

GREENLEAF VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 66 PAGE 58

SHEET 1 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of said Section 2; thence North 89°38'09" East, along the Northerly line of said Section 2, a distance of 2302.48 feet; thence South 00°21'51" East, departing said Northerly line, 14.06 feet to the Point of Beginning.

From said Point of Beginning, thence South 31°12'39" East, 646.79 feet; thence South 51°08'36" East, 552.24 feet; thence South 28°35'45" East, 419.64 feet; thence South 08°19'55" East, 395.30 feet to a point lying on the Northerly right of way line of Greenleaf Drive, a variable width right of way as presently established; thence Westerly along said Northerly right of way line run the following 6 courses: Course 1, thence South 82°47'35" West, 92.45 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 59°03'01", an arc length of 51.53 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 67°40'54" West, 49.28 feet; Course 3, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 125.00 feet, through a central angle of 40°04'00", an arc length of 87.41 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 58°11'23" West, 85.64 feet; Course 4, thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 50.00 feet, through a central angle of 60°02'23", an arc length of 52.39 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 48°12'12" West, 50.03 feet; Course 5, thence Northwesterly along the arc of a curve concave Westerly having a radius of 780.00 feet, through a central angle of 01°07'20", an arc length of 15.28 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 18°44'41" West, 15.28 feet; Course 6, thence South 71°25'44" West, 60.87 feet to a point lying on a curve concave Westerly having a radius of 75.00 feet; thence Northwesterly, departing said Northerly right of way line and along the arc of said curve, through a central angle of 08°02'03", an arc length of 10.52 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 16°11'08" West, 10.51 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 720.00 feet, through a central angle of 03°37'58", an arc length of 45.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 22°01'08" West, 45.64 feet; thence North 23°50'07" West, 83.48 feet; thence South 77°49'28" West, 501.48 feet; thence South 87°20'00" West, 59.76 feet; thence North 02°11'00" West, 130.06 feet to a point lying on a curve concave Northwesterly having a radius of 525.00 feet; thence Westerly along the arc of said curve, through a central angle of 04°13'13", an arc length of 38.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 89°55'37" West, thence Southwesterly along the arc of a curve concave Southeastery having a radius of 25.00 feet, through a central angle of 90°07'37", an arc length of 39.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 46°58'25" West, 35.39 feet; thence South 01°54'36" West, 10.00 feet; thence North 88°05'24" West, 50.00 feet; thence North 01°54'36" East, 16.23 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 85°31'51", an arc length of 37.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 40°51'19" West, 33.95 feet; thence North 83°37'15" West, 57.96 feet to the point of curvature of a curve concave Southerly having a radius of 175.00 feet; thence Westerly along the arc of said curve, through a central angle of 11°32'41", an arc length of 36.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°26'05" West, 96.23 feet; thence South 84°45'04" West, 77.70 feet to the point of curvature of a curve concave Southeastery having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 84°25'03", an arc length of 36.83 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 42°32'33" West, 33.59 feet; thence Southwesterly along the arc of a curve concave Westerly having a radius of 25.00 feet, through a central angle of 00°13'37", an arc length of 10.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 00°26'50" West, 10.00 feet; thence North 89°26'22" West, 50.00 feet to a point lying on a curve concave Westerly having a radius of 475.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°26'38", an arc length of 20.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 00°19'19" East, 20.61 feet; thence North 89°55'00" West, 135.97 feet; thence North 04°19'58" East, 29.46 feet; thence North 00°31'21" West, 223.05 feet; thence North 06°53'57" East, 266.50 feet; thence North 10°54'51" East, 61.01 feet to a point lying on a curve concave Southwesterly having a radius of 370.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 18°04'40", an arc length of 116.74 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 65°53'29" West, 116.26 feet; thence Southwesterly along the arc of a curve concave Southeastery having a radius of 25.00 feet, through a central angle of 84°09'20", an arc length of 41.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 57°59'31" West, 36.61 feet; thence South 10°54'51" West, 10.00 feet; thence North 79°05'09" West, 50.00 feet; thence North 10°54'51" East, 51.19 feet; thence North 79°05'09" West, 120.39 feet; thence North 57°15'54" East, 65.46 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 89°59'05", an arc length of 39.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 12°16'22" East, 35.35 feet; thence North 32°43'11" West, 64.47 feet; thence North 73°23'00" West, 41.60 feet; thence North 73°40'58" West, 47.88 feet; thence South 78°17'02" West, 121.80 feet; thence North 37°08'14" West, 49.30 feet; thence North 83°18'41" West, 38.05 feet; thence North 39°08'02" East, 91.37 feet to a point lying on a curve concave Southeastery having a radius of 911.08 feet; thence Northwesterly along the arc of said curve, through a central angle of 26°48'31", an arc length of 474.26 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 53°10'44" East, 468.83 feet; thence North 67°58'21" East, along a non-tangent bearing, 589.25 feet to the Point of Beginning.

Containing 38.10 acres, more or less.

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Plotting, of the Florida Statutes.

Signed and sealed this 6th day of OCTOBER, A.D., 2010.

Damon J. Kelly
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida LS No. 6284

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Greenleaf Village at Nocatee Phase 1, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 22nd day of November, A.D., 2010.

Stacy Smith
Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Greenleaf Village at Nocatee Phase 1, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 22nd day of November, A.D., 2010. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Tom Sawyer
Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of Greenleaf Village at Nocatee Phase 1, has been examined and reviewed by the Office of the St. Johns County Attorney on this 10 day of November, A.D., 2010.

P. M. ...
Office of the County Attorney

CERTIFICATE OF 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 66 Pages 58-65 of the public records of St. Johns County, Florida on this 22 day of November, A.D., 2010.

Chad ...
Clerk of the Circuit Court

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Plotting, by the Office of the County Surveyor for St. Johns County, Florida, on this 28 day of October, A.D., 2010.

Gail Oliver
Gail Oliver, P.S.M., County Surveyor
Professional Land Surveyor and Mapper
License Number 4564

ADOPTION AND DEDICATION

This is to certify that Sandy Ridge North, LLC, a Florida limited liability company, is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Greenleaf Village at Nocatee Phase 1, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. The road right of ways shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity as will assume all obligation of maintenance and operation thereof under the plat. The drainage easement over tract "G" (Open Space/Drainage Easement) is hereby dedicated to the County of St. Johns, its successors and assigns, in perpetuity for maintenance of drainage improvements which are now or hereafter constructed thereon.

Title to Tract "B" (Neighborhood Commons), Tract "C" (Roadway Buffer), Tracts "Q" (Open Space), "G" (Open Space/Drainage Easement), Tract "E" (Open Space/Landscape) and Tract "T" (Conservation Area) are hereby retained by the undersigned owners, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation and maintenance and operation thereof under the plat.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned owner, its successors and grantees, if any, of said easements. The undersigned owner retains the obligation for maintenance of all easements shown on this plat for drainage and landscape purposes; provided however, the undersigned owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

A non-exclusive utility easement over the road right-of-way as designated on this plat is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for the installation and maintenance of the water distribution, reeve and sewage collection systems.

Tract "A" (Lift Station Site) is hereby without reservation conveyed in fee simple title to JEA, its successors and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof, the undersigned owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

OWNER: SANDY RIDGE NORTH, LLC
a Florida limited liability company

BY: Harry D. Francis
Harry D. Francis
Vice President

Lori A. Goddard Time E. Downs
Witness Witness
LORI A. GODDARD Time E. Downs
Print Name Print Name

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 5 day of OCTOBER, A.D., 2010, by Harry D. Francis, Vice President, on behalf of owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires 4-27-2014
Commission Number PD960886

Lori A. Goddard
Notary Public, State of Florida at Large
Name LORI A. GODDARD



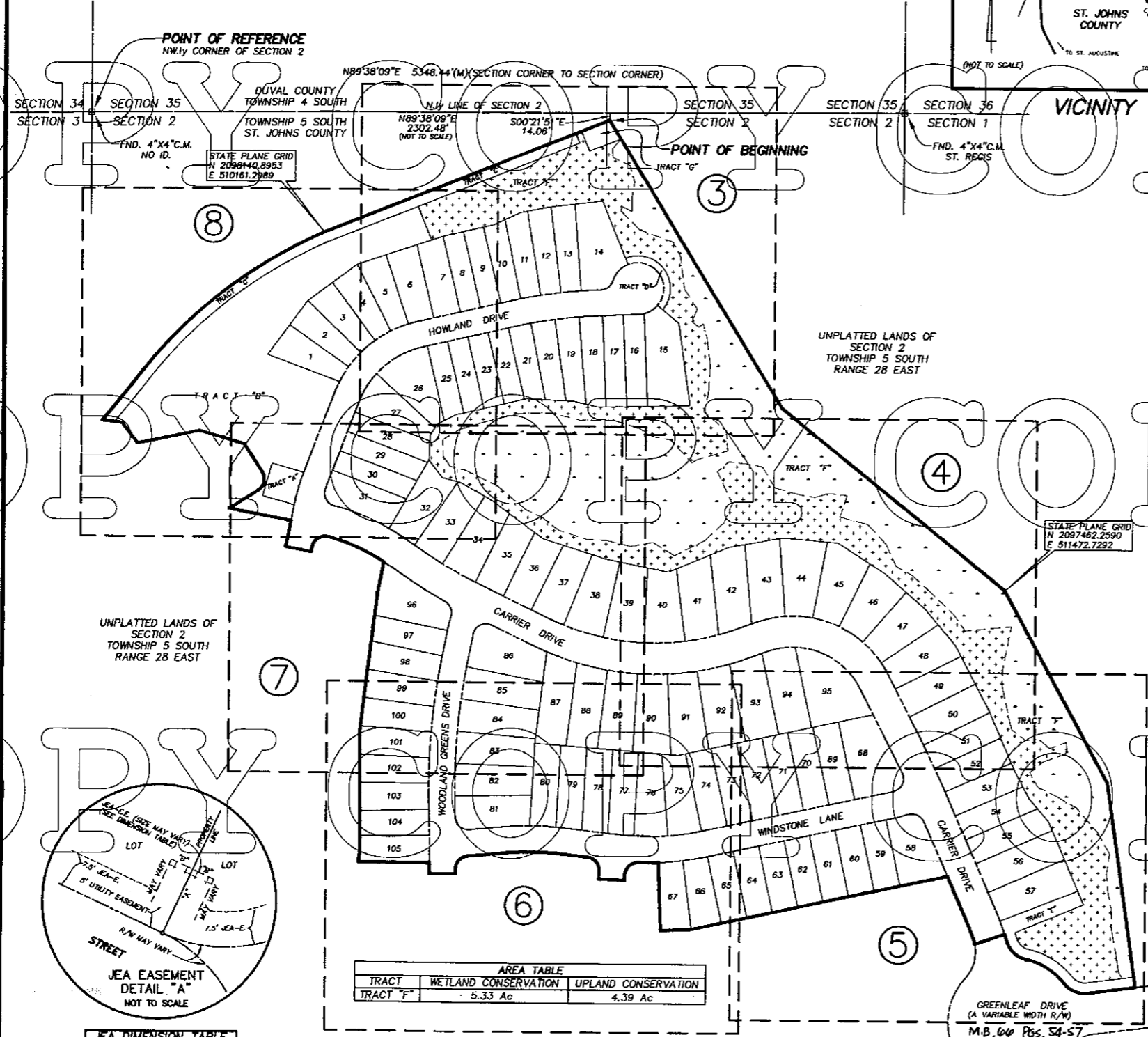
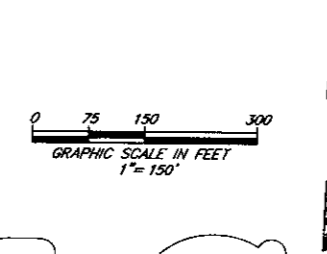
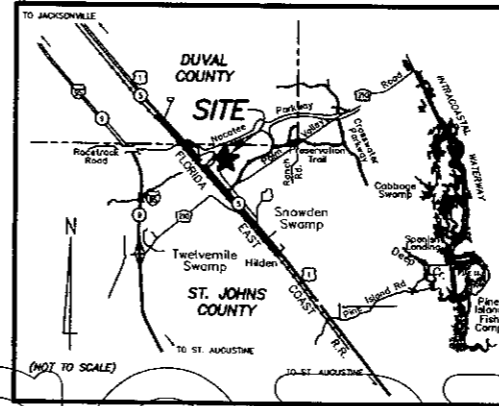
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

GREENLEAF VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

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SHEET 2 OF 8 SHEETS



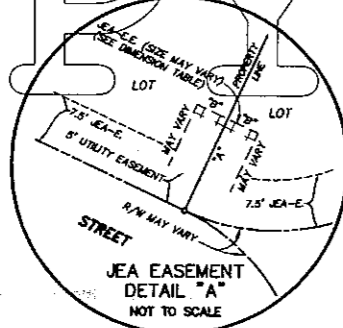
- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Section 2, Township 5 South, Range 28 East, as being North 89°38'09" East.
 - 2) Coordinates based on GPS observation of Station "DURBIN 2" and Station "ELLZEY", National Geodetic Survey 1991 adjustment.
Station "DURBIN 2" coordinates: N 2092535.8352 E 509677.0129
Station "ELLZEY" coordinates: N 2030457.6959 E 524684.1854
coordinate datum: State Plane in U.S. survey feet (Florida East Zone 901, North American Datum 1983/1991.)
 - 3) NOTICE: This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
 - 4) Tract "F" are subject to a conservation easement pursuant to Section 704.06, F.S. in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
 - 5) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 7) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 - 8) JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
 - 9) JEA-E.E. Denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.
 - 10) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2358, Page 1978, as amended by Official Records Book 3305, Page 571 of the Public Records of St. Johns County, Florida, and as amended.
 - 11) Lands depicted hereon are subject to Construction Easement recorded in Official Records Book 2570, Page 1560 of the Public Records of St. Johns County, Florida.
 - 12) Lands depicted hereon are subject to Drainage Easement recorded in Official Records Book 3322, Page 1475 of the Public Records of St. Johns County, Florida.

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P. STAMPED L.B.#3624
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R. RADIUS
- ∠ CENTRAL ANGLE
- L. ARC LENGTH
- CB. CHORD BEARING
- CD. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- CT. TABULATED CURVE DATA
- LI. TABULATED LINE DATA
- R/W. RIGHT OF WAY
- C/L. CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- MATCHLINE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- B.S.L. BUILDING SETBACK LINE
- (50.00') DISTANCE TO BUILDING SETBACK LINE
- ESMT. EASEMENT
- S.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- ③ SHEET REFERENCE NUMBER
- ▨ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ▩ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

AREA TABLE

TRACT	WETLAND CONSERVATION	UPLAND CONSERVATION
TRACT "F"	5.33 Ac	4.39 Ac



JEA DIMENSION TABLE

2" x 10"	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
2" x 5"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
2" x 10"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
2" x 10"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT

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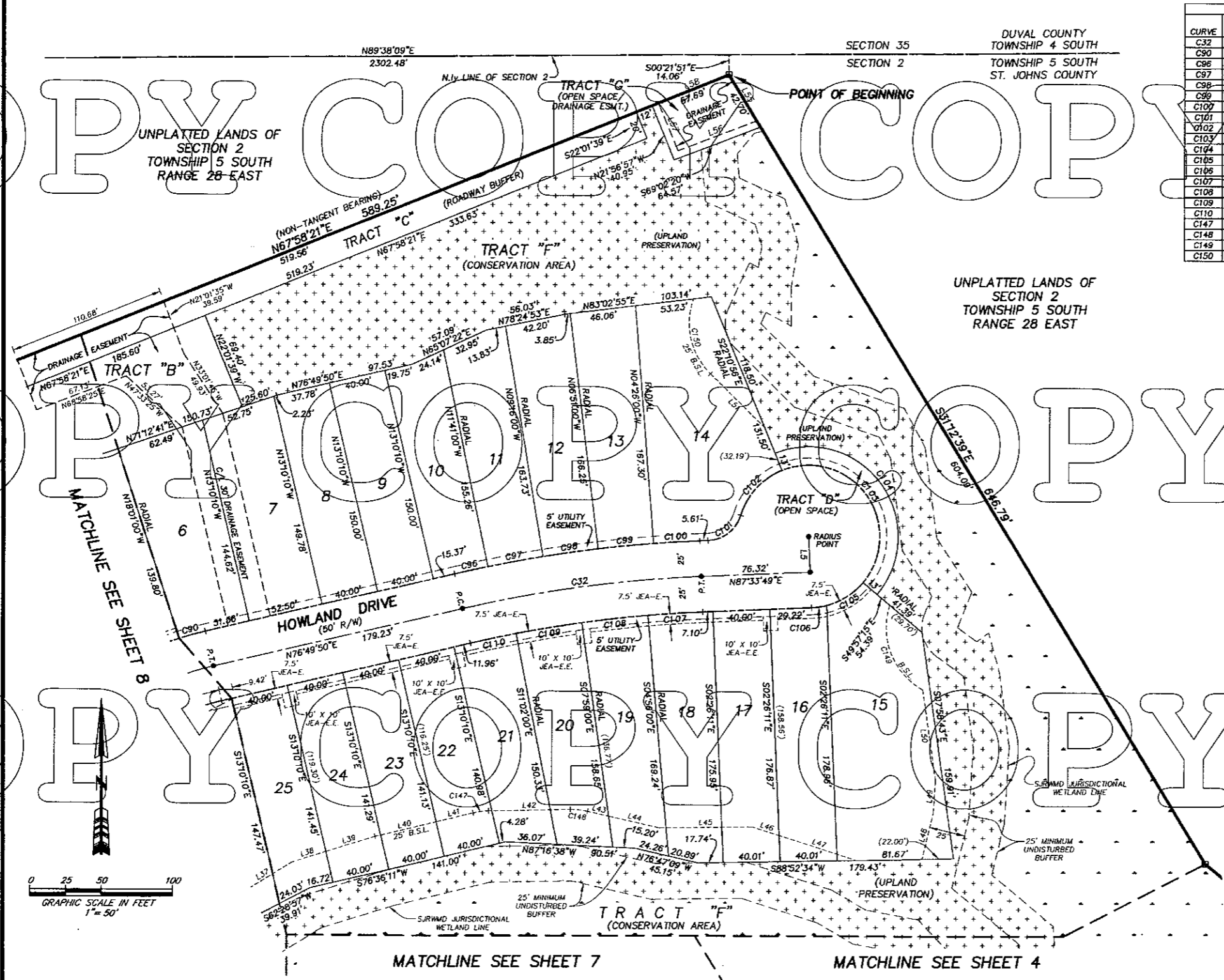
GREENLEAF VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

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SHEET 3 OF 8 SHEETS

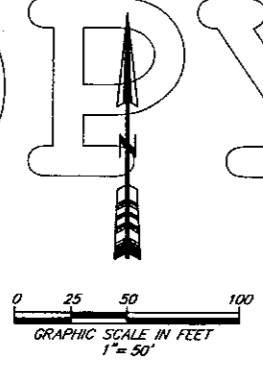
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C32	900.00'	10°43'59"	168.59'	N82°11'50"E	168.35'
C90	225.00'	4°50'50"	19.04'	S74°24'25"W	19.03'
C96	925.00'	1°29'10"	23.99'	S77°34'25"W	23.99'
C97	925.00'	2°25'00"	39.02'	S79°31'30"W	39.01'
C98	925.00'	2°25'00"	39.02'	S81°56'30"W	39.01'
C99	925.00'	2°25'00"	39.02'	S84°21'30"W	39.01'
C100	925.00'	1°59'49"	32.24'	S86°33'55"W	32.24'
C101	25.00'	70°31'44"	30.77'	N52°17'57"E	28.87'
C102	50.00'	50°46'59"	44.32'	S42°26'35"W	42.88'
C103	50.00'	152°13'41"	132.84'	N36°04'05"W	97.08'
C104	63.00'	152°13'41"	167.38'	N36°04'05"W	122.32'
C105	50.00'	35°03'57"	30.60'	N57°34'43"E	30.13'
C106	50.00'	12°27'09"	10.87'	N81°20'16"E	10.85'
C107	875.00'	2°29'49"	38.13'	S86°18'55"W	38.13'
C108	875.00'	3°03'00"	46.58'	S83°32'30"W	46.57'
C109	875.00'	3°03'00"	46.58'	S80°29'30"W	46.57'
C110	875.00'	2°08'10"	32.62'	S77°53'55"W	32.62'
C147	50.00'	12°33'06"	10.95'	N82°38'11"E	10.93'
C148	50.00'	14°03'38"	12.27'	S84°03'27"E	12.24'
C149	50.00'	79°18'58"	69.23'	N21°26'32"W	63.83'
C150	50.00'	65°14'20"	56.93'	N12°35'30"W	53.91'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N02°26'11"W	25.00'
L37	N58°16'57"E	43.44'
L38	N72°32'46"E	25.33'
L39	N72°32'46"E	35.95'
L40	N76°21'38"E	44.15'
L41	N76°21'38"E	26.76'
L42	N88°54'44"E	57.10'
L43	S27°01'38"E	75.21'
L44	S77°01'38"E	36.03'
L45	N89°14'55"E	64.97'
L46	S72°24'21"E	20.00'
L47	S72°24'21"E	57.04'
L48	N13°32'58"E	33.36'
L49	N03°32'47"E	23.03'
L50	N07°58'43"W	63.68'
L51	N45°12'40"W	33.72'
L55	S31°12'39"E	37.58'
L56	S84°02'20"W	28.87'
L57	N22°01'39"W	36.00'
L58	N67°58'21"E	52.86'

- LEGEND**
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 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - D.S.L. DISTANCE TO BUILDING SETBACK LINE (50.00')
 - E.S.M.T. EASEMENT
 - S.W.R.W.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - ① SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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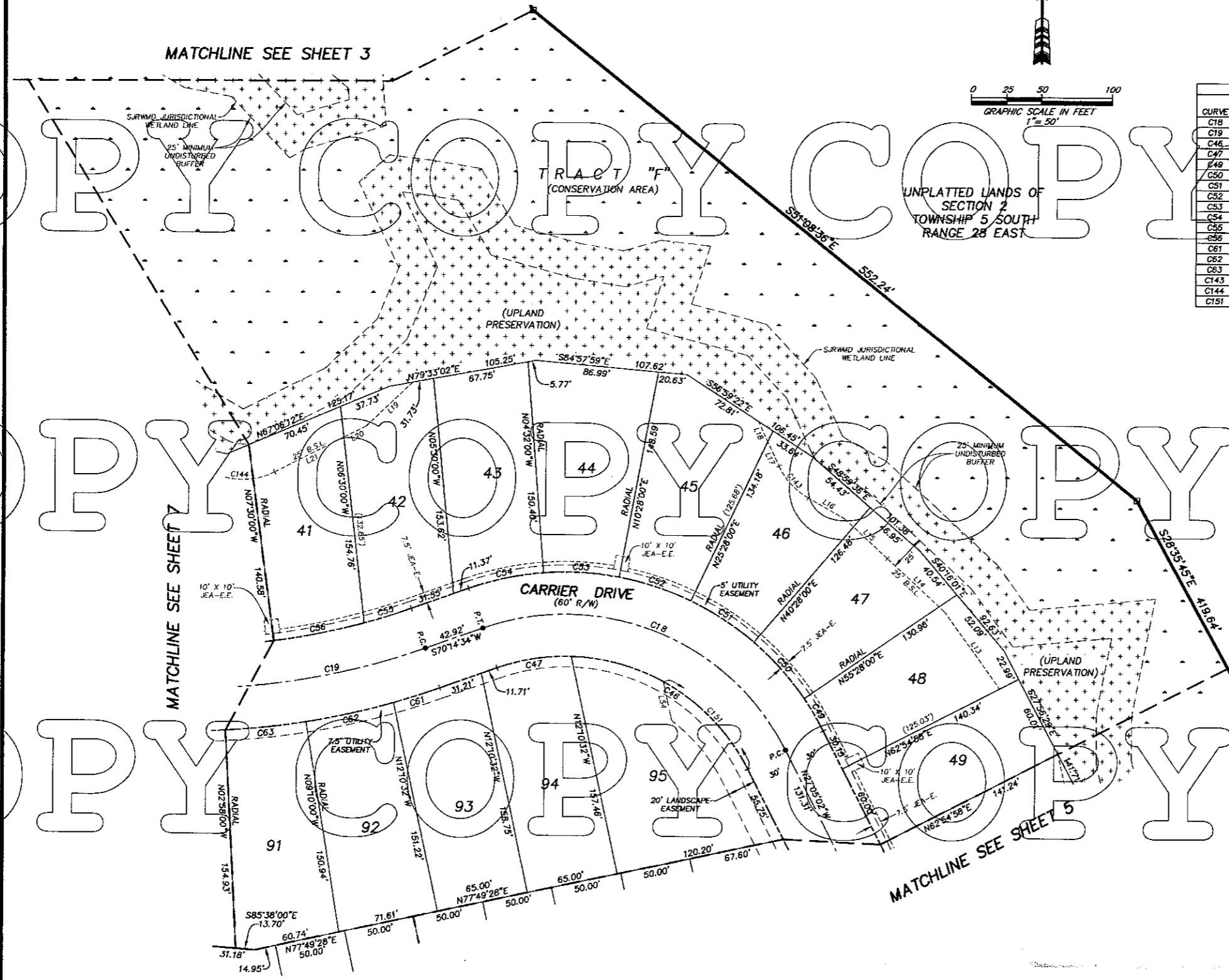
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A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 66 PAGE 61

SHEET 4 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C18	175.00'	82°40'24"	252.51'	N68°25'14"W	231.17'
C19	500.00'	45°24'24"	397.70'	N86°28'15"W	367.30'
C46	145.00'	61°25'28"	155.45'	N87°47'46"W	148.71'
C47	145.00'	21°14'56"	53.78'	N80°52'02"E	53.47'
C48	205.00'	7°26'58"	26.85'	N30°48'31"W	26.63'
C50	205.00'	15°00'00"	53.67'	N42°02'00"W	53.52'
C51	205.00'	15°00'00"	53.67'	N57°02'00"W	53.52'
C52	205.00'	15°00'00"	53.67'	N72°02'00"W	53.52'
C53	205.00'	15°00'00"	53.67'	N87°02'00"W	53.52'
C54	205.00'	15°13'26"	54.47'	S77°31'12"W	54.31'
C55	470.00'	4°36'51"	35.11'	N72°22'59"E	35.11'
C56	470.00'	7°58'36"	68.43'	N78°30'42"E	69.38'
C61	530.00'	3°42'05"	34.24'	N72°05'36"E	34.23'
C62	530.00'	6°53'21"	63.73'	N77°23'19"E	63.69'
C63	530.00'	6°12'00"	57.35'	N83°56'00"E	57.32'
C143	50.00'	35°49'34"	31.26'	N42°42'14"W	30.76'
C144	50.00'	57°48'32"	50.45'	N88°01'00"W	48.33'
C151	145.00'	34°32'40"	87.42'	N44°21'22"W	86.10'

LINE	BEARING	LENGTH
L13	N33°46'52"W	67.20'
L14	N46°38'10"W	55.78'
L15	N47°18'34"W	41.61'
L16	N60°37'01"W	29.80'
L17	N24°47'27"W	18.95'
L18	N24°47'27"W	18.92'
L19	S46°22'27"W	45.62'
L20	S63°04'44"W	17.73'
L21	S63°04'44"W	54.85'
L54	S12°10'32"E	28.08'

- LEGEND**
- ⊠ DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - ⊙ P.C.P. PERMANENT CONTROL POINT
 - Ⓡ L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.6 PAGE
 - M.S. MATCHLINE
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - (50.00') DISTANCE TO BUILDING SETBACK LINE
 - ESMT. EASEMENT
 - S.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - ③ SHEET REFERENCE NUMBER
 - ⊛ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊞ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

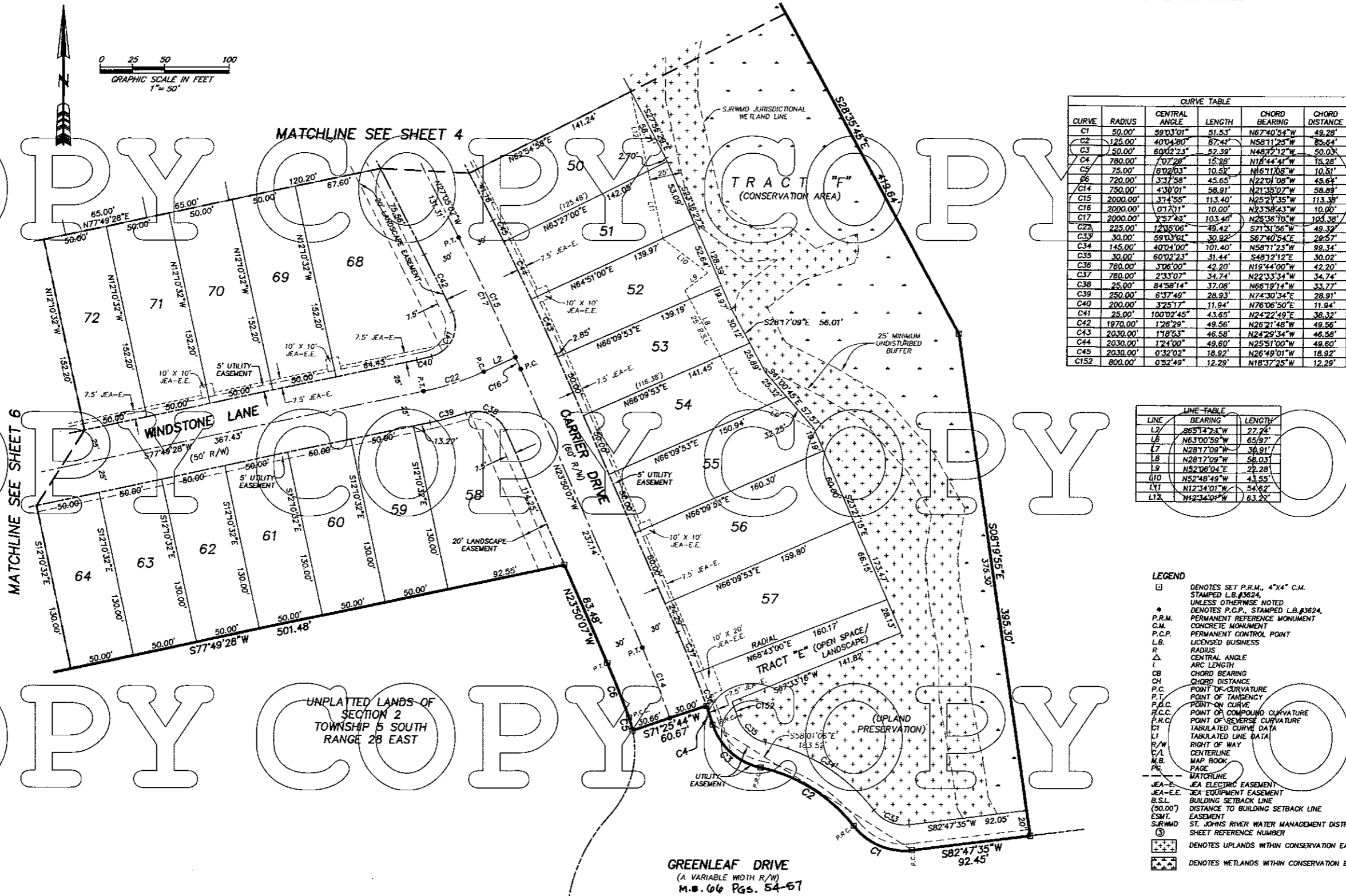
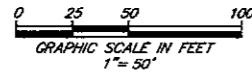
GREENLEAF VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 66 PAGE 62

SHEET 5 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50.00'	89°03'01"	51.53'	N67°40'54"W	49.28'
C2	125.00'	40°04'00"	87.41'	N58°11'25"W	85.64'
C3	50.00'	60°12'23"	52.39'	N48°21'12"W	50.00'
C4	75.00'	80°02'03"	10.58'	N18°44'41"W	15.28'
C5	75.00'	80°02'03"	10.58'	N16°11'08"W	10.51'
C6	720.00'	3°37'58"	45.65'	N22°01'08"W	45.64'
C14	750.00'	4°30'01"	58.91'	N21°35'07"W	58.89'
C15	2000.00'	3°14'55"	113.40'	N25°27'35"W	113.39'
C16	2000.00'	0°17'31"	10.00'	N23°58'43"W	10.00'
C17	2000.00'	2°57'43"	103.40'	N25°36'16"W	103.38'
C22	225.00'	12°35'06"	49.42'	S71°31'56"W	49.39'
C33	30.00'	59°03'01"	30.92'	S67°40'54"E	29.57'
C34	145.00'	40°04'00"	101.40'	N58°11'23"E	99.34'
C35	30.00'	60°12'23"	31.44'	S48°12'12"E	30.02'
C36	780.00'	3°06'00"	42.20'	N19°44'00"W	42.20'
C37	780.00'	2°33'07"	34.74'	N22°33'34"W	34.74'
C38	25.00'	84°58'14"	37.08'	N66°19'14"W	33.77'
C39	250.00'	6°37'49"	28.93'	N74°30'34"E	28.91'
C40	200.00'	3°25'17"	11.94'	N76°06'50"E	11.94'
C41	25.00'	100°02'45"	43.65'	N24°22'49"E	38.32'
C42	1970.00'	1°28'29"	49.56'	N26°21'48"W	49.56'
C43	2030.00'	1°18'53"	46.58'	N24°29'34"W	46.58'
C44	2030.00'	1°24'00"	49.60'	N25°51'00"W	49.60'
C45	2030.00'	0°32'02"	18.92'	N26°49'01"W	18.92'
C152	800.00'	0°52'49"	12.29'	N18°37'25"W	12.29'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S65°14'23"W	27.24'
L6	N63°00'59"W	65.97'
L7	N28°17'09"W	34.01'
L8	N28°17'09"W	58.03'
L9	N52°08'04"E	22.28'
L10	N52°48'49"W	43.55'
L11	N12°34'01"W	54.62'
L12	N42°34'01"W	63.22'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - OB. CHORD BEARING
 - CH. CHORD DISTANCE
 - P.O.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - C1. TABULATED CURVE DATA
 - L1. TABULATED LINE DATA
 - R/W. RIGHT OF WAY
 - C/L. CENTERLINE
 - M.B. MAP BOOK
 - Pg. PAGE
 - MATCHLINE
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - (50.00') DISTANCE TO BUILDING SETBACK LINE
 - ESM. EASEMENT
 - S.R.I.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - (S) SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

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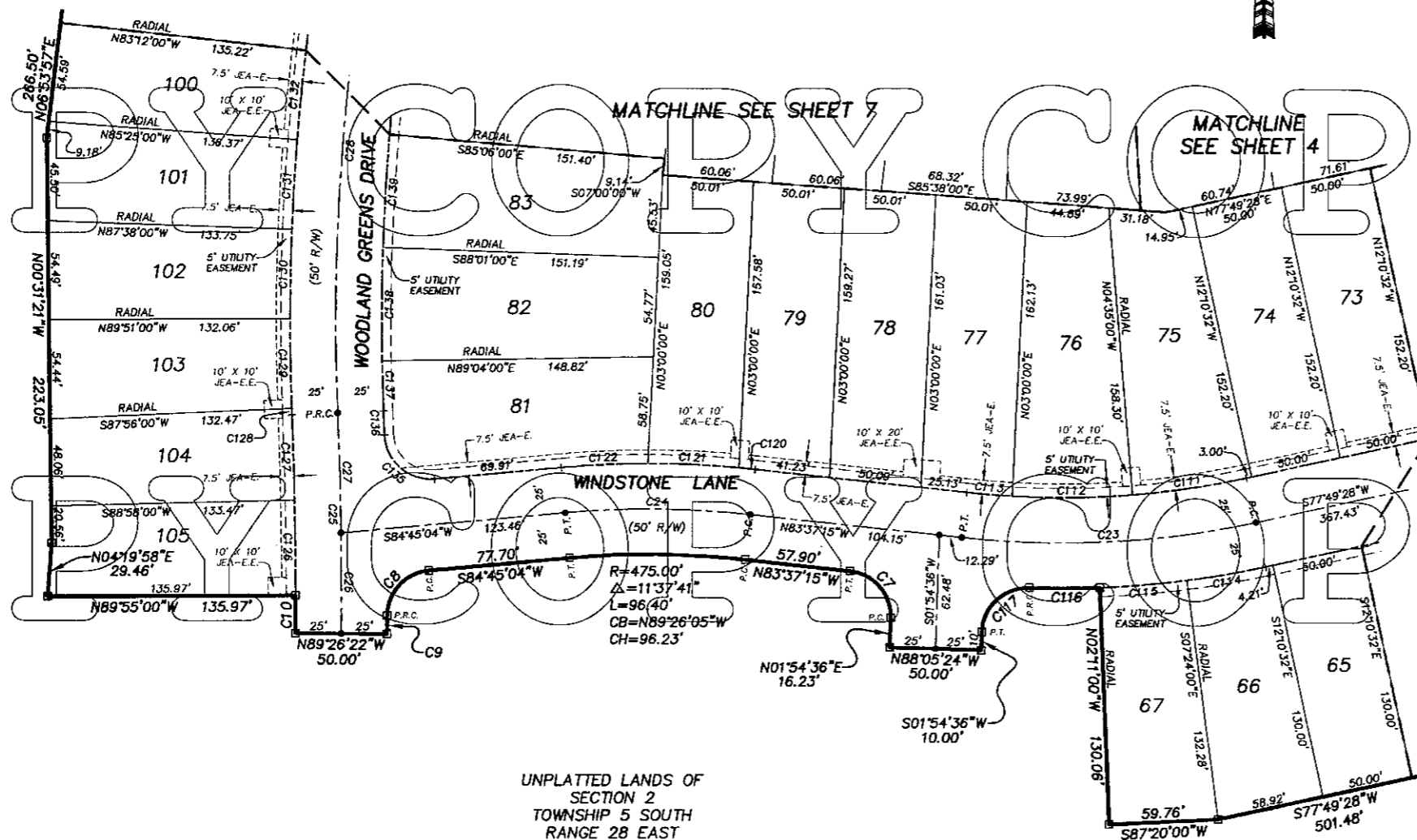
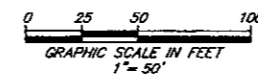
GREENLEAF VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 66 PAGE 63

SHEET 6 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C7	25.00'	85°31'51"	37.32'	N40°51'19"W	33.95'
C8	25.00'	84°28'03"	36.83'	S42°32'33"W	33.59'
C9	2525.00'	0°13'37"	10.00'	S00°26'50"W	10.00'
C10	2475.00'	0°28'38"	20.61'	N00°19'19"E	20.61'
C23	500.00'	18°33'17"	161.62'	S87°06'07"W	161.21'
C24	500.00'	11°37'41"	101.43'	N86°26'05"W	101.30'
C25	2500.00'	2°46'55"	121.38'	N00°49'49"W	121.37'
C26	2500.00'	1°15'56"	35.21'	N00°04'20"W	35.21'
C27	2500.00'	1°30'59"	68.87'	N01°27'47"W	68.16'
C28	1250.00'	3°17'23"	289.83'	N04°25'25"E	289.29'
C111	475.00'	7°35'32"	62.84'	N81°37'14"E	62.89'
C112	475.00'	7°57'20"	65.95'	N89°23'40"E	65.90'
C113	475.00'	3°00'26"	24.95'	S85°07'28"E	24.94'
C114	525.00'	4°46'38"	43.76'	N80°12'44"E	43.74'
C115	525.00'	4°13'17"	47.80'	N85°12'30"E	47.78'
C116	525.00'	4°13'17"	38.67'	S85°55'37"W	38.66'
C117	25.00'	90°07'17"	39.33'	S45°58'25"W	35.39'
C120	525.00'	0°58'00"	8.86'	N84°26'15"W	8.86'
C121	525.00'	5°27'32"	50.02'	N87°19'01"W	50.00'
C122	525.00'	5°12'09"	47.67'	S87°11'09"W	47.65'
C124	2525.00'	0°13'37"	10.00'	N00°26'50"E	10.00'
C125	2475.00'	0°28'38"	20.61'	N00°19'19"E	20.61'
C126	2475.00'	1°12'59"	52.54'	N01°31'29"W	52.54'
C127	2475.00'	1°05'18"	47.01'	N01°40'38"W	47.01'
C128	1275.00'	0°09'11"	3.44'	S02°08'38"E	3.44'
C129	1275.00'	2°13'00"	49.33'	S00°57'30"E	49.32'
C130	1275.00'	2°13'00"	49.33'	S01°18'30"W	49.32'
C131	1275.00'	2°13'00"	49.33'	S03°28'30"W	49.32'
C132	1275.00'	2°13'00"	49.33'	S05°41'30"W	49.32'
C135	25.00'	93°19'43"	40.72'	S48°35'04"E	36.37'
C136	2525.00'	0°18'17"	13.27'	N02°04'15"W	13.27'
C137	1225.00'	1°17'17"	27.84'	S01°34'38"E	27.84'
C138	1225.00'	2°55'00"	62.36'	S00°31'30"W	62.35'
C139	1225.00'	2°55'00"	62.36'	S03°28'30"W	62.35'

- LEGEND**
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT-OF-TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - MATCHLINE
 - JEA-E JEA ELECTRIC-EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - (50.00') DISTANCE TO BUILDING SETBACK LINE
 - ESMT. EASEMENT
 - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - SHEET REFERENCE NUMBER
 - ⊙ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊞ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

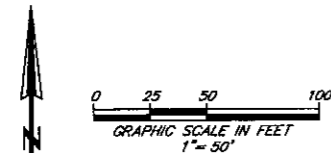
GREENLEAF VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 66 PAGE 64

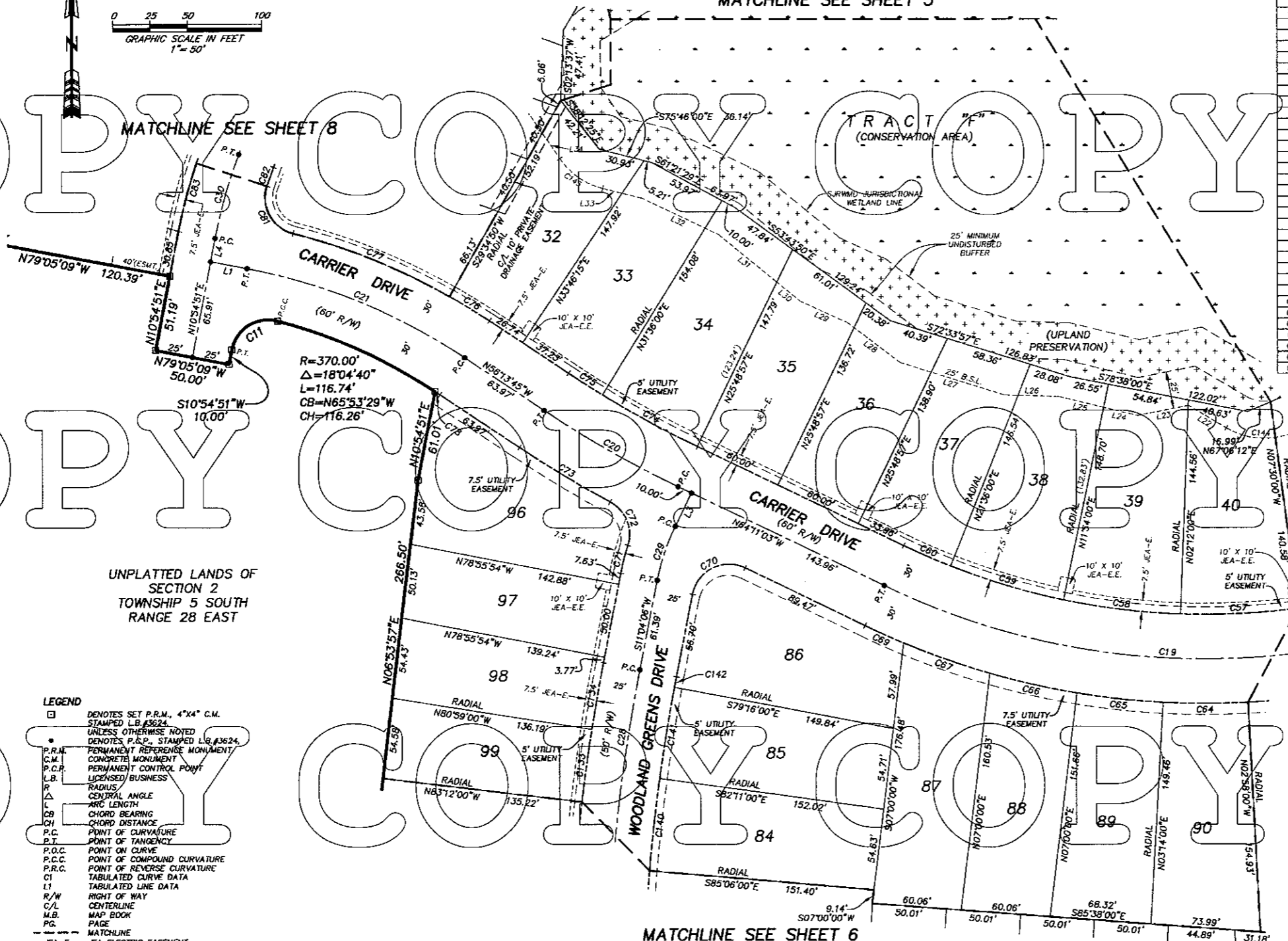
SHEET 7 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 3



UNPLATTED LANDS OF
SECTION 2
TOWNSHIP 5 SOUTH
RANGE 28 EAST

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. #3624. UNLESS OTHERWISE NOTED DENOTES P.R.P., STAMPED L.B. #3624.
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ. CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CI. TABULATED CURVE DATA
 - LI. TABULATED LINE DATA
 - R/W. RIGHT OF WAY
 - C/L. CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - MATCHLINE
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-EE. JEA EQUIPMENT EASEMENT
 - B.S.L. BUILDING SETBACK LINE (50.00')
 - ESMT. EASEMENT
 - S.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - ① SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

R=370.00'
Δ=18°04'40"
L=116.74'
CB=N65°53'29"W
CH=116.26'

MATCHLINE SEE SHEET 6

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C11	25.00'	94°09'20"	41.08'	S57°59'31"W	36.61'
C19	500.00'	45°34'24"	397.70'	N86°58'15"W	387.30'
C20	750.00'	7°57'18"	104.13'	N60°12'24"W	104.05'
C21	400.00'	22°51'24"	158.57'	N67°39'27"W	158.51'
C28	1250.00'	13°17'23"	289.93'	N04°25'25"E	289.29'
C29	150.00'	14°44'51"	38.61'	N18°26'32"E	38.50'
C30	350.00'	9°39'09"	58.96'	N15°44'25"E	58.89'
C57	470.00'	9°42'00"	79.57'	N87°21'00"E	79.47'
C58	470.00'	9°42'00"	79.57'	S82°57'00"E	79.47'
C59	470.00'	9°42'00"	79.57'	S73°15'00"E	79.47'
C60	470.00'	4°12'57"	34.58'	S66°17'31"E	34.68'
C64	530.00'	6°12'40"	57.38'	N89°52'00"W	57.32'
C65	530.00'	6°19'13"	58.47'	N83°36'23"W	58.44'
C66	580.00'	6°31'24"	60.54'	N77°11'05"W	60.31'
C67	580.00'	6°38'42"	61.47'	N70°36'01"W	61.43'
C69	590.00'	3°05'38"	28.62'	S65°43'52"E	28.62'
C70	25.00'	104°44'51"	45.70'	S83°26'32"W	39.60'
C71	175.00'	6°22'43"	19.48'	S14°15'28"W	19.47'
C72	25.00'	28°26'08"	34.44'	N82°01'13"W	31.78'
C73	780.00'	5°15'31"	71.58'	S58°51'30"E	71.56'
C74	720.00'	5°47'95"	72.69'	S61°17'51"E	72.65'
C75	720.00'	2°10'19"	27.28'	S57°18'52"E	27.28'
C76	430.00'	4°11'26"	31.45'	N58°19'28"W	31.44'
C77	430.00'	15°12'40"	114.18'	N68°01'30"W	113.82'
C78	370.00'	0°37'24"	4.03'	S56°32'27"W	4.03'
C81	25.00'	93°49'46"	40.94'	S28°42'57"E	36.52'
C82	325.00'	2°22'04"	13.43'	S19°22'58"W	13.43'
C83	375.00'	9°39'09"	63.17'	S15°44'25"W	63.10'
C133	1275.00'	2°13'00"	49.33'	S07°54'30"W	49.32'
C134	1275.00'	2°03'06"	45.66'	S10°02'33"W	45.65'
C140	1225.00'	2°59'00"	62.36'	S06°21'30"W	62.35'
C141	1225.00'	2°59'00"	62.36'	S09°16'30"W	62.35'
C142	1225.00'	0°20'06"	7.16'	S10°54'03"W	7.16'
C144	50.00'	57°48'32"	50.45'	N88°01'00"W	48.33'
C145	50.00'	41°23'24"	36.12'	N56°04'18"W	35.34'

MATCHLINE SEE SHEET 4

LINE TABLE

LINE	BEARING	LENGTH
L1	N79°05'09"W	25.00'
L3	N25°48'57"E	25.00'
L4	N105°45'11"E	16.13'
L22	N59°06'44"W	28.81'
L23	S78°59'57"W	34.89'
L24	N78°11'56"W	23.45'
L25	N76°11'56"W	30.97'
L26	S88°15'25"E	37.15'
L27	N72°33'57"W	73.64'
L28	N52°47'51"W	44.44'
L29	N65°21'08"W	34.84'
L30	N50°27'41"W	20.16'
L31	N50°27'41"W	50.91'
L32	N64°25'40"W	56.75'
L33	N75°46'00"W	27.35'
L34	N34°22'37"W	38.02'

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GREENLEAF VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 66 PAGE 65

SHEET 8 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF
SECTION 2
TOWNSHIP 5 SOUTH
RANGE 28 EAST

NON-TANGENT
CURVE
R=911.08'
Δ=29°49'31"
L=474.26'
CB=N51°10'44"E
CH=468.93'

TRACT "B"
(NEIGHBORHOOD COMMONS)

TRACT "B"
(NEIGHBORHOOD COMMONS)

UNPLATTED LANDS OF
SECTION 2
TOWNSHIP 5 SOUTH
RANGE 28 EAST

(NON-TANGENT BEARING)
N67°58'21"E
589.25'

N21°01'35"W
37.66'

N67°58'21"E
185.60'

N71°12'41"E
58.85'

N63°00'00"E
58.65'

N38°23'00"W
138.36'

N45°34'00"W
142.45'

N34°45'00"W
138.56'

N69°26'00"W
168.16'

N39°08'02"E
91.37'

N28°08'02"E
79.16'

N37°08'11"W
49.33'

N37°08'11"W
36.05'

N73°40'58"W
47.88'

N73°23'00"W
41.60'

N73°15'54"E
65.46'

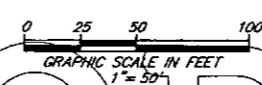
N79°05'09"W
120.39'

N10°54'51"W
51.19'

N79°05'09"W
50.00'

S10°54'51"W
10.00'

R=370.00'
Δ=18°04'40"
L=116.74'
CB=N65°53'29"W
CH=116.26'



CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C11	25.00'	94°09'20"	41.08'	S57°59'31"W	36.61'
C12	15.00'	94°09'20"	24.65'	S57°59'31"W	21.97'
C13	25.00'	89°59'05"	39.26'	N12°16'22"E	35.35'
C21	400.00'	22°51'24"	159.57'	N67°38'27"W	158.51'
C30	350.00'	9°39'09"	58.96'	N15°44'25"E	58.89'
C31	200.00'	56°15'51"	196.40'	N48°41'55"E	188.60'
C77	430.00'	151°24'00"	114.16'	N68°01'20"W	113.82'
C79	320.00'	18°04'40"	116.74'	N65°53'29"W	116.26'
C80	25.00'	94°09'20"	41.08'	S57°59'31"W	36.61'
C81	25.00'	93°49'48"	40.84'	S28°42'37"E	36.52'
C82	325.00'	2°22'04"	13.43'	S18°22'58"W	13.43'
C83	375.00'	9°39'09"	63.17'	S15°44'25"W	63.10'
C84	225.00'	9°06'34"	24.01'	S23°57'26"W	24.00'
C85	225.00'	8°34'09"	33.65'	S30°57'55"W	33.62'
C86	225.00'	9°11'00"	36.06'	S39°01'30"W	36.02'
C87	225.00'	9°11'00"	36.06'	S49°01'30"W	36.02'
C88	225.00'	9°11'00"	36.06'	S58°12'30"W	36.02'
C89	225.00'	9°11'00"	36.06'	S67°23'30"W	36.02'
C91	175.00'	21°21'00"	65.21'	S31°14'30"W	64.83'
C92	175.00'	34°54'50"	106.64'	S59°22'25"W	105.00'
C93	911.08'	9°41'29"	154.10'	N41°06'43"E	153.92'
C95	891.08'	29°50'11"	464.02'	S51°09'08"W	458.80'
C146	50.00'	59°42'50"	52.11'	N28°25'32"E	49.78'

LINE	BEARING	LENGTH
L1	N79°05'09"W	25.00'
L4	N10°54'51"E	16.13'
L34	N34°22'37"W	38.02'
L35	N01°25'53"W	10.99'
L36	N01°25'53"W	34.70'
L37	N8°16'57"E	43.44'
L52	N10°54'51"E	34.36'
L53	S10°54'51"W	10.00'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B. #3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - MATCHLINE
 - EA-E EA ELECTRIC EASEMENT
 - EA-E.E EA EQUIPMENT EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - (50.00') DISTANCE TO BUILDING SETBACK LINE
 - ESMT EASEMENT
 - SRJWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SHEET REFERENCE NUMBER
 - ◻ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ◻ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624