

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 5

SHEET 1 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

## CAPTION

A portion of Sections 19, and 30, together with a portion of Section 50 of the Pedro Colifacio Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 19; thence North 88°46'16" East, along the Southerly line of said Section 19, a distance of 1650.00 feet; thence North 82°04'32" East, departing said Southerly line, 3729.95 feet; thence South 01°19'00" East, 1920.00 feet; thence Due South, 1350.00 feet; thence South 50°00'00" West, 399.87 feet; thence South 25°24'25" East, 264.35 feet; thence South 70°59'00" East, 36.75 feet to a point lying on a curve concave Northeasterly having a bearing of 55.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 58°28'59", an arc length of 54.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 34°55'00" East, 52.05 feet; thence South 25°24'25" East, 275.95 feet to a point lying on a curve concave Northerly having a radius of 1000.00 feet; thence Westerly along the arc of said curve, through a central angle of 13°52'03", an arc length of 242.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 81°47'57" West, 241.44 feet; thence South 81°47'57" West, 424.52 feet to the point of curvature of a curve concave Southerly having a radius of 540.00 feet; thence Westerly along the arc of said curve, through a central angle of 32°09'36", an arc length of 303.10 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 72°39'11" West, 299.14 feet; thence Southeasterly along the arc of a curve concave Southeasterly having a radius of 365.00 feet, through a central angle of 62°33'58", an arc length of 398.57 feet; thence Southeasterly along the arc of a curve concave Easterly having a radius of 239.00 feet, through a central angle of 12°15'10", an arc length of 51.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°08'01" West, 51.01 feet; thence South 05°59'34" East, 36.00 feet to the Northwesterly corner of the Northern terminus of 20 Mile Road, a 100 foot wide way as presently established; thence Southerly along the Westerly right of way line of said 20 Mile Road the following 4 courses: Course 1, thence South 05°59'34" East, 581.85 feet to the point of curvature of a curve concave Westerly having a radius of 250.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of 46°19'36", an arc length of 202.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 17°01'13" West, 196.68 feet; Course 3, thence South 40°20'01" West, 37.15 feet; Course 4, thence South 87°24'20" West, 47.68 feet to a point lying on the Northerly right of way line of Valley Ridge Boulevard said right of way line being a curve concave Southerly having a radius of 1070.00 feet; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence Westerly along the arc of said curve, through a central angle of 64°05'46", an arc length of 1196.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°30'27" West, 1135.55 feet; Course 2, thence South 69°26'40" West, 496.95 feet to the point of curvature of a curve concave Northerly having a radius of 1106.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of 18°15'07", an arc length of 358.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 78°44'13" West, 357.18 feet; thence North 01°58'14" West, departing said Northerly right of way line, 16.83 feet; thence North 70°44'56" West, 82.20 feet; thence North 51°22'50" West, 74.75 feet; thence North 32°16'49" West, 105.72 feet; thence North 24°33'10" West, 67.95 feet; thence North 08°42'34" East, 63.85 feet; thence North 50°08'52" West, 29.21 feet; thence North 20°42'17" West, 353.14 feet; thence North 23°28'41" East, 48.47 feet; thence North 27°33'15" East, 25.19 feet; thence North 53°59'23" East, 153.10 feet; thence North 49°15'45" East, 127.64 feet; thence North 04°33'08" East, 108.92 feet; thence North 11°18'15" West, 44.03 feet; thence North 10°49'16" West, 66.50 feet; thence North 14°05'36" East, 25.77 feet; thence North 61°12'20" East, 87.19 feet; thence North 60°18'10" West, 52.86 feet; thence North 13°16'08" East, 11.58 feet; thence North 37°58'36" East, 18.36 feet; thence North 07°23'43" West, 59.83 feet; thence North 30°22'46" East, 77.47 feet; thence North 44°39'19" West, 32.61 feet; thence North 03°27'35" West, 43.60 feet; thence North 35°09'07" West, 74.19 feet; thence North 29°06'14" West, 1719.09 feet; thence North 49°55'59" West, 1179.76 feet to the Point of Beginning.

Containing 341.98 acres, more or less.

## CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3608, Page 3, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedication by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

U.S. BANK NATIONAL ASSOCIATION  
a national banking association, as Trustee

By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: Richard T. Ray, as Chairman

Witness  
John M. White

Printed Name

Witness  
MICHAEL C. STEEN

Printed Name

## STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13 day of January, 2015, by Richard T. Ray, the Chairman of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Notary Public, State of Florida at Large  
Tina E. Miller  
My Commission Expires May 9, 2017  
Commission Number FF 014 700

## 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, Platting, of the Florida Statutes.

Signed and sealed this 16 day of JANUARY, A.D., 2015.

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



VICINITY MAP

## CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Twenty Mile Village at Nocatee Phase 1, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 13th day of February, A.D., 2015.

Signature of Growth Management Department Director

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Twenty Mile Village at Nocatee Phase 1, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 17 day of February, A.D., 2015. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Signature of Board of County Commissioners Chairman

## CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Twenty Mile Village at Nocatee Phase 1, has been examined and reviewed by the Office of the St. Johns County Attorney on this 13 day of February, A.D., 2015.

Signature of 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 74 Page 5-36 of the public records of St. Johns County, Florida, on this 14 day of February, A.D., 2015.

Signature of 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, Platting, by the Office of the County Surveyor, St. Johns County, Florida, on this 17th day of February, A.D., 2015.

Signature of County Surveyor

## ADOPTION AND DEDICATION

This is to certify that Hydry Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Twenty Mile 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.

Those rights of way depicted hereon as Oak Canopy Trail, Frontierland Trail, Southern Oak Drive, Jack Rabbit Trail, Out Post Trail, Lone Eagle Way, Eagle Rock Drive and Bear Island Trail are hereby irrevocably dedicated to St. Johns County, Florida, its successors and assigns, in perpetuity for maintenance of the right of ways, and drainage improvements which are now or hereafter constructed thereon. Hydry Company, LLC ("Hydry") or a homeowners association designated by Hydry shall maintain, repair and replace any brick pavers located within the rights of way shown on this plat in good condition and repair. The cost of maintenance, repair or replacement of any such brick pavers shall be paid by Hydry Company, LLC or such homeowners association designated by Hydry.

All private alleys depicted hereon shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns provided however, the Owner reserves the right to convey title to said alleys to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person as will assume all obligation of maintenance and operation thereunder the plat.

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 or person as will assume all obligation of maintenance and operation thereunder the plat.

Title to Tracts "A", "D", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF" (Neighborhood Park), Tract "J4" (Private Access Tract), Tracts "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE" and "FF" (Stormwater Management Facility/Open Space Tract), Tracts "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD" and "EE" (Conservation Area), Tracts "L" and "M" (Landscape Area) and "N" (Village Commons) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

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 assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; 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 or person as will assume all obligation of maintenance and operation thereunder 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.

Tract "B" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

Title to the Landscape Buffer Tract is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereunder the plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, access and other public utilities in connection with JEA's use of the Pump Station Tract.

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from the Landscape Buffer Tract, or any part thereof, including but not limited to those arising from or incidental to JEA's use of the Pump Station Tract or JEA's easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

Those easements designated as "EA-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 "EA-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. Those "EA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the EA-E-E and EA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the EA-E-E and EA-E easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the EA-E-E and EA-E 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.

Signature of Owner  
Witness  
John M. White  
MICHAEL C. STEEN  
Print Name  
Print Name  
OWNER: HYDRY COMPANY, LLC  
a Delaware limited liability company  
By: Jed V. Davis  
Vice President

## STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 13 day of January, A.D., 2015, by Jed V. Davis, 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 May 9, 2017  
Commission Number FF 014 700  
Signature of Notary Public  
Tina E. Miller  
Notary Public, State of Florida at Large  
Name

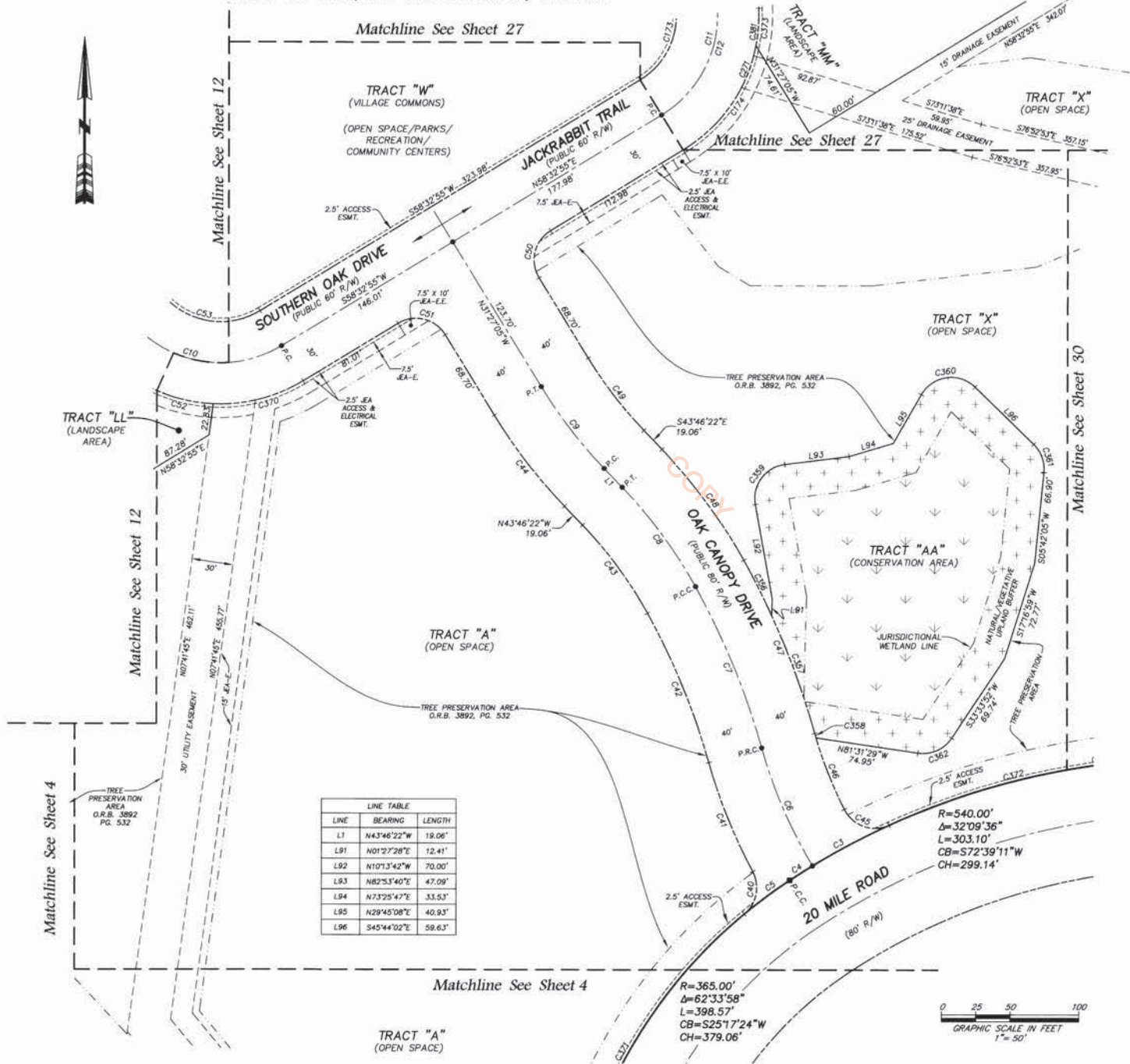
PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	540.00'	6°41'54"	63.13'	S62°00'58"W	63.09'
C4	540.00'	2°05'38"	19.73'	S57°37'12"W	19.73'
C5	365.00'	6°27'42"	41.16'	S53°20'32"W	41.14'
C6	350.00'	15°22'43"	93.94'	N23°23'13"W	93.66'
C7	550.00'	13°16'23"	127.41'	N22°20'03"W	127.13'
C8	350.00'	14°48'07"	90.42'	N36°22'19"W	90.17'
C9	350.00'	12°19'17"	75.27'	N37°36'44"W	75.12'
C10	85.00'	90°00'00"	133.52'	N76°27'05"W	120.21'
C40	25.00'	78°23'25"	34.20'	N10°54'59"E	31.60'
C41	390.00'	12°34'52"	85.64'	S21°59'18"E	85.47'
C42	510.00'	13°16'23"	118.15'	N22°20'03"W	117.88'
C43	310.00'	14°48'07"	80.09'	N36°22'19"W	79.86'
C44	390.00'	12°19'17"	83.87'	S37°36'44"E	83.71'
C45	25.00'	87°52'20"	38.34'	S70°41'55"E	34.69'
C46	310.00'	11°03'53"	59.87'	S21°13'48"E	59.77'
C47	390.00'	13°16'23"	136.68'	N22°20'03"W	136.37'
C48	390.00'	14°48'07"	100.75'	N36°22'19"W	100.47'
C49	310.00'	12°19'17"	66.67'	S37°36'44"E	66.54'
C50	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'
C51	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C52	115.00'	44°23'36"	89.10'	S65°09'28"E	86.89'
C53	55.00'	90°00'00"	86.39'	S76°27'05"E	77.78'
C173	55.00'	90°00'00"	86.39'	N13°32'55"E	77.78'
C174	115.00'	47°35'38"	95.53'	N34°45'06"E	92.80'
C271	115.00'	12°30'45"	25.11'	S20°54'35"W	25.06'
C356	590.00'	4°24'17"	45.36'	N26°46'06"W	45.35'
C357	590.00'	8°52'06"	91.32'	N20°07'55"W	91.23'
C358	310.00'	0°39'27"	3.56'	S16°01'35"E	3.56'
C359	25.00'	93°07'23"	40.63'	S36°19'59"W	36.31'
C360	25.00'	104°30'50"	45.60'	S82°00'33"W	39.54'
C361	25.00'	51°26'08"	22.44'	N20°00'59"W	21.70'
C362	25.00'	64°54'40"	28.32'	N66°01'12"E	26.83'
C370	115.00'	34°05'49"	68.44'	N75°35'49"E	67.43'
C371	365.00'	56°06'15"	357.41'	S22°03'33"W	343.30'
C372	540.00'	23°22'03"	220.23'	S77°02'57"W	218.71'
C373	115.00'	13°44'18"	27.57'	N04°05'08"E	27.51'



LINE	BEARING	LENGTH
L1	N43°46'22"W	19.06'
L91	N01°27'28"E	12.41'
L92	N10°13'42"W	70.00'
L93	N82°53'40"E	47.09'
L94	N73°25'47"E	33.53'
L95	N29°45'08"E	40.93'
L96	S45°44'02"E	59.63'

R=365.00'  
Δ=62°33'58"  
L=398.57'  
CB=S25°17'24"W  
CH=379.06'



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - 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
  - F.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - CT TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - L/T RIGHT OF WAY
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - - - MATCHLINE
  - EA-E. JEA ELECTRIC EASEMENT
  - EA-E.E. JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - SURV.MD. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION DISTRICT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION DISTRICT
  - ⊙ DENOTES TREE PRESERVATION AREA

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

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

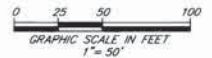
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



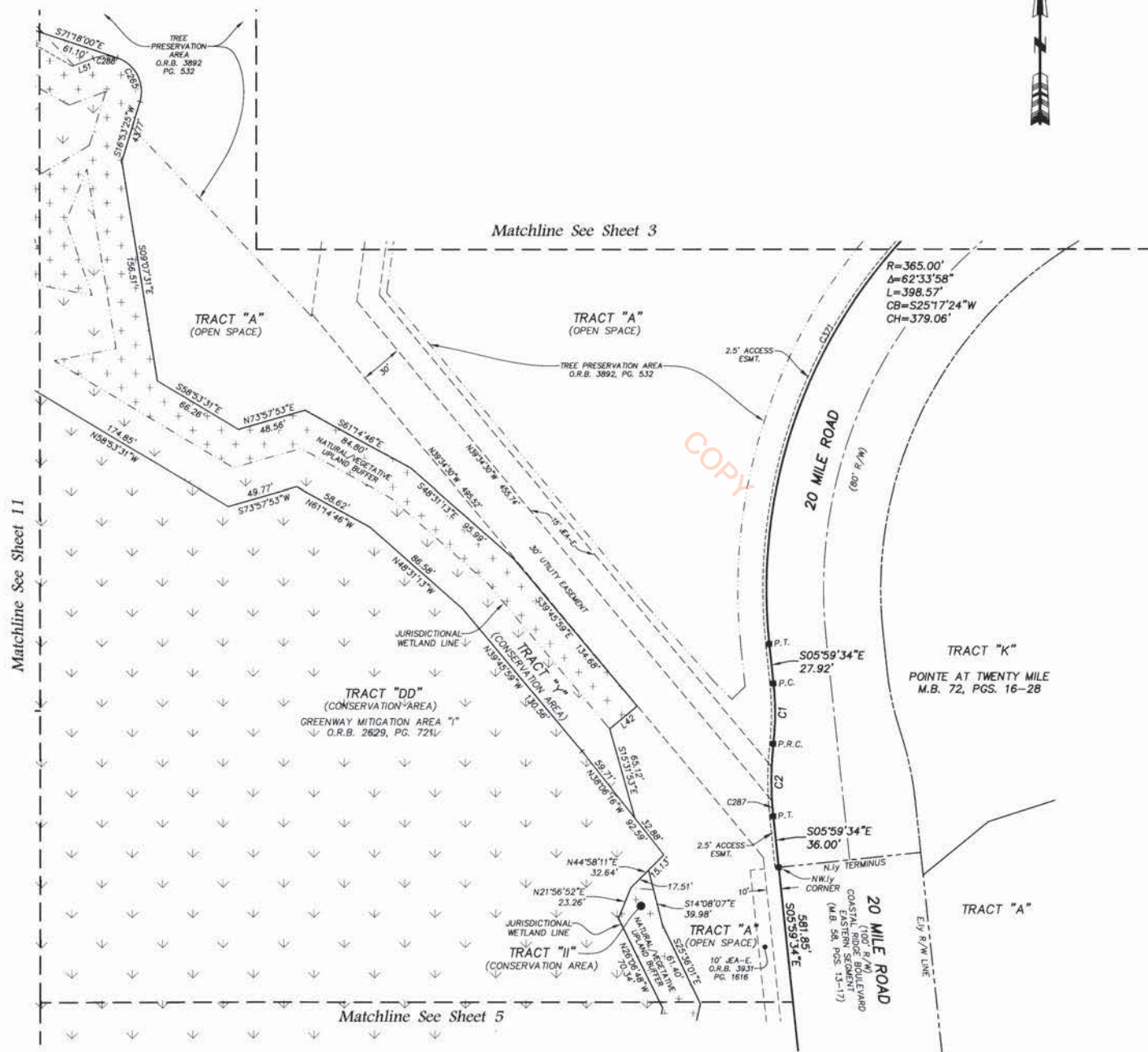
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	200.00'	12°15'10"	42.77'	S00°08'01"W	42.69'
C2	239.00'	12°15'10"	51.11'	S00°08'01"W	51.01'
C265	25.00'	88°11'25"	38.48'	N27°12'17"W	34.79'
C287	239.00'	2°37'53"	10.98'	S04°40'38"E	10.98'
C288	25.00'	39°02'16"	17.03'	S89°10'52"W	16.71'
C371	365.00'	56°06'15"	357.41'	S22°03'33"W	343.30'

LINE TABLE		
LINE	BEARING	LENGTH
L42	S50°4'01"W	25.00'
L51	N69°39'44"E	14.57'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
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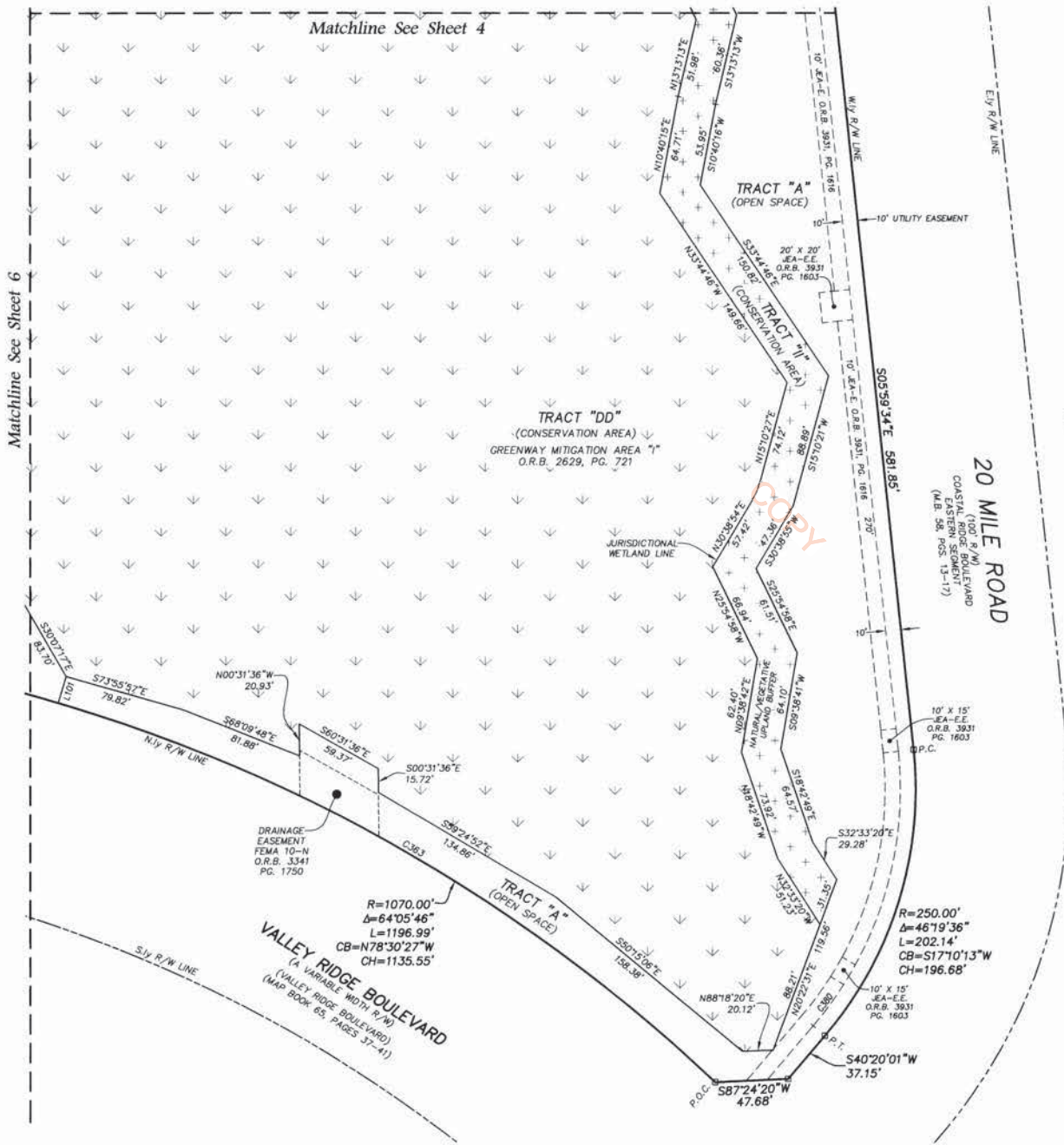


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# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

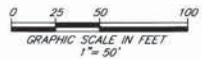
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C363	1070.00'	26°51'03"	501.44'	N59°53'06"W	496.87'
C560	240.00'	8°03'21"	33.74'	N36°16'21"E	33.72'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S16°41'22"W	18.17'

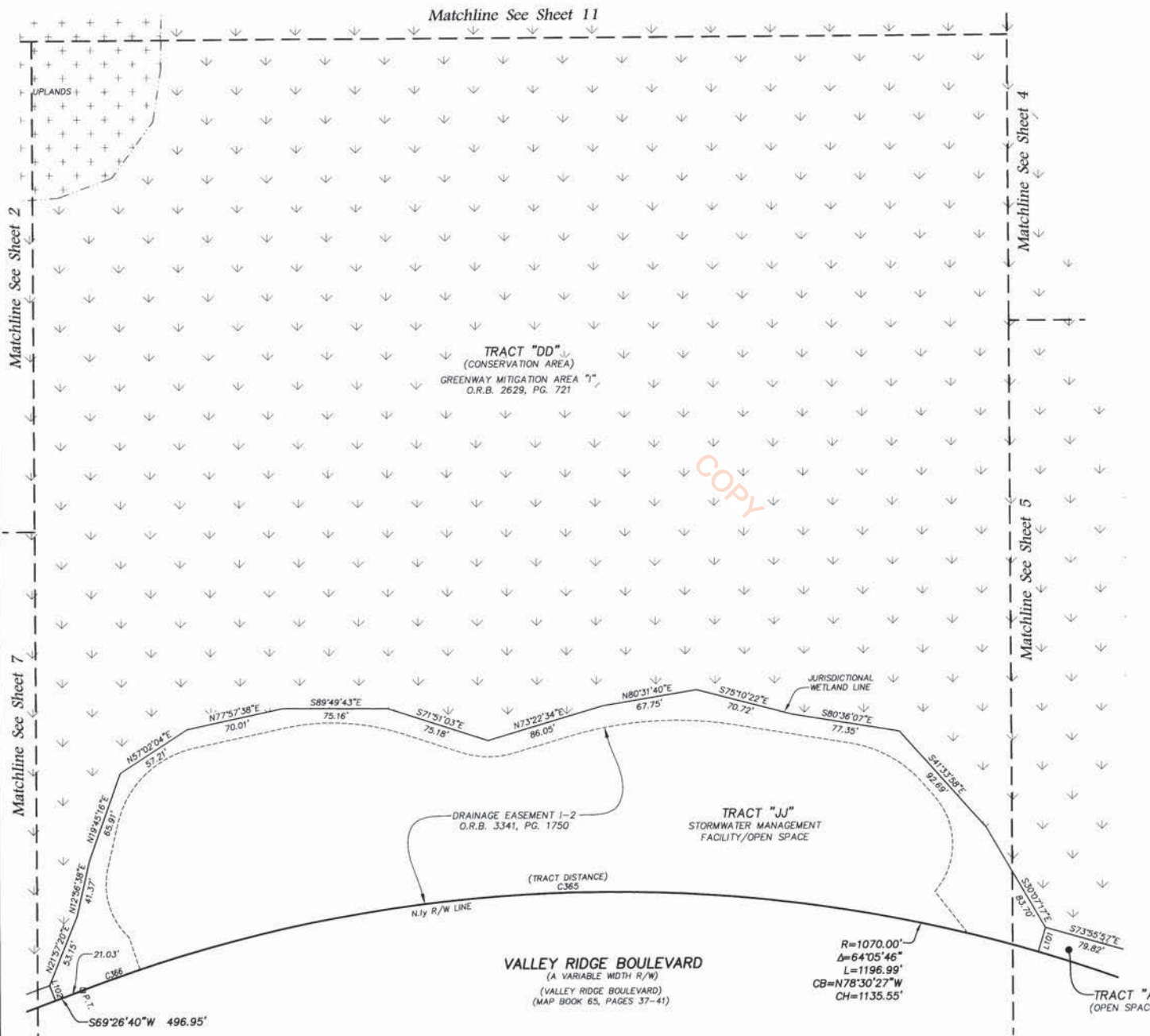
- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624.
  - P.R.M. CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ ARC LENGTH
  - CB CHORD BEARING
  - 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
  - L1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.B. PLAT BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - MATCHLINE
  - JEA-E.E. JEA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ① SHEET REFERENCE NUMBER
  - ▨ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ▨ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - DENOTES TREE PRESERVATION AREA



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

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

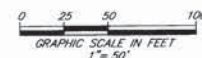
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L101	S16°41'22"W	78.17'
L102	N20°33'20"W	11.55'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C365	1070.00'	37°4'51"	695.60'	S88°03'56"W	683.41'
C366	1070.00'	2°19'19"	43.36'	S70°36'19"W	43.36'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ. CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
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  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
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  - CI. TABULATED CURVE DATA
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  - EASEMENT
  - S.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - SHEET REFERENCE NUMBER
  - ⊙ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊙ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ⊙ DENOTES TREE PRESERVATION AREA



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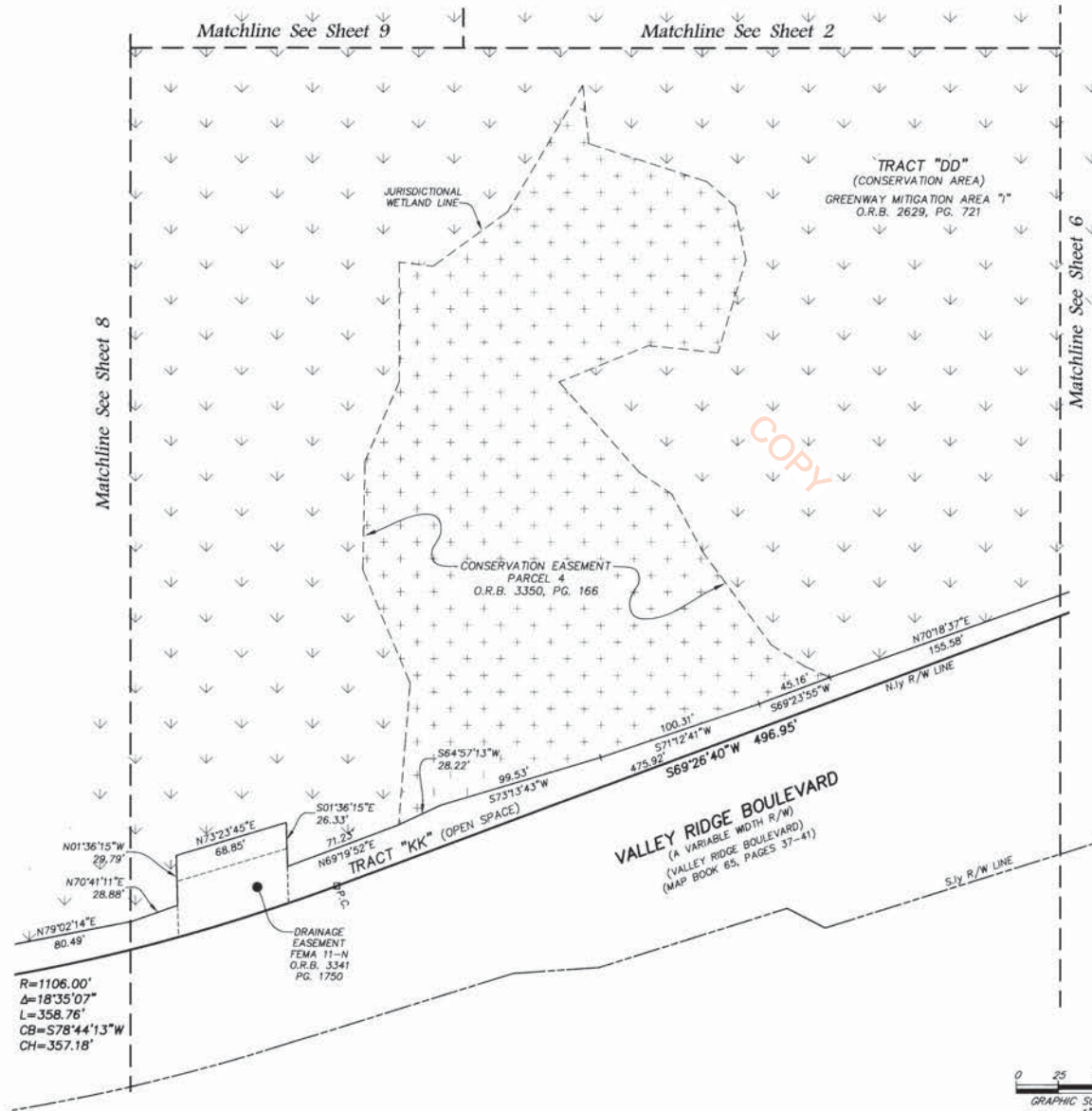
# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE //

SHEET 7 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

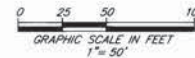


LINE TABLE		
LINE	BEARING	LENGTH
L102	N20°33'20"W	11.55'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C366	1070.00'	2°19'10"	43.36'	S70°36'19"W	43.36'

### LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- L.B. LICENSED BUSINESS
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- L. ARC LENGTH
- CB. CHORD BEARING
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- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
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- C/L. CENTERLINE
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- P.B. PLAT BOOK
- PE. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- MATCHLINE
- JE-E. JEA ELECTRIC EASEMENT
- JE-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- S.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- ③. SHEET REFERENCE NUMBER
- ④. DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⑤. DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- ⑥. DENOTES TREE PRESERVATION AREA



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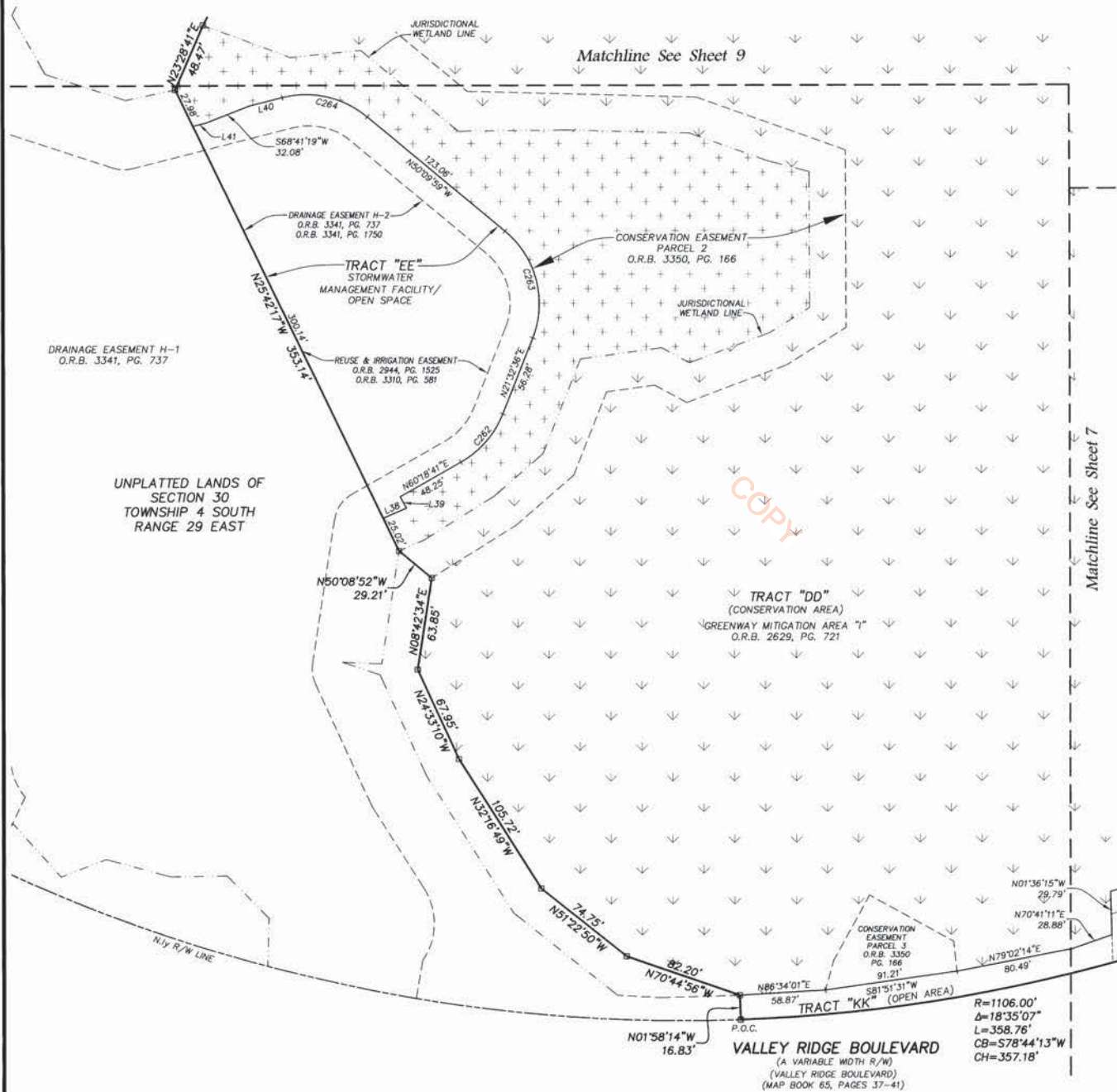
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 12

SHEET 8 OF 32 SHEETS

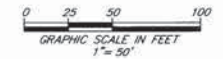
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L38	N66°23'58"E	17.45'
L39	N28°57'35"W	8.90'
L40	S75°51'07"W	22.92'
L41	S75°51'11"W	9.59'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C262	66.00'	38°46'05"	44.66'	N40°55'38"E	43.81'
C263	65.00'	71°42'35"	81.35'	N14°18'41"W	76.15'
C264	66.00'	53°58'54"	62.18'	N77°09'26"W	59.91'

- LEGEND**
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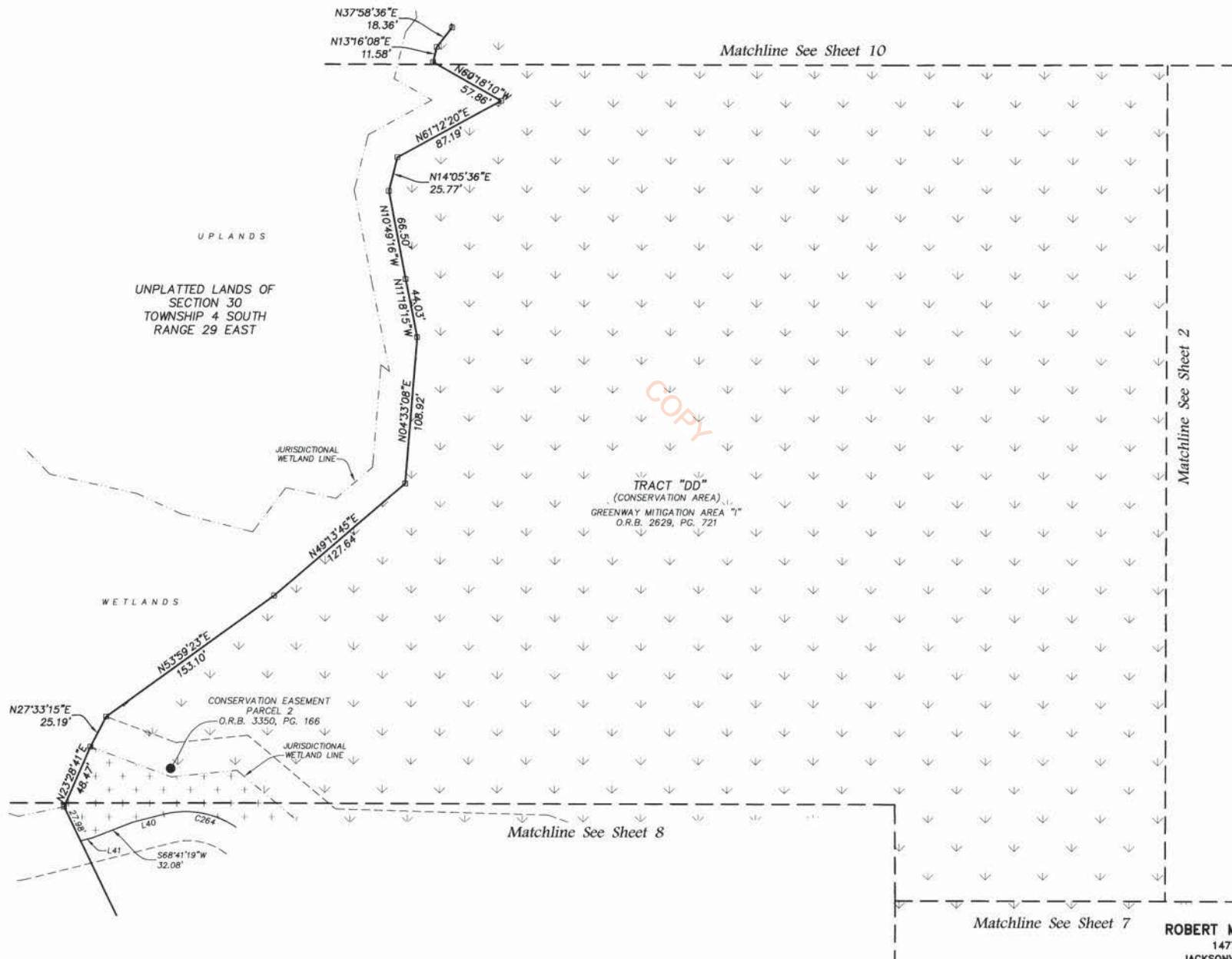


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# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



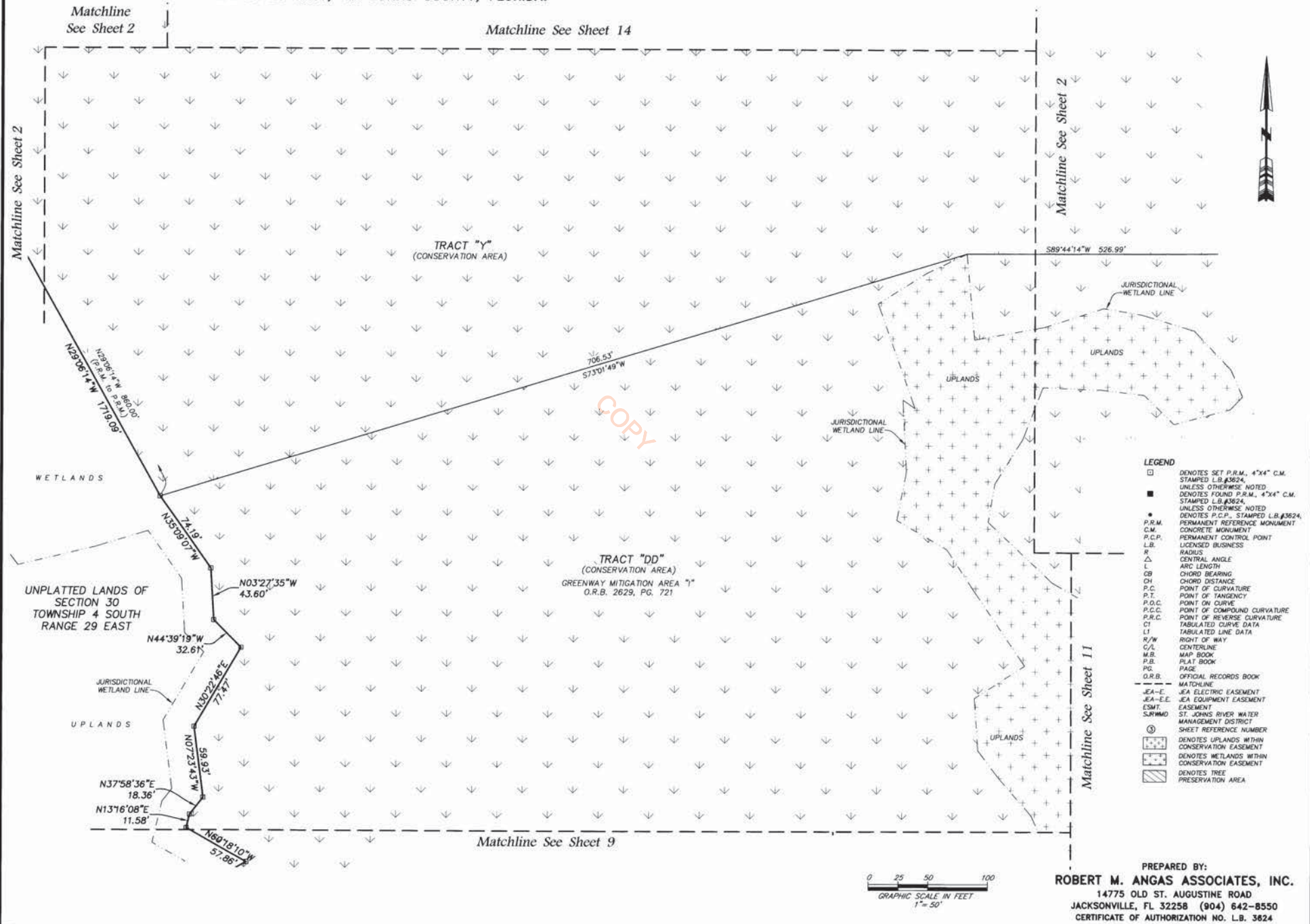
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 14

SHEET 10 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
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  - R RADIUS
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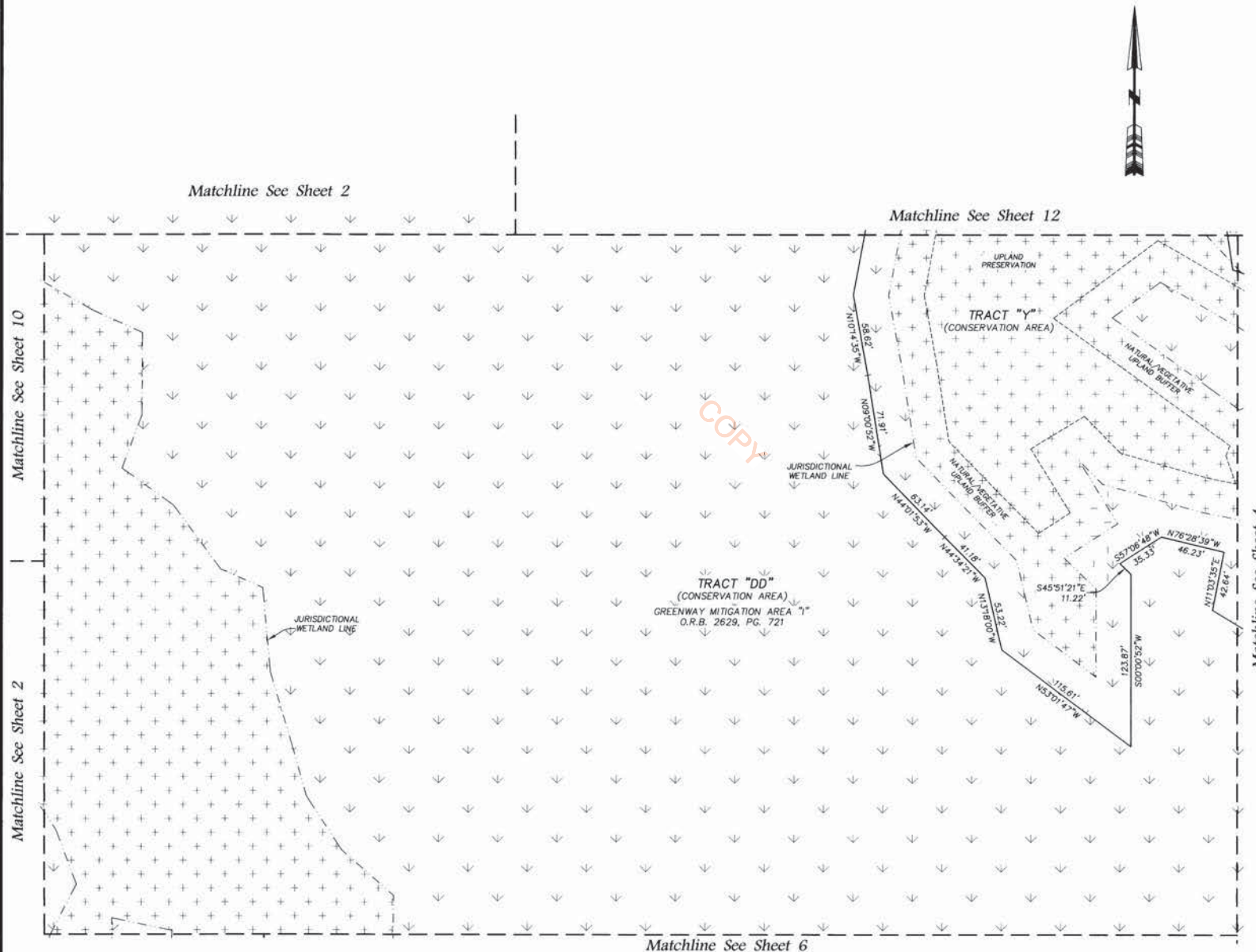
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A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 15

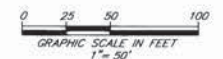
SHEET 11 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



### LEGEND

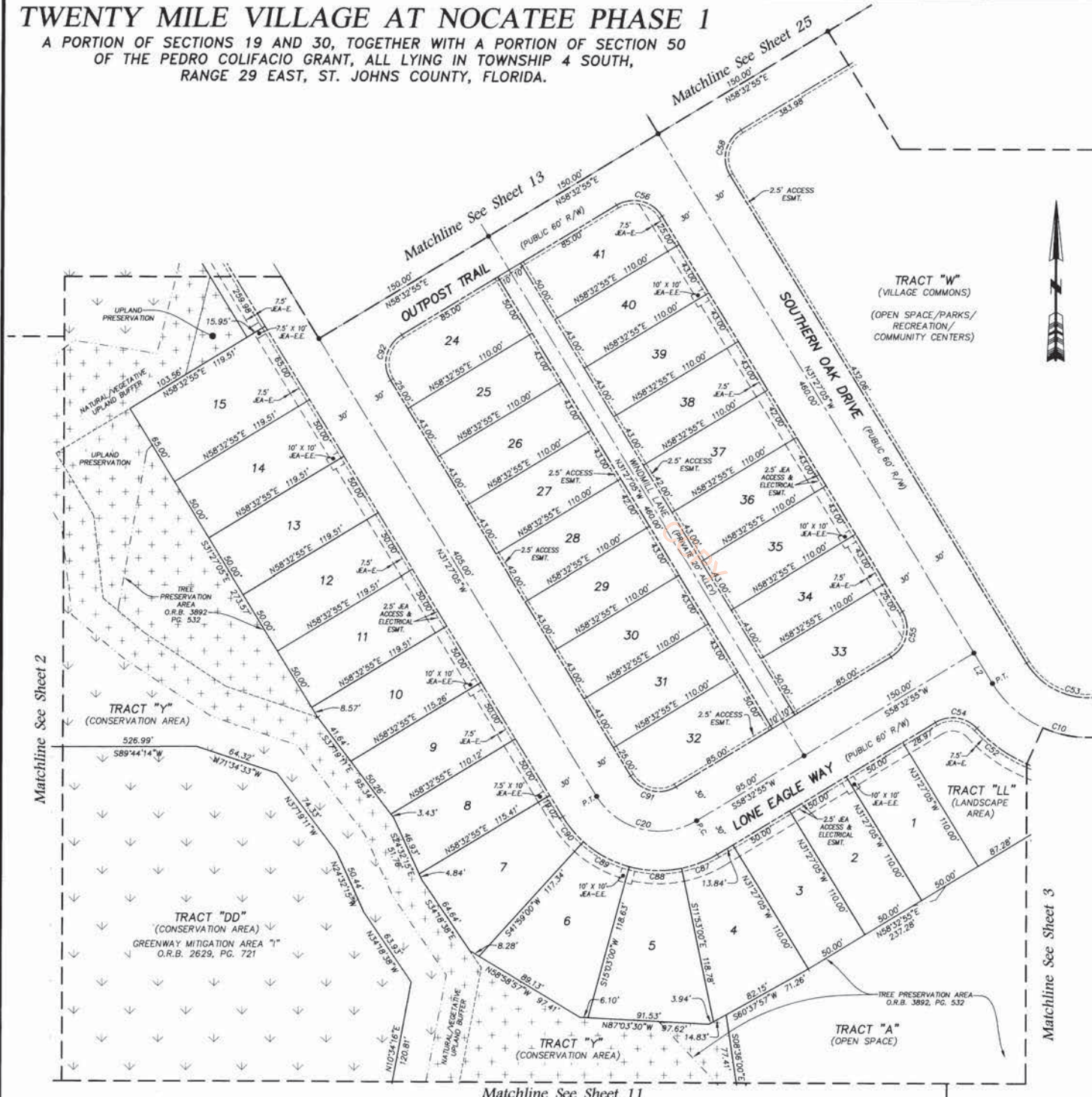
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- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESM.T. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- ④ SHEET REFERENCE NUMBER
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- ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- ▨ DENOTES TREE PRESERVATION AREA



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# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	85.00'	90°00'00"	133.52'	N76°27'05"W	120.21'
C20	55.00'	90°00'00"	86.39'	N76°27'05"W	77.78'
C52	115.00'	44°23'36"	89.10'	S65°09'28"E	86.89'
C53	55.00'	90°00'00"	86.39'	S76°27'05"E	77.78'
C54	25.00'	78°29'25"	34.25'	N82°12'23"W	31.63'
C55	25.00'	90°00'00"	39.27'	N13°32'55"E	35.36'
C56	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C58	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'
C87	85.00'	19°34'05"	29.03'	N68°19'58"E	28.89'
C88	85.00'	26°56'00"	39.96'	S88°25'00"E	39.59'
C89	85.00'	26°56'00"	39.96'	S61°29'00"E	39.59'
C90	85.00'	16°33'55"	24.58'	S39°44'02"E	24.49'
C91	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C92	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N31°27'05"W	27.06'

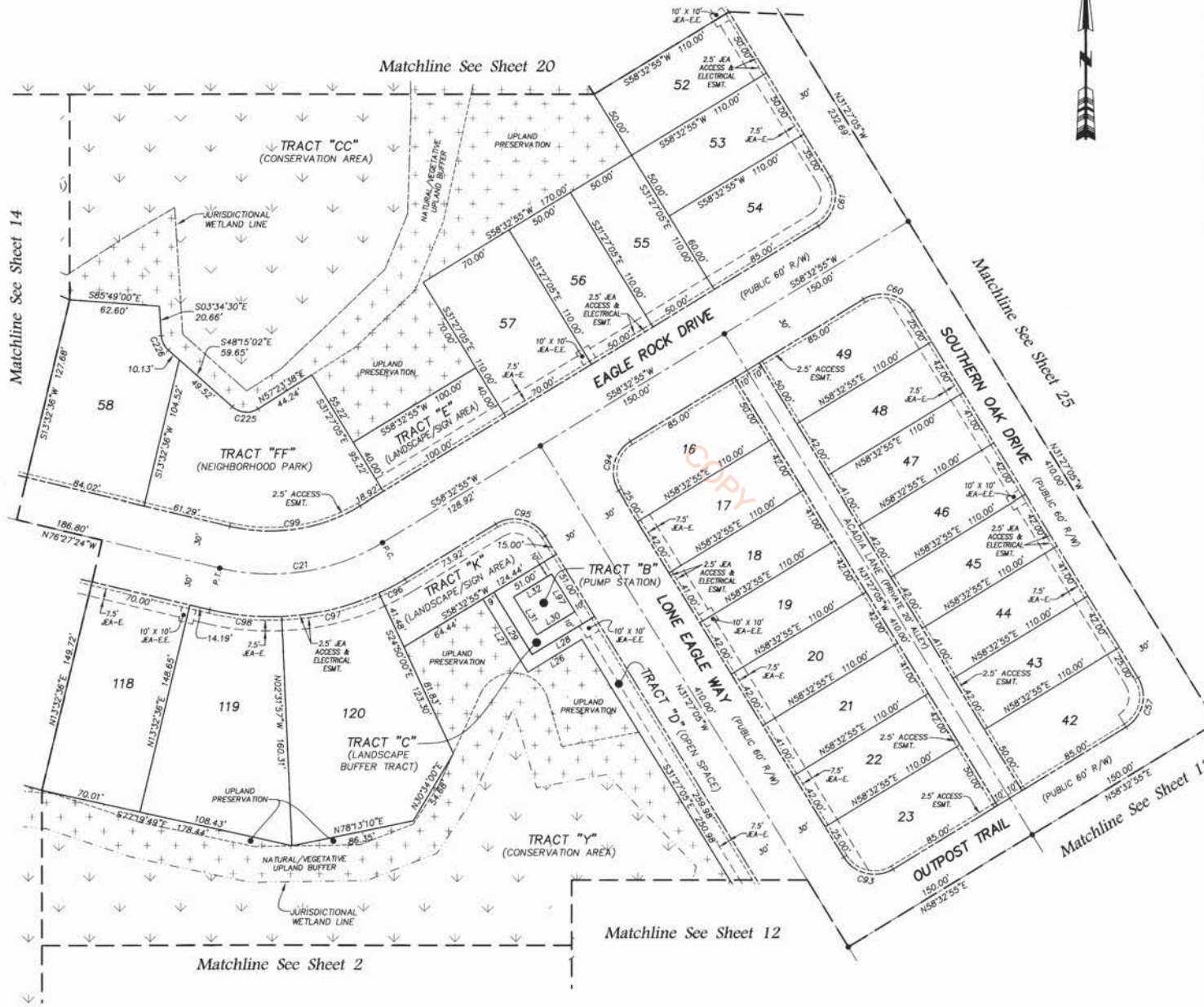
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
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  - ST. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	150.00'	44°59'41"	117.80'	S81°02'46"W	114.79'
C57	25.00'	90°00'00"	39.27'	N13°32'55"E	35.36'
C60	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C61	25.00'	90°00'00"	39.27'	N13°32'55"E	35.36'
C93	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C94	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'
C95	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C96	180.00'	6°37'05"	20.79'	N81°51'28"E	20.78'
C97	180.00'	22°18'03"	70.06'	N76°19'01"E	69.62'
C98	180.00'	16°04'33"	50.50'	S84°29'41"E	50.34'
C99	120.00'	44°59'41"	94.24'	N81°02'48"E	91.83'
C225	15.00'	74°21'21"	19.47'	S85°25'42"E	18.13'
C226	15.00'	44°40'32"	11.70'	S25°54'46"E	11.40'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N58°32'55"E	44.05'
L27	S31°27'05"E	60.00'
L28	S58°32'55"W	51.00'
L29	N31°27'05"W	51.00'
L30	N58°32'55"E	31.00'
L31	N31°27'05"W	31.00'
L32	N58°32'55"E	31.00'
L97	N31°27'05"W	31.00'

- LEGEND**
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  - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B. #3624.
  - P.R.M. PERMANENT REFERENCE MONUMENT
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  - L.B. LICENSED BUSINESS
  - R RADIUS
  - △ 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
  - TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/A CENTERLINE
  - M.B. MAP BOOK
  - P.B. PLAT BOOK
  - PG PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - MATCHLINE
  - EA-EA ELECTRIC EASEMENT
  - EA-EE EA EQUIPMENT EASEMENT
  - ESMT EASEMENT
  - SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ③ SHEET REFERENCE NUMBER
  - DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - DENOTES TREE PRESERVATION AREA

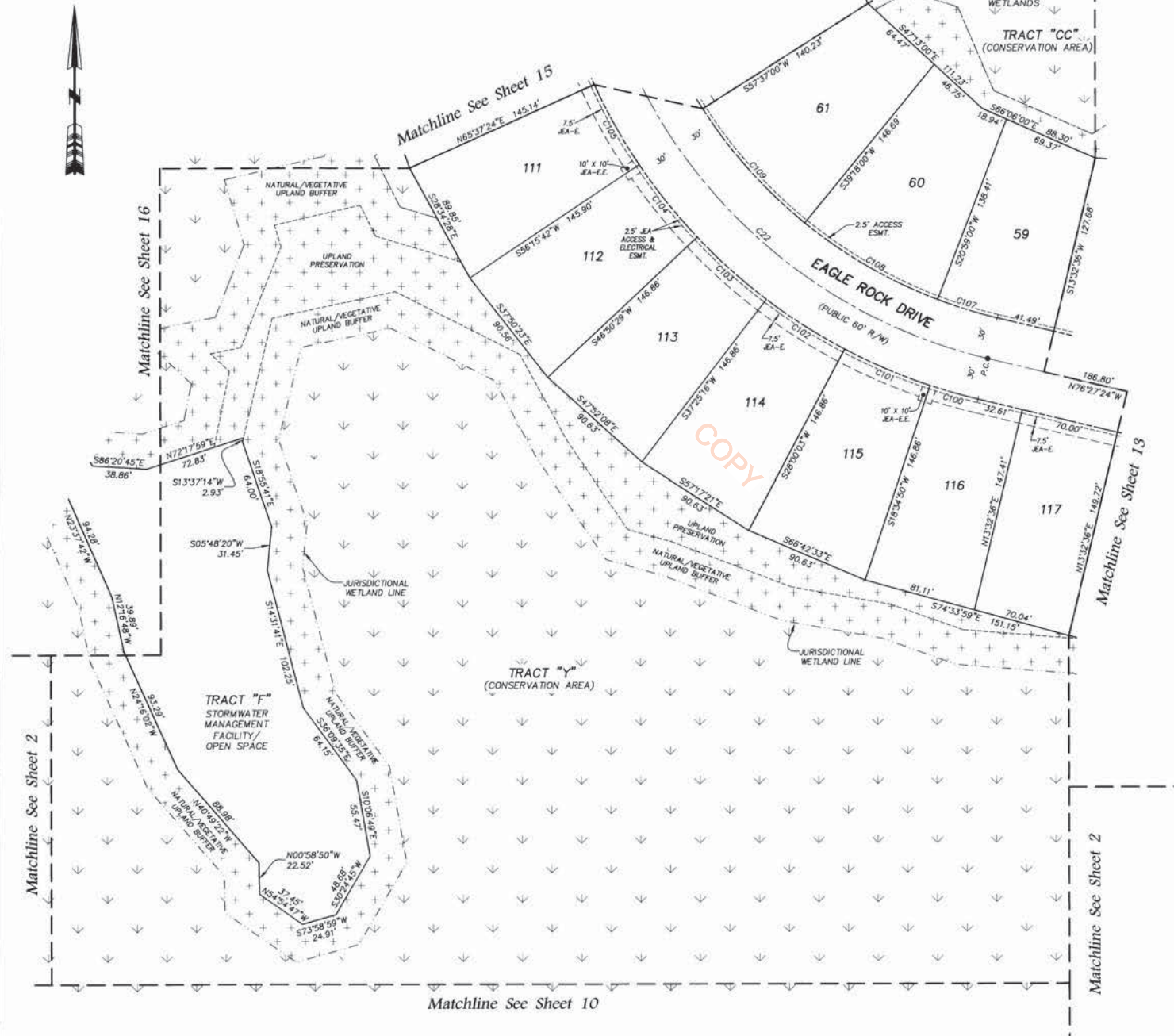


PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	375.00'	57°23'08"	375.58'	N47°45'51"W	360.08'
C100	405.00'	5'02'14"	35.61'	S73°56'17"E	35.59'
C101	405.00'	9'25'13"	66.59'	S66°42'33"E	66.51'
C102	405.00'	9'25'13"	66.59'	S57°17'21"E	66.51'
C103	405.00'	9'25'13"	66.59'	S47°52'08"E	66.51'
C104	405.00'	9'25'13"	66.59'	S38°26'55"E	66.51'
C105	405.00'	9'21'43"	66.17'	S29°03'27"E	66.10'
C107	345.00'	7°26'24"	44.80'	S72°44'12"E	44.77'
C108	345.00'	18°19'00"	110.29'	S59°51'30"E	109.82'
C109	345.00'	18°19'00"	110.29'	S41°32'30"E	109.82'



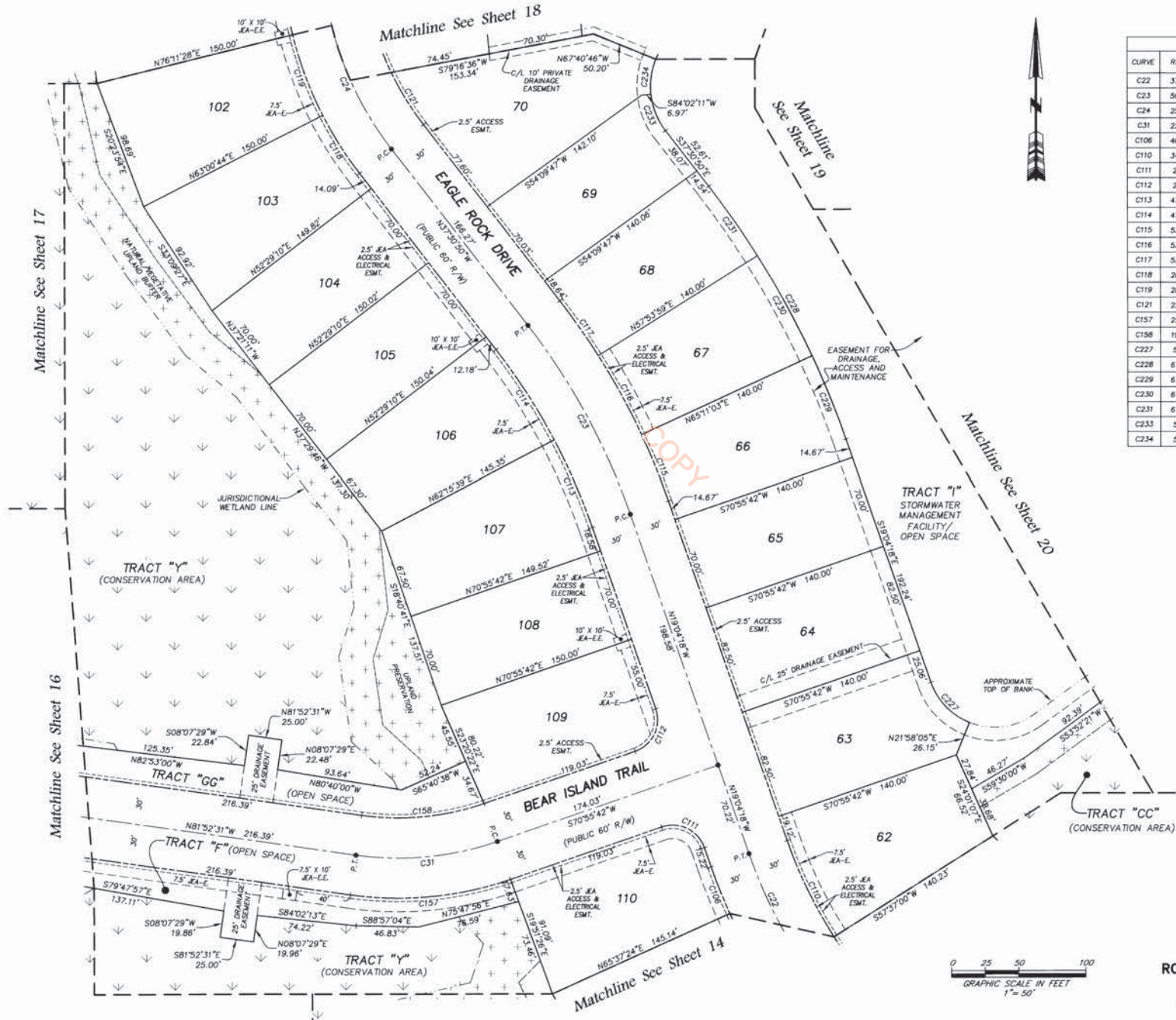
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#524.
  - UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#524.
  - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
  - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
  - PERMANENT CONTROL POINT LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CH 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
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  - M.B. MAP BOOK
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  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - MATCHLINE
  - JE-E JE-ELECTRIC EASEMENT
  - JE-E-E JE-EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - SURV.MD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊕ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ⊕ DENOTES TREE PRESERVATION AREA



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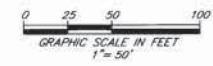
# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	375.00'	57°23'06"	375.58'	N47°45'51"W	360.08'
C23	500.00'	18°26'31"	160.94'	N28°17'34"W	160.24'
C24	250.00'	32°05'59"	140.06'	N21°27'50"W	138.24'
C31	225.00'	27°11'47"	106.80'	S84°31'35"W	105.80'
C106	405.00'	5°18'17"	37.50'	S21°43'27"E	37.48'
C110	345.00'	13°18'42"	80.15'	S25°43'39"E	79.97'
C111	25.00'	90°00'00"	39.27'	N64°04'18"W	35.36'
C112	25.00'	90°00'00"	39.27'	N25°55'42"E	35.36'
C113	470.00'	8°40'02"	71.10'	N23°24'20"W	71.03'
C114	470.00'	9°48'29"	80.18'	N32°37'35"W	80.09'
C115	530.00'	5°44'39"	53.13'	N21°56'38"W	53.11'
C116	530.00'	7°17'04"	67.38'	N28°27'29"W	67.34'
C117	530.00'	5°24'48"	50.08'	N34°48'26"W	50.06'
C118	280.00'	10°31'34"	51.44'	S32°15'03"E	51.37'
C119	280.00'	13°10'44"	64.40'	S20°23'54"E	64.26'
C121	220.00'	11°56'44"	45.87'	S31°32'28"E	45.78'
C157	255.00'	27°11'47"	121.04'	N84°31'35"E	119.91'
C158	195.00'	27°11'47"	92.56'	N84°31'35"E	91.69'
C227	50.00'	48°57'36"	42.73'	S43°33'07"E	41.44'
C228	670.00'	18°26'31"	215.66'	N28°17'34"W	214.73'
C229	670.00'	5°44'39"	67.17'	N21°56'38"W	67.14'
C230	670.00'	7°17'04"	85.18'	N28°27'29"W	85.13'
C231	670.00'	5°24'48"	63.30'	N34°48'26"W	63.28'
C233	54.00'	31°33'00"	29.74'	S21°44'20"E	29.36'
C234	54.00'	28°17'03"	26.66'	S08°10'42"W	26.39'

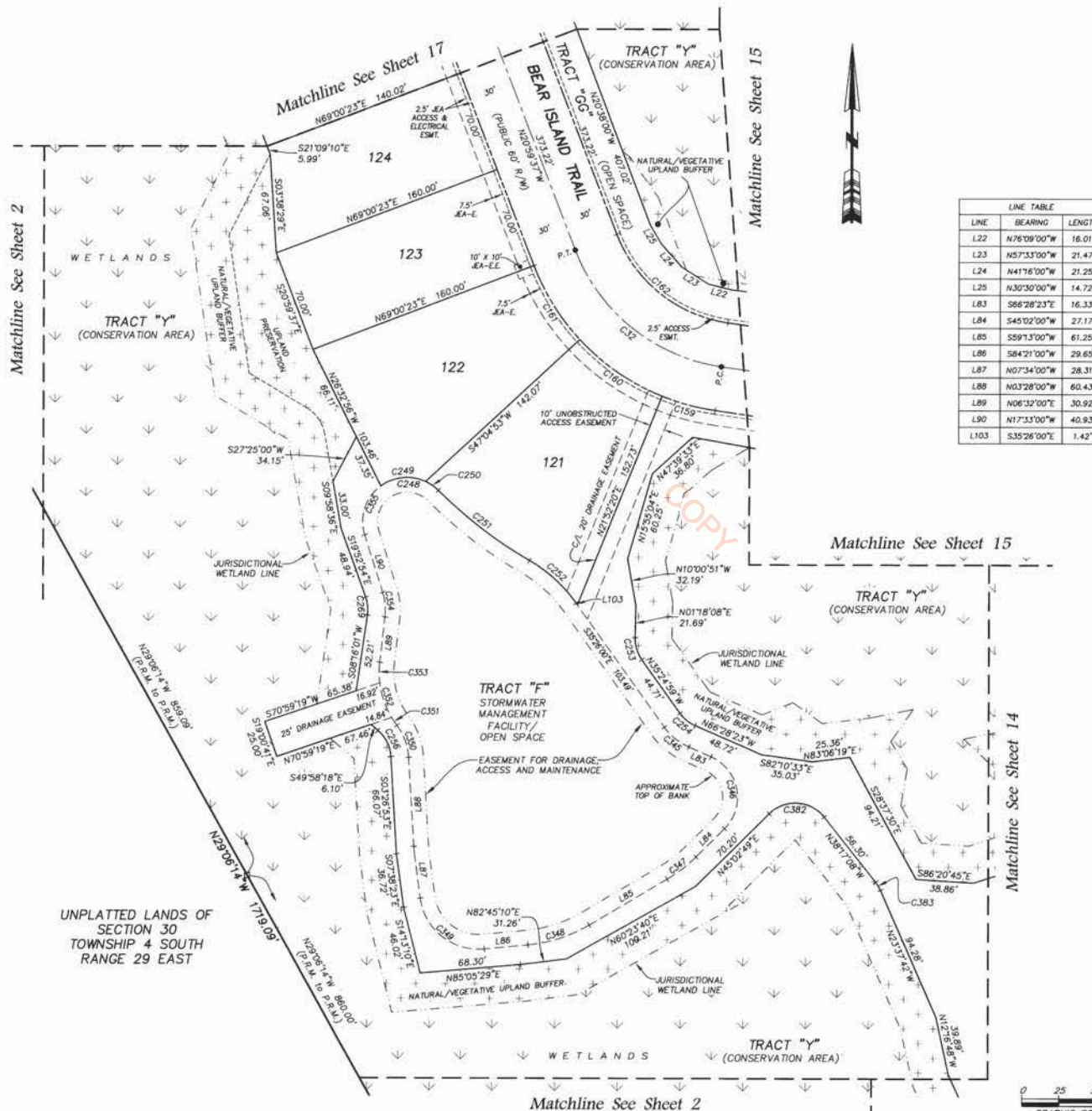
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - 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.B. PLAT BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - MATCHLINE
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-E-E JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - SURWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ⑤ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ⊗ DENOTES TRIG. PRESERVATION AREA



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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

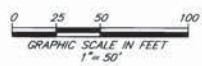
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L.22	N76°09'00"W	16.01'
L.23	N57°33'00"W	21.47'
L.24	N41°16'00"W	21.25'
L.25	N30°30'00"W	14.72'
L.83	S86°28'23"E	16.33'
L.84	S45°02'00"W	27.17'
L.85	S59°13'00"W	61.25'
L.86	S84°21'00"W	29.65'
L.87	N07°34'00"W	28.31'
L.88	N03°28'00"W	60.43'
L.89	N06°32'00"E	30.92'
L.90	N17°33'00"W	40.93'
L.103	S35°26'00"E	1.42'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C.32	125.00'	60°52'54"	132.82'	N51°26'04"W	126.66'
C.159	155.00'	13°44'52"	37.19'	S75°00'05"E	37.10'
C.160	155.00'	25°12'33"	68.20'	S55°31'23"E	67.65'
C.161	155.00'	21°55'30"	59.31'	S31°57'22"E	58.95'
C.162	95.00'	60°52'54"	100.95'	S51°26'04"E	96.26'
C.248	30.00'	81°25'44"	42.64'	N85°39'06"W	39.14'
C.249	30.00'	61°00'52"	31.95'	S84°08'28"W	30.46'
C.250	30.00'	20°24'52"	10.69'	N55°08'40"W	10.63'
C.251	295.00'	15°09'20"	78.03'	S52°30'54"E	77.80'
C.252	100.00'	24°39'34"	43.04'	N47°45'47"W	42.71'
C.253	25.00'	36°43'07"	16.02'	S17°03'26"E	15.75'
C.254	25.00'	31°03'24"	13.55'	S50°56'41"E	13.39'
C.256	25.00'	46°31'26"	20.30'	N26°42'36"W	19.75'
C.269	25.00'	28°08'55"	12.28'	N05°48'27"W	12.16'
C.345	40.00'	31°02'23"	21.67'	S50°57'12"E	21.41'
C.346	30.00'	111°30'23"	58.38'	N10°43'12"E	49.80'
C.347	100.00'	14°11'00"	24.75'	N52°07'30"E	24.69'
C.348	100.00'	25°08'00"	43.87'	N71°47'00"E	43.52'
C.349	40.00'	88°05'00"	61.49'	S51°36'30"E	55.61'
C.350	40.00'	33°37'20"	23.47'	N20°16'40"W	23.14'
C.351	60.00'	6°03'10"	6.34'	S34°03'45"E	6.34'
C.352	60.00'	24°02'58"	25.18'	S19°00'41"E	25.00'
C.353	60.00'	13°31'12"	14.16'	S00°33'36"E	14.13'
C.354	40.00'	24°05'00"	16.81'	N05°30'30"W	16.69'
C.355	30.00'	71°11'02"	37.27'	S18°02'31"W	34.92'
C.382	25.00'	96°40'04"	42.18'	N86°37'10"W	37.35'
C.383	25.00'	14°39'26"	6.40'	N30°57'25"W	6.36'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - ★ P.R.M. DENOTES P.C.P., STAMPED L.B.#3624
  - C.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. CONCRETE MONUMENT
  - L.B. PERMANENT CONTROL POINT
  - △ LICENSED BUSINESS RADIUS
  - ∠ CENTRAL ANGLE
  - ∩ ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - CH POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
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  - O.R.B. OFFICIAL RECORDS BOOK
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  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-E-E JEA EQUIPMENT EASEMENT
  - ESM. EASEMENT
  - SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ③ SHEET REFERENCE NUMBER
  - ⊞ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊞ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ⊞ DENOTES TREE PRESERVATION AREA

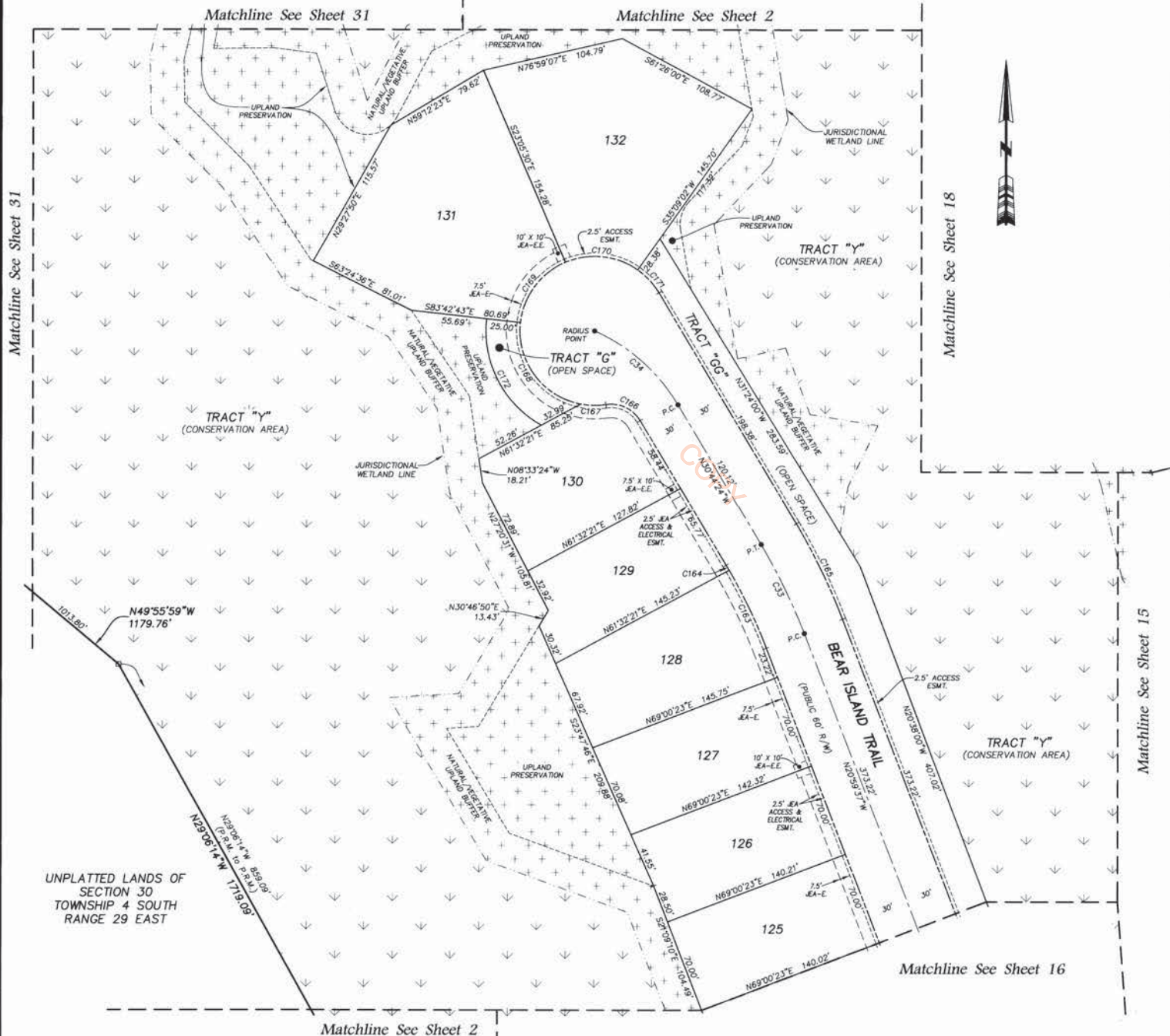


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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C33	430.00'	9°44'46"	73.14'	N25°52'01"W	73.06'
C34	135.00'	35°25'51"	83.48'	N48°27'20"W	82.16'
C163	400.00'	9°07'59"	63.76'	N25°33'37"W	63.69'
C164	400.00'	0°36'47"	4.28'	N30°26'00"W	4.28'
C165	460.00'	9°44'46"	78.25'	N25°52'01"W	78.15'
C166	25.00'	67°58'32"	29.66'	N64°43'40"W	27.95'
C167	55.00'	19°19'39"	18.55'	S89°03'07"E	18.47'
C168	55.00'	85°40'34"	82.24'	S36°33'00"E	74.79'
C169	55.00'	60°37'13"	58.19'	S36°35'53"W	55.91'
C170	55.00'	58°47'33"	55.91'	N83°58'14"W	53.53'
C171	55.00'	24°06'34"	23.14'	N42°47'41"W	22.97'
C172	80.00'	67°00'26"	93.56'	S27°12'56"E	88.32'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3634. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3634.
  - 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
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  - CI. TABULATED CURVE DATA
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  - MATCHLINE
  - JEA-E. JEA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - S.R.I.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ▧ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ▩ DENOTES TREE PRESERVATION AREA



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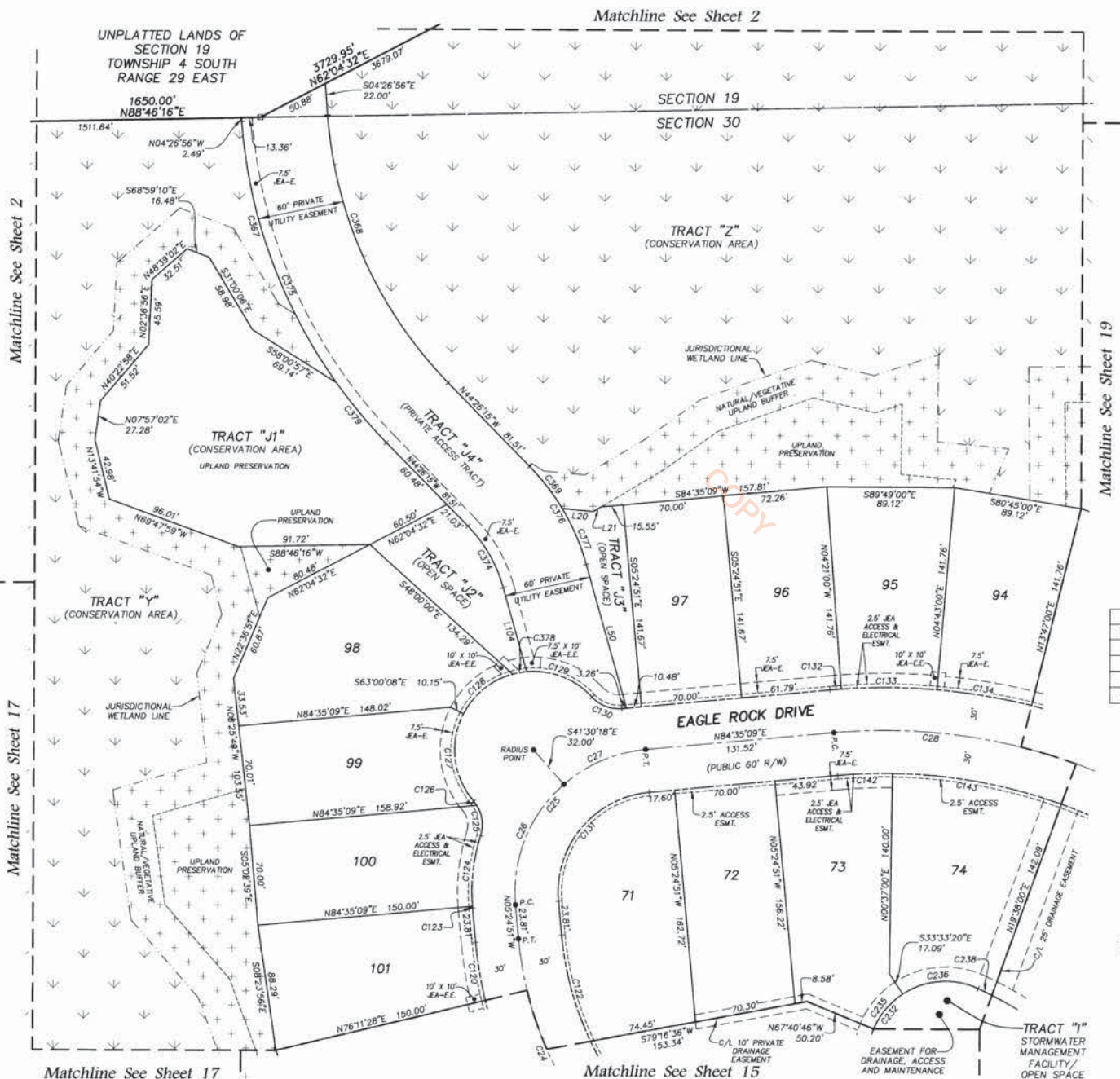
UNPLATTED LANDS OF SECTION 30 TOWNSHIP 4 SOUTH RANGE 29 EAST

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

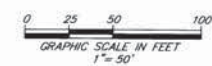
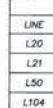
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SEE SHEET 2 FOR NOTES

CURVE	CURVE TABLE				
	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C24	250.00'	32°05'59"	140.06'	N21°27'50"W	138.24'
C25	100.00'	90°00'00"	157.08'	N39°35'09"E	141.42'
C26	100.00'	53°54'32"	94.09'	N21°32'25"E	90.68'
C27	100.00'	36°05'28"	62.99'	N66°32'25"E	61.95'
C28	392.00'	76°36'32"	524.13'	S5°06'35"E	485.95'
C120	280.00'	82°3'41"	41.02'	S09°36'41"E	40.99'
C122	220.00'	20°09'15"	77.39'	S15°29'28"E	76.99'
C123	130.00'	0°41'58"	1.59'	S05°03'52"E	1.59'
C124	130.00'	22°08'17"	50.23'	S08°21'16"W	49.92'
C125	25.00'	50°02'23"	21.83'	N07°35'47"W	21.15'
C126	25.00'	8°20'37"	3.64'	N36°47'17"W	3.64'
C127	55.00'	67°57'27"	65.23'	S06°58'52"E	61.48'
C128	55.00'	47°00'02"	45.44'	S50°39'53"W	44.16'
C129	55.00'	52°39'13"	50.54'	N68°54'35"W	48.78'
C130	25.00'	52°49'53"	23.05'	S68°59'54"E	22.24'
C131	70.00'	90°00'00"	109.96'	S39°35'09"W	98.99'
C132	422.00'	1°03'51"	7.84'	S85°07'05"W	7.84'
C133	422.00'	9°04'00"	66.78'	N89°49'00"W	66.71'
C134	422.00'	9°04'00"	66.78'	N80°45'00"W	66.71'
C142	362.00'	6°01'51"	38.10'	S87°36'05"W	38.09'
C143	362.00'	19°01'00"	120.15'	N79°52'30"W	119.60'
C232	54.00'	152°23'47"	143.63'	S38°41'04"W	104.68'
C235	54.00'	34°07'26"	32.16'	S39°22'57"W	31.69'
C236	54.00'	58°26'12"	55.08'	S85°39'48"W	52.72'
C238	300.00'	2°00'52"	10.55'	N84°06'37"W	10.55'
C367	360.00'	31°19'09"	196.76'	N20°06'30"W	194.34'
C368	300.00'	39°59'19"	209.38'	S24°26'35"E	205.16'
C369	160.00'	131°9'22"	37.20'	S37°46'34"E	37.12'
C374	100.00'	28°35'11"	49.89'	N30°08'39"W	49.38'
C375	360.00'	39°59'19"	251.26'	N24°26'35"W	246.19'
C376	160.00'	28°35'11"	79.83'	S30°08'39"E	79.00'
C377	160.00'	15°19'49"	42.62'	S23°28'58"E	42.50'
C378	55.00'	10°25'55"	10.01'	S79°32'51"W	10.00'
C379	360.00'	8°40'10"	54.47'	N40°06'10"W	54.42'



LINE	BEARING	LENGTH
L20	S84°47'27"E	21.62'
L21	N59°04'37"E	6.37'
L50	S15°51'04"E	104.23'
L104	N15°51'04"W	60.98'



- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - P.R.M. DENOTES P.C.P. STAMPED L.B.#3824, PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
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  - R. RADIUS
  - L. ARC LENGTH
  - CH. CHORD BEARING
  - CD. CHORD DISTANCE
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  - EA-E. EA ELECTRIC EASEMENT
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  - SURV.MD. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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  - ⊗ DENOTES TREE PRESERVATION AREA

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

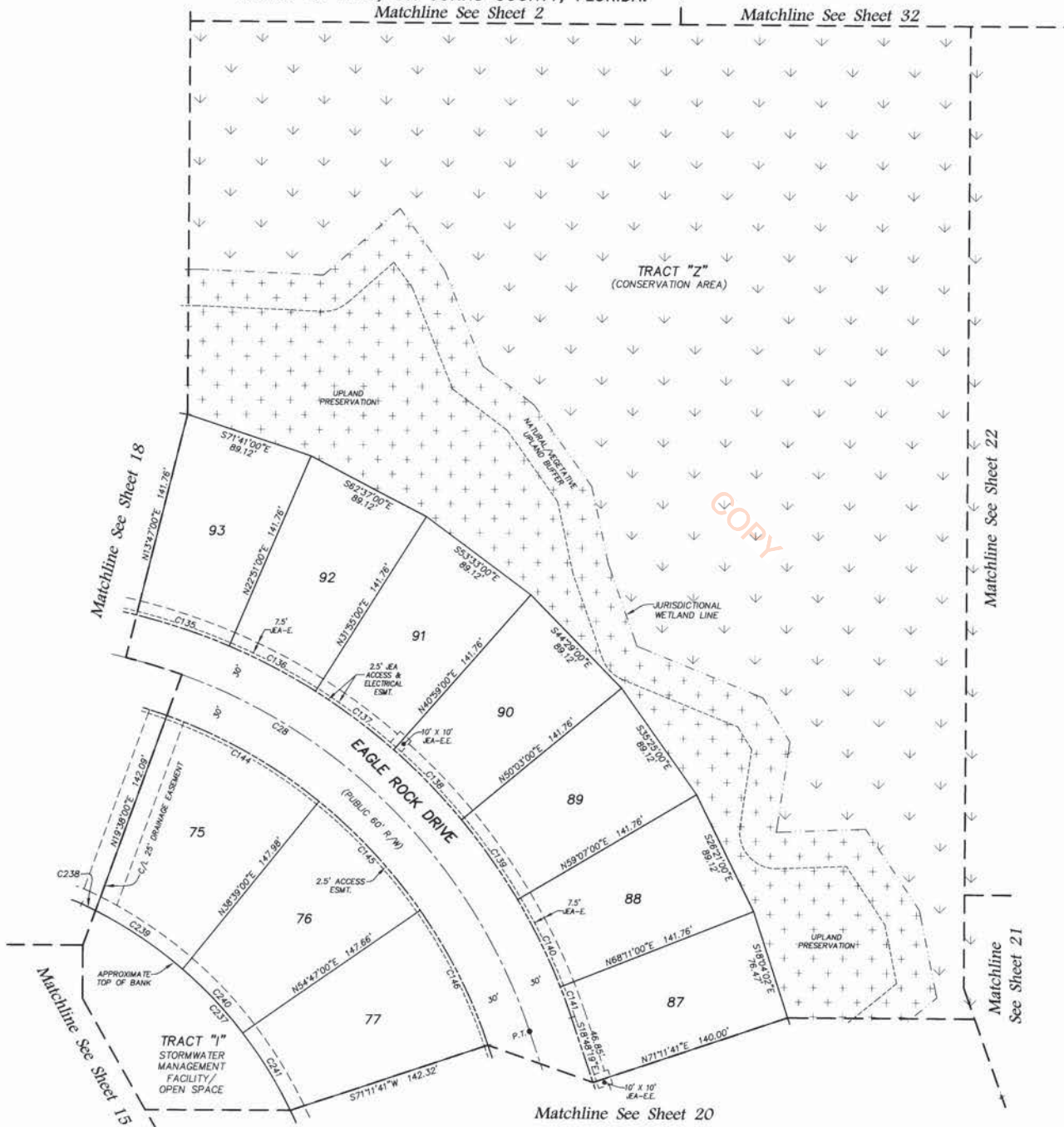
# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 23

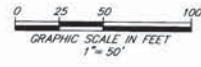
SHEET 19 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C28	392.00'	76°36'32"	524.13'	S57°06'35"E	485.95'
C135	422.00'	9°04'00"	66.78'	N71°41'00"W	66.71'
C136	422.00'	9°04'00"	66.78'	N62°37'00"W	66.71'
C137	422.00'	9°04'00"	66.78'	N53°33'00"W	66.71'
C138	422.00'	9°04'00"	66.78'	N44°29'00"W	66.71'
C139	422.00'	9°04'00"	66.78'	N35°25'00"W	66.71'
C140	422.00'	9°04'00"	66.78'	N26°21'00"W	66.71'
C141	422.00'	3°00'41"	22.18'	N20°18'40"W	22.18'
C144	362.00'	19°01'00"	120.15'	N60°51'30"W	119.60'
C145	362.00'	16°08'00"	101.93'	N43°17'00"W	101.60'
C146	362.00'	16°24'41"	103.69'	N27°00'40"W	103.33'
C237	300.00'	48°18'44"	242.49'	N41°57'41"W	235.94'
C238	300.00'	2°00'52"	10.55'	N64°06'37"W	10.55'
C239	300.00'	13°46'06"	72.09'	N56°13'08"W	71.92'
C240	300.00'	11°29'58"	60.21'	N43°35'07"W	60.11'
C241	300.00'	11°53'42"	62.28'	N31°53'17"W	62.17'

- LEGEND**
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  - PG. PAGE
  - O.R.B. OPTICAL RECORDS BOOK
  - MATCHLINE
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
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# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

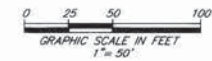
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	350.00'	39°46'09"	242.94'	S38°41'23"E	238.09'
C30	200.00'	44°52'46"	156.66'	S81°00'51"E	152.68'
C147	320.00'	17°42'41"	98.92'	S27°39'40"E	98.53'
C148	320.00'	19°52'00"	110.96'	S46°27'00"E	110.40'
C149	320.00'	2°11'28"	12.24'	S57°28'44"E	12.24'
C150	170.00'	44°52'46"	133.16'	S81°00'51"E	129.78'
C151	380.00'	2°14'41"	14.89'	S19°55'40"E	14.89'
C152	380.00'	12°09'00"	80.58'	S27°07'30"E	80.43'
C153	380.00'	13°38'00"	90.42'	S40°01'00"E	90.21'
C154	380.00'	11°44'28"	77.87'	S52°42'14"E	77.73'
C155	230.00'	37°35'59"	150.93'	S77°22'27"E	148.24'
C242	300.00'	7°08'06"	37.36'	N22°22'22"W	37.34'
C243	520.00'	19°10'45"	174.06'	S28°23'41"E	173.25'
C244	520.00'	2°14'41"	20.37'	S19°55'40"E	20.37'
C245	520.00'	12°09'00"	110.27'	S27°07'30"E	110.06'
C246	520.00'	4°47'04"	43.42'	S35°35'32"E	43.41'
C247	50.00'	52°19'04"	45.66'	N11°49'32"W	44.09'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N27°12'08"E	21.66'
L44	S62°47'52"E	25.00'
L45	S27°12'08"W	22.97'

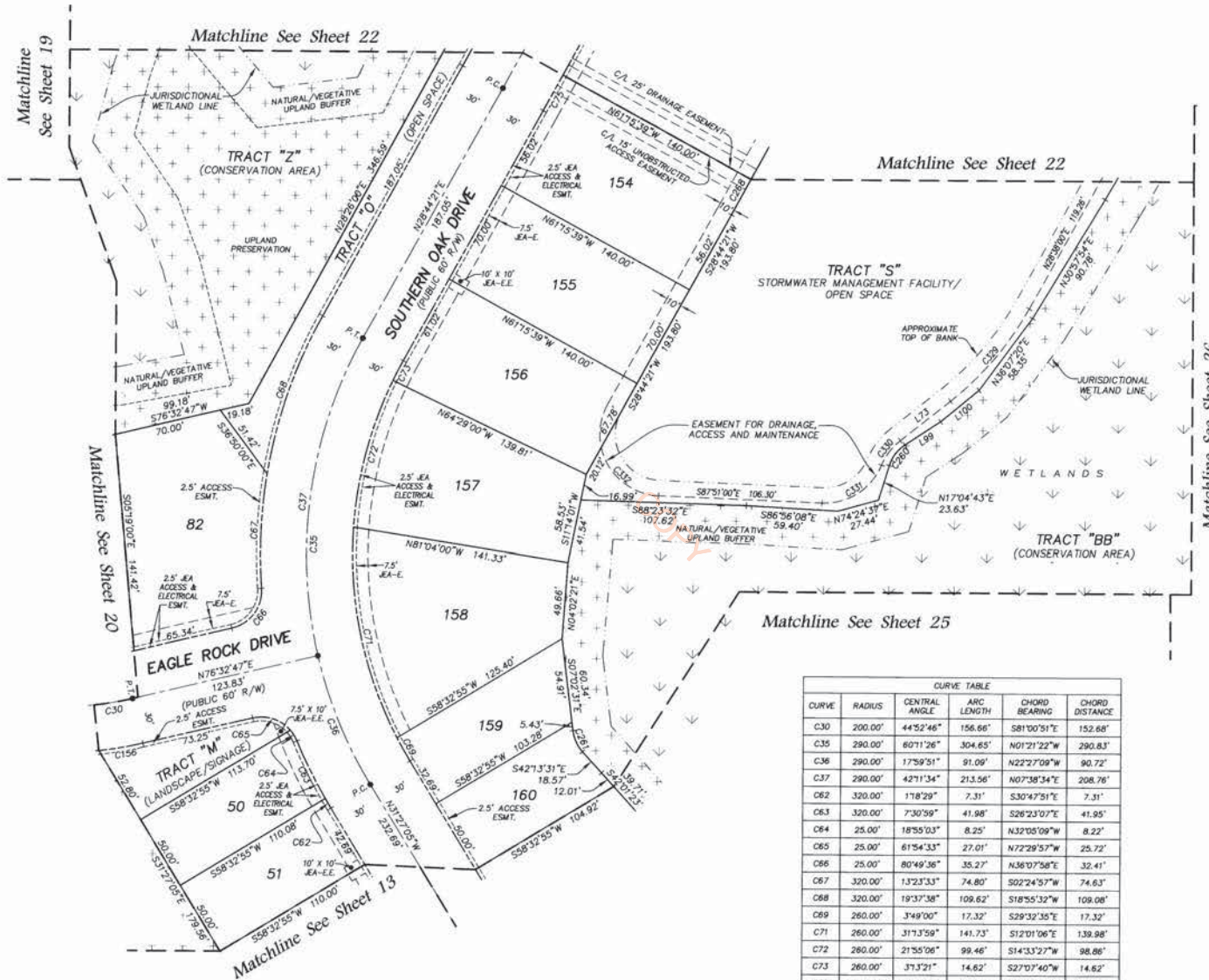
- LEGEND**
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  - MATCHLINE MATCHLINE
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
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  - ⊕ DENOTES TREE PRESERVATION AREA

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C30	200.00'	44°52'46"	156.66'	S81°00'51"E	152.66'
C35	290.00'	60°11'26"	304.65'	N01°21'22"W	290.83'
C36	290.00'	17°59'51"	91.09'	N22°27'09"W	90.72'
C37	290.00'	42°11'34"	213.56'	N07°38'54"E	208.78'
C62	320.00'	1°18'29"	7.31'	S30°47'51"E	7.31'
C63	320.00'	7°30'59"	41.98'	S26°23'07"E	41.95'
C64	25.00'	18°55'03"	8.25'	N32°05'09"W	8.22'
C65	25.00'	61°54'33"	27.01'	N72°29'57"W	25.72'
C66	25.00'	80°49'36"	35.27'	N36°07'58"E	32.41'
C67	320.00'	13°23'33"	74.80'	S02°24'57"W	74.63'
C68	320.00'	19°37'38"	109.62'	S18°55'32"W	109.08'
C69	260.00'	3°49'00"	17.32'	S29°32'35"E	17.32'
C71	260.00'	31°3'59"	141.73'	S12°01'06"E	139.98'
C72	260.00'	21°55'06"	99.46'	S14°33'27"W	98.86'
C73	260.00'	37°3'21"	14.62'	S27°07'40"W	14.62'
C75	5060.00'	0°17'59"	26.48'	N28°35'21"E	26.48'
C156	230.00'	7°16'47"	29.22'	N80°11'10"E	29.20'
C260	25.00'	39°27'32"	17.22'	S36°48'29"W	16.88'
C261	25.00'	35°11'00"	15.35'	S24°38'01"E	15.11'
C268	5200.00'	0°17'30"	26.48'	N28°35'35"E	26.48'
C329	200.00'	22°47'00"	79.53'	N40°01'30"E	79.01'
C330	40.00'	29°07'39"	20.33'	S36°51'10"W	20.12'
C331	40.00'	69°51'39"	48.77'	N57°37'10"E	45.81'
C332	40.00'	75°10'46"	52.49'	S50°15'37"E	48.80'

**LINE TABLE**

LINE	BEARING	LENGTH
L73	N51°25'00"E	41.48'
L99	N56°32'15"E	27.88'
L100	N50°28'45"E	32.19'



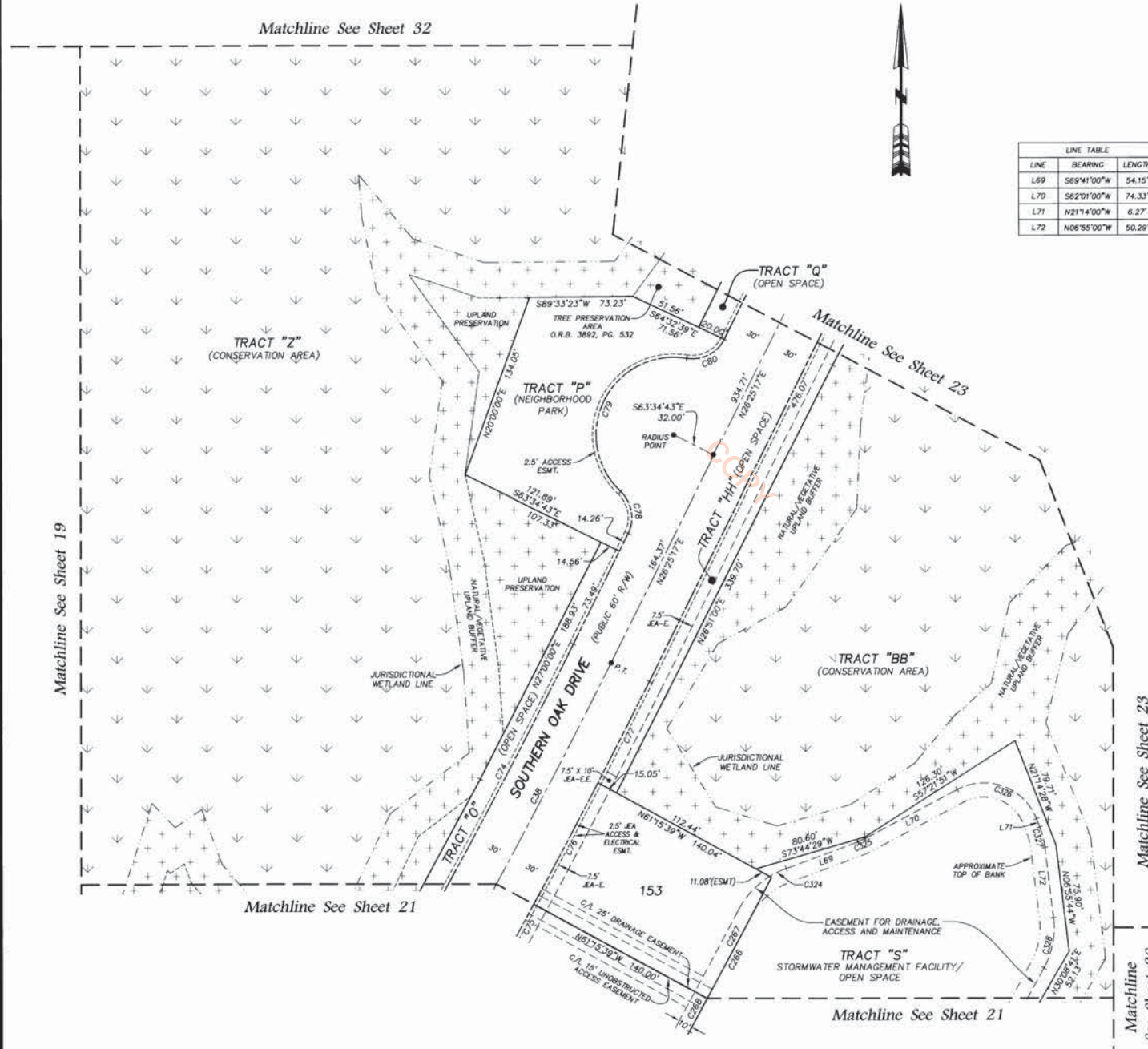
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# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

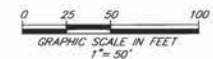
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LINE TABLE		
LINE	BEARING	LENGTH
L69	S89°41'00"W	54.15'
L70	S62°01'00"W	74.33'
L71	N21°14'00"W	6.27'
L72	N06°55'00"W	50.29'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C38	5030.00'	2°19'04"	203.47'	N27°34'49"E	203.45'
C74	5000.00'	2°19'04"	202.25'	N27°34'49"E	202.24'
C75	5060.00'	0°17'59"	26.48'	N28°35'21"E	26.48'
C76	5060.00'	1°06'19"	97.51'	N27°53'14"E	97.51'
C77	5060.00'	0°54'49"	80.69'	N26°52'42"E	80.69'
C78	25.00'	7°37'30"	31.98'	N107°3'28"W	29.84'
C79	55.00'	1°46'35"00"	140.71'	S26°25'17"W	105.36'
C80	25.00'	7°37'30"	31.98'	N63°04'02"E	29.84'
C266	5200.00'	1°21'58"	123.99'	N28°03'22"E	123.98'
C267	5200.00'	1°04'28"	97.51'	N27°54'36"E	97.51'
C268	5200.00'	0°17'30"	26.48'	N28°35'35"E	26.48'
C324	60.00'	1°12'41"	11.74'	S84°04'40"W	11.72'
C325	40.00'	7°40'00"	5.35'	N65°01'00"E	5.35'
C326	40.00'	96°45'00"	67.54'	N69°36'30"W	59.80'
C327	60.00'	1°19'00"	14.99'	N14°04'30"W	14.95'
C328	60.00'	35°33'00"	37.23'	N10°51'30"E	36.63'



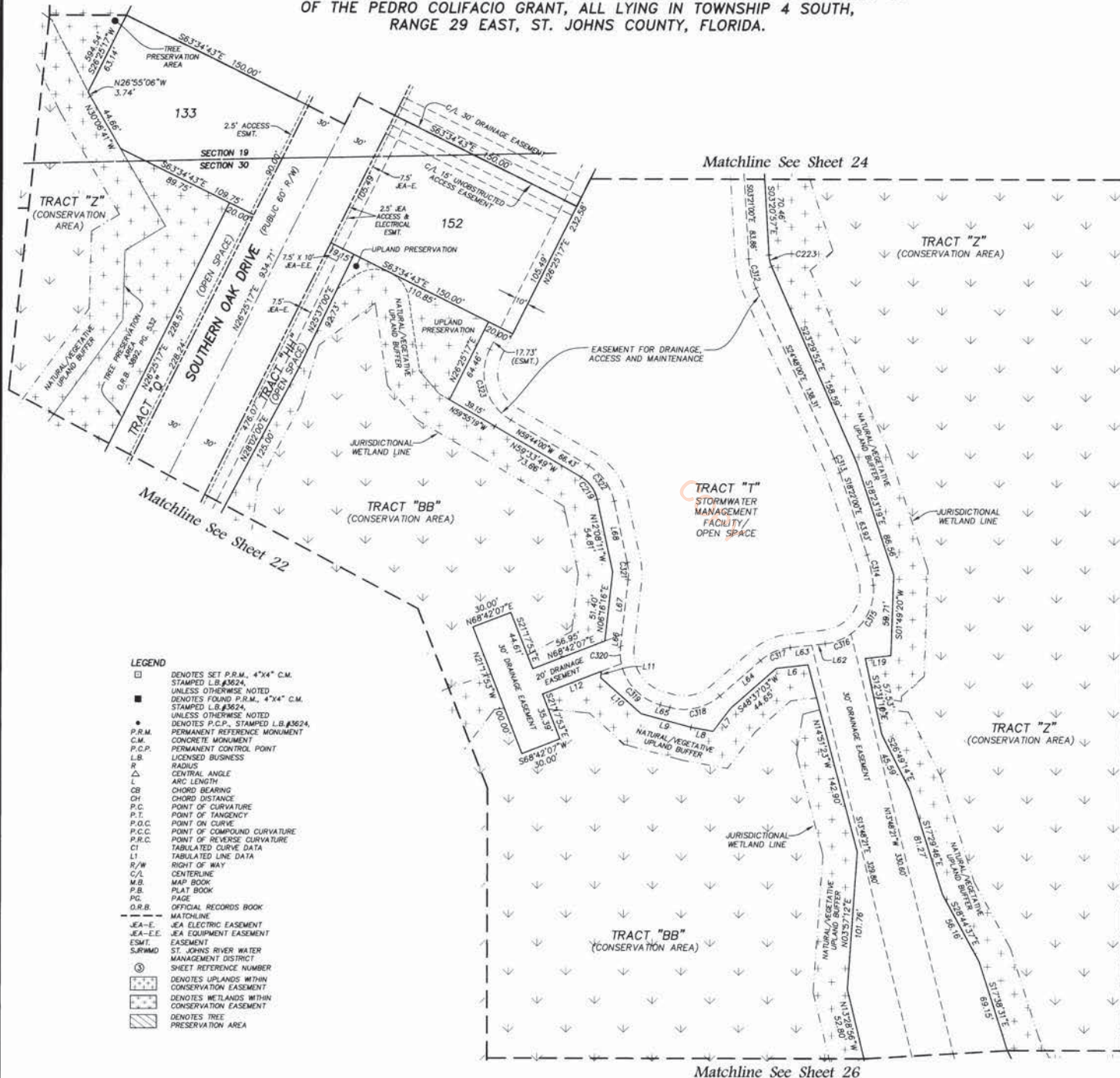
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A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C219	25.00'	47°25'38"	20.69'	N35°01'00"W	20.11'
C223	25.00'	20°08'55"	8.79'	S13°25'24"E	8.75'
C312	60.00'	21°27'00"	22.46'	S14°04'30"E	22.33'
C313	100.00'	6°26'00"	11.23'	N21°35'00"W	11.22'
C314	100.00'	13°09'21"	22.96'	N11°47'19"W	22.91'
C315	40.00'	59°22'50"	41.46'	N24°28'46"E	39.62'
C316	40.00'	29°26'49"	20.56'	N68°53'36"E	20.33'
C317	40.00'	34°58'00"	24.41'	S66°08'00"W	24.03'
C318	40.00'	56°32'00"	39.47'	N76°35'00"E	37.89'
C319	40.00'	62°54'13"	43.92'	S43°21'53"E	41.74'
C320	40.00'	18°10'47"	12.69'	S02°49'23"E	12.64'
C321	40.00'	18°24'00"	12.85'	N02°56'00"W	12.79'
C322	40.00'	47°36'00"	33.23'	N35°56'00"W	32.28'
C323	40.00'	86°09'17"	60.15'	S16°39'21"E	54.64'

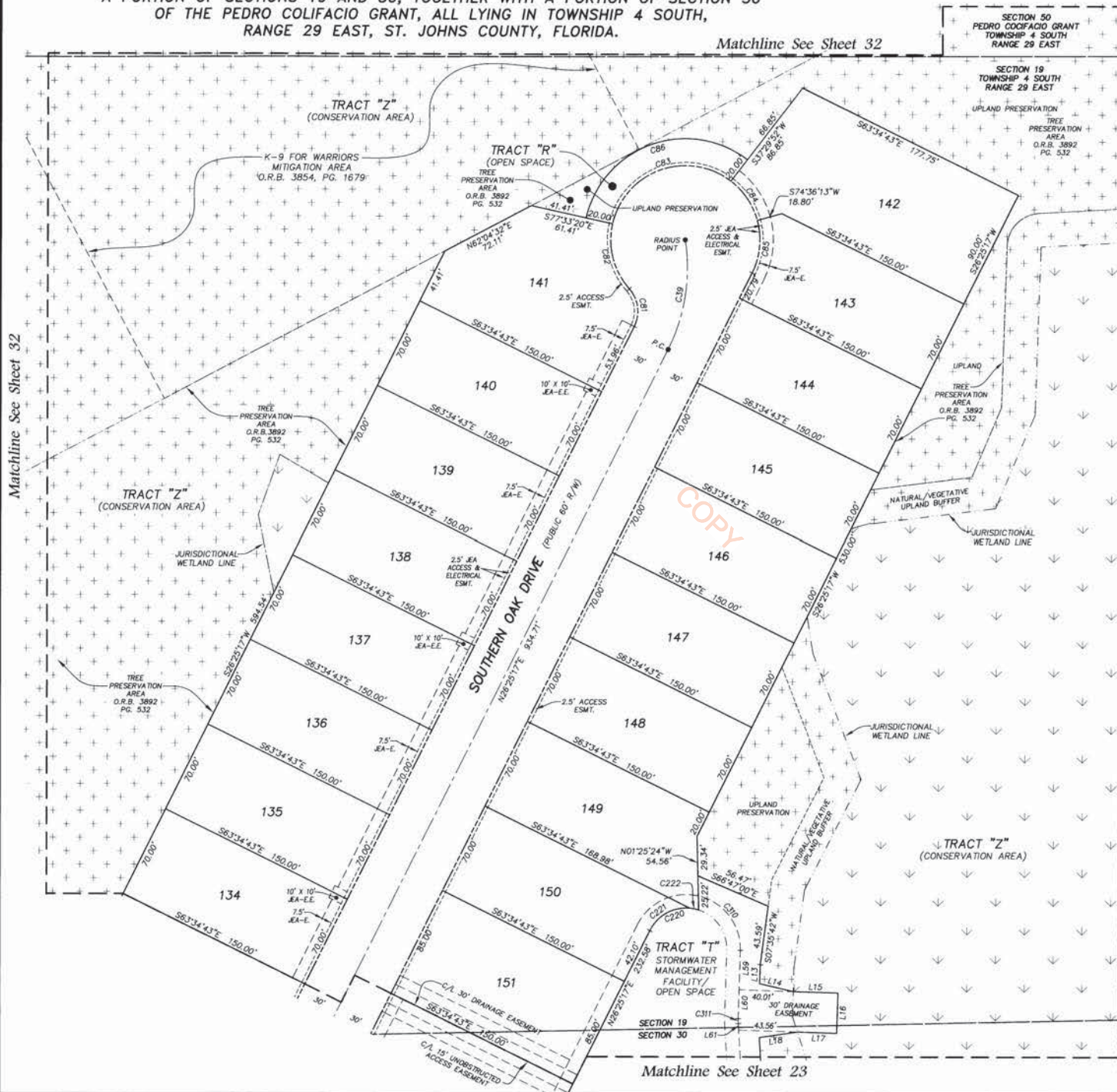
LINE TABLE		
LINE	BEARING	LENGTH
L6	S83°30'47"W	23.51'
L7	S37°11'04"W	21.48'
L8	N78°46'45"W	16.47'
L9	N74°49'24"W	38.11'
L10	N48°28'48"W	39.90'
L11	N06°16'16"E	4.75'
L12	S68°42'07"W	46.50'
L19	S83°30'47"W	19.07'
L62	S83°37'00"W	9.92'
L63	N83°37'00"E	15.89'
L64	S48°39'00"W	39.63'
L65	N74°49'00"W	7.34'
L66	N06°16'00"E	9.04'
L67	N06°16'00"E	40.61'
L68	N12°08'00"W	46.32'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - DENOTES CONCRETE MONUMENT
  - DENOTES PERMANENT CONTROL POINT
  - DENOTES LICENSED BUSINESS
  - R 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
  - CT TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/A CENTERLINE
  - M.B. MAP BOOK
  - P.B. PLAT BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - MATCHLINE
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-E-E JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ▨ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ▨ DENOTES TREE PRESERVATION AREA

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

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



Matchline See Sheet 32

Matchline See Sheet 32

Matchline See Sheet 23

Matchline See Sheet 32

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C39	135.00'	35°25'51"	83.48'	N08°42'21"E	82.16'
C81	25.00'	67°58'32"	29.66'	N07°33'59"W	27.95'
C82	55.00'	53°59'56"	51.84'	S14°33'17"E	49.94'
C83	55.00'	115°03'11"	110.44'	S69°58'16"W	92.80'
C84	55.00'	37°06'22"	35.62'	N33°56'58"W	35.00'
C85	55.00'	41°49'04"	40.14'	N05°30'45"E	39.28'
C86	75.00'	115°03'11"	150.60'	S69°58'16"W	126.55'
C220	30.00'	81°20'40"	42.59'	S87°05'37"W	39.10'
C221	30.00'	68°27'19"	35.84'	S60°38'56"W	33.75'
C222	30.00'	125°32'21"	6.75'	N78°40'44"W	6.73'
C310	40.00'	78°55'07"	55.10'	N37°41'33"W	50.84'
C311	40.00'	50°7'00"	3.57'	S00°47'30"E	3.57'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S01°45'06"W	14.18'
L14	S76°55'26"E	25.50'
L15	S88°14'00"E	33.00'
L16	S01°46'00"W	30.00'
L17	N88°14'00"W	28.84'
L18	S81°41'57"W	28.49'
L59	S01°46'00"W	29.17'
L60	S01°46'00"W	21.48'
L61	S03°21'00"E	4.97'



- LEGEND**
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  - L.B. LICENSED BUSINESS
  - R RADIUS
  - △ CENTRAL ANGLE
  - CB ARC LENGTH
  - CH CHORD BEARING
  - CH DISTANCE
  - P.C. POINT OF CURVATURE
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  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
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  - P.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - MATCHLINE
  - JEA-E JEA ELECTRIC EASEMENT
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  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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  - ▧ DENOTES TREE PRESERVATION AREA



PREPARED BY:  
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 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

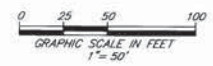
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L33	N31°27'05\"W	10.00'
L34	N31°27'05\"W	40.00'
L52	S50°31'50\"W	21.98'
L53	S86°23'55\"W	45.85'
L54	N68°35'58\"W	27.24'
L55	S84°22'53\"W	17.36'
L98	S58°32'55\"W	20.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	55.00'	26°08'06\"	25.09'	N18°23'02\"W	24.87'
C59	25.00'	90°00'00\"	39.27'	S76°27'05\"E	35.36'
C197	25.00'	90°00'00\"	39.27'	N13°32'55\"E	35.36'
C198	85.00'	9°38'07\"	14.29'	S28°38'01\"E	14.28'
C210	13.00'	90°00'00\"	20.42'	S13°32'55\"W	18.38'
C211	3.00'	90°00'00\"	4.71'	S76°27'05\"E	4.24'
C257	25.00'	98°01'05\"	42.77'	S80°27'38\"E	37.74'
C289	50.00'	81°58'55\"	71.54'	S09°32'22\"W	65.59'
C290	78.00'	35°52'05\"	48.83'	S68°27'52\"W	48.04'
C291	78.00'	25°00'06\"	34.04'	N81°06'02\"W	33.77'
C292	22.00'	27°01'08\"	10.37'	S82°06'33\"E	10.28'
C293	61.00'	46°56'48\"	49.98'	N72°08'43\"W	48.60'
C294	61.00'	28°28'14\"	30.31'	N34°26'12\"W	30.00'
C295	61.00'	78°45'00\"	83.64'	N19°10'25\"E	77.40'
C296	50.00'	90°00'00\"	78.54'	S76°27'05\"E	70.71'
C384	85.00'	6°55'30\"	10.27'	S18°21'31\"E	10.27'

- LEGEND**
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  - DENOTES FOUND P.R.M. 4\"X4\" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - ∠ CENTRAL ANGLE
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  - CB CHORD BEARING
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  - ▨ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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PREPARED BY:  
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	55.00'	90°00'00"	86.39'	N13°32'55"E	77.78'
C15	55.00'	26°08'06"	25.09'	N18°23'02"W	24.87'
C16	55.00'	63°51'54"	61.31'	N26°36'58"E	58.18'
C17	55.00'	90°00'00"	86.39'	S76°27'05"E	77.78'
C199	85.00'	46°36'41"	69.15'	S15°35'58"W	67.26'
C200	85.00'	19°38'37"	29.14'	S48°43'37"W	29.00'
C201	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'
C202	85.00'	3°20'55"	4.97'	S60°13'23"W	4.97'
C203	85.00'	26°16'23"	38.98'	S75°02'02"W	38.64'
C204	85.00'	26°16'23"	38.98'	N78°41'35"W	38.64'
C205	85.00'	26°16'23"	38.98'	N52°25'12"W	38.64'
C206	85.00'	7°49'55"	11.62'	N35°22'02"W	11.61'
C207	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C214	195.00'	41°56'38"	142.75'	S79°31'12"W	138.58'
C215	195.00'	12°19'16"	41.93'	N85°40'08"W	41.85'
C216	195.00'	26°16'23"	89.42'	S75°02'02"W	88.64'
C217	195.00'	3°20'55"	11.40'	S60°13'23"W	11.40'
C258	25.00'	38°46'57"	16.05'	N56°36'17"E	15.78'
C259	25.00'	74°52'53"	32.67'	N53°04'27"E	30.40'
C297	45.00'	76°27'40"	60.05'	S63°31'51"E	55.69'
C298	45.00'	39°26'33"	30.98'	S25°16'08"E	30.37'
C299	45.00'	37°30'52"	29.46'	S13°12'34"W	28.94'
C300	40.00'	27°54'00"	19.48'	N18°01'00"E	19.29'
C301	60.00'	47°19'00"	49.55'	S27°43'30"W	48.15'
C302	60.00'	39°13'00"	41.07'	S70°59'30"W	40.27'
C303	40.00'	74°11'00"	51.79'	N53°30'30"E	48.25'
C304	50.00'	41°21'39"	36.09'	S37°05'49"W	35.32'
C305	50.00'	34°55'13"	30.47'	S75°47'15"W	30.00'
C306	50.00'	60°14'08"	52.57'	N57°11'04"W	50.18'
C307	60.00'	17°44'00"	18.57'	N18°12'00"W	18.50'
C308	40.00'	107°49'23"	75.27'	N44°34'41"E	64.65'
C309	195.00'	2°00'07"	6.81'	N80°30'34"W	6.81'
C385	85.00'	7°11'06"	10.66'	S11°17'55"E	10.65'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - CA CENTRAL ANGLE
  - CL CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
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  - MATCHLINE
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  - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ⊙ DENOTES TREE PRESERVATION AREA

LINE TABLE		
LINE	BEARING	LENGTH
L56	N31°58'00"E	36.51'
L57	N04°04'00"E	30.95'
L58	S89°24'00"E	33.66'

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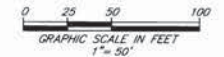
# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C111	85.00'	90°00'00"	133.52'	N13°32'55"E	120.21'
C12	85.00'	81°46'26"	121.31'	N17°39'42"E	111.28'
C13	85.00'	81°33'54"	12.20'	N27°20'18"W	12.19'
C173	55.00'	90°00'00"	86.39'	N13°32'55"E	77.78'
C174	115.00'	47°35'38"	95.53'	N34°45'06"E	92.80'
C175	25.00'	81°19'56"	26.76'	S27°52'97"W	25.50'
C176	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C177	25.00'	90°00'00"	39.27'	N13°32'55"E	35.36'
C178	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C196	25.00'	90°00'00"	39.27'	N76°27'05"E	35.36'
C208	13.00'	90°00'00"	20.42'	S76°27'05"E	18.38'
C209	13.00'	90°00'00"	20.42'	S13°32'55"W	18.38'
C224	25.00'	41°09'17"	17.96'	S38°25'20"E	17.57'
C271	115.00'	12°30'45"	25.11'	N20°54'35"E	25.06'
C373	115.00'	13°44'18"	27.57'	N04°05'08"E	27.51'
C381	115.00'	17°26'14"	35.00'	N05°56'05"E	34.86'

- LEGEND**
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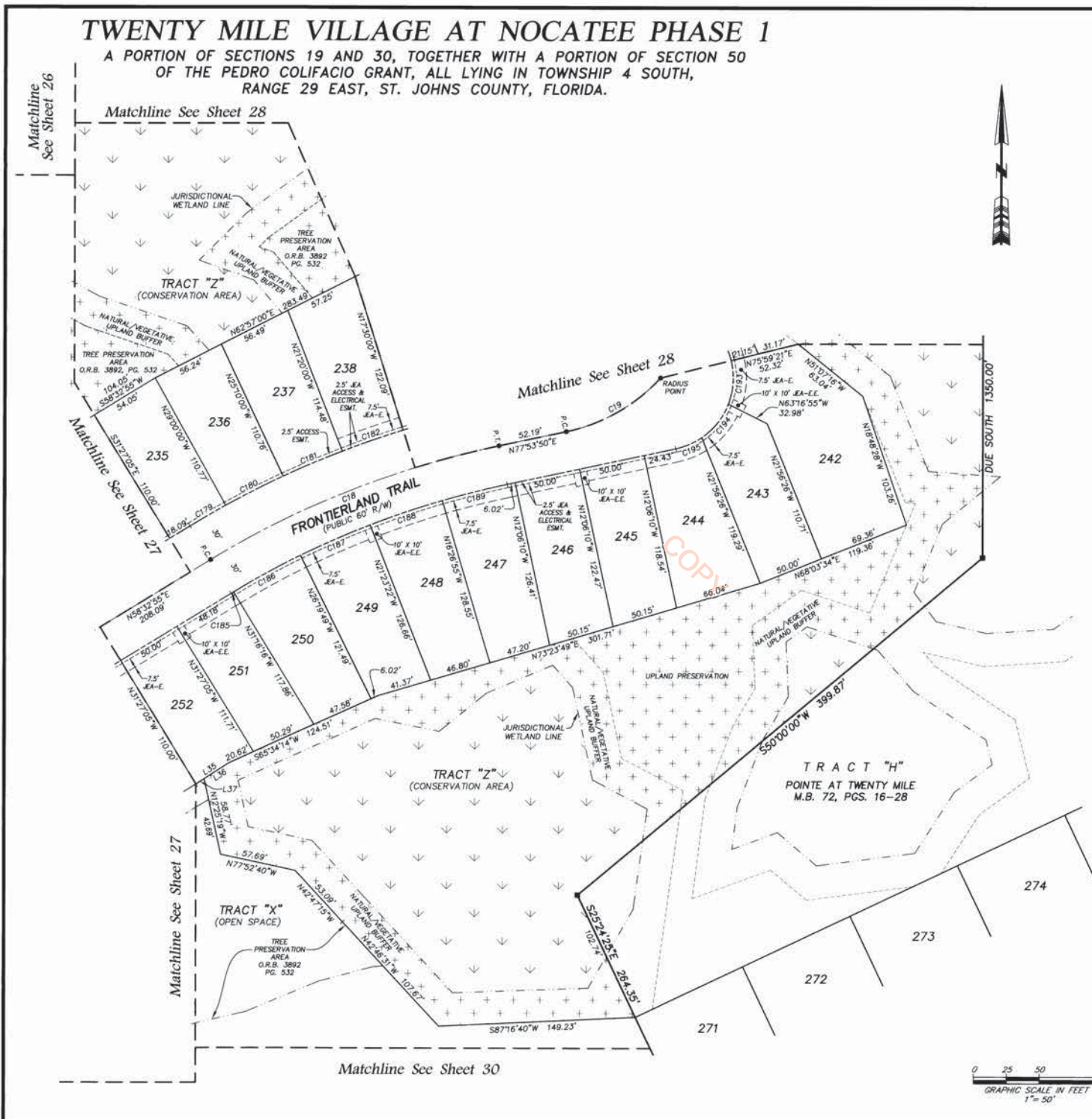


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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	700.00'	19°20'54"	236.39'	N68°3'22"E	235.26'
C19	135.00'	35°25'51"	83.48'	N60°0'54"E	82.16'
C179	730.00'	22°27'05"	31.23'	S59°46'28"W	31.23'
C180	730.00'	3°50'00"	48.84'	S62°55'00"W	48.83'
C181	730.00'	3°50'00"	48.84'	S66°45'00"W	48.83'
C182	730.00'	3°50'00"	48.84'	S70°35'00"W	48.83'
C185	670.00'	0°10'49"	2.11'	S58°38'19"W	2.11'
C186	670.00'	4°56'27"	57.78'	S61°11'57"W	57.76'
C187	670.00'	4°56'27"	57.78'	S66°08'24"W	57.76'
C188	670.00'	4°56'27"	57.78'	S71°04'51"W	57.76'
C189	670.00'	4°20'45"	50.82'	S75°43'27"W	50.81'
C193	55.00'	35°02'18"	33.63'	N03°30'30"E	33.11'
C194	55.00'	34°23'46"	33.02'	N38°13'31"E	32.52'
C195	55.00'	22°28'25"	21.47'	N66°39'37"E	21.44'

LINE TABLE		
LINE	BEARING	LENGTH
L35	N56°59'07"E	29.54'
L36	S56°59'07"W	22.20'
L37	S56°59'07"W	7.35'

- LEGEND**
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  - ① SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊕ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ⊕ DENOTES TREE PRESERVATION AREA

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

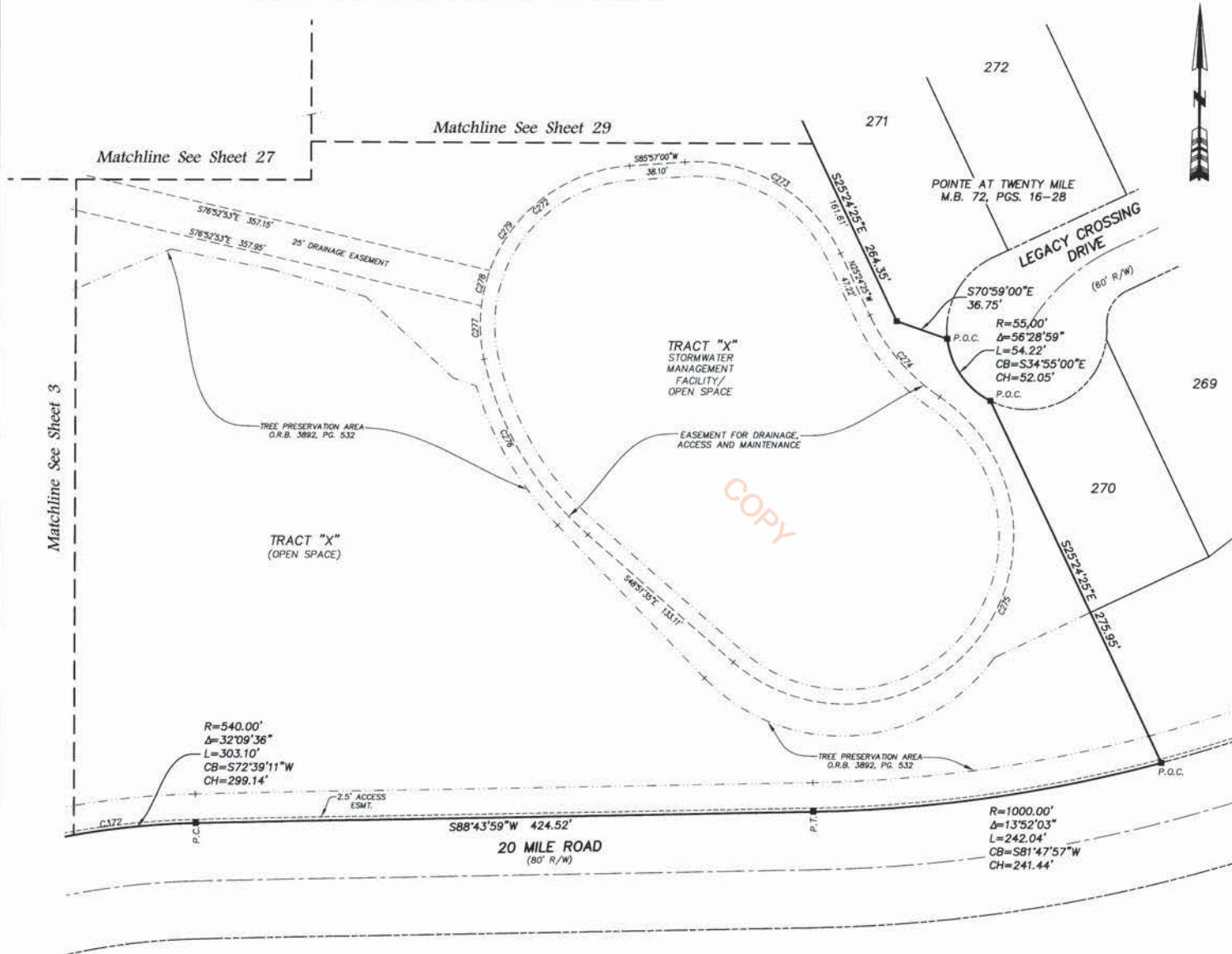
# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 34

SHEET 30 OF 32 SHEETS

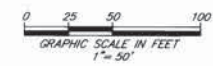
SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C272	110.00'	66°18'23"	127.30'	S52°47'49"W	120.31'
C273	110.00'	68°38'35"	131.79'	N59°43'42"W	124.04'
C274	140.00'	30°37'46"	74.84'	S40°43'18"E	73.95'
C275	116.00'	187°10'36"	378.95'	N37°33'07"E	231.55'
C276	226.00'	36°3'01"	142.86'	S30°45'04"E	140.49'
C277	110.00'	19°14'11"	36.93'	S03°01'28"E	36.76'
C278	110.00'	13°03'00"	25.05'	S13°07'07"W	25.00'
C279	110.00'	98°35'34"	189.28'	S36°39'13"W	166.78'
C372	540.00'	23°22'03"	220.23'	S77°02'57"W	218.71'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - \* P.R.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.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. ORIGINAL RECORDS BOOK
  - MATCHLINE
  - JE-E JE-E ELECTRIC EASEMENT
  - JE-E-E JE-E EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
  - ▨ DENOTES TREE PRESERVATION AREA

TRACT "K"  
POINTE AT TWENTY MILE  
M.B. 72, PGS. 16-28



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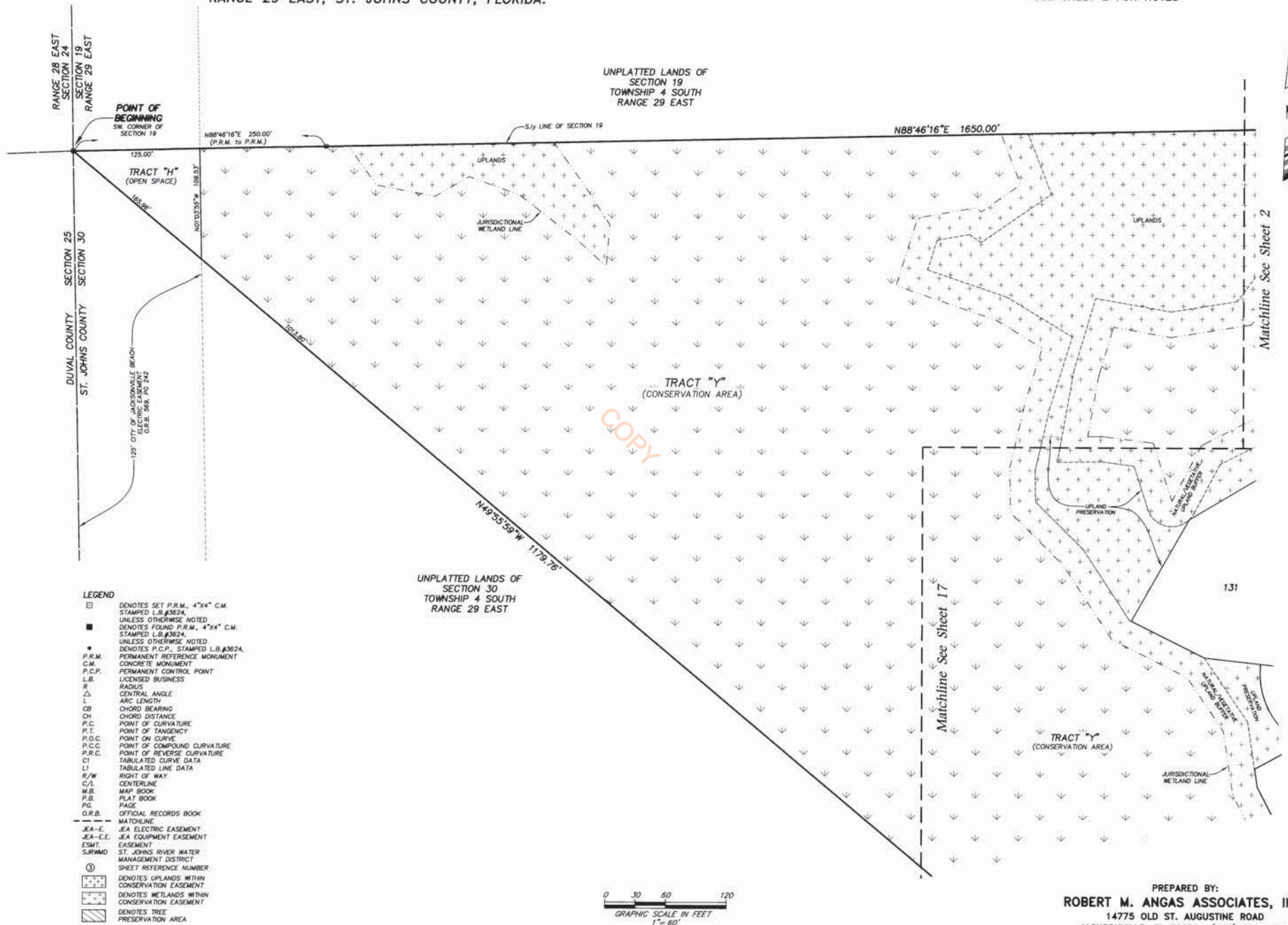
# TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50  
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
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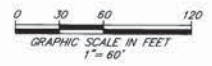
MAP BOOK 74 PAGE 35

SHEET 31 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - 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.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - CT TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.B. PLAT BOOK
  - PD. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - MATCHLINE
  - JA-E. JA ELECTRIC EASEMENT
  - JA-E.E. JA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - S.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ① SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 36

SHEET 32 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

**LEGEND**

- DENOTES SET P.R.M., 4"x4" C.M.  
STAMPED L.B.#3624  
UNLESS OTHERWISE NOTED
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- JE-E-E JEAN EQUIPMENT EASEMENT
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UNPLATTED LANDS OF  
SECTION 50  
PEDRO COCIFACIO GRANT  
TOWNSHIP 4 SOUTH  
RANGE 29 EAST

SECTION 50  
SECTION 19

UNPLATTED LANDS OF  
SECTION 19  
TOWNSHIP 4 SOUTH  
RANGE 29 EAST

N62°04'32"E 3729.95'  
N62°04'32"E 1400.00'  
(P.R.M. TO P.R.M.)

N62°04'32"E 1400.00'  
(P.R.M. TO P.R.M.)

K-9 FOR WARRIORS  
MITIGATION AREA  
O.R.B. 3854, PG. 1679

JURISDICTIONAL WETLAND LINE

TRACT "Z"  
(CONSERVATION AREA)

WETLANDS

NATURAL/VEGETATIVE  
UPLAND BUFFER

JURISDICTIONAL WETLAND LINE

WETLANDS

TRACT "Z"  
(CONSERVATION AREA)

SECTION 19  
SECTION 30

Matchline See Sheet 24

SOUTHERN OAK DRIVE  
(Public 80' R/W)

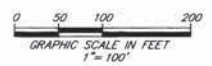
TREE  
PRESERVATION  
AREA  
O.R.B. 3892, PG. 532

SECTION 19  
SECTION 30

Matchline See Sheet 19

Matchline See Sheet 22

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Matchline See Sheet 2

Matchline See Sheet 2

