KENDALL CREEK

A PORTION OF THE FRANCIS PHILIP FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 73 PAGE 71

CAPTION:

A PORTION OF THE FRANCIS PHILIP FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GREENBRIAR ROAD (COUNTY ROAD NO. 11, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE WESTERLY LINE OF A TRACT OF LAND ACQUIRED BY THE UNITED STATES OF AMERICA THROUGH CONDEMNATION SUIT 602-J CIVIL, KNOWN AS THE FORMER SWITZERLAND NAVAL BOMB TARGET; THENCE NORTH 35° 03' 40" EAST, ALONG SAID WESTERLY LINE A DISTANCE OF 35.66 FEET TO A FOUND CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GREENBRIAR ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "A" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 869, PAGE 1615; THENCE SOUTH 77° 10' 57" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, 3,537.45 FEET; THENCE NORTH 51° 29' 59" EAST, 96.08 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING TWO COURSES ALONG THE SOUTHEASTERLY AND SOUTHERLY LINES OF TRACT "C", WINCHESTER, ACCORDING TO MAP BOOK 57, PAGES 55 THROUGH 70, PUBLIC RECORDS OF SAID COUNTY; FIRST COURSE: NORTH 51° 29' 59" EAST, 1,168.39 FEET; SECOND COURSE: THENCE SOUTH 77° 08' 37" EAST, 970.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 12° 51' 23" WEST, 911.42 FEET TO THE NORTHEAST CORNER OF ADDITIONAL RIGHT OF WAY FOR GREENBRIAR ROAD PER DEED OF DEDICATION TO ST. JOHNS COUNTY DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3866, PAGE 1623; THENCE NORTH 77° 10' 57" WEST, ALONG THE CURRENT NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD AND THE NORTHERLY LINE OF SAID OFFICIAL RECORDS 3866, PAGE 1623, 1,699.63 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF APPROVAL – GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA THIS 20th DAY OF January, 2015.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL – COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS 14th DAY OF January, 2015.

OFFICE OF THE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 20 DAY OF January, 2015. THIS ACCEPTANCE OF DEDICATED AREAS, IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COPY

CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR OF ST. JOHNS COUNTY, FLORIDA ON THIS 15th DAY OF JANUARY, 2015.

PATRICIA GAIL OLIVER, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, FL CERTIFICATE NO. 4564

CLERK'S CERTIFICATE:

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 73, PAGES 71-77 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 22 DAY OF January, 2015.

CLERK OF THE CIRCUIT COURT
BY DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS 17th DAY OF DECEMBER, 2014.

CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623

BY: _____
JOSE A. HILL, JR.
PROFESSIONAL SURVEYOR & MAPPER
NO. 4487, STATE OF FLORIDA

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT GREENBRIAR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, "OWNER", IS THE LAWFUL OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS KENDALL CREEK, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT OSSI DEVELOPMENT, INC. AND LANDON HOMES, LLC ARE THE HOLDERS OF RECORD OF THE MORTGAGES ON THE LAND. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE ROAD RIGHTS OF WAY DESIGNATED ON THE PLAT AS BALVENIE DRIVE, TINKER COURT AND OBAN COURT ARE IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS AND DRAINAGE, WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE DRAINAGE EASEMENTS AND THE LAKES/STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT, SHALL CONSTITUTE EASEMENTS FOR THE PURPOSE OF THE MANAGEMENT, RETENTION, AND DISTRIBUTION OF STORMWATER AND FOR OTHER DRAINAGE PURPOSES, AND SUCH EASEMENTS SHALL BE RESERVED TO THE BENEFIT OF THE GREENBRIAR PRESERVE OWNERS ASSOCIATION OF NORTH FLORIDA, INC., THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJWMD), AND ST. JOHNS COUNTY, FLORIDA. THE DRAINAGE EASEMENTS AND THE LAKES/STORMWATER MANAGEMENT FACILITIES SHALL BENEFIT AND ALLOW THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORM WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN HEREON. THE DRAINAGE EASEMENTS AND THE LAKES/STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE GREENBRIAR PRESERVE OWNERS ASSOCIATION OF NORTH FLORIDA, INC., WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

TITLE TO TRACT "A", TRACT "F" AND TRACT "I" (PARK, RECREATION, SIDEWALKS, SIGNAGE, DRAINAGE & LANDSCAPE), TRACT "C" (CONSERVATION & DRAINAGE), TRACTS "B" AND "D" (STORMWATER MANAGEMENT FACILITY, DRAINAGE EASEMENT AND BUFFER), TRACT "G" (DEVELOPMENT EDGE), AND TRACT "H" (LANDSCAPE BUFFER TRACT) ARE HEREBY DEDICATED TO THE GREENBRIAR PRESERVE OWNERS ASSOCIATION OF NORTH FLORIDA, INC., WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

TRACT "E" (LIFT STATION) AND UTILITY AND INGRESS/EGRESS EASEMENTS DESIGNATED ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF THE WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEMS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE HEREBY DEDICATED TO THE GREENBRIAR PRESERVE OWNERS ASSOCIATION. THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT SHALL LIE WITH THE GREENBRIAR PRESERVE OWNERS ASSOCIATION OF NORTH FLORIDA, INC.

THOSE EASEMENTS DESIGNATED AS FP&L ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (28), FLORIDA STATUTES.

THE OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IT WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER ACTING BY AND WITH THE AUTHORITY BY SOLE AND MANAGING MEMBER OF GREENBRIAR HOLDINGS, LLC. THIS 18th DAY OF December, A.D., 2014.

GREENBRIAR HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS
KENNETH L. CRISS
PRINT NAME

BY: ASHTON HUDSON
ITS MANAGER

WITNESS
Andrew T. Nugent
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF December, 2014, BY ASHTON HUDSON AS MANAGER OF GREENBRIAR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SIGN) Katherine McDaniel
(PRINT NAME) Katherine McDaniel
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. EE075853
MY COMMISSION EXPIRES: 3/20/15

Notary Public State of Florida
Katherine Moore McDaniel
My Commission EE075853
Expires 03/20/2015

MORTGAGEE'S JOINDER:

OSSI DEVELOPMENT, INC., OWNER OF THAT MORTGAGE AND SECURITY AGREEMENT, RECORDED IN O.R. BOOK 3880, PAGE 1126, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, HEREBY CONSENTS TO THE PLAT AND JOINS IN ITS DEDICATION.

OSSI DEVELOPMENT, INC.
A FLORIDA CORPORATION

WITNESS
Andrew T. Nugent
PRINT NAME

BY: BEN OSSI
ITS PRESIDENT

WITNESS
Jaren L Lawrence
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF December, 2014, BY BEN OSSI AS PRESIDENT OF OSSI DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SIGN)
Danielle Foreman
(PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. FF107845
MY COMMISSION EXPIRES: March 31, 2018

DANIELLE F FOREMAN
MY COMMISSION #FF107845
EXPIRES March 31, 2018
(407) 398-0153 FloridaNotaryService.com

MORTGAGEE'S JOINDER:

LANDON HOMES, LLC, OWNER OF THAT MORTGAGE AND SECURITY AGREEMENT, RECORDED IN O.R. BOOK 3880, PAGE 1148, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, HEREBY CONSENTS TO THE PLAT AND JOINS IN ITS DEDICATION.

LANDON HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS
Andrew T. Nugent
PRINT NAME

BY: DENNIS GINDER
ITS MANAGER

WITNESS
Jaren L Lawrence
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF December, 2014, BY DENNIS GINDER AS MANAGER OF LANDON HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SIGN)
Danielle Foreman
(PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. FF 107845
MY COMMISSION EXPIRES: March 31, 2018

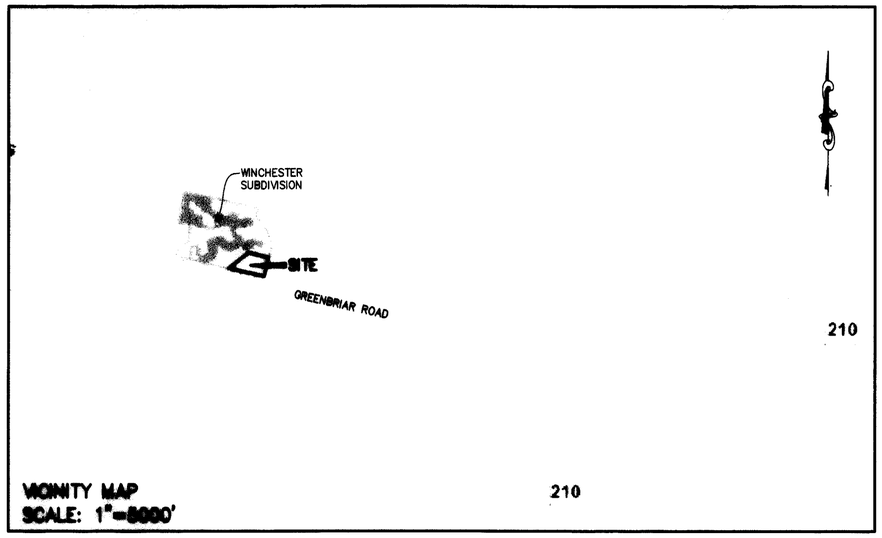
DANIELLE F FOREMAN
MY COMMISSION #FF107845
EXPIRES March 31, 2018
(407) 398-0153 FloridaNotaryService.com

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623

KENDALL CREEK

A PORTION OF THE FRANCIS PHILIP FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 73 PAGE 72



VICINITY MAP
SCALE: 1"=8000'

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2082449.2	454093.3	FOUND MONUMENT, POINT OF BEGINNING
2	2082072.2	455750.6	SET MONUMENT, SE'LY CORNER

NOTES:

1. BEARING REFERENCE: N77°10'57"W FOR THE NORTHERLY R/W LINE OF GREENBRIAR ROAD PER O.R. 3239, PAGE 1727.

2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE. VALUES SHOWN ARE FOR GIS MAPPING PURPOSES ONLY.

3. NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

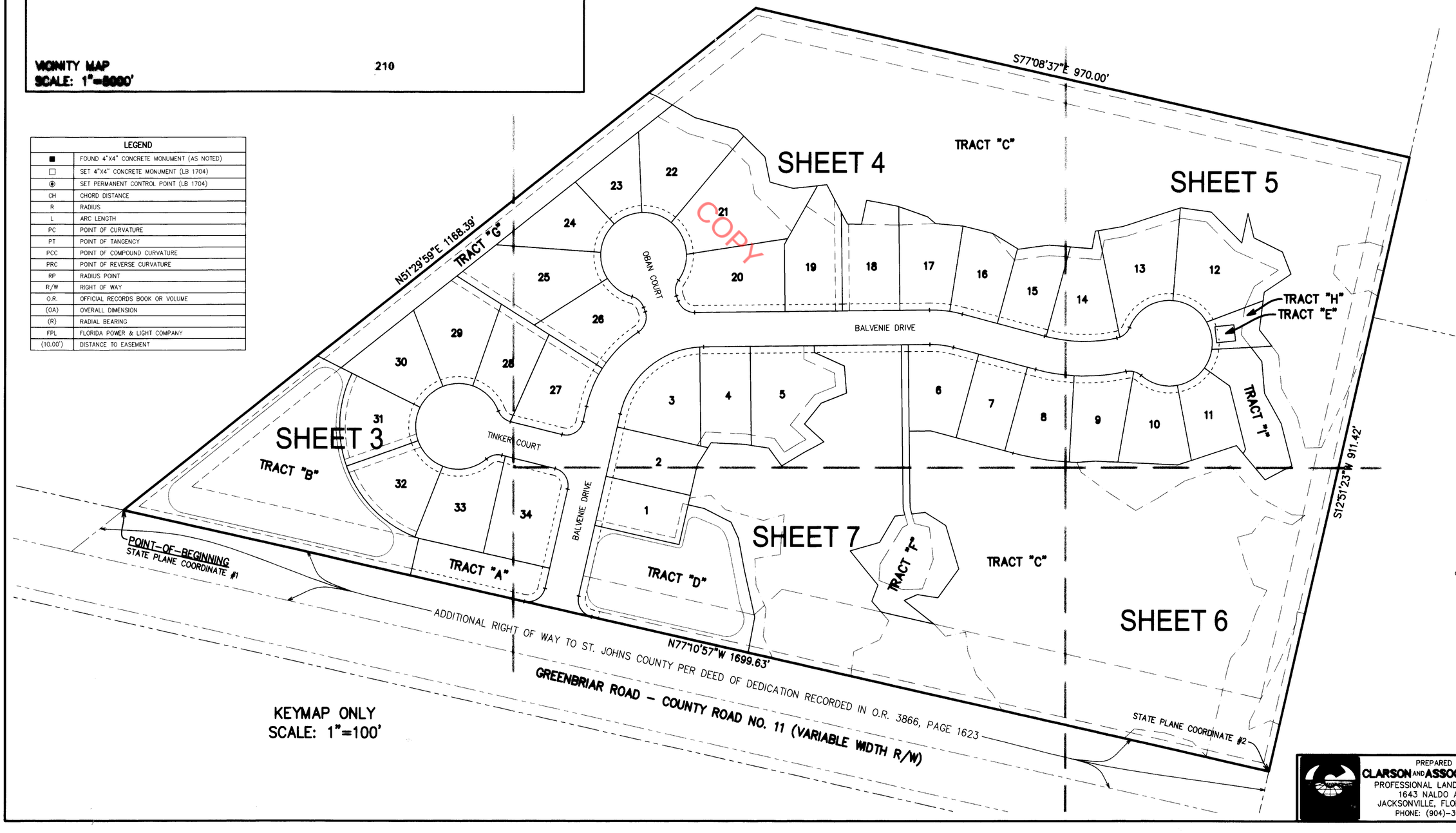
4. THOSE EASEMENTS DESIGNATED AS "FPL" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.

5. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY 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 MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

6. THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREON DEPICT A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.

7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED. THE UPLAND BUFFERS SHOWN HEREON ARE AVERAGED 25 FEET WIDE (MINIMUM 10 FEET WIDE) AS SHOWN ON APPROVED CONSTRUCTION PLANS, AND ARE SHOWN THUS: [ ]

LEGEND	
■	FOUND 4"X4" CONCRETE MONUMENT (AS NOTED)
□	SET 4"X4" CONCRETE MONUMENT (LB 1704)
⦿	SET PERMANENT CONTROL POINT (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
(OA)	OVERALL DIMENSION
(R)	RADIAL BEARING
FPL	FLORIDA POWER & LIGHT COMPANY
(10.00')	DISTANCE TO EASEMENT



KEYMAP ONLY
SCALE: 1"=100'

COPY

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
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PHONE: (904)-396-2623

KENDALL CREEK

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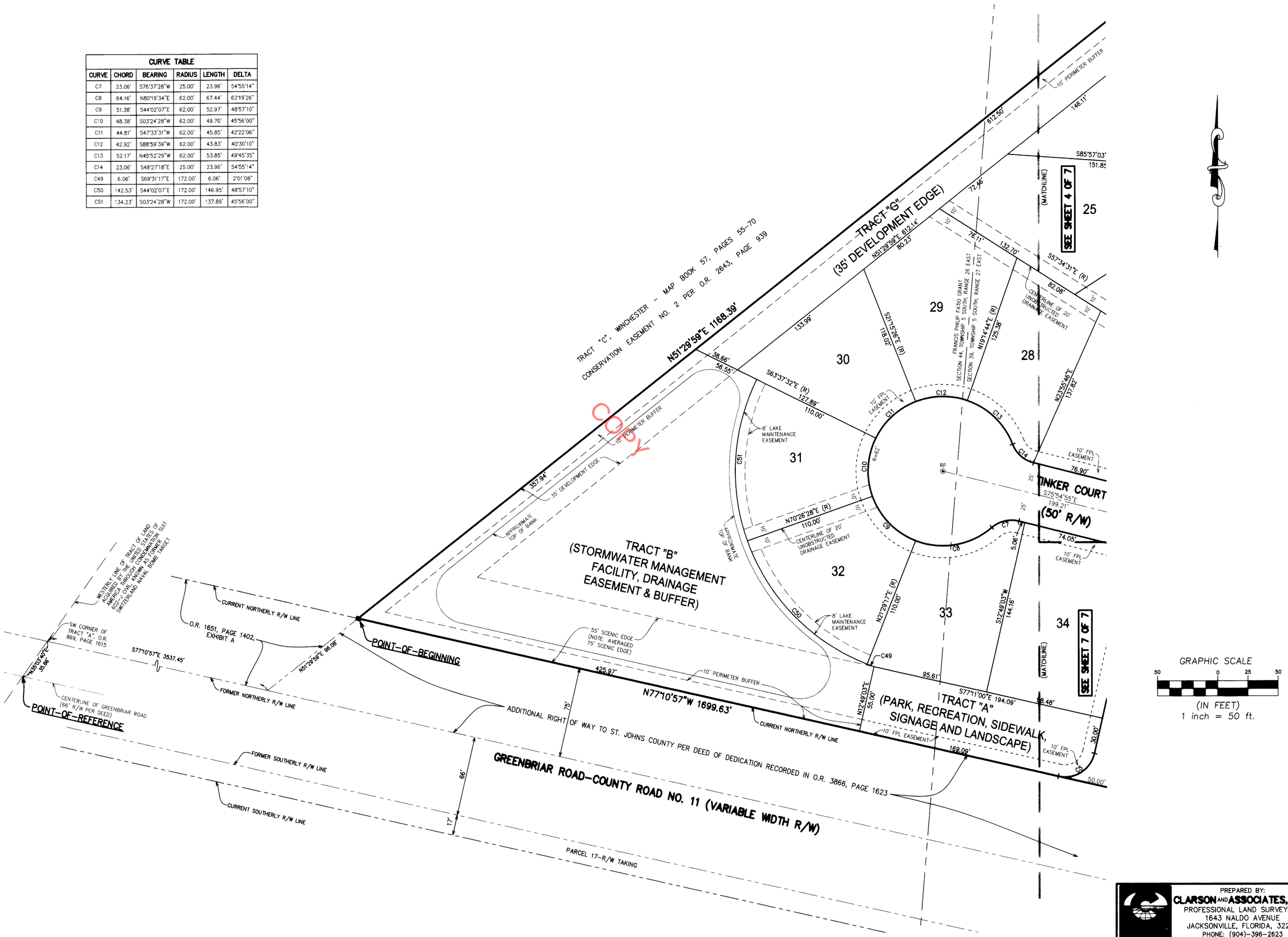
MAP BOOK 73 PAGE 73

SHEET 3 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					
CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C7	23.06'	S76°37'28"W	25.00'	23.96'	54°55'14"
C8	64.16'	N80°19'34"E	62.00'	67.44'	62°19'26"
C9	51.38'	S44°02'07"E	62.00'	52.97'	48°57'10"
C10	48.38'	S03°24'28"W	62.00'	49.70'	45°56'00"
C11	44.81'	S47°33'31"W	62.00'	45.85'	42°22'06"
C12	42.92'	S88°59'39"W	62.00'	43.83'	40°30'10"
C13	52.17'	N45°52'29"W	62.00'	53.85'	49°45'35"
C14	23.06'	S48°27'18"E	25.00'	23.96'	54°55'14"
C49	6.06'	S69°31'17"E	172.00'	6.06'	2°01'08"
C50	142.53'	S44°02'07"E	172.00'	146.95'	48°57'10"
C51	134.23'	S03°24'28"W	172.00'	137.89'	45°56'00"



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

PREPARED BY:
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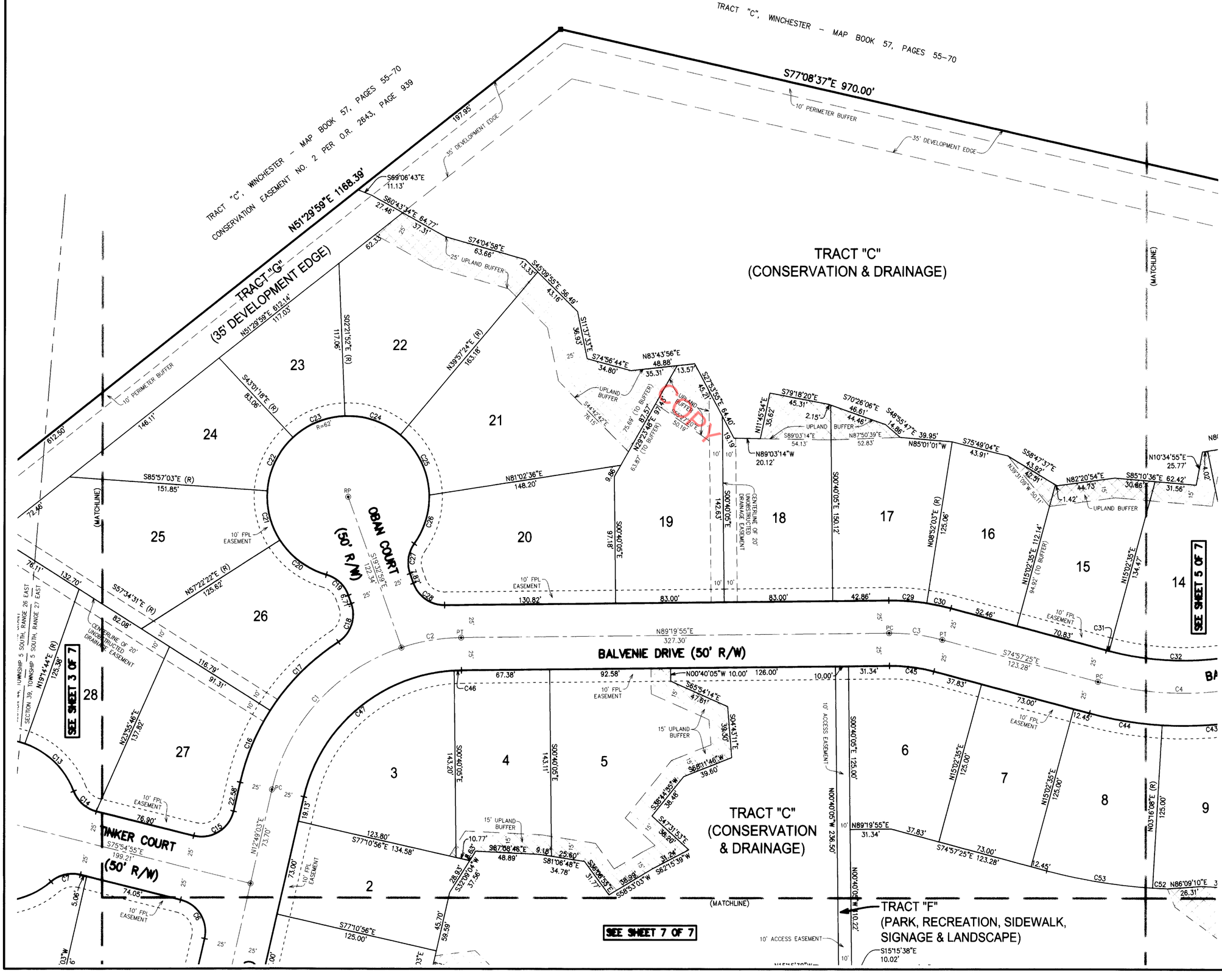
MAP BOOK 73 PAGE 74

SHEET 4 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C1	147.23'	S42°12'30"W	150.00'	153.89'	58°46'53"
C2	46.24'	S80°27'56"W	150.00'	46.42'	17°43'58"
C3	41.00'	N82°48'45"W	150.00'	41.13'	15°42'41"
C4	124.45'	S89°22'08"E	250.00'	125.77'	28°49'26"
C6	34.96'	N31°32'56"W	25.00'	38.72'	88°43'58"
C7	23.06'	S76°37'28"W	25.00'	23.96'	54°55'14"
C13	52.17'	N45°52'29"W	62.00'	53.85'	49°45'35"
C14	23.06'	S48°27'18"E	25.00'	23.96'	54°55'14"
C15	35.74'	N58°27'04"E	25.00'	39.82'	91°16'02"
C16	59.59'	S22°37'16"W	175.00'	59.89'	19°36'25"
C17	74.07'	S44°38'34"W	175.00'	74.64'	24°26'10"
C18	30.92'	N18°39'20"E	25.00'	33.34'	76°24'38"
C19	23.06'	N47°00'36"W	25.00'	23.96'	54°55'14"
C20	44.28'	S53°32'55"E	62.00'	45.28'	41°50'35"
C21	39.01'	S14°17'20"E	62.00'	39.69'	36°40'34"
C22	45.37'	S25°30'49"W	62.00'	46.45'	42°55'45"
C23	43.08'	S67°18'25"W	62.00'	44.00'	40°39'26"
C24	44.76'	N71°12'14"W	62.00'	45.80'	42°19'16"
C25	51.13'	N25°41'24"W	62.00'	52.71'	48°42'24"
C26	39.05'	N17°01'01"E	62.00'	39.72'	36°42'27"
C27	23.06'	S07°54'38"W	25.00'	23.96'	54°55'14"
C28	29.08'	S55°06'32"E	25.00'	31.03'	71°07'06"
C29	29.09'	N85°54'01"W	175.00'	29.12'	9°32'08"
C30	18.85'	N78°02'41"W	175.00'	18.86'	6°10'32"
C31	2.17'	S75°14'00"E	225.00'	2.17'	0°33'11"
C32	102.41'	S88°39'54"E	225.00'	103.32'	26°18'37"
C43	75.20'	N85°24'39"E	275.00'	75.43'	15°42'58"
C44	56.41'	S80°50'38"E	275.00'	56.51'	11°46'27"
C45	34.17'	N82°48'45"W	125.00'	34.28'	15°42'41"
C46	5.63'	S88°02'33"W	125.00'	5.63'	2°34'44"
C47	150.34'	S49°47'07"W	125.00'	161.30'	73°56'08"
C52	11.37'	S87°32'43"E	400.00'	11.37'	1°37'43"
C53	82.06'	S80°50'38"E	400.00'	82.20'	11°46'27"

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

PREPARED BY:
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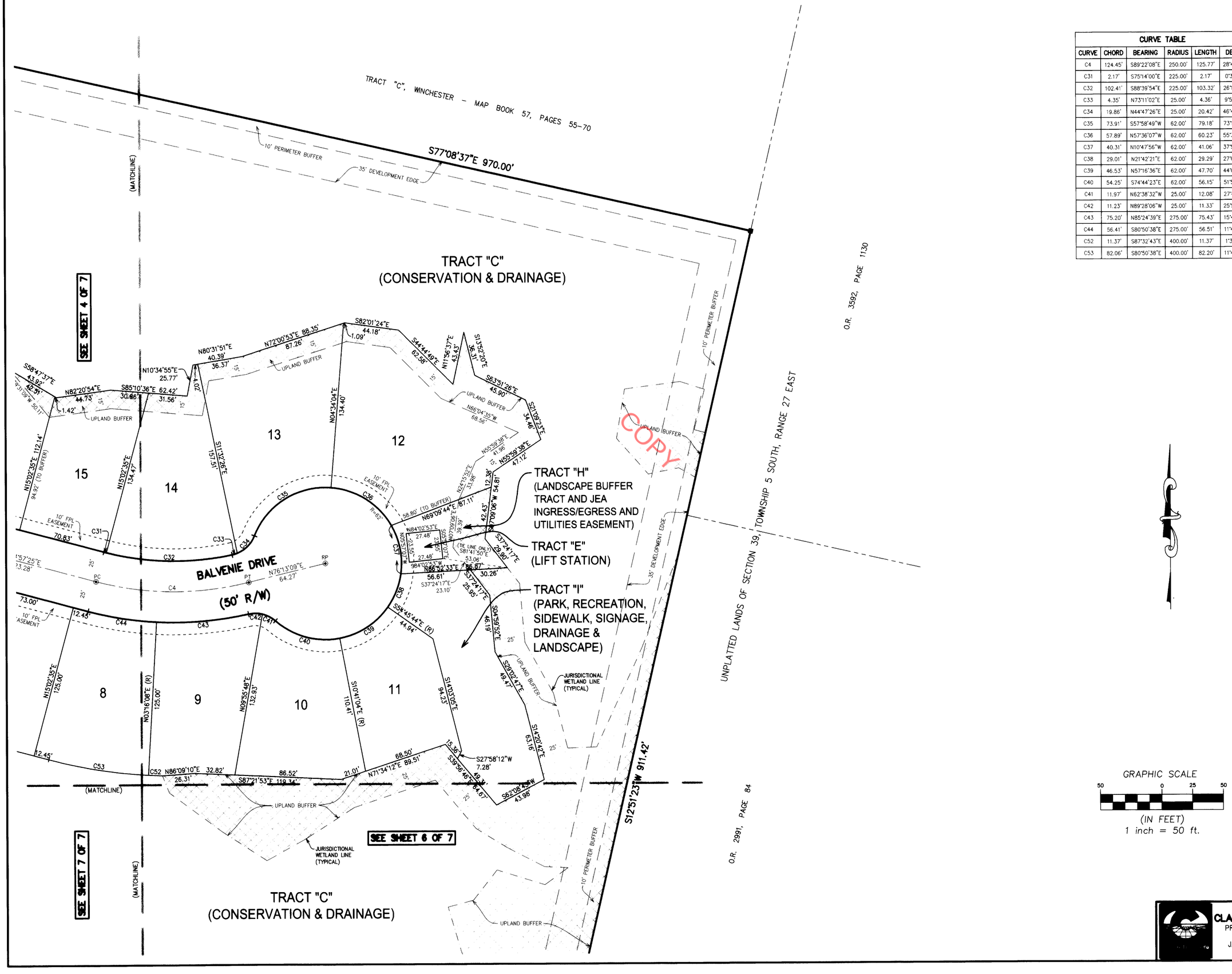
MAP BOOK 73 PAGE 75

SHEET 5 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					
CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C4	124.45'	S89°22'08"E	250.00'	125.77'	28°49'26"
C31	2.17'	S75°14'00"E	225.00'	2.17'	0°33'11"
C32	102.41'	S88°39'54"E	225.00'	103.32'	26°18'37"
C33	4.35'	N73°11'02"E	25.00'	4.36'	9°59'30"
C34	19.86'	N44°47'26"E	25.00'	20.42'	46°47'43"
C35	73.91'	S57°58'49"W	62.00'	79.18'	73°10'29"
C36	57.89'	N57°36'07"W	62.00'	60.23'	55°39'39"
C37	40.31'	N10°47'56"W	62.00'	41.06'	37°56'43"
C38	29.01'	N21°42'21"E	62.00'	29.29'	27°03'50"
C39	46.53'	N57°16'36"E	62.00'	47.70'	44°04'40"
C40	54.25'	S74°44'23"E	62.00'	56.15'	51°53'22"
C41	11.97'	N62°38'32"W	25.00'	12.08'	27°41'39"
C42	11.23'	N89°28'06"W	25.00'	11.33'	25°57'29"
C43	75.20'	N85°24'39"E	275.00'	75.43'	15°42'58"
C44	56.41'	S80°50'38"E	275.00'	56.51'	11°46'27"
C52	11.37'	S87°32'43"E	400.00'	11.37'	1°37'43"
C53	82.06'	S80°50'38"E	400.00'	82.20'	11°46'27"



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KENDALL CREEK

A PORTION OF THE FRANCIS PHILIP FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

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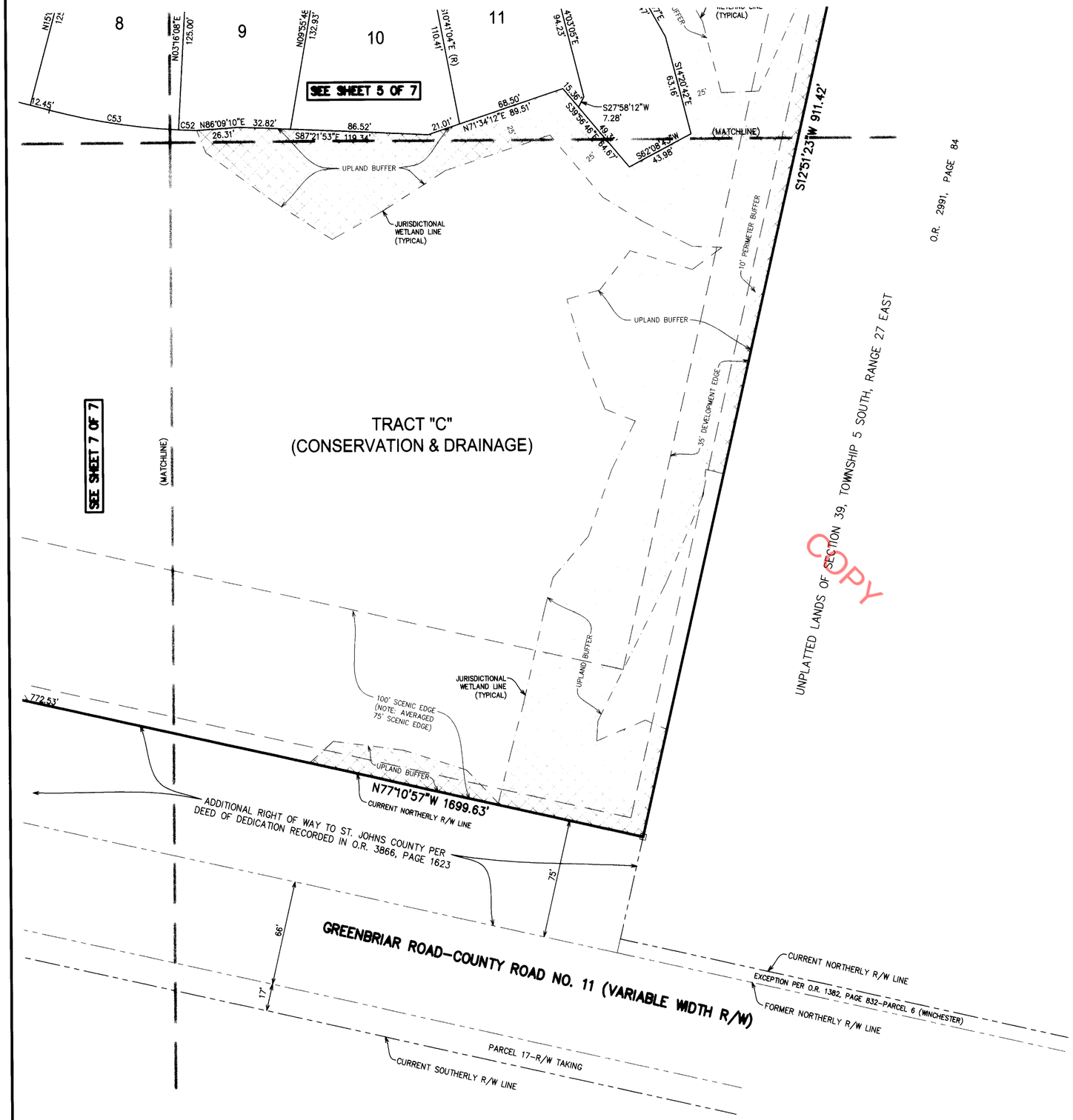
SHEET 6 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					
CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C52	11.37'	S87°32'43"E	400.00'	11.37'	1°37'43"
C53	82.06'	S80°50'38"E	400.00'	82.20'	11°46'27"



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GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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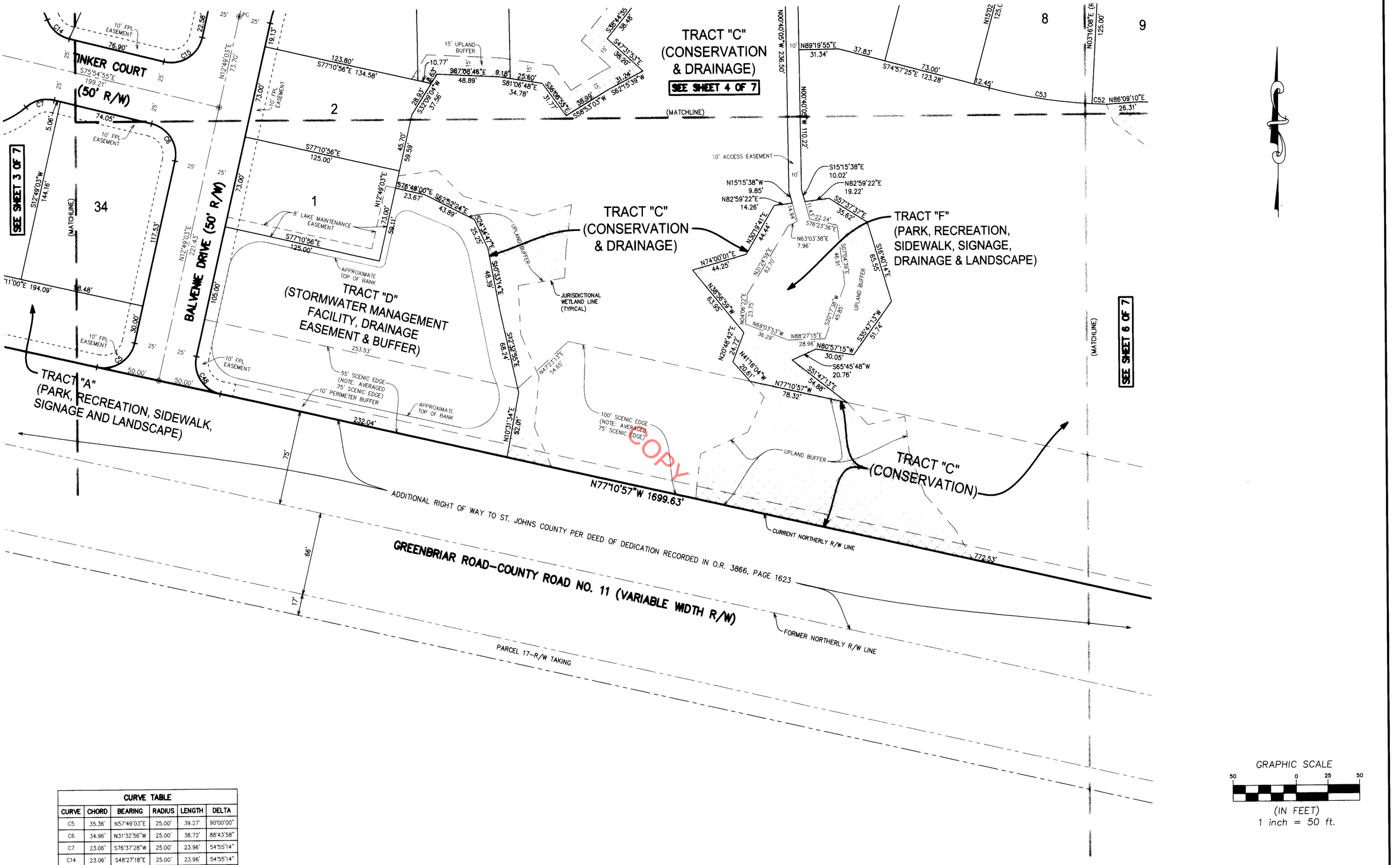
MAP BOOK 73 PAGE 77

SHEET 7 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C5	35.36'	N57°49'03"E	25.00'	39.27'	90°00'00"
C6	34.96'	N31°32'56"W	25.00'	38.72'	88°43'58"
C7	23.06'	S76°37'28"W	25.00'	23.96'	54°55'14"
C14	23.06'	S48°27'18"E	25.00'	23.96'	54°55'14"
C15	35.74'	N58°27'04"E	25.00'	39.82'	91°16'02"
C48	35.36'	S32°10'57"E	25.00'	39.27'	90°00'00"
C52	11.37'	S87°32'43"E	400.00'	11.37'	1°37'43"
C53	82.06'	S80°50'38"E	400.00'	82.20'	11°46'27"

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