

Madeira At St. Augustine Phase 3

MAP BOOK 129 PAGE 24

A REPLAT OF A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

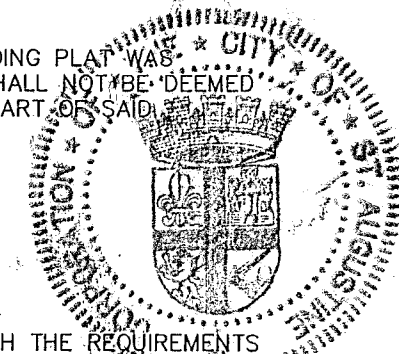
BEGIN AT THE MOST NORTHERLY CORNER OF LOT 180, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, AS RECORDED IN MAP BOOK 64, PAGES 63 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 62°05'27" WEST, ALONG THE NORTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, A DISTANCE OF 120.02 FEET; THENCE NORTH 27°55'23" WEST, CONTINUING ALONG LAST SAID LINE, 15.00 FEET, TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE; THENCE NORTH 27°57'11" WEST, ALONG LAST LINE AND ALONG THE SOUTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE, 624.61 FEET TO THE NORTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE; THENCE NORTH 62°19'20" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF TRACTS "G" AND "G1", BOTH AS SHOWN ON SAID PLAT OF NORTH ST. AUGUSTINE, AND THE NORTHEASTERLY PROLONGATION THEREOF, 934.38 FEET; THENCE SOUTH 49°48'04" EAST, 358.91 FEET; THENCE SOUTH 08°00'37" EAST, 334.39 FEET; THENCE SOUTH 08°15'33" WEST, 220.53 FEET; THENCE SOUTH 20°06'40" WEST, 113.39 FEET; THENCE SOUTH 00°06'38" EAST, 329.04 FEET; THENCE SOUTH 65°25'55" EAST, 515.42 FEET, TO THE NORTHWESTERLY LINE OF 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 SOUTHWESTERLY, NORTHWESTERLY AND SOUTHERLY, ALONG SAID NORTHWESTERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 32°10'52" WEST, 370.19 FEET; COURSE NO. 2: NORTH 57°49'08" WEST, 33.87 FEET; COURSE NO. 3: SOUTH 32°10'52" WEST, 97.68 FEET; COURSE NO. 4: SOUTH 06°01'01" EAST, 161.21 FEET, TO THE NORTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, AS RECORDED IN MAP BOOK 64, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY, ALONG SAID NORTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 60°37'21" WEST, 209.12 FEET; COURSE NO. 2: NORTH 88°03'34" WEST, 137.40 FEET; COURSE NO. 3: NORTH 42°44'12" WEST, 208.69 FEET; COURSE NO. 4: NORTH 04°10'22" WEST, 166.16 FEET, TO THE NORTHEASTERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEASTERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: CONTINUE NORTH 04°10'22" WEST, 67.82 FEET; COURSE NO. 2: NORTH 27°50'48" WEST, 435.07 FEET; COURSE NO. 3: NORTH 15°40'22" EAST, 124.10 FEET; COURSE NO. 4: NORTH 27°50'26" WEST, 124.94 FEET; COURSE NO. 5: NORTH 54°44'29" WEST, 212.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING 32.35 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE
THIS IS TO CERTIFY THAT ON THIS 29th DAY OF April, 2025, 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 129, PAGES 24-31 OF THE PUBLIC RECORDS OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS 15th DAY OF May, 2025.

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 13 DAY OF April, 2025.

BY: [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 21st DAY OF April, 2025.

BY: [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 23 DAY OF April, 2025.

BY: [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 17th DAY OF April, 2025.

BY: [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 23 DAY OF APRIL, 2025.

BY: [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 8th DAY OF April, 2025.

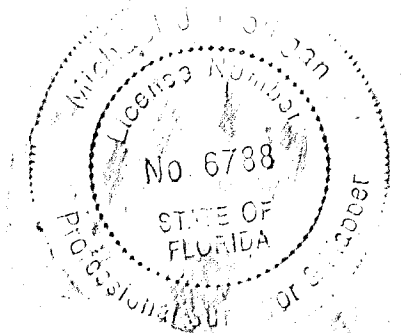
BY: [Signature]
THOMAS P. TRACZ, PSM
LS# 6039

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 27th DAY OF APRIL, 2025, 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 3

MAP BOOK 129 PAGE 25

A REPLAT OF A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 2 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION & DEDICATION

THIS IS TO CERTIFY THAT PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (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 3, 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 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, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND JOINS IN THIS PLAT.

THE ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS PANTANO DRIVE AND LAGO COURT, THE UNOBSTRUCTED DRAINAGE EASEMENTS, AND STORMWATER MANAGEMENT FACILITIES AND DRAINAGE 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 HEREINAFTER PROVIDED.

THE 25-FOOT NON-EXCLUSIVE UTILITY EASEMENT ON TRACT 2, AS DESIGNATED ON THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF ST. AUGUSTINE.

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, 3, 4, AND 5 (OPEN SPACE) AND TRACT 2 (OPEN SPACE, STORMWATER MANAGEMENT FACILITY), 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 TRACT 2 (OPEN SPACE, STORMWATER MANAGEMENT FACILITY), 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 2 AND LAKE & DRAINAGE EASEMENTS LOCATED ON SAID MADEIRA AT ST. AUGUSTINE PHASE 3. 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 TRACT 2 (OPEN SPACE, STORMWATER MANAGEMENT FACILITY), AND THE PRIVATE DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS.

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

THE OWNER HEREBY GRANTS TO THE CITY OF ST. AUGUSTINE A NON-EXCLUSIVE EASEMENT OVER THE RIGHTS-OF-WAY DESIGNATED HEREON AS LAGO COURT AND 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 9 DAY OF April, 2025.

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. Riddle
TITLE: Chairman

WITNESS: [Signature]
PRINT: Lindsey Norman
WITNESS: [Signature]
PRINT: Lesley Gallagher

ATTEST:
BY: [Signature]
NAME: Benjamin Kuhl
TITLE: Asst. Secretary

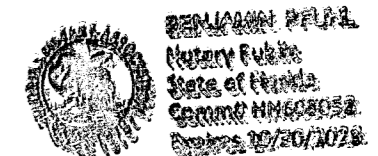
WITNESS: [Signature]
PRINT: Danielle Wasilewska
WITNESS: [Signature]
PRINT: Allison Baker

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 9 DAY OF April, A.D., 2025, BY Brian Riddle 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: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____



PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

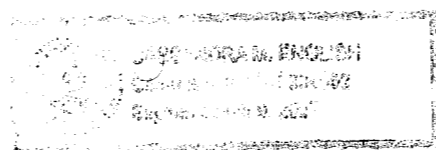
[Signature]
DOUGLAS MAIER
VICE PRESIDENT
PONCE ASSOCIATES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature]
PRINT: Cassandra M. English
WITNESS: [Signature]
PRINT: Timothy Shippee

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 9 DAY OF April, 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 PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: Cassandra M. English
MY COMMISSION EXPIRES: March 9, 2027
MY COMMISSION NUMBER IS: HA 334052



Madeira At St. Augustine Phase 3

A REPLAT OF A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 8 SHEETS
56 LOTS AND 5 TRACTS THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF TRACT 15 (MADEIRA AT ST. AUGUSTINE PHASE 1C M.B. 113, PGS. 35-48) AS S32°10'52"W, PER 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 1983/1990 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- | POINT # | NORTHING | EASTING | DESCRIPTION |
|---------|------------|-----------|-------------------------|
| 1 | 2041491.82 | 551149.52 | NW'LY CORNER OF TRACT 2 |
| 2 | 2040926.82 | 551449.33 | SW'LY CORNER OF TRACT 2 |
- 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.
 - CONSERVATION EASEMENTS SHOWN HEREON, RECORDED IN OFFICIAL RECORDS BOOK 2808, PAGE 1469, 4388 AND PAGE 1822 AND 2778, PAGE 50 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
 - THE PLAT PROPERTY INFORMATION REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED 4/15/2025 HAS BEEN REVIEWED BY THIS OFFICE AND THE FOLLOWING MATTERS OF RECORD CONTAINED WITHIN SAID REPORT AFFECT THE SUBJECT PROPERTY, ALL OTHER ITEMS OF RECORD CONTAINED WITHIN SAID REPORT DO NOT AFFECT THE SUBJECT PROPERTY:

O.R.B. 833, PG. 1526	EASEMENT IN FAVOR OF ST. JOHNS COUNTY	SHOWN HEREON
O.R.B. 1836, PG. 4	ASSIGNMENT OF DEVELOPMENT RIGHTS	BLANKETS PLATTED LANDS
O.R.B. 2073, PG. 513	AVIGATION EASEMENT	BLANKETS PLATTED LANDS
O.R.B. 2693, PG. 222	MORTGAGE DEED	BLANKETS PLATTED LANDS
O.R.B. 2693, PG. 259	ASSIGNMENT	BLANKETS PLATTED LANDS
O.R.B. 3123, PG. 160	MORTGAGE MODIFICATION	BLANKETS PLATTED LANDS
O.R.B. 3400, PG. 682	ASSIGNMENT OF MORTGAGE	BLANKETS PLATTED LANDS
O.R.B. 3400, PG. 1381	AMENDED AND RESTATED MORTGAGE	BLANKETS PLATTED LANDS
O.R.B. 5957, PG. 1737	MORTGAGE SUBORDINATION AGREEMENT	BLANKETS PLATTED LANDS
O.R.B. 2728, PG. 784	NOTICE	BLANKETS PLATTED LANDS
O.R.B. 2961, PG. 1041	ACKNOWLEDGEMENT	BLANKETS PLATTED LANDS
O.R.B. 2961, PG. 1052	ACKNOWLEDGEMENT	BLANKETS PLATTED LANDS
O.R.B. 4388, PG. 1822	AMENDMENT TO CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 2927, PG. 703	NOTICE	BLANKETS PLATTED LANDS
O.R.B. 2939, PG. 781	LIEN OF RECORD	BLANKETS PLATTED LANDS
O.R.B. 2939, PG. 789	DECLARATION OF CONSENT	BLANKETS PLATTED LANDS
O.R.B. 3322, PG. 1786	NOTICE	BLANKETS PLATTED LANDS
O.R.B. 3158, PG. 553	NOTICE OF DISCLOSURE	BLANKETS PLATTED LANDS
O.R.B. 4711, PG. 1835	AMENDED AND RESTATED DISCLOSURE	BLANKETS PLATTED LANDS
O.R.B. 4391, PG. 1792	NOTICE	BLANKETS PLATTED LANDS
O.R.B. 5957, PG. 1715	MORTGAGE AND SECURITY AGREEMENT	BLANKETS PLATTED LANDS
O.R.B. 6120, PG. 1648	MORTGAGE SPECIAL ASSESSMENT	BLANKETS PLATTED LANDS
O.R.B. 6121, PG. 844	AGREEMENT	BLANKETS PLATTED LANDS
O.R.B. 6121, PG. 858	COLLATERAL ASSIGNMENT	BLANKETS PLATTED LANDS
O.R.B. 6121, PG. 871	DECLARATION OF CONSENT	BLANKETS PLATTED LANDS
O.R.B. 6121, PG. 879	MORTGAGE SPECIAL ASSESSMENT	BLANKETS PLATTED LANDS

- LEGEND**
- R/W = RIGHT OF WAY
 - R = RADIUS
 - L1 = TABULATED LINE DATA
 - C1 = TABULATED CURVE DATA
 - R.P. = RADIUS POINT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - M.B. = MAP BOOK
 - PG.(S) = PAGE(S)
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVE
 - U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
 - P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - P.D.E. = PRIVATE DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - ATB = APPROXIMATE TOP OF BANK
 - S.M.A. = STORMWATER MANAGEMENT FACILITY
 - J.W.L. = JURISDICTIONAL WETLAND LINE
 - F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
 - T.L.O. = TRAVERSE LINE ONLY
 - D.E. = DRAINAGE EASEMENT
 - C.E. = CONSERVATION EASEMENT
 - NO. = NUMBER
 - ⊕ = CENTERLINE
 - (R) = LOT LINE RADIAL TO R/W
 - S.F. = SQUARE FOOT
 - (REC) = RECORD
 - (A) = ACTUAL
 - [FPLE] = BRACKETS INDICATE EASEMENTS RECORDED IN PREVIOUS MADEIRA AT ST AUGUSTINE PLATS
 - = 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"
 - = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"



COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

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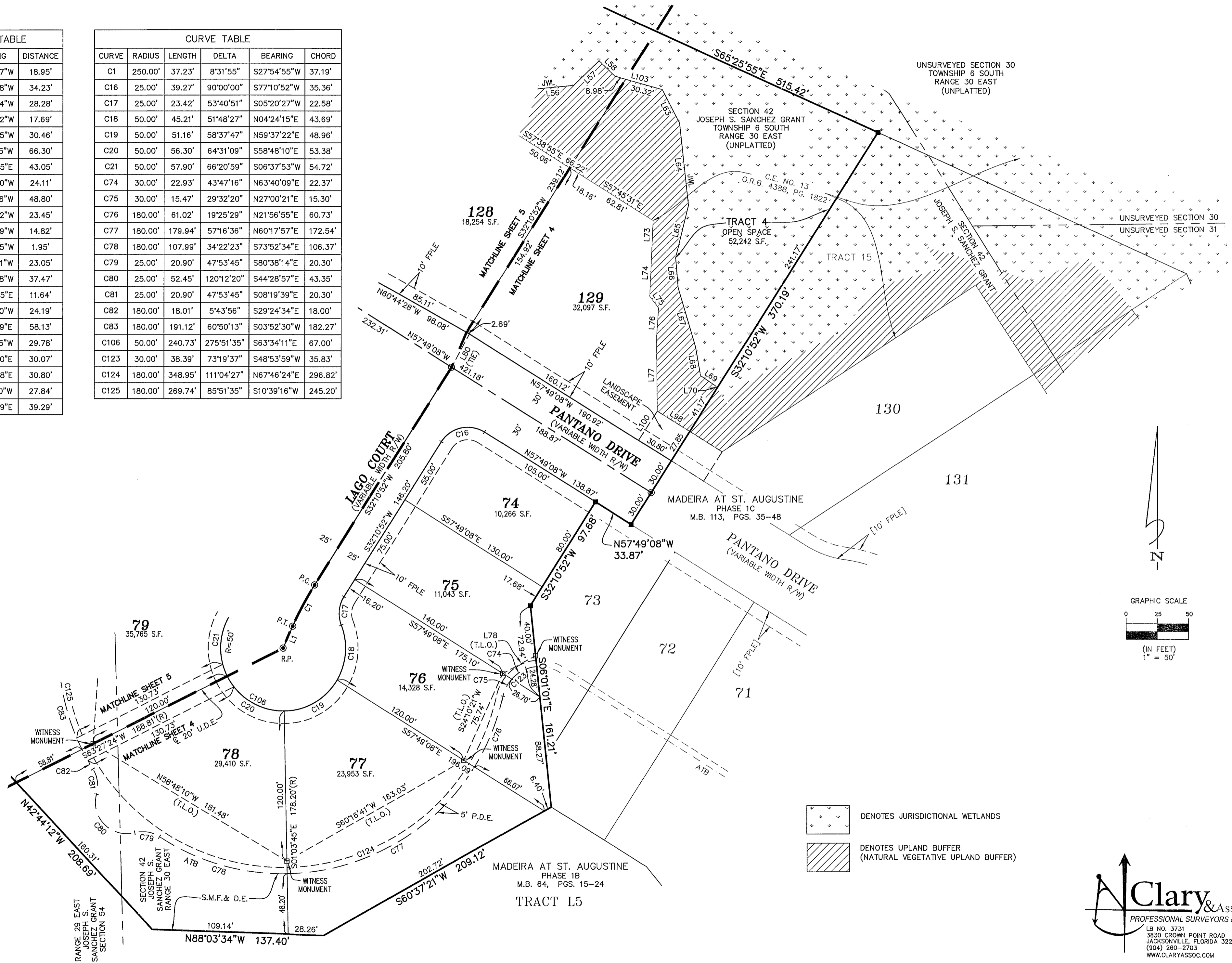
Madeira At St. Augustine Phase 3

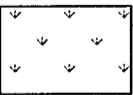

A REPLAT OF A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°38'57"W	18.95'
L56	S84°25'58"W	34.23'
L57	S46°08'34"W	28.28'
L58	N46°08'52"W	17.69'
L63	N27°03'55"W	30.46'
L64	N06°13'15"W	66.30'
L65	N13°48'55"E	43.05'
L66	N05°00'40"W	24.11'
L67	N16°34'26"W	48.80'
L68	N09°57'42"W	23.45'
L69	N55°55'39"W	14.82'
L70	N32°44'45"W	1.95'
L73	S02°29'21"W	23.05'
L74	S02°29'48"W	37.47'
L75	S37°08'05"E	11.64'
L76	S03°56'30"W	24.19'
L77	S00°40'19"E	58.13'
L78	S61°50'05"W	29.78'
L80	N28°16'20"E	30.07'
L98	S57°49'08"E	30.80'
L100	S32°11'00"W	27.84'
L103	S74°06'49"E	39.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00'	37.23'	8°31'55"	S27°54'55"W	37.19'
C16	25.00'	39.27'	90°00'00"	S77°10'52"W	35.36'
C17	25.00'	23.42'	53°40'51"	S05°20'27"W	22.58'
C18	50.00'	45.21'	51°48'27"	N04°24'15"E	43.69'
C19	50.00'	51.16'	58°37'47"	N59°37'22"E	48.96'
C20	50.00'	56.30'	64°31'09"	S58°48'10"E	53.38'
C21	50.00'	57.90'	66°20'59"	S06°37'53"W	54.72'
C74	30.00'	22.93'	43°47'16"	N63°40'09"E	22.37'
C75	30.00'	15.47'	29°32'20"	N27°00'21"E	15.30'
C76	180.00'	61.02'	19°25'29"	N21°56'55"E	60.73'
C77	180.00'	179.94'	57°16'36"	N60°17'57"E	172.54'
C78	180.00'	107.99'	34°22'23"	S73°52'34"E	106.37'
C79	25.00'	20.90'	47°53'45"	S80°38'14"E	20.30'
C80	25.00'	52.45'	120°12'20"	S44°28'57"E	43.35'
C81	25.00'	20.90'	47°53'45"	S08°19'39"E	20.30'
C82	180.00'	18.01'	5°43'56"	S29°24'34"E	18.00'
C83	180.00'	191.12'	60°50'13"	S03°52'30"W	182.27'
C106	50.00'	240.73'	275°51'35"	S63°34'11"E	67.00'
C123	30.00'	38.39'	73°19'37"	S48°53'59"W	35.83'
C124	180.00'	348.95'	111°04'27"	N67°46'24"E	296.82'
C125	180.00'	269.74'	85°51'35"	S10°39'16"W	245.20'



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

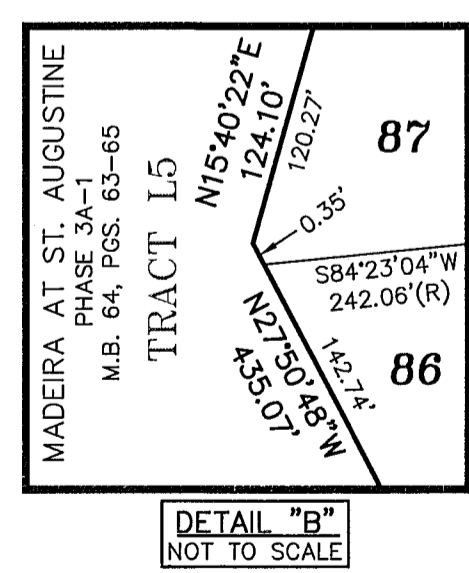
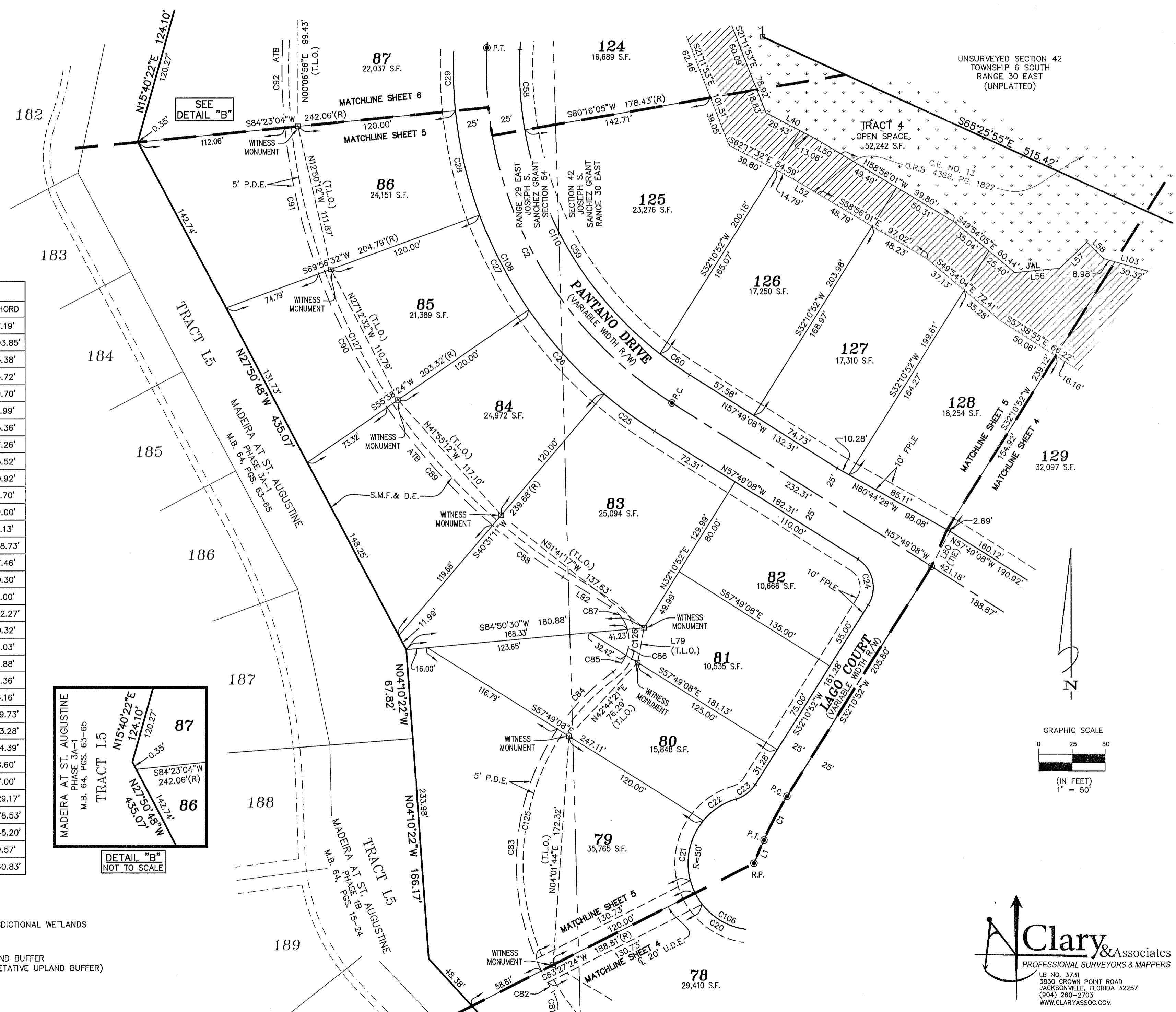
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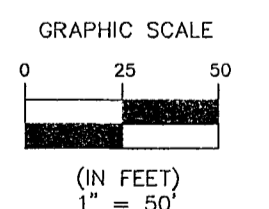
SHEET 5 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°38'57"W	18.95'
L40	S62°17'32"E	42.49'
L50	N58°57'30"W	22.50'
L52	S58°57'30"E	21.48'
L56	S84°25'58"W	34.23'
L57	S46°08'34"W	28.28'
L58	N46°08'52"W	17.69'
L79	N10°23'04"E	26.93'
L80	N28°16'20"E	30.07'
L92	S57°49'08"E	42.37'
L103	S74°06'49"E	39.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00'	37.23'	8°31'55"	S27°54'55"W	37.19'
C2	300.00'	318.61'	60°51'00"	S27°23'38"E	303.85'
C20	50.00'	56.30'	64°31'09"	S58°48'10"E	53.38'
C21	50.00'	57.90'	66°20'59"	S06°37'53"W	54.72'
C22	50.00'	30.15'	34°33'14"	S57°05'00"W	29.70'
C23	25.00'	18.40'	42°10'44"	N53°16'14"E	17.99'
C24	25.00'	39.27'	90°00'00"	N12°49'08"W	35.36'
C25	325.00'	47.30'	8°20'18"	S53°38'59"E	47.26'
C26	325.00'	85.77'	15°07'14"	S41°55'12"E	85.52'
C27	325.00'	81.13'	14°18'08"	S27°12'32"E	80.92'
C28	325.00'	81.92'	14°26'32"	S12°50'12"E	81.70'
C29	325.00'	49.05'	8°38'48"	S01°17'32"E	49.00'
C58	275.00'	61.26'	12°45'47"	S03°21'01"E	61.13'
C59	275.00'	203.33'	42°21'50"	S30°54'50"E	198.73'
C60	275.00'	27.47'	5°43'23"	S54°57'26"E	27.46'
C81	25.00'	20.90'	47°53'45"	S08°19'39"E	20.30'
C82	180.00'	18.01'	5°43'56"	S29°24'34"E	18.00'
C83	180.00'	191.12'	60°50'13"	S03°52'30"W	182.27'
C84	180.00'	60.60'	19°17'27"	S43°56'20"W	60.32'
C85	30.00'	16.23'	30°59'50"	S38°05'09"W	16.03'
C86	30.00'	20.26'	38°41'34"	S03°14'27"W	19.88'
C87	30.00'	21.84'	41°42'47"	S36°57'44"E	21.36'
C88	455.00'	66.22'	8°20'18"	S53°38'59"E	66.16'
C89	455.00'	120.08'	15°07'14"	S41°55'12"E	119.73'
C90	455.00'	113.58'	14°18'08"	S27°12'32"E	113.28'
C91	455.00'	114.69'	14°26'32"	S12°50'12"E	114.39'
C92	455.00'	68.67'	8°38'48"	S01°17'32"E	68.60'
C106	50.00'	240.73'	275°51'35"	S63°34'11"E	67.00'
C108	325.00'	345.16'	60°51'00"	S27°23'38"E	329.17'
C110	275.00'	292.06'	60°51'00"	S27°23'38"E	278.53'
C125	180.00'	269.74'	85°51'35"	S10°39'16"W	245.20'
C126	30.00'	58.33'	111°24'11"	N02°07'02"W	49.57'
C127	455.00'	483.22'	60°51'00"	S27°23'38"E	460.83'



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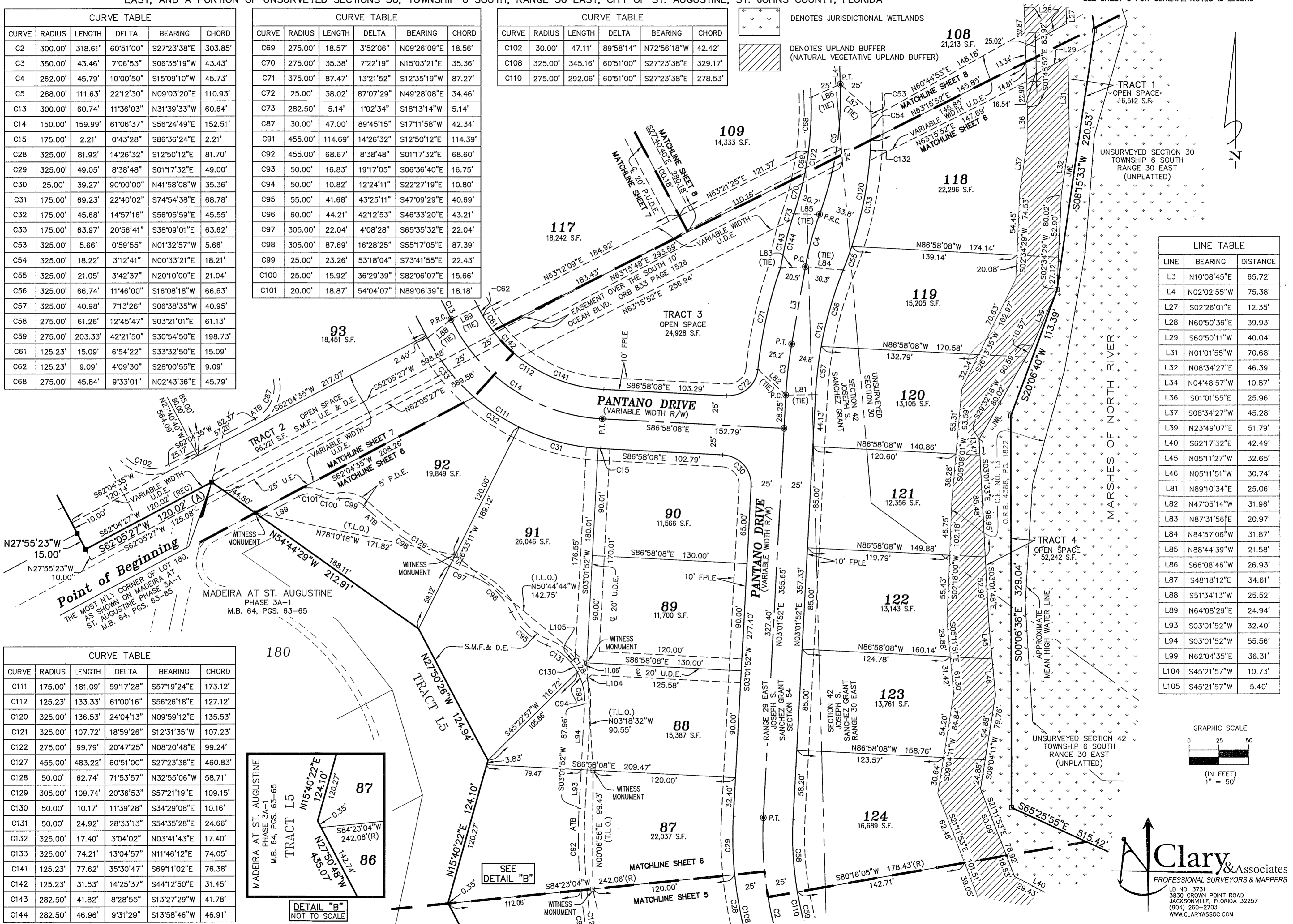
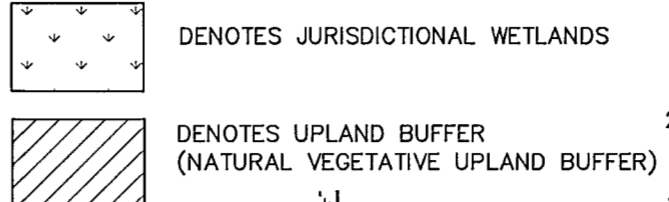
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SHEET 6 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	300.00'	318.61'	60°51'00"	S27°23'38"E	303.85'
C3	350.00'	43.46'	7°06'53"	S06°35'19"W	43.43'
C4	262.00'	45.79'	10°00'50"	S15°09'10"W	45.73'
C5	288.00'	111.63'	22°12'30"	N09°03'20"E	110.93'
C13	300.00'	60.74'	11°36'03"	N31°39'33"W	60.64'
C14	150.00'	159.99'	61°06'37"	S56°24'49"E	152.51'
C15	175.00'	2.21'	0°43'28"	S86°36'24"E	2.21'
C28	325.00'	81.92'	14°26'32"	S12°50'12"E	81.70'
C29	325.00'	49.05'	8°38'48"	S01°17'32"E	49.00'
C30	25.00'	39.27'	90°00'00"	N41°58'08"W	35.36'
C31	175.00'	69.23'	22°40'02"	S74°54'38"E	68.78'
C32	175.00'	45.68'	14°57'16"	S56°05'59"E	45.55'
C33	175.00'	63.97'	20°56'41"	S38°09'01"E	63.62'
C53	325.00'	5.66'	0°59'55"	N01°32'57"W	5.66'
C54	325.00'	18.22'	3°12'41"	N00°33'21"E	18.21'
C55	325.00'	21.05'	3°42'37"	N20°10'00"E	21.04'
C56	325.00'	66.74'	11°46'00"	S16°08'18"W	66.63'
C57	325.00'	40.98'	7°13'26"	S06°38'35"W	40.95'
C58	275.00'	61.26'	12°45'47"	S03°21'01"E	61.13'
C59	275.00'	203.33'	42°21'50"	S30°54'50"E	198.73'
C61	125.23'	15.09'	6°54'22"	S33°32'50"E	15.09'
C62	125.23'	9.09'	4°09'30"	S28°00'55"E	9.09'
C68	275.00'	45.84'	9°33'01"	N02°43'36"E	45.79'

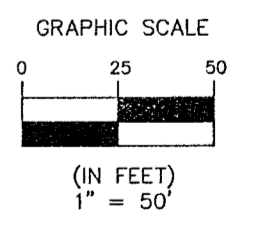
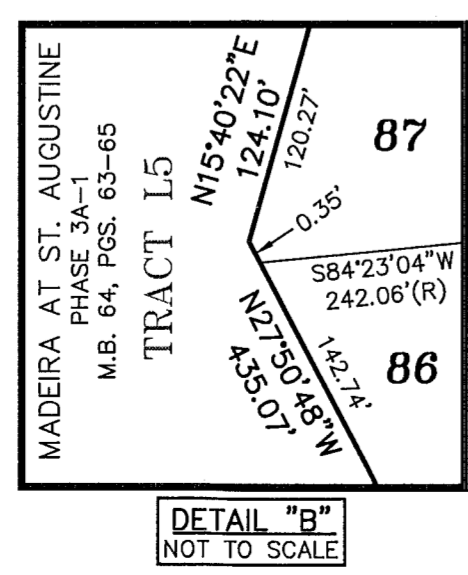
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C69	275.00'	18.57'	3°52'06"	N09°26'09"E	18.56'
C70	275.00'	35.38'	7°22'19"	N15°03'21"E	35.36'
C71	375.00'	35.38'	7°22'19"	N15°03'21"E	35.36'
C72	25.00'	38.02'	87°07'29"	N49°28'08"E	34.46'
C73	282.50'	5.14'	1°02'34"	S18°13'14"W	5.14'
C87	30.00'	47.00'	89°45'15"	S17°11'58"W	42.34'
C91	455.00'	114.69'	14°26'32"	S12°50'12"E	114.39'
C92	455.00'	68.67'	8°38'48"	S01°17'32"E	68.60'
C93	50.00'	16.83'	19°17'05"	S06°36'40"E	16.75'
C94	50.00'	10.82'	12°24'11"	S22°27'19"E	10.80'
C95	55.00'	41.68'	43°25'11"	S47°09'29"E	40.69'
C96	60.00'	44.21'	42°12'53"	S46°33'20"E	43.21'
C97	305.00'	22.04'	4°08'28"	S65°35'32"E	22.04'
C98	305.00'	87.69'	16°28'25"	S55°17'05"E	87.39'
C99	25.00'	23.26'	53°18'04"	S73°41'55"E	22.43'
C100	25.00'	15.92'	36°29'39"	S82°06'07"E	15.66'
C101	20.00'	18.87'	54°04'07"	N89°06'39"E	18.18'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C102	30.00'	47.11'	89°58'14"	N72°56'18"W	42.42'
C108	325.00'	345.16'	60°51'00"	S27°23'38"E	329.17'
C110	275.00'	292.06'	60°51'00"	S27°23'38"E	278.53'



LINE	BEARING	DISTANCE
L3	N10°08'45"E	65.72'
L4	N02°02'55"W	75.38'
L27	S02°26'01"E	12.35'
L28	N60°50'36"E	39.93'
L29	S60°50'11"W	40.04'
L31	N01°01'55"W	70.68'
L32	N08°34'27"E	46.39'
L34	N04°48'57"W	10.87'
L36	S01°01'55"E	25.96'
L37	S08°34'27"W	45.28'
L39	N23°49'07"E	51.79'
L40	S62°17'32"E	42.49'
L45	N05°11'27"W	32.65'
L46	N05°11'51"W	30.74'
L81	N89°10'34"E	25.06'
L82	N47°05'14"W	31.96'
L83	N87°31'56"E	20.97'
L84	N84°57'06"W	31.87'
L85	N88°44'39"W	21.58'
L86	S66°08'46"W	26.93'
L87	S48°18'12"E	34.61'
L88	S51°34'13"W	25.52'
L89	N64°08'29"E	24.94'
L93	S03°01'52"W	32.40'
L94	S03°01'52"W	55.56'
L99	N62°04'35"E	36.31'
L104	S45°21'57"W	10.73'
L105	S45°21'57"W	5.40'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C111	175.00'	181.09'	59°17'28"	S57°19'24"E	173.12'
C112	125.23'	133.33'	61°00'16"	S56°26'18"E	127.12'
C120	325.00'	136.53'	24°04'13"	N09°59'12"E	135.53'
C121	325.00'	107.72'	18°59'26"	S12°31'35"W	107.23'
C122	275.00'	99.79'	20°47'25"	N08°20'48"E	99.24'
C127	455.00'	483.22'	60°51'00"	S27°23'38"E	460.83'
C128	50.00'	62.74'	71°53'57"	N32°55'06"W	58.71'
C129	305.00'	109.74'	20°36'53"	S57°21'19"E	109.15'
C130	50.00'	10.17'	11°39'28"	S34°29'08"E	10.16'
C131	50.00'	24.92'	28°33'13"	S54°35'28"E	24.66'
C132	325.00'	17.40'	3°04'02"	N03°41'43"E	17.40'
C133	325.00'	74.21'	13°04'57"	N11°46'12"E	74.05'
C141	125.23'	77.62'	35°30'47"	S69°11'02"E	76.38'
C142	125.23'	31.53'	14°25'37"	S44°12'50"E	31.45'
C143	282.50'	41.82'	8°28'55"	S13°27'29"W	41.78'
C144	282.50'	46.96'	9°31'29"	S13°58'46"W	46.91'

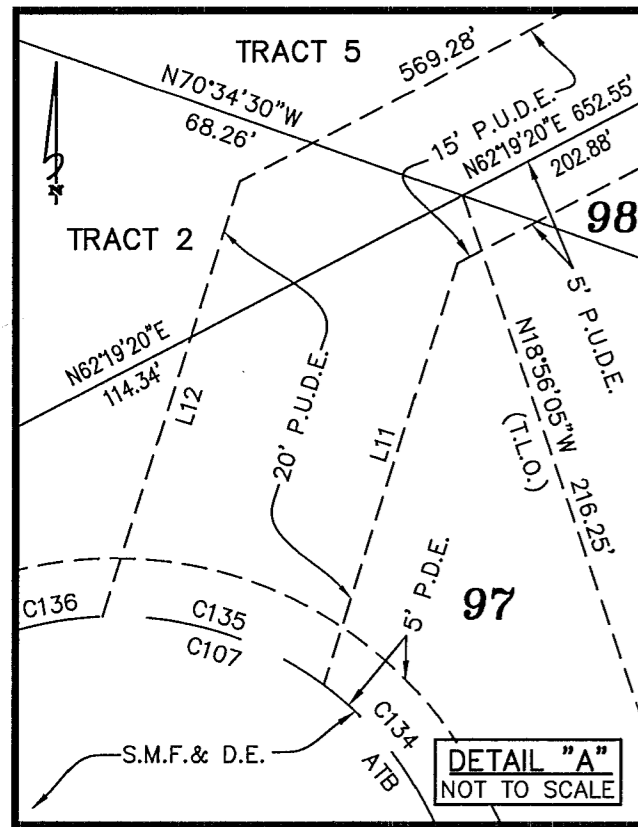


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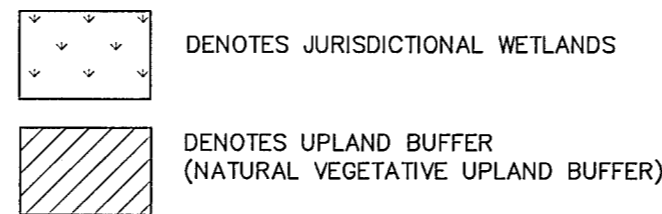
Madeira At St. Augustine Phase 3

A REPLAT OF A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

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



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4	N02°02'55"W	75.38'	L27	S02°26'01"E	12.35'
L5	N48°13'22"W	39.16'	L28	N60°50'36"E	39.93'
L6	S12°18'40"W	14.86'	L29	S60°50'11"W	40.04'
L7	S76°25'58"E	33.48'	L30	S74°05'37"E	62.33'
L11	N17°19'20"E	38.28'	L31	N01°01'55"W	70.68'
L12	N17°19'20"E	39.50'	L34	N04°48'57"W	10.87'
L14	N62°19'20"E	36.41'	L35	S54°08'34"E	60.98'
L18	S54°08'34"E	48.91'	L36	S01°01'55"E	25.96'
L19	S09°51'59"E	65.16'	L85	N88°44'39"W	21.58'

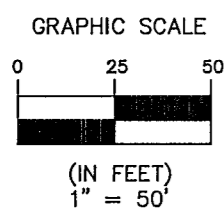
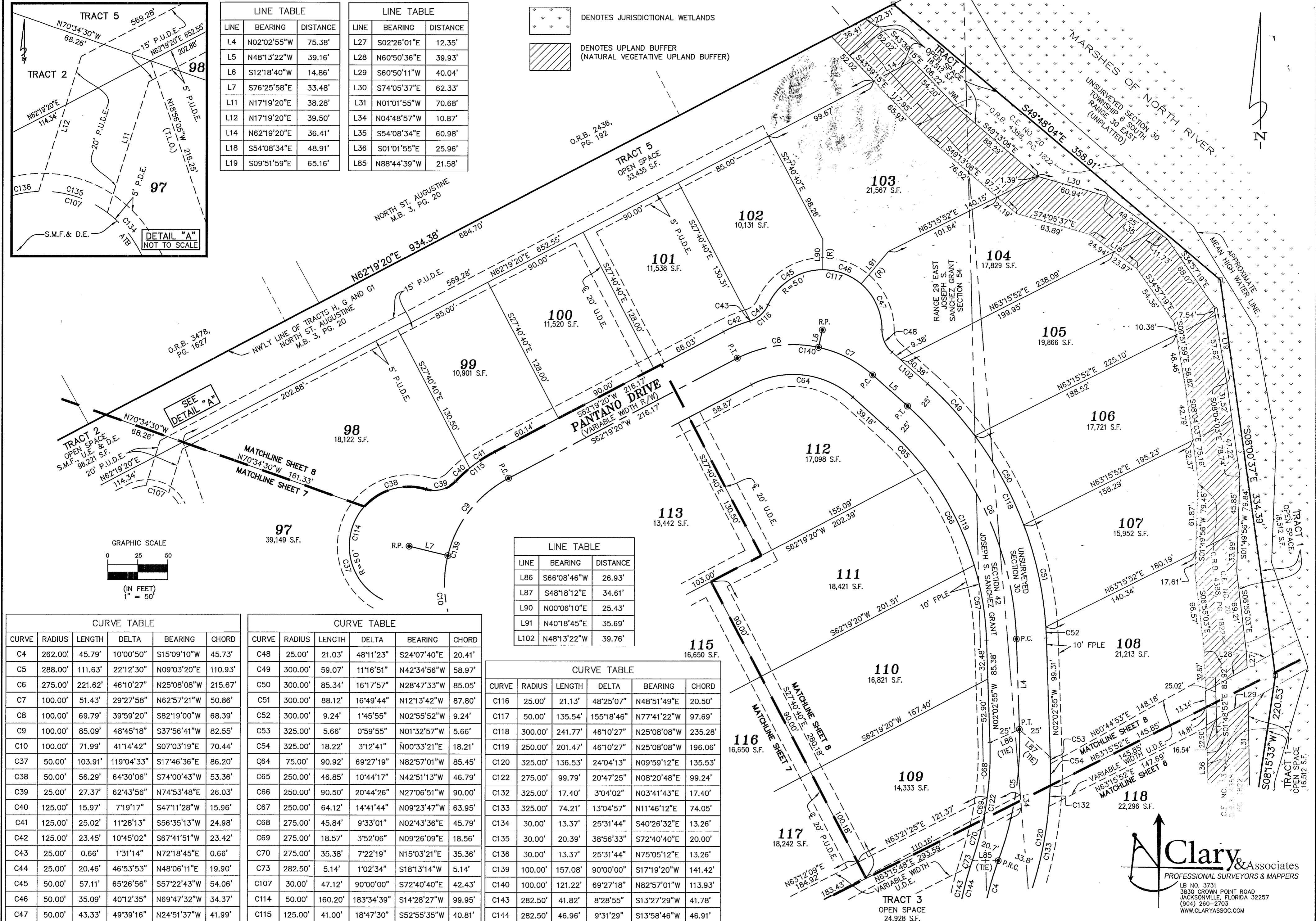


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	262.00'	45.79'	10°00'50"	S15°09'10"W	45.73'
C5	288.00'	111.63'	22°12'30"	N09°03'20"E	110.93'
C6	275.00'	221.62'	46°10'27"	N25°08'08"W	215.67'
C7	100.00'	51.43'	29°27'58"	N62°57'21"W	50.86'
C8	100.00'	69.79'	39°59'20"	S82°19'00"W	68.39'
C9	100.00'	85.09'	48°45'18"	S37°56'41"W	82.55'
C10	100.00'	71.99'	41°14'42"	S07°03'19"E	70.44'
C37	50.00'	103.91'	119°04'33"	S17°46'36"E	86.20'
C38	50.00'	56.29'	64°30'06"	S74°00'43"W	53.36'
C39	25.00'	27.37'	62°43'56"	N74°53'48"E	26.03'
C40	125.00'	15.97'	71°19'17"	S47°11'28"W	15.96'
C41	125.00'	25.02'	11°28'13"	S56°35'13"W	24.98'
C42	125.00'	23.45'	10°45'02"	S67°41'51"W	23.42'
C43	25.00'	0.66'	1°31'14"	N27°18'45"E	0.66'
C44	25.00'	20.46'	46°53'53"	N48°06'11"E	19.90'
C45	50.00'	57.11'	65°26'56"	S57°22'43"W	54.06'
C46	50.00'	35.09'	40°12'35"	N69°47'32"W	34.37'
C47	50.00'	43.33'	49°39'16"	N24°51'37"W	41.99'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C48	25.00'	21.03'	48°11'23"	S24°07'40"E	20.41'
C49	300.00'	59.07'	11°16'51"	N42°34'56"W	58.97'
C50	300.00'	85.34'	16°17'57"	N28°47'33"W	85.05'
C51	300.00'	88.12'	16°49'44"	N12°13'42"W	87.80'
C52	300.00'	9.24'	1°45'55"	N02°55'52"W	9.24'
C53	325.00'	5.66'	0°59'55"	N01°32'57"W	5.66'
C54	325.00'	18.22'	3°12'41"	N00°33'21"E	18.21'
C64	75.00'	90.92'	69°27'19"	N82°57'01"W	85.45'
C65	250.00'	46.85'	10°44'17"	N42°51'13"W	46.79'
C66	250.00'	90.50'	20°44'26"	N27°06'51"W	90.00'
C67	250.00'	64.12'	14°41'44"	N09°23'47"W	63.95'
C68	275.00'	45.84'	9°33'01"	N02°43'36"E	45.79'
C69	275.00'	18.57'	3°52'06"	N09°26'09"E	18.56'
C70	275.00'	35.38'	7°22'19"	N15°03'21"E	35.36'
C73	282.50'	5.14'	1°02'34"	S18°13'14"W	5.14'
C107	30.00'	47.12'	90°00'00"	S72°40'40"E	42.43'
C114	50.00'	160.20'	183°34'39"	S14°28'27"W	99.95'
C115	125.00'	41.00'	18°47'30"	S52°55'35"W	40.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L86	S66°08'46"W	26.93'
L87	S48°18'12"E	34.61'
L90	N00°06'10"E	25.43'
L91	N40°18'45"E	35.69'
L102	N48°13'22"W	39.76'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C116	25.00'	21.13'	48°25'07"	N48°51'49"E	20.50'
C117	50.00'	135.54'	155°18'46"	N77°41'22"W	97.69'
C118	300.00'	241.77'	46°10'27"	N25°08'08"W	235.28'
C119	250.00'	201.47'	46°10'27"	N25°08'08"W	196.06'
C120	325.00'	136.53'	24°04'13"	N09°59'12"E	135.53'
C122	275.00'	99.79'	20°47'25"	N08°20'48"E	99.24'
C132	325.00'	17.40'	3°04'02"	N03°41'43"E	17.40'
C133	325.00'	74.21'	13°04'57"	N11°46'12"E	74.05'
C134	30.00'	13.37'	25°31'44"	S40°26'32"E	13.26'
C135	30.00'	20.39'	38°56'33"	S72°40'40"E	20.00'
C136	30.00'	13.37'	25°31'44"	N75°05'12"E	13.26'
C139	100.00'	157.08'	90°00'00"	S17°19'20"W	141.42'
C140	100.00'	121.22'	69°27'18"	N82°57'01"W	113.93'
C143	282.50'	41.82'	8°28'55"	S13°27'29"W	41.78'
C144	282.50'	46.96'	9°31'29"	S13°58'46"W	46.91'



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