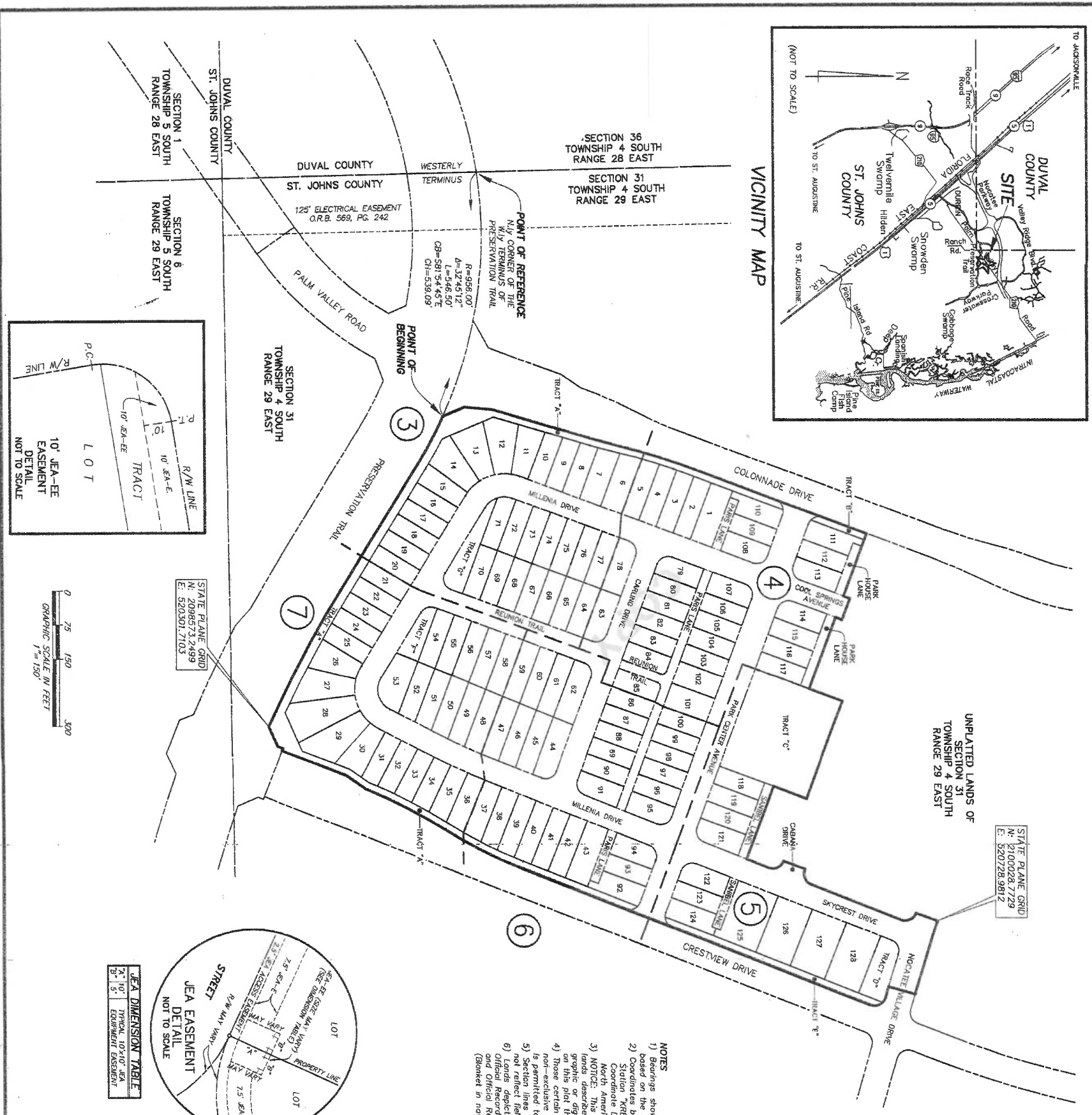
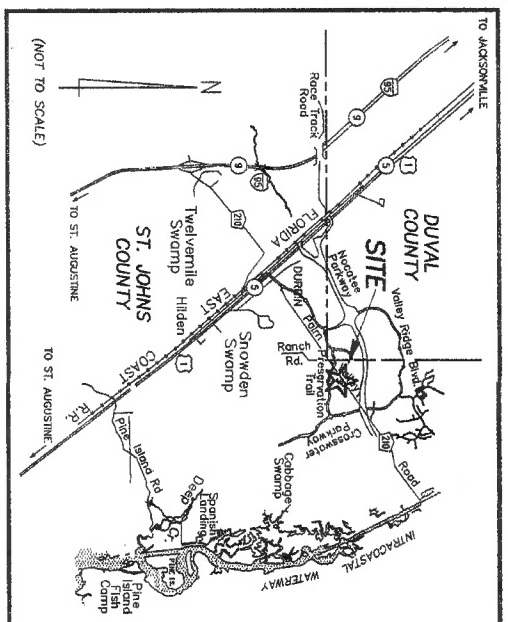


TOWN CENTER WEST END PHASE 1

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

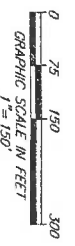
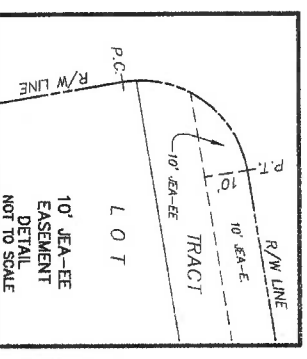
MAP BOOK 103 PAGE 67

SHEET 2 OF 7 SHEETS



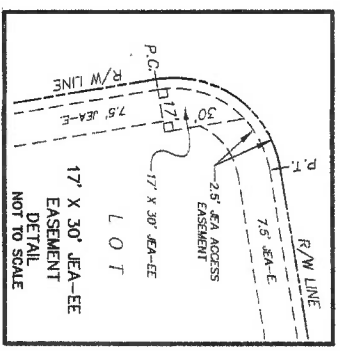
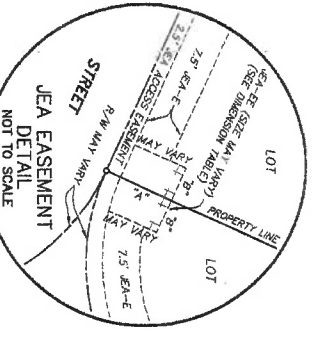
STATE PLANE GRID
N: 2100283.7129
E: 520253.9812

STATE PLANE GRID
N: 2096573.2499
E: 520301.7103



JEA DIMENSION TABLE

10'	10'	TYPICAL 10' JEA
5'	5'	EQUIPMENT EASEMENT



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED LB.#3824, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED LB.#3824, UNLESS OTHERWISE NOTED
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE PERMANENT REFERENCE MONUMENT
 - P.R.M. PERMANENT MONUMENT CONTROL POINT
 - P.C.P. LICENSED BUSINESS POINT OF CURVATURE
 - P.I.C. POINT OF BEGINNING CURVATURE
 - P.O.C. POINT OF COMPOUND CURVE
 - RADIUS
 - Δ CENTRAL ANGLE
 - Δ ARC LENGTH
 - Δ CHORD DISTANCE
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY CENTERLINE
 - MAP BOOK
 - PAGE
 - P.R.M. PERMANENT MONUMENT
 - EASMENT
 - D.E. DRAINAGE EASEMENT
 - FFL FLORIDA POWER AND LIGHT
 - PED. PEDESTRIAN ACCESS EASEMENT
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - JEA-AEE JEA ACCESS & ELECTRIC EASEMENT
 - (C) SHEET REFERENCE NUMBER
 - MICHLINE

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Eastern right of way line of Colonnade Drive as being North 23°05'45" West.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182508.373 E 493862.930 Coordinate Datum: State Plane Florida East Zone
 - 3) NOTICE: This plat, on record in its graphic form, is subject to the jurisdiction of the subdivision of the State of Florida. It is the responsibility of the applicant to verify 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 certain easements denoted as 2.5' Access Easements are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
 - 5) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect their measure unless otherwise noted.
 - 6) Lots depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 3872, Page 914 of the Public Records of St. Johns County, Florida. (Bracketed in nature)

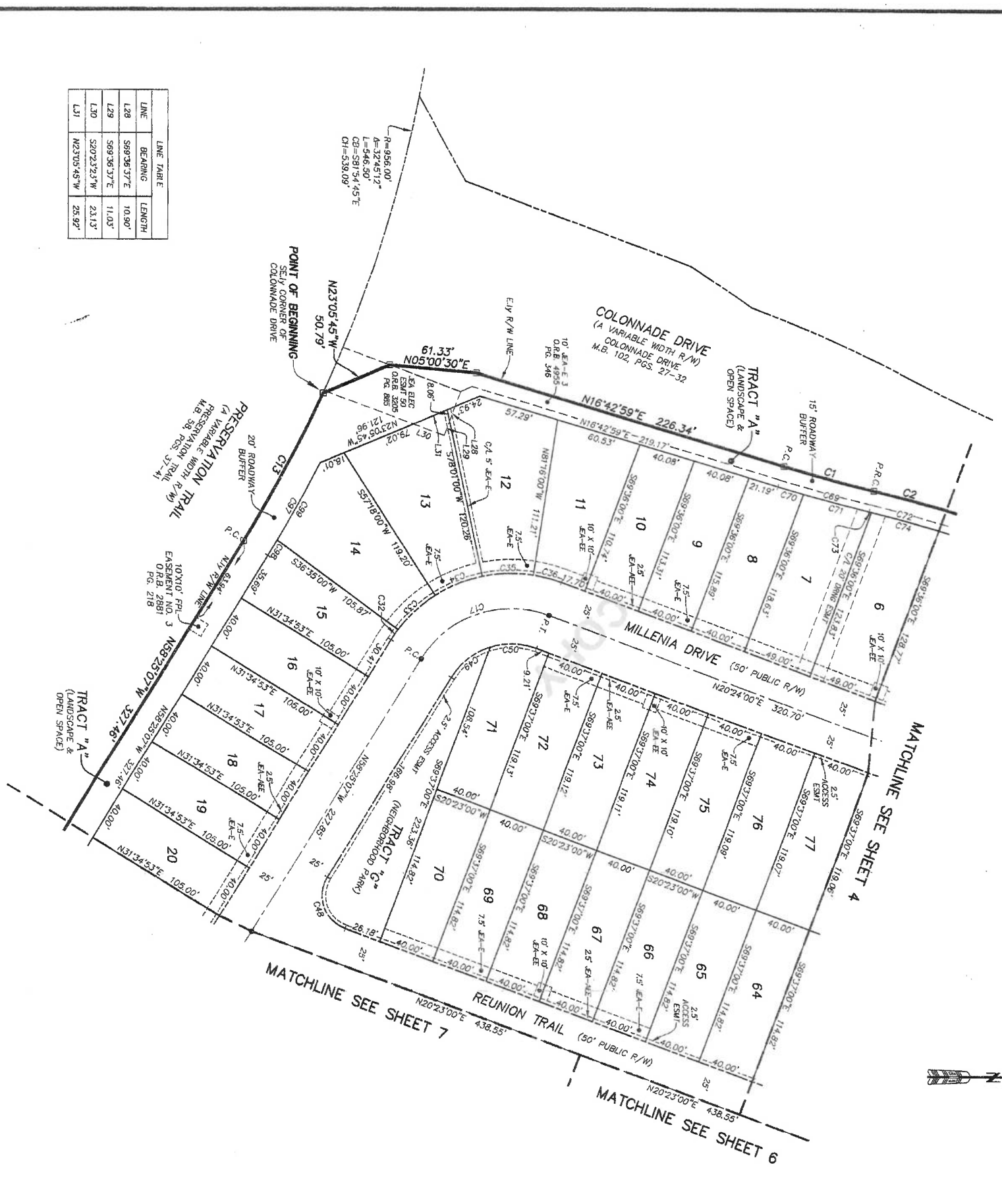
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

TOWN CENTER WEST END PHASE 1

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

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SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L28	S89°36'37"E	10.90'
L29	S69°36'37"E	11.03'
L30	S20°23'23"W	23.13'
L31	N23°05'45"W	25.92'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1024.00'	337°48'	65.51'	N1°34'05"E	65.50'
C2	992.00'	716°13'	125.18'	N16°44'17"E	125.09'
C3	958.00'	707°02'	118.76'	N61°58'30"W	118.68'
C7	75.00'	78°49'07"	103.17'	N19°00'33"W	93.23'
C32	100.00'	530°07"	8.73'	S85°53'03"E	8.73'
C33	100.00'	20°43'00"	36.16'	S43°03'30"E	35.96'
C34	100.00'	20°43'00"	36.16'	S22°20'30"E	35.96'
C35	100.00'	20°43'00"	36.16'	S01°37'30"E	35.96'
C38	100.00'	11°40'00"	20.36'	S14°34'00"W	20.33'
C48	25.00'	101°11'33"	44.16'	N70°58'57"E	38.64'
C49	50.00'	40°48'48"	35.62'	S38°00'42"E	34.87'
C50	50.00'	38°00'18"	33.17'	S01°23'51"W	32.56'
C59	1049.00'	337°48'	66.46'	N1°34'05"E	66.45'
C70	1049.00'	1°01'58"	18.91'	N1°12'00"E	18.91'
C71	1049.00'	2°35'50"	47.55'	N1°42'06"E	47.55'
C72	967.00'	718°13'	123.28'	S16°44'17"W	123.18'
C73	967.00'	0°08'08"	1.73'	S13°08'15"W	1.73'
C74	967.00'	2°55'06"	49.25'	S14°38'52"W	49.25'
C97	978.00'	4°24'58"	73.32'	N60°37'35"W	73.21'
C98	978.00'	0°44'37"	12.87'	N68°41'25"W	12.87'
C99	978.00'	3°40'20"	62.56'	N60°59'54"W	62.54'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M.
- STAMPED L.B.#3824 NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M.
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3824 PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT POINT
- ▲ TENSILE MONUMENT POINT
- ▲ POINT OF CURVATURE
- ▲ POINT OF TANGENCY
- ▲ POINT OF REVERSE CURVATURE
- ▲ POINT ON CURVE
- ▲ POINT OF COMPOUND CURVE
- ▲ POINT OF INTERSECTION
- ▲ CENTRAL ANGLE
- ▲ ARC LENGTH
- ▲ CHORD BEARING
- ▲ CHORD DISTANCE
- ▲ TABULATED CURVE DATA
- ▲ TABULATED LINE DATA
- ▲ RIGHT-OF-WAY
- ▲ CENTERLINE
- ▲ ROAD
- ▲ DRIVE
- ▲ DRAINAGE
- ▲ DRAINAGE EASEMENT
- ▲ DRAINAGE POWER AND LIGHT
- ▲ PEDESTRIAN ACCESS EASEMENT
- ▲ PEDESTRIAN ACCESS EASEMENT
- ▲ JEA-E JEA EQUIPMENT EASEMENT
- ▲ JEA-AEE JEA ACCESS & ELECTRICAL EASEMENT
- ③ SHEET REFERENCE NUMBER
- MATCHLINE



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

TOWN CENTER WEST END PHASE 1

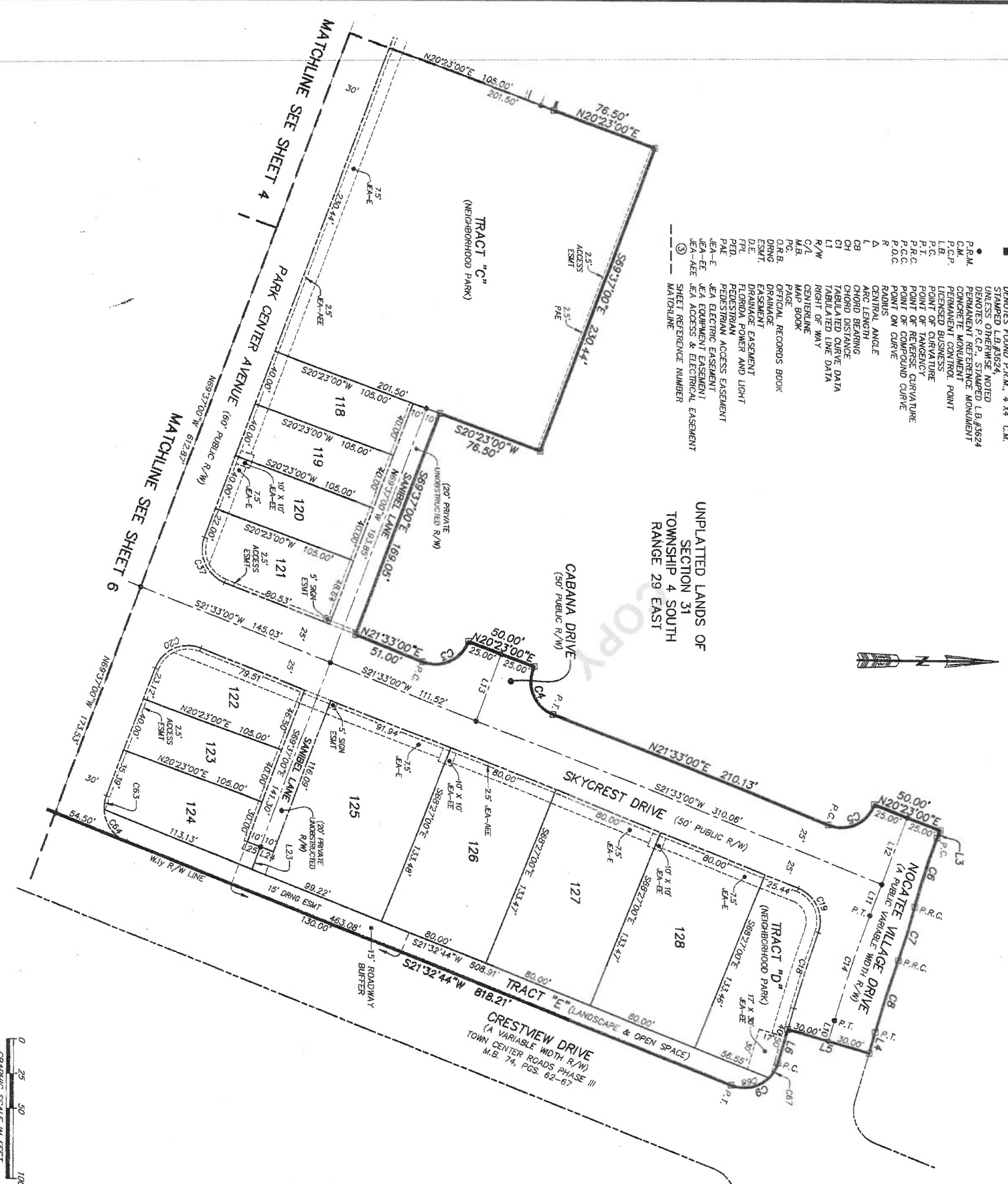
A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 103 PAGE 70

SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

- LEGEND**
- ◻ DENOTES SET P.R.M. 4"x4" C.M.
 - ◻ STAMPED L.B.#5624
 - ◻ UNLESS OTHERWISE NOTED
 - ◻ DENOTES FOUND P.R.M. 4"x4" C.M.
 - ◻ STAMPED L.B.#5624
 - ◻ UNLESS OTHERWISE NOTED
 - ◻ DENOTES P.C.P. STAMPED L.B.#5624
 - ◻ P.R.M. PERMANENT MONUMENT
 - ◻ C.M. CONCRETE MONUMENT
 - ◻ P.C.P. PERMANENT CONTROL POINT
 - ◻ L.B. LICENSED BUSINESS
 - ◻ P.T.C. POINT OF TANGENCY
 - ◻ P.T.C. POINT OF TANGENCY
 - ◻ P.T.C. POINT OF TANGENCY
 - ◻ P.O.C. POINT OF CURVATURE
 - ◻ RADIUS
 - ◻ CENTRAL ANGLE
 - ◻ ARC LENGTH
 - ◻ CHORD BEARING
 - ◻ CHORD DISTANCE
 - ◻ TABULATED LINE DATA
 - ◻ RIGHT OF WAY
 - ◻ CENTERLINE
 - ◻ MAP BOOK
 - ◻ PAGE
 - ◻ OFFICIAL RECORDS BOOK
 - ◻ O.R.B. OFFICIAL RECORDS BOOK
 - ◻ DRNG. DRAINAGE
 - ◻ D.E. DRAINAGE EASEMENT
 - ◻ F.P.L. FLORIDA POWER AND LIGHT
 - ◻ P.E.L. PEDESTRIAN
 - ◻ P.E.L. PEDESTRIAN ACCESS EASEMENT
 - ◻ JEA-EE JEA ELECTRIC EASEMENT
 - ◻ JEA-EE JEA ELECTRIC EASEMENT
 - ◻ JEA-AEE JEA ACCESS & ELECTRICAL EASEMENT
 - ◻ SHEET REFERENCE NUMBER
 - ◻ MATCHLINE

UNPLATTED LANDS OF
SECTION 31
TOWNSHIP 4 SOUTH
RANGE 29 EAST



LINE TABLE

LINE	BEARING	LENGTH
L3	S89°37'00"E	5.86'
L4	S74°08'39"E	15.50'
L5	S15°51'21"W	80.00'
L6	S74°08'39"E	25.00'
L10	N74°08'39"W	15.50'
L11	N89°37'00"W	23.85'
L12	N89°37'00"W	51.03'
L23	S89°37'00"E	17.22'
L24	S20°33'00"W	10.00'
L25	S20°33'00"W	10.00'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	25.00'	91°10'00"	39.78'	N24°02'00"W	38.71'
C4	25.00'	93°30'07"	40.80'	N89°18'04"E	36.42'
C5	25.00'	91°10'00"	39.78'	N24°02'00"W	35.71'
C6	500.00'	5°57'54"	52.05'	S72°35'57"E	52.03'
C7	500.00'	4°38'17"	40.18'	S73°16'45"E	40.17'
C8	970.00'	3°10'02"	53.62'	S72°33'38"E	53.61'
C9	25.00'	95°41'23"	41.75'	S26°17'58"E	37.07'
C14	1000.00'	4°31'39"	79.02'	N71°32'30"W	79.00'
C18	1000.00'	3°10'02"	56.94'	S72°33'38"E	56.93'
C19	25.00'	87°28'23"	38.17'	S65°17'12"W	34.57'
C20	25.00'	91°10'00"	39.78'	S24°02'00"E	35.71'
C37	25.00'	89°50'00"	38.78'	N65°50'00"E	34.89'
C63	25.00'	22°24'58"	9.78'	S80°49'29"E	9.72'
C64	25.00'	86°23'19"	28.98'	N64°45'23"E	27.39'
C67	25.00'	29°18'04"	12.77'	N59°30'37"W	12.65'
C68	25.00'	86°23'19"	28.98'	N17°39'55"W	27.39'



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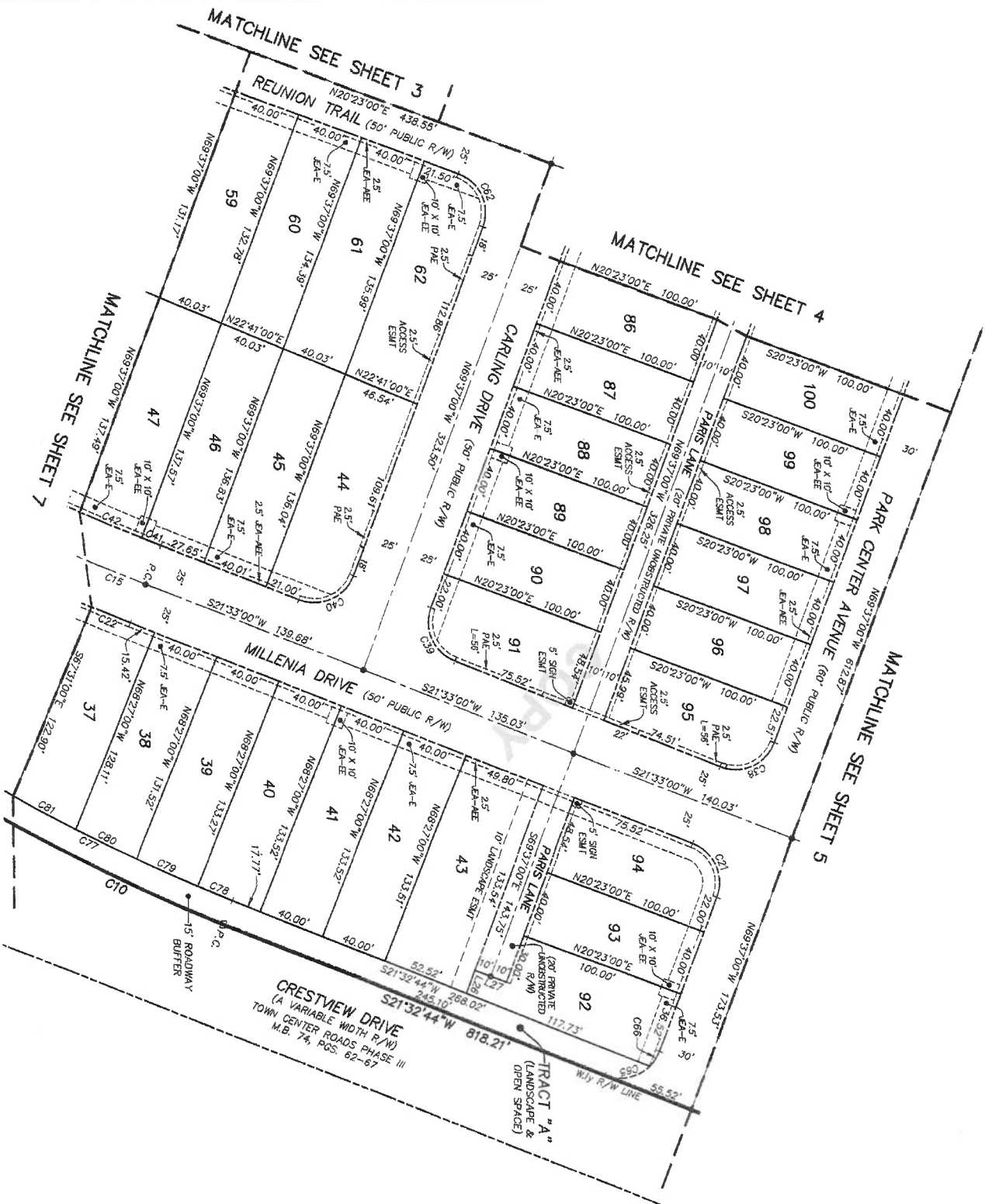
TOWN CENTER WEST END PHASE 1

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 103 PAGE 71

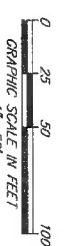
SHEET 6 OF 7 SHEETS

SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	982.00'	1050°39'	165.86'	S63°58'03"W	165.58'
C15	1500.00'	629°00"	169.73'	S24°47'30"W	169.64'
C21	25.00'	89°30'00"	38.75'	S85°38'00"W	34.99'
C22	1525.00'	0°36'00"	24.84'	N22°01'00"E	24.84'
C28	25.00'	91°00'00"	38.76'	N24°02'00"W	35.71'
C39	25.00'	88°50'00"	38.76'	N55°58'00"E	34.99'
C40	25.00'	91°00'00"	38.78'	N24°02'00"W	35.71'
C41	1475.00'	0°28'49"	12.36'	N21°47'24"E	12.36'
C42	1475.00'	1°33'19"	40.04'	N22°48'28"E	40.04'
C52	25.00'	90°00'00"	35.27'	S85°23'00"W	35.36'
C55	25.00'	66°25'19"	28.98'	N11°39'55"W	27.39'
C66	25.00'	24°44'25"	10.80'	N57°44'47"W	10.71'
C77	967.00'	10°50'39"	183.02'	N26°58'03"E	182.75'
C78	967.00'	119°02'	22.23'	N22°12'15"E	22.23'
C79	967.00'	2°22'21"	40.04'	N24°02'57"E	40.04'
C80	967.00'	2°22'44"	40.15'	N26°23'29"E	40.15'
C81	967.00'	2°31'29"	42.61'	N28°52'35"E	42.61'

LINE	BEARING	LENGTH
L26	N69°37'00"W	14.59'
L27	S20°23'00"W	20.00'



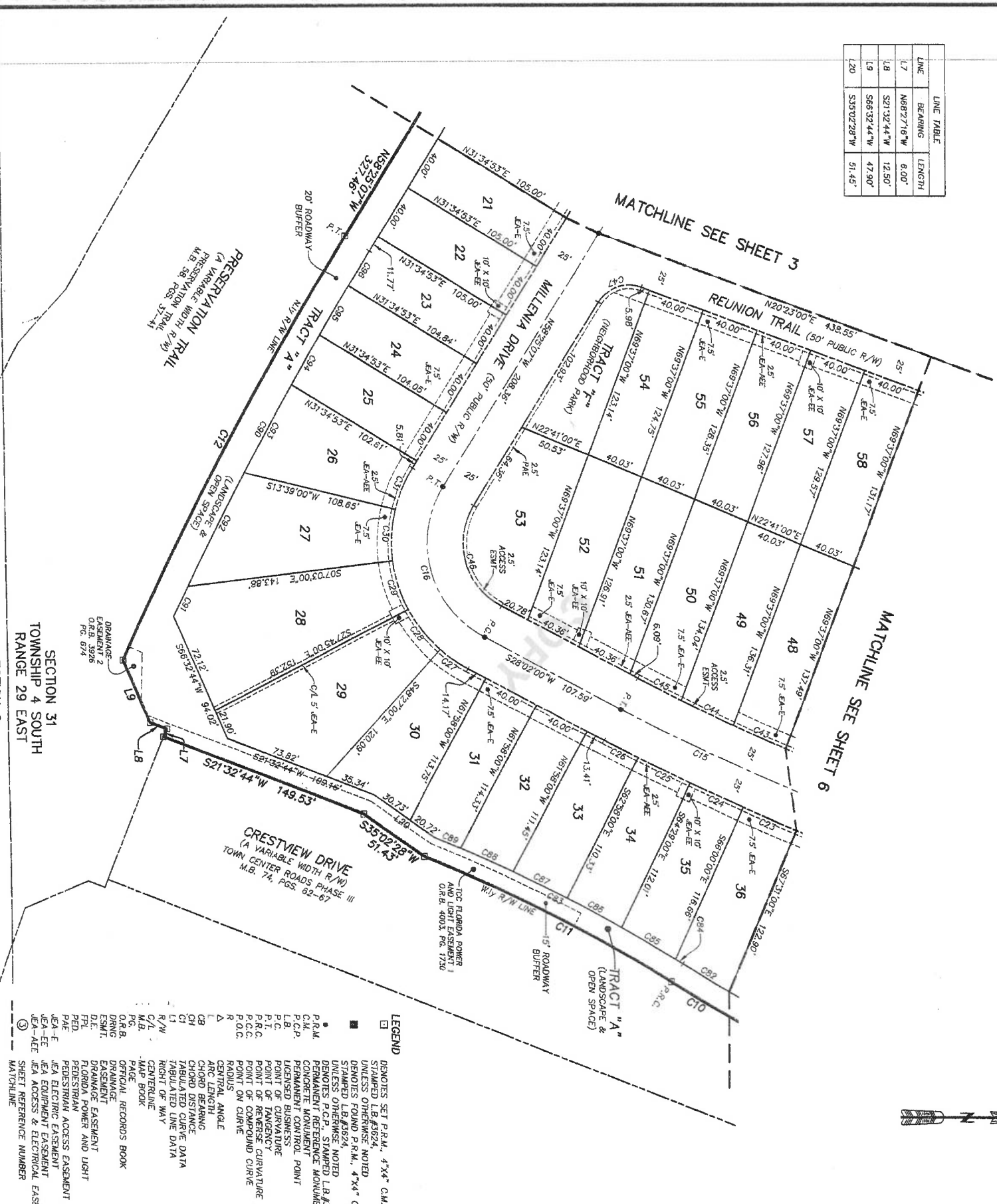
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
 - STAMPED L.B.#3624, NOTED DIMENSIONS PER R.M., 4"x4" C.M.
 - ◆ UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624 PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - TYPED REFERENCE MONUMENT
 - P.C. POINT OF BEGINNING
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF CURVATURE
 - P.O.C. POINT ON CURVE
 - R. RADIUS
 - Δ ARC LENGTH
 - CH CHORD BEARING
 - CH DISTANCE
 - LI TABULATED CURVE DATA
 - LI TABULATED CURVE DATA
 - R/W RIGHT OF WAY
 - R/A RIGHT OF WAY
 - C/D CENTERLINE
 - PG. PAGE
 - OPTICAL RECORDS BOOK
 - O.R.B. OPTICAL RECORDS BOOK
 - DRNG DRAINAGE
 - ESMT EASEMENT
 - DE DRAINAGE EASEMENT
 - F.P.L. FLOOR POWER AND LIGHT
 - P.A.E. PROFESSIONAL ACCESS EASEMENT
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E JEA EQUIPMENT EASEMENT
 - JEA-AEE JEA ACCESS & ELECTRICAL EASEMENT
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

TOWN CENTER WEST END PHASE 1

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

LINE	BEARING	LENGTH
L7	N89°27'16" W	6.00'
L8	S21°32'44" W	12.90'
L9	S86°32'44" W	47.90'
L20	S35°02'28" W	51.45'



SECTION 31
TOWNSHIP 4 SOUTH
RANGE 29 EAST

SECTION 6
TOWNSHIP 5 SOUTH
RANGE 29 EAST

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.C.P., STAMPED L.B.#3824 UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3824 UNLESS OTHERWISE NOTED
 - DENOTES PERMANENT MONUMENT
 - DENOTES CONCRETE MONUMENT
 - DENOTES PERMANENT CONTROL POINT
 - DENOTES REVERSE BUSINESS POINT
 - DENOTES POINT OF TANGENCY
 - DENOTES POINT OF REVERSE CURVATURE
 - DENOTES POINT ON CURVE
 - DENOTES RADIUS
 - DENOTES CENTRAL ANGLE
 - DENOTES CHORD BEARING
 - DENOTES CHORD DISTANCE
 - DENOTES TABULATED CURVE DATA
 - DENOTES TABULATED LINE DATA
 - DENOTES RIGHT OF WAY
 - DENOTES C/L
 - DENOTES CENTERLINE
 - DENOTES MAP BOOK
 - DENOTES OFFICIAL RECORDS BOOK
 - DENOTES DRAINAGE
 - DENOTES DRAINAGE
 - DENOTES EASEMENT
 - DENOTES EASEMENT
 - DENOTES DRAINAGE EASEMENT
 - DENOTES DRAINAGE EASEMENT
 - DENOTES FLORIDA POWER AND LIGHT
 - DENOTES FLORIDA POWER AND LIGHT
 - DENOTES PEDESTRIAN ACCESS EASEMENT
 - DENOTES PEDESTRIAN ACCESS EASEMENT
 - DENOTES EA-E
 - DENOTES EA-E
 - DENOTES EA-E
 - DENOTES EA-E
 - DENOTES EA-AEE
 - DENOTES EA-AEE
 - DENOTES SHEET REFERENCE NUMBER
 - DENOTES MATCHLINE



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SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	982.00'	10°50'39"	185.86'	S26°59'03" W	195.58'
C11	1034.00'	10°43'32"	193.56'	S27°01'36" W	193.28'
C12	2475.00'	7°46'11"	335.63'	N82°18'12" W	335.37'
C15	1500.00'	6°29'00"	168.73'	S24°47'30" W	168.64'
C16	75.00'	93°32'53"	122.45'	S74°48'27" W	109.30'
C23	1525.00'	1°31'00"	40.37'	N23°14'30" E	40.37'
C24	1525.00'	1°31'00"	40.37'	N24°45'30" E	40.37'
C25	1525.00'	1°31'00"	40.37'	N26°16'30" E	40.37'
C26	1525.00'	1°31'00"	40.37'	N27°02'00" E	40.37'
C27	100.00'	13°31'00"	23.59'	N34°47'30" E	23.54'
C28	100.00'	20°42'00"	36.13'	N51°54'00" E	35.93'
C29	100.00'	20°42'00"	36.13'	N72°36'00" E	35.93'
C30	100.00'	20°42'00"	36.13'	S86°42'00" E	35.93'
C31	100.00'	17°55'33"	31.30'	S87°23'03" E	31.17'
C43	1475.00'	1°33'37"	40.10'	N24°21'51" E	40.10'
C44	1475.00'	1°33'40"	40.19'	N25°55'25" E	40.19'
C45	1475.00'	1°18'45"	34.22'	N27°22'07" E	34.22'
C46	50.00'	93°32'53"	81.64'	N74°48'27" E	72.87'
C47	25.00'	78°48'07"	34.36'	S19°01'03" E	31.74'
C82	967.00'	2°15'03"	37.99'	N31°15'51" E	37.98'
C83	1049.00'	10°37'45"	194.60'	S27°04'30" W	194.32'
C84	1049.00'	07°19'40"	6.00'	S32°13'33" W	6.00'
C85	1049.00'	2°23'02"	43.64'	S30°32'12" W	43.64'
C86	1049.00'	2°22'03"	43.35'	S28°52'40" W	43.34'
C87	1049.00'	2°17'35"	41.98'	S26°09'51" W	41.98'
C88	1049.00'	2°11'26"	40.11'	S23°55'20" W	40.10'
C89	1049.00'	1°04'00"	18.53'	S22°17'38" W	18.53'
C90	2455.00'	6°46'45"	290.47'	S81°48'29" E	290.30'
C91	2455.00'	0°33'07"	23.65'	S84°55'17" E	23.65'
C92	2455.00'	2°03'46"	88.39'	S83°36'51" E	88.38'
C93	2455.00'	1°38'15"	70.17'	S81°45'50" E	70.17'
C94	2455.00'	0°56'03"	40.03'	S80°28'41" E	40.03'
C95	2455.00'	0°56'07"	40.01'	S59°32'39" E	40.01'
C96	2455.00'	0°39'32"	28.23'	S58°44'52" E	28.23'

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