	N31°37'23"W	34.44'
C80	945.00'	72.67'	4°24'22"	N28°22'32"W	72.65'
C81	945.00'	83.34'	5°03'12"	N23°38'46"W	83.32'
C82	945.00'	72.63'	4°24'14"	N18°55'03"W	72.62'
C83	945.00'	64.81'	3°55'45"	N14°45'04"W	64.79'
C91	25.00'	35.81'	82°04'35"	S68°02'31"E	32.83'
C100	475.00'	276.60'	33°21'53"	S15°59'05"E	272.71'
C101	825.00'	286.26'	19°52'51"	N22°43'36"W	284.83'
C104	775.00'	268.91'	19°52'51"	N22°43'36"W	267.57'
C105	525.00'	206.03'	22°29'07"	S10°32'42"E	204.71'
C110	375.00'	132.08'	20°10'48"	S12°14'37"E	131.40'
C111	125.00'	206.54'	94°40'12"	S69°40'07"E	183.83'
C112	75.00'	123.92'	94°40'12"	S69°40'07"E	110.30'
C113	325.00'	114.47'	20°10'48"	S12°14'37"E	113.88'
C117	355.00'	206.72'	33°21'53"	S15°59'05"E	203.82'
C118	945.00'	327.90'	19°52'51"	N22°43'36"W	326.26'



# Madeira At St. Augustine Phase 2C Unit 1

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 5 OF 5 SHEETS  
SEE SHEET 1 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	860.00'	136.84'	9°06'59"	N29°03'43"W	136.69'
C2	20.00'	29.98'	85°53'22"	N67°26'54"W	27.25'
C13	800.00'	277.59'	19°52'51"	S22°43'36"E	276.20'
C14	500.00'	69.88'	8°00'29"	S16°47'26"E	69.83'
C29	825.00'	70.65'	4°54'24"	N23°43'10"W	70.63'
C30	825.00'	72.64'	5°02'42"	N18°44'37"W	72.62'
C31	825.00'	49.45'	3°26'04"	N14°30'13"W	49.45'
C32	475.00'	53.13'	6°24'30"	N15°59'26"W	53.10'
C33	475.00'	13.26'	1°35'59"	N19°59'41"W	13.26'
C34	525.00'	59.67'	6°30'43"	S17°32'19"E	59.64'
C36	775.00'	24.29'	1°47'44"	S13°41'03"E	24.28'
C37	525.00'	13.71'	1°29'46"	S13°32'04"E	13.71'
C38	775.00'	66.02'	4°52'51"	S17°01'20"E	66.00'
C81	945.00'	83.34'	5°03'12"	N23°38'48"W	83.32'
C82	945.00'	72.63'	4°24'14"	N18°55'03"W	72.62'
C83	945.00'	64.81'	3°55'45"	N14°45'04"W	64.79'
C84	25.00'	19.99'	45°48'18"	N10°06'58"E	19.46'
C85	25.00'	16.09'	36°52'12"	N51°27'13"E	15.81'
C86	25.00'	39.57'	90°40'59"	N24°32'49"E	35.57'
C87	25.00'	39.09'	89°35'55"	S65°35'38"E	35.23'
C88	25.00'	37.48'	85°53'22"	N67°26'54"W	34.06'
C89	855.00'	105.60'	7°04'35"	S28°02'31"E	105.53'
C90	25.00'	16.69'	38°15'04"	S50°42'21"E	16.38'
C92	25.00'	40.41'	92°36'25"	S70°42'00"E	36.15'
C93	30.00'	30.27'	57°48'20"	S88°06'03"E	29.00'
C94	30.00'	20.85'	39°48'40"	S39°17'33"E	20.43'
C95	25.00'	44.20'	101°18'28"	S31°16'01"W	38.67'
C96	30.00'	21.23'	40°33'08"	N77°48'11"W	20.79'
C97	30.00'	27.67'	52°50'43"	N31°06'16"W	26.70'
C101	825.00'	286.26'	19°52'51"	N22°43'36"W	284.83'
C102	475.00'	66.39'	8°00'29"	S16°47'26"E	66.34'
C103	525.00'	73.38'	8°00'29"	S16°47'26"E	73.32'
C104	775.00'	288.91'	19°52'51"	N22°43'36"W	287.57'
C118	945.00'	327.90'	19°52'51"	N22°43'36"W	326.26'
C119	25.00'	36.07'	82°40'30"	N28°33'04"E	33.02'
C120	30.00'	51.11'	87°37'00"	N68°11'43"W	45.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N55°41'18"W	28.90'
L3	N50°36'08"W	16.04'
L4	N10°58'36"W	28.59'
L41	N12°47'11"W	8.16'
L42	N12°47'11"W	56.25'
L45	S27°00'13"E	65.00'
L46	S27°00'13"E	16.03'
L47	S24°23'48"E	22.86'
L48	N62°59'47"E	54.98'
L49	N57°31'37"W	51.11'
L86	N08°22'28"W	83.50'
L87	N02°52'09"W	53.36'
L88	N46°14'48"W	25.36'
L89	N49°47'32"W	54.49'
L90	N10°58'36"W	47.42'
L91	N50°36'08"W	44.37'
L92	N55°41'18"W	28.24'
L93	N49°31'49"W	51.48'
L94	N21°21'11"W	39.03'
L95	N10°13'56"E	16.55'

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

# Madeira At St. Augustine Phase 2C Unit 2

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.

MAP BOOK 130 PAGE 66  
SHEET 1 OF 5 SHEETS  
35 LOT AND 5 TRACTS, THIS PHASE

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

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 185, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; SAID POINT LING ON THE ARC OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, EASTERLY, AND NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1; NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 32.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°02'53" EAST, 32.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2; NORTH 63°31'00" EAST, 110.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3; EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°29'00" EAST, 35.36 FEET; COURSE NO. 4; NORTH 63°31'00" EAST, 60.00 FEET; COURSE NO. 5; NORTH 26°29'00" WEST, 55.00 FEET; COURSE NO. 6; NORTH 63°31'00" EAST, 28.33 FEET; THENCE SOUTH 30°20'24" EAST, 46.55 FEET; THENCE NORTH 85°48'19" EAST, 142.00 FEET; THENCE SOUTH 64°59'48" EAST, 222.97 FEET; THENCE SOUTH 29°15'38" EAST, 332.93 FEET; THENCE SOUTH 21°47'00" EAST, 388.87 FEET; THENCE SOUTH 04°09'00" EAST, 583.08 FEET; THENCE SOUTH 11°54'33" WEST, 298.79 FEET; THENCE SOUTH 77°30'55" WEST, 135.97 FEET; THENCE NORTH 82°22'28" WEST, 309.24 FEET, TO THE EASTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2C UNIT 1, AS RECORDED IN MAP BOOK 130 PAGES 66 THROUGH 70, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES: COURSE NO. 1; NORTH 01°24'03" EAST, 232.54 FEET; COURSE NO. 2; NORTH 13°01'04" WEST, 738.80 FEET; COURSE NO. 3; NORTH 26°29'00" WEST, 259.79 FEET, TO THE SOUTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, THENCE CONTINUING NORTH 26°29'00" WEST, ALONG LAST SAID LINE, 347.43 FEET, TO THE POINT OF BEGINNING.

CONTAINING 20.29 ACRES, MORE OR LESS.

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF PASARELA DRIVE (A VARIANTE W/ WIDTH R/W, AS NOW ESTABLISHED) (MADEIRA AT ST. AUGUSTINE PHASE 1C, M.B. 113, PGS. 35-48), AS N63°31'00"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- THE INTENDED USE OF THESE COORDINATES IS FOR PLATTING 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	2038990.80	553187.50	NWLY CORNER TRACT 5
2	2037095.00	553619.02	SWLY CORNER TRACT 4

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- 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.
- LAKE 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.
- UPLAND BUFFER ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- THE PLAT PROPERTY REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED SEPTEMBER 19, 2025, HAS BEEN REVIEWED BY THIS OFFICE AND THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD.

O.R.B. 2073, PG. 513 AVIGATION EASEMENT  
O.R.B. 4388, PG. 1822 AMENDMENT TO CONSERVATION EASEMENT

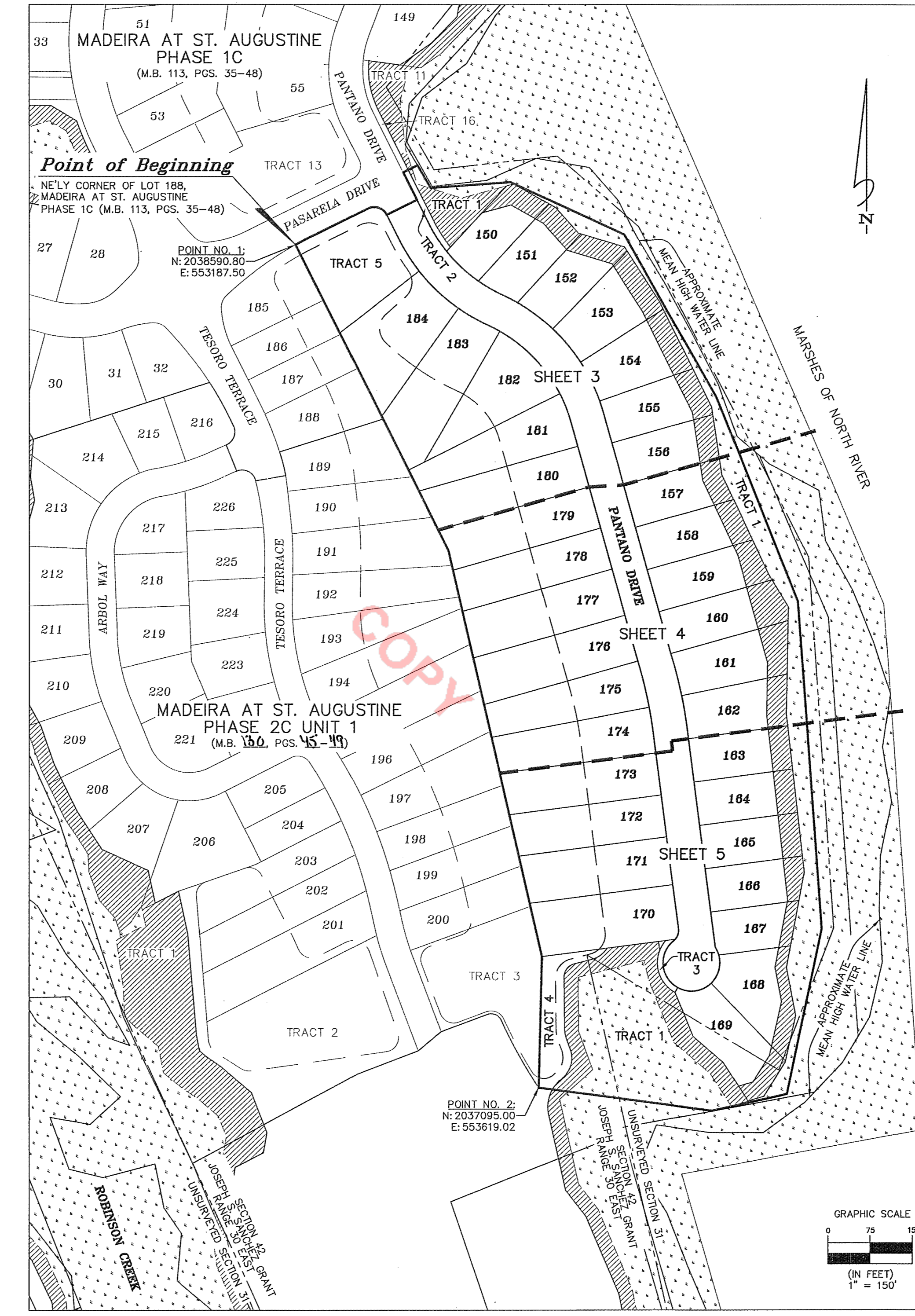
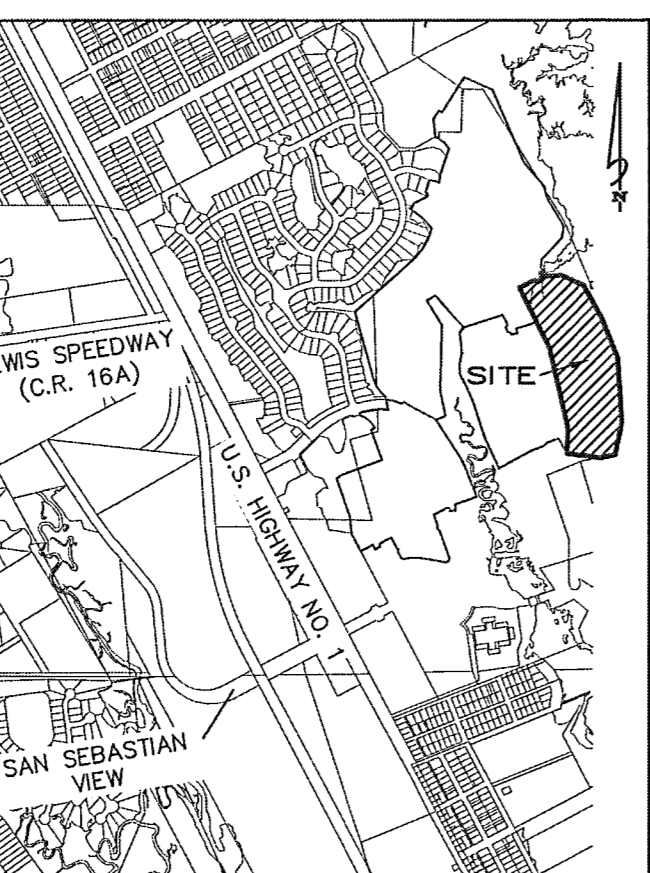
BLANKETS PLATTED LANDS SHOWN HEREON

**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
- P.R.C. = POINT OF REVERSE CURVE
- R.P. = RADIUS POINT
- R = RADIUS
- (R) = LOT LINE RADIAL TO R/W
- C = CENTERLINE
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- D.E. = DRAINAGE EASEMENT
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
- JWL = JURISDICTIONAL WETLAND LINE
- T.L. = TRAVERSE LINE
- T.L.O. = TRAVERSE LINE ONLY
- C.E. = CONSERVATION EASEMENT
- NO. = NUMBER
- S.F. = SQUARE FOOT
- ATB = APPROXIMATE TOP OF BANK

- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE KNOWN)
- = 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)

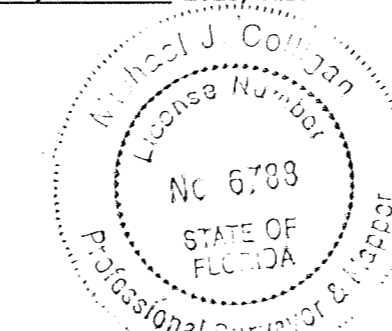


**SURVEYOR'S CERTIFICATE**

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 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 20th DAY OF OCTOBER, 2025, A.D.

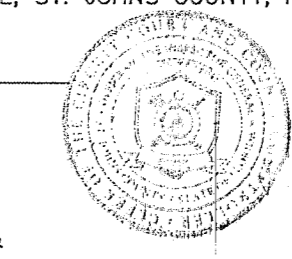
Michael J. Colligan  
FLORIDA REGISTERED LAND SURVEYOR NO. 6788  
CLARY AND ASSOCIATES  
L.B. NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257



**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 130, PAGES 66-70 OF THE PUBLIC RECORDS OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 10th DAY OF NOVEMBER, 2025.

BY: ST. JOHNS COUNTY CLERK



**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 20th DAY OF OCTOBER, 2025.

David Brichim  
CITY OF ST. AUGUSTINE

**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 20th DAY OF OCTOBER, 2025.

Melissa Burns  
CITY OF ST. AUGUSTINE

**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 20th DAY OF OCTOBER, 2025.

[Signature]  
CITY OF ST. AUGUSTINE, CITY ATTORNEY

**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 20th DAY OF OCTOBER, 2025.

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

**CERTIFICATE OF CITY UTILITIES DEPARTMENT**

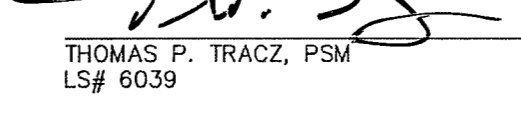
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY UTILITIES DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 21st DAY OF OCTOBER, 2025.

[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 20th DAY OF OCTOBER, 2025.

[Signature]  
THOMAS P. TRACZ, PSM  
LS# 6039



COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE INTENDED FOR PLATTING PURPOSES.



# Madeira At St. Augustine Phase 2C Unit 2

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.

### 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 2C 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 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, THE UNOBSTRUCTED DRAINAGE EASEMENTS, PRIVATE DRAINAGE EASEMENT, STORMWATER MANAGEMENT FACILITIES AND DRAINAGE EASEMENTS, AND UTILITY EASEMENTS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE DISTRICT. THE DISTRICT SHALL CONVEY WATER AND SEWER UTILITY LINES CONSTRUCTED BY PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHIN ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS TO THE CITY OF ST. AUGUSTINE VIA SEPARATE BILL OF SALE. ALL DRIVES AND COURTS ARE HEREBY RESERVED TO THE DISTRICT, ITS SUCCESSORS-IN-INTEREST, GRANTEEES AND ASSIGNS, 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. THE DISTRICT, 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 HERINAFTER PROVIDED.

THE OWNER, 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 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 COURTS SUBJECT TO THE PRECEDING PROVISIONS. THE OWNER 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 OWNER, MAY CAUSE A DISTURBANCE ON ANY OF THE LANDS SHOWN ON THIS PLAT.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT AND PRIVILEGE, AS TO THE PROPERTY IT OWNS, 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 1, 2, AND 3 (OPEN SPACE), AND TRACT 4 AND 5 (STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), ARE HEREBY RESERVED TO THE PRIVATE USE OF THE OWNER, 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.

THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, IS HEREBY DEDICATED A NON-EXCLUSIVE EASEMENT OVER TRACTS 4 AND 5 (STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), 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 4 AND 5, AND LAKE & DRAINAGE EASEMENTS LOCATED ON SAID MADEIRA AT ST. AUGUSTINE PHASE 2C UNIT 2. THE 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 4 AND 5 (OPEN SPACE, STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), AND THE PRIVATE DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS.

THOSE EASEMENTS DESIGNATED AS FLORIDA POWER & LIGHT EASEMENT "F.P.L.E.", 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 OWNER HEREBY GRANTS TO THE CITY OF ST. AUGUSTINE A NON-EXCLUSIVE EASEMENT OVER THE RIGHTS-OF-WAY DESIGNATED HEREON AS PANTANO DRIVE, FOR THE INSTALLATION, MAINTENANCE AND USE OF POTABLE WATER, WASTEWATER AND RECLAIMED WATER UTILITIES.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

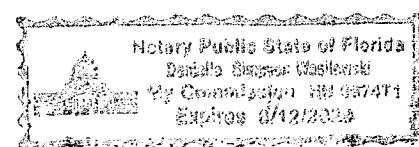
*[Signature]*  
DOUGLAS MAIER  
VICE PRESIDENT  
PONCE ASSOCIATES, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: *[Signature]*  
TRACY ARNOLD  
WITNESS: *[Signature]*  
VLADA TROHIN

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

STATE OF Florida  
COUNTY OF St. Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 16<sup>th</sup> DAY OF October, A.D., 2025, 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 [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: Danielle Simpson Wasitruski  
MY COMMISSION EXPIRES: 06-12-2029  
MY COMMISSION NUMBER IS: NH 687471



### 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. 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: Brian D. Kivle  
TITLE: Chairman

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

WITNESS: *[Signature]*  
PRINT: Melissa Dobbins  
WITNESS: *[Signature]*  
PRINT: Sarah Badders

WITNESS: *[Signature]*  
PRINT: Melissa Dobbins  
WITNESS: *[Signature]*  
PRINT: Sarah Badders

### NOTARY FOR MADEIRA COMMUNITY DEVELOPMENT DISTRICT

STATE OF Florida  
COUNTY OF St. Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 15<sup>th</sup> DAY OF October, A.D., 2025, BY Brian D. Kivle 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 [ ] HAS PRODUCED FL. License AS IDENTIFICATION.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: Melissa Dobbins  
MY COMMISSION EXPIRES: July 17, 2026  
MY COMMISSION NUMBER IS: NH 24775

# Madeira At St. Augustine Phase 2C Unit 2

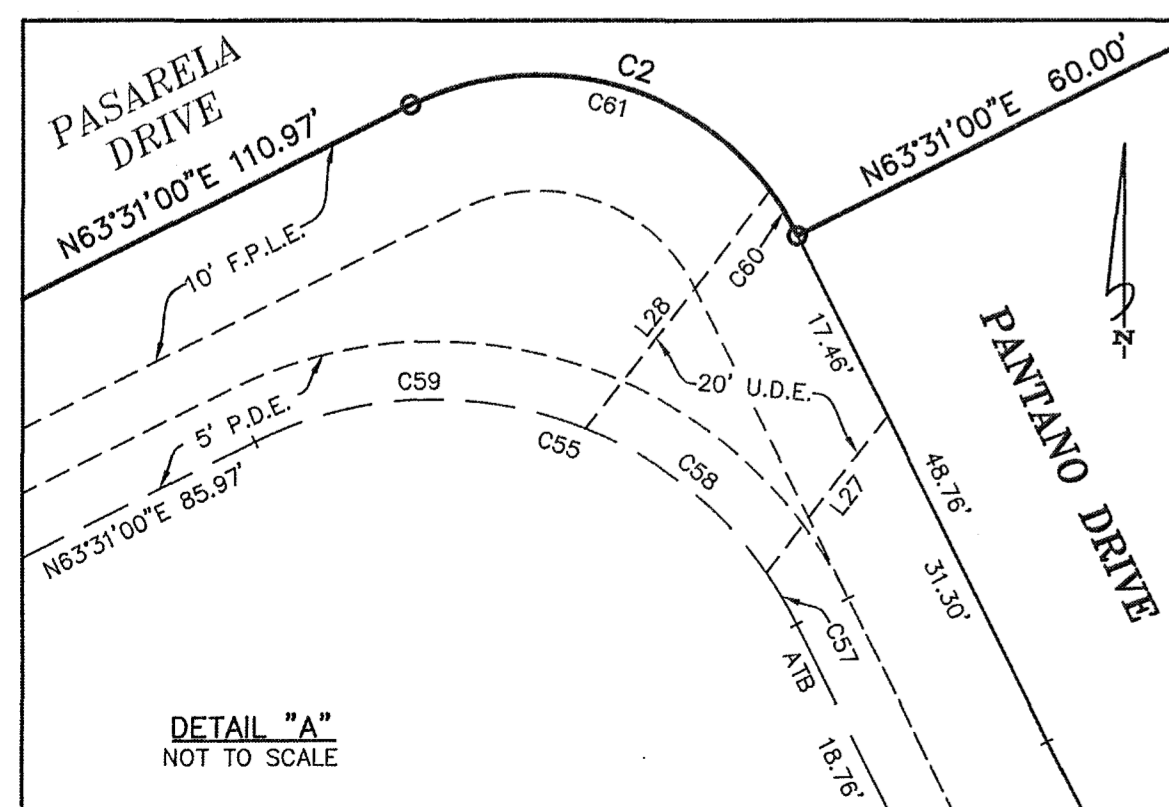
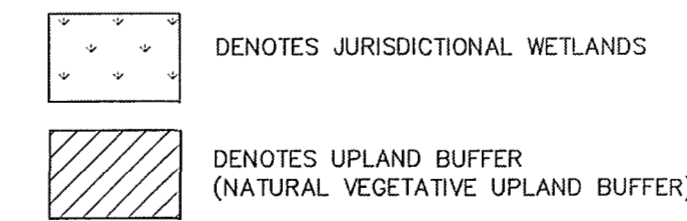
A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 3 OF 5 SHEETS  
SEE SHEET 1 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	632.00'	32.40'	2°56'14"	N62°02'53"E	32.40'
C2	25.00'	39.27'	90°00'00"	S71°29'00"E	35.36'
C3	300.00'	203.06'	38°46'51"	S45°52'25"E	199.20'
C4	300.00'	259.37'	49°32'12"	S40°29'45"E	251.37'
C6	270.00'	57.30'	12°09'35"	N32°33'47"W	57.19'
C7	260.00'	53.61'	11°48'54"	S32°23'27"E	53.52'
C8	270.00'	77.67'	16°28'57"	N46°53'03"W	77.40'
C9	270.00'	47.78'	10°08'19"	N60°11'41"W	47.71'
C10	330.00'	31.94'	5°32'45"	N62°29'28"W	31.93'
C11	330.00'	77.93'	13°31'49"	N52°57'11"W	77.75'
C12	330.00'	77.58'	13°28'10"	N39°27'12"W	77.40'
C13	330.00'	77.58'	13°28'10"	N25°59'02"W	77.40'
C14	330.00'	20.28'	3°31'18"	N17°29'18"W	20.28'
C32	270.00'	52.46'	11°07'57"	S21°17'37"E	52.38'
C33	270.00'	156.10'	33°07'33"	S43°25'22"E	153.94'
C34	270.00'	24.87'	5°16'42"	S62°37'30"E	24.86'
C35	330.00'	59.92'	10°24'10"	S60°03'46"E	59.83'
C36	330.00'	96.42'	16°44'29"	S46°29'26"E	96.08'
C37	330.00'	67.02'	11°38'12"	S32°18'06"E	66.91'
C46	140.00'	27.20'	11°07'57"	N21°17'37"W	27.16'
C47	140.00'	80.94'	33°07'33"	N43°25'22"W	79.82'
C48	140.00'	12.90'	5°16'42"	N62°37'30"W	12.89'
C49	460.00'	83.52'	10°24'10"	N60°03'46"W	83.40'
C50	460.00'	70.36'	8°45'48"	N50°28'46"W	70.29'
C51	35.00'	57.86'	94°43'26"	N01°15'51"E	51.50'
C52	35.00'	39.17'	64°07'11"	N16°33'58"E	37.16'
C53	35.00'	12.58'	20°35'44"	N25°47'29"W	12.51'
C54	345.00'	57.84'	9°36'22"	N31°17'11"W	57.77'
C55	35.00'	54.98'	90°00'00"	N71°29'00"W	49.50'
C56	612.00'	32.40'	3°02'00"	S62°00'00"W	32.40'
C57	35.00'	5.14'	8°24'29"	N30°41'14"W	5.13'
C58	35.00'	20.28'	33°12'22"	N51°29'40"W	20.00'
C59	35.00'	29.56'	48°23'09"	S87°42'35"W	28.69'
C60	25.00'	4.57'	10°28'50"	N31°43'25"W	4.57'
C61	25.00'	34.70'	79°31'10"	N76°43'25"W	31.98'
C62	270.00'	182.75'	38°46'51"	S45°52'25"E	179.28'
C63	330.00'	285.31'	49°32'12"	N40°29'45"W	276.51'
C68	270.00'	233.44'	49°32'12"	N40°29'45"W	226.23'
C69	330.00'	223.36'	38°46'51"	S45°52'25"E	219.12'
C72	140.00'	121.04'	49°32'12"	N40°29'45"W	117.31'
C73	460.00'	153.88'	19°09'58"	S55°40'51"E	153.16'
C74	35.00'	51.75'	84°42'55"	N06°16'06"E	47.16'

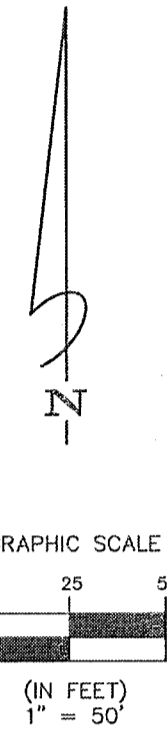
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°29'00"W	55.00'
L2	N63°31'00"E	28.33'
L3	S30°20'24"E	46.55'
L4	S26°29'00"E	48.76'
L8	S41°28'02"E	61.21'
L21	N74°45'51"E	53.60'
L26	N48°37'34"E	45.17'
L27	N37°44'54"E	17.07'
L28	S37°44'54"W	26.00'
L29	S18°26'10"E	30.05'
L30	S72°22'08"E	82.99'
L31	N74°45'51"E	95.57'



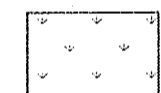
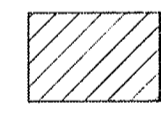
# Madeira At St. Augustine Phase 2C Unit 2

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 5 SHEETS  
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

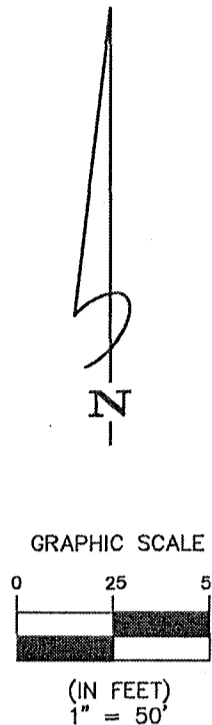


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	800.00'	117.19'	8°23'36"	S11°31'51"E	117.09'
C15	830.00'	62.30'	4°18'03"	N13°34'37"W	62.29'
C16	830.00'	59.29'	4°05'33"	N09°22'49"W	59.27'
C30	770.00'	46.20'	3°26'15"	S09°03'10"E	46.19'
C31	770.00'	66.60'	4°57'21"	S13°14'58"E	66.58'
C44	640.00'	38.40'	3°26'15"	N09°03'10"W	38.39'
C45	640.00'	55.36'	4°57'21"	N13°14'58"W	55.34'
C64	830.00'	121.59'	8°23'36"	N11°31'51"W	121.48'
C67	770.00'	112.80'	8°23'36"	N11°31'51"W	112.70'
C71	640.00'	93.75'	8°23'36"	N11°31'51"W	93.67'

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

# Madeira At St. Augustine Phase 2C Unit 2

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.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	800.00'	117.19'	8°23'36"	S11°31'51"E	117.09'
C16	830.00'	59.29'	4°05'33"	N09°22'49"W	59.27'
C17	25.00'	9.18'	21°02'22"	N17°51'14"W	9.13'
C18	50.00'	10.66'	12°13'15"	N22°15'47"W	10.64'
C19	50.00'	54.47'	62°25'11"	S15°03'26"W	51.82'
C20	50.00'	63.30'	72°32'19"	N82°32'11"E	59.16'
C21	50.00'	97.41'	111°37'46"	S05°22'47"E	82.72'
C22	25.00'	4.97'	11°23'30"	S44°44'21"W	4.96'
C23	60.00'	107.81'	102°57'06"	N09°43'06"W	93.88'
C24	65.00'	21.32'	18°47'29"	N38°40'53"E	21.22'
C25	45.00'	53.65'	68°18'51"	N13°55'12"E	50.53'
C26	65.00'	22.34'	19°41'19"	N10°23'34"W	22.23'
C27	25.00'	33.25'	76°11'34"	N37°32'53"E	30.85'
C28	45.00'	34.59'	44°02'15"	N53°37'32"E	33.74'
C29	25.00'	20.24'	46°22'39"	S15°51'17"W	19.69'
C30	770.00'	46.20'	3°26'15"	S09°03'10"E	46.19'
C38	25.00'	27.09'	62°05'29"	N79°07'22"E	25.79'
C39	35.00'	41.73'	68°18'51"	N13°55'12"E	39.30'
C40	75.00'	25.77'	19°41'19"	N10°23'34"W	25.65'
C41	35.00'	46.54'	76°11'34"	N37°32'53"E	43.19'
C42	35.00'	17.76'	29°04'10"	N61°06'35"E	17.57'
C43	35.00'	32.93'	53°54'32"	N19°37'14"E	31.73'
C44	640.00'	38.40'	3°26'15"	N09°03'10"W	38.39'
C64	830.00'	121.59'	8°23'36"	N11°31'51"W	121.48'
C65	50.00'	225.85'	258°48'31"	S78°58'09"E	77.27'
C66	25.00'	25.21'	57°46'09"	N21°33'02"E	24.15'
C67	770.00'	112.80'	8°23'36"	N11°31'51"W	112.70'
C70	35.00'	50.69'	82°58'42"	N34°09'19"E	46.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S74°01'36"W	29.17'
L17	S28°48'20"W	10.00'
L18	N48°04'38"E	7.95'
L19	N20°14'13"W	18.03'
L20	N75°38'40"E	31.55'
L22	S74°01'36"W	26.73'
L23	N48°04'38"E	6.90'
L24	N20°14'13"W	15.55'
L25	N75°38'40"E	36.59'
L32	S74°01'36"W	31.34'
L33	N13°38'49"W	37.96'
L34	S48°04'38"W	58.03'

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