

# TWENTY MILE AT NOCATEE PHASE 4C

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

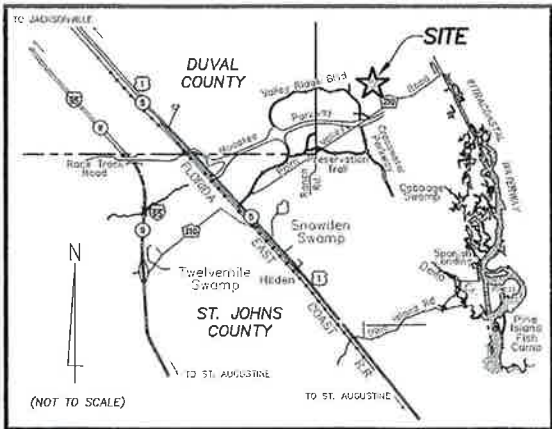
## CAPTION

A portion of Section 29, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Easterly most corner of Tract "T" as depicted on the plat of Twenty Mile at Nocatee Phase 2A, as recorded in Map Book 77, pages 12 through 26 of the Public Records of said county, thence North 29°15'06" West, along the Easterly line of said Tract "T", a distance of 861.58 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 29°15'06" West, along said Easterly line, 348.41 feet to the Northeasterly corner thereof; thence North 19°15'13" West, 472.49 feet; thence North 17°28'32" West, 254.09 feet; thence North 15°26'34" West, 31.80 feet; thence North 64°20'09" East, 112.02 feet; thence North 68°35'00" East, 26.21 feet; thence North 73°59'35" East, 17.21 feet; thence North 76°07'21" East, 21.27 feet; thence North 77°13'30" East, 18.96 feet to a point on a curve concave Southwesterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 30°05'08", an arc length of 15.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 27°49'04" East, 15.57 feet; thence North 77°12'05" East, 94.00 feet; thence South 12°46'29" East, 5.61 feet to the point of curvature of a curve concave Westerly having a radius of 334.50 feet; thence Southerly along the arc of said curve, through a central angle of 03°57'19", an arc length of 23.09 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 10°47'50" East, 23.09 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 1170.00 feet, through a central angle of 09°31'27", an arc length of 194.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 85°25'20" East, 194.27 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 48.00 feet, through a central angle of 123°41'01", an arc length of 103.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°23'00" East, 84.84 feet; thence North 77°13'30" East, 263.15 feet to the point of curvature of a curve concave Southerly having a radius of 588.00 feet; thence Easterly along the arc of said curve, through a central angle of 08°22'40", an arc length of 83.05 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 81°24'50" East, 82.98 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 68.00 feet, through a central angle of 72°08'56", an arc length of 85.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 58°19'22" East, 80.08 feet; thence South 67°00'36" East, 92.12 feet; thence North 22°59'24" East, 60.00 feet; thence South 67°00'36" East, 180.00 feet; thence South 22°59'24" West, 60.00 feet; thence South 67°00'36" East, 110.96 feet to a point on a curve concave Southerly having a radius of 68.00 feet; thence Easterly along the arc of said curve, through a central angle of 50°18'06", an arc length of 59.70 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 76°54'05" East, 57.80 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 838.00 feet, through a central angle of 07°39'52", an arc length of 112.10 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 47°55'06" East, 112.02 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 68.00 feet, through a central angle of 53°52'57", an arc length of 63.95 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 17°08'41" East, 61.62 feet; thence South 39°13'59" East, 126.78 feet to a point on a curve concave Southwesterly having a radius of 62.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 161°53'19", an arc length of 175.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 44°36'31" East, 122.45 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 349.50 feet, through a central angle of 06°29'07", an arc length of 39.56 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 53°35'22" East, 39.54 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 15.00 feet, through a central angle of 100°44'04", an arc length of 26.37 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 79°17'09" East, 23.10 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 445.00 feet, through a central angle of 14°22'49", an arc length of 111.69 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 21°43'43" East, 111.40 feet; thence South 77°23'36" West, 7.40 feet; thence South 05°40'18" East, 30.22 feet; thence North 77°23'36" East, 11.05 feet to a point on a curve concave Westerly having a radius of 445.00 feet; thence Southerly along the arc of said curve, through a central angle of 04°39'33", an arc length of 36.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 08°20'44" East, 36.18 feet; thence South 08°00'57" East, 223.07 feet; thence South 76°24'41" West, 1342.62 feet to the Point of Beginning.

Containing 32.11 acres, more or less.



## VICINITY MAP

## SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, 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 Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 12th day of DECEMBER, 2016.

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

## 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 dedications 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:

Witness  
Austin Ray  
Printed Name  
Gregory J. Barbour  
Printed Name

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. Roy, as Chairman

## STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12 day of December, 2016, by Richard T. Roy, 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.

Lina E Miller  
Notary Public, State of Florida at Large  
Printed Name

My Commission Expires May 9, 2017



## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Twenty Mile at Nocatee Phase 4C, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 7 day of February, 2017. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

## CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Twenty Mile at Nocatee Phase 4C, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 7 day of February, 2017.

James Hance  
Director of the Growth Management Department

## CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Twenty Mile at Nocatee Phase 4C, has been examined and reviewed by the Office of the St. Johns County Attorney on this 7 day of February, 2017.

Paula Sini  
Office of the County Attorney

## CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 83, Pages 77-82 of the public records of St. Johns County, Florida, on this 12th day of February, 2017.

Hunter Conrad  
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 for St. Johns County, Florida, on this 30th day of January, 2017.

Coli Oliver, P.S.M., County Surveyor  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4564

# MAP BOOK 83 PAGE 77

SHEET 1 OF 6 SHEETS

SEE SHEET 2 FOR NOTES

## 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 at Nocatee Phase 4C, 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.

All road right of ways shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

The Owner, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all private road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

Title to Tract "A" (Park), Tracts "B" and "C" (Stormwater Management Facility), Tracts "D" and "F" (Common Area) and Tract "E" (Conservation Area) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts 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 thereof under the plat.

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the 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.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. and JEA-E easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E easements.

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

OWNER: HYDRY COMPANY, LLC  
a Delaware limited liability company

Witness  
Austin Ray  
Print Name  
Gregory J. Barbour  
Print Name

By: Jed V. Davis  
Vice President

## STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12 day of December, 2016, 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 016700

Lina 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







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

## MAP BOOK 83 PAGE 81

SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR NOTES

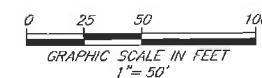
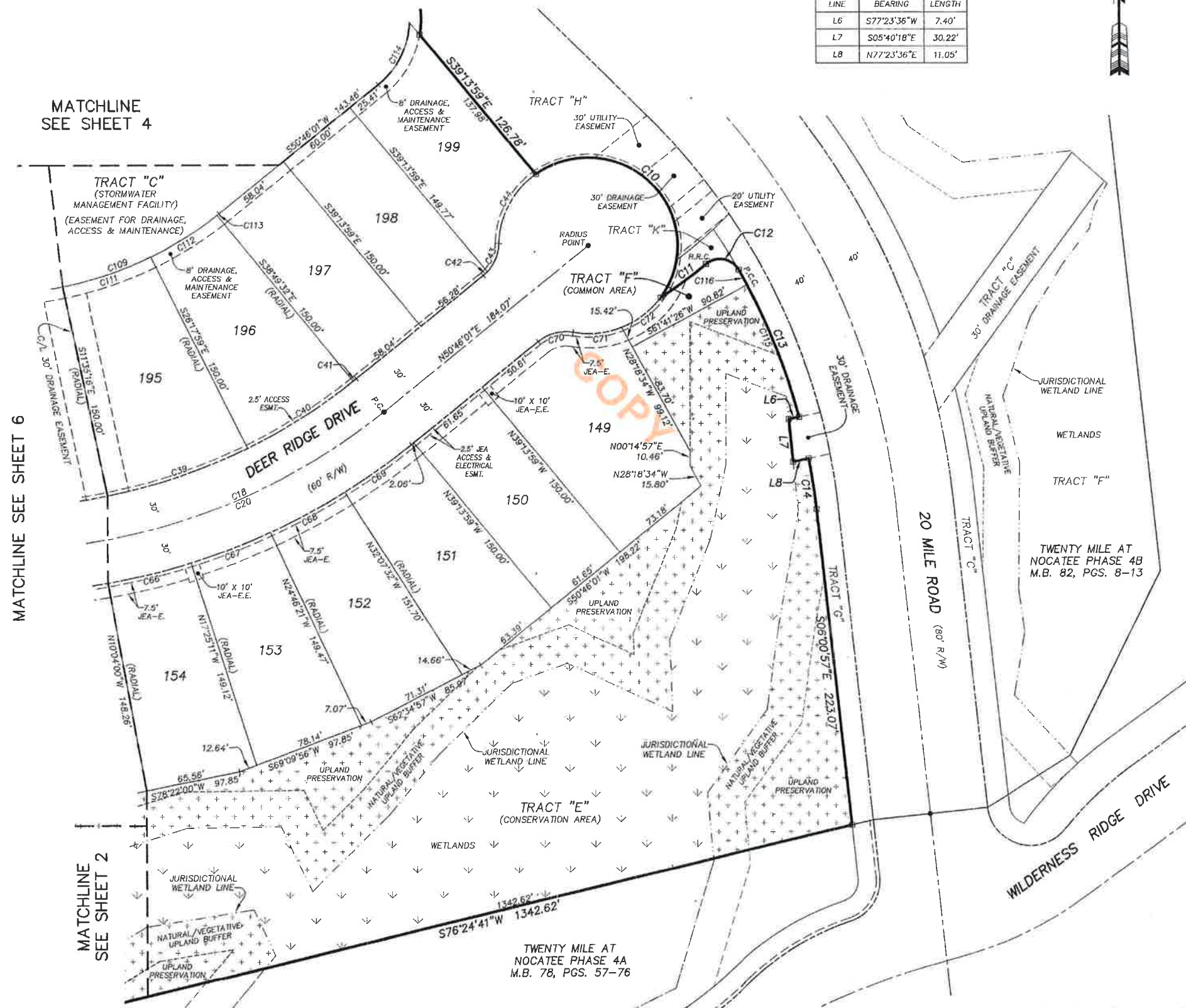
LINE TABLE		
LINE	BEARING	LENGTH
L6	S77°23'36"W	7.40'
L7	S05°40'18"E	30.22'
L8	N77°23'36"E	11.05'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	62.00'	161°53'19"	175.18'	S44°36'31"E	122.45'
C11	349.50'	6°29'07"	39.56'	N53°35'22"E	39.54'
C12	15.00'	100°44'04"	26.37'	S79°17'09"E	23.10'
C13	445.00'	14°22'49"	111.69'	S21°43'43"E	111.40'
C14	445.00'	4°39'33"	36.19'	S08°20'44"E	36.18'
C18	430.00'	93°51'11"	704.36'	S82°18'23"E	628.21'
C20	430.00'	86°39'59"	650.42'	S85°54'00"E	590.17'
C39	400.00'	14°42'43"	102.71'	N71°03'22"E	102.43'
C40	400.00'	12°31'33"	87.45'	N57°26'14"E	87.27'
C41	400.00'	0°24'27"	2.84'	N50°58'14"E	2.84'
C42	30.00'	7°07'36"	3.73'	N47°12'13"E	3.73'
C43	30.00'	42°10'04"	22.08'	N22°33'23"E	21.58'
C44	62.00'	52°58'28"	57.32'	S27°57'36"W	55.30'
C66	460.00'	7°21'11"	59.03'	N76°15'25"E	58.99'
C67	460.00'	7°21'11"	59.03'	N68°54'14"E	58.99'
C68	460.00'	7°21'11"	59.03'	N61°33'04"E	58.99'
C69	460.00'	7°06'27"	57.06'	N54°19'15"E	57.03'
C70	30.00'	49°17'39"	25.81'	S75°24'51"W	25.02'
C71	62.00'	31°41'18"	34.29'	N84°13'01"E	33.85'
C72	62.00'	32°02'14"	34.67'	N52°21'15"E	34.22'
C109	250.00'	37°17'03"	162.68'	N69°24'33"E	159.83'
C111	250.00'	14°42'43"	64.19'	N71°03'22"E	64.02'
C112	250.00'	12°31'33"	54.65'	N57°26'14"E	54.55'
C113	250.00'	0°24'27"	1.78'	N50°58'14"E	1.78'
C114	60.00'	47°59'44"	50.26'	N26°46'09"E	48.80'
C115	445.00'	12°50'08"	99.69'	N20°57'23"W	99.48'
C116	445.00'	1°32'41"	12.00'	N28°08'47"W	12.00'

MATCHLINE  
SEE SHEET 4

MATCHLINE SEE SHEET 6

MATCHLINE  
SEE SHEET 2



LEGEND	
[Symbol]	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
[Symbol]	DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
[Symbol]	CONCRETE MONUMENT
[Symbol]	PERMANENT CONTROL POINT
[Symbol]	LICENSED BUSINESS
[Symbol]	RADIUS
[Symbol]	CENTRAL ANGLE
[Symbol]	ARC LENGTH
[Symbol]	CHORD BEARING
[Symbol]	CHORD DISTANCE
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[Symbol]	POINT OF TANGENCY
[Symbol]	POINT ON CURVE
[Symbol]	POINT OF COMPOUND CURVATURE
[Symbol]	POINT OF REVERSE CURVATURE
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[Symbol]	TABULATED LINE DATA
[Symbol]	NON-RADIAL
[Symbol]	NON-TANGENT
[Symbol]	RIGHT OF WAY
[Symbol]	CENTERLINE
[Symbol]	MAP BOOK
[Symbol]	PAGE
[Symbol]	OFFICIAL RECORDS BOOK
[Symbol]	JEA-E
[Symbol]	JEA-E.E.
[Symbol]	EASEMENT
[Symbol]	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
[Symbol]	TRACT
[Symbol]	MATCHLINE
[Symbol]	SHEET REFERENCE NUMBER
[Symbol]	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
[Symbol]	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

PREPARED BY:  
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# TWENTY MILE AT NOCATEE PHASE 4C

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 29 EAST,  
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MAP BOOK 83 PAGE 82

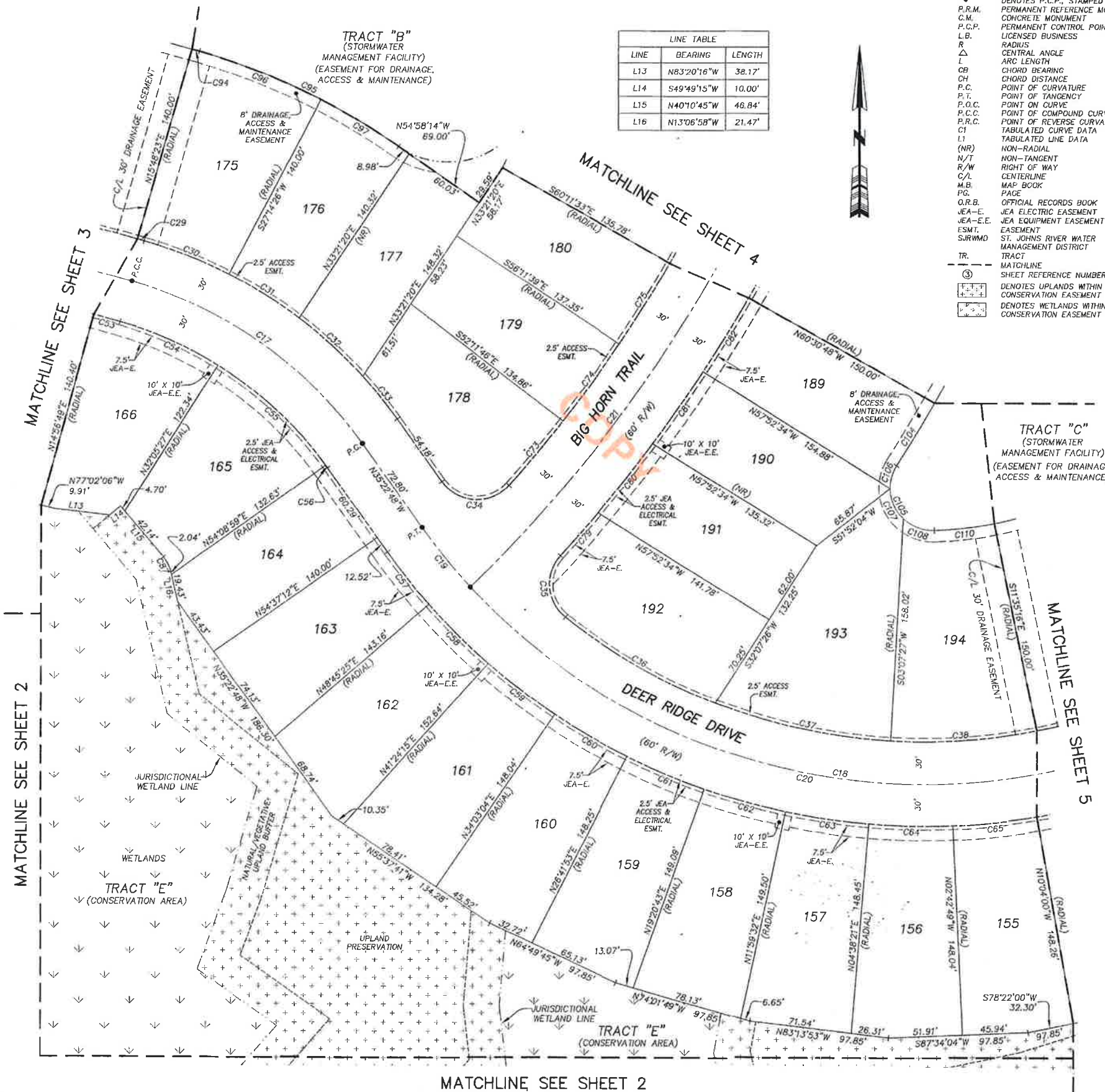
SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR NOTES

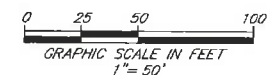
## LEGEND

- DENOTES SET 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, PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R. RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- C.I. TABULATED CURVE DATA
- LI TABULATED LINE DATA
- (NR) NON-RADIAL
- N/T NON-TANGENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESM.T. EASEMENT
- SURWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- TR. TRACT
- ③ MATCHLINE SHEET REFERENCE NUMBER
- [Symbol] DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- [Symbol] DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L13	N83°20'16"W	38.17'
L14	S49°49'15"W	10.00'
L15	N40°10'45"W	48.84'
L16	N13°06'58"W	21.47'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	300.00'	38°32'59"	201.85'	S54°39'18"E	198.06'
C18	430.00'	93°51'11"	704.36'	S82°18'23"E	628.21'
C19	430.00'	7°11'12"	53.94'	S38°58'24"E	53.90'
C20	430.00'	86°39'59"	650.42'	S85°54'00"E	590.17'
C21	1000.00'	22°25'34"	391.41'	N34°12'11"E	388.92'
C29	1030.00'	0°15'49"	4.74'	N74°03'42"W	4.74'
C30	330.00'	11°10'13"	64.34'	N68°20'41"W	64.23'
C31	330.00'	10°03'36"	57.94'	N57°43'46"W	57.87'
C32	330.00'	10°34'09"	60.87'	N47°24'54"W	60.79'
C33	330.00'	6°45'02"	38.88'	N38°45'19"W	38.86'
C34	30.00'	103°19'13"	54.10'	S87°02'24"E	47.06'
C35	30.00'	93°18'46"	48.86'	S04°36'24"E	43.64'
C36	400.00'	17°32'09"	122.42'	S60°01'52"E	121.95'
C37	400.00'	18°04'36"	126.20'	S77°50'15"E	125.68'
C38	400.00'	14°42'43"	102.71'	N85°46'05"E	102.43'
C53	970.00'	1°07'24"	19.02'	N74°29'29"W	19.02'
C54	270.00'	16°01'14"	75.50'	N65°55'10"W	75.25'
C55	270.00'	22°03'32"	103.95'	N46°52'47"W	103.31'
C56	270.00'	0°28'13"	2.22'	N35°36'55"W	2.22'
C57	460.00'	5°51'47"	47.07'	S38°18'41"E	47.05'
C58	460.00'	7°21'11"	59.03'	S44°55'10"E	58.99'
C59	460.00'	7°21'11"	59.03'	S52°16'21"E	58.99'
C60	460.00'	7°21'11"	59.03'	S59°37'31"E	58.99'
C61	460.00'	7°21'11"	59.03'	S66°58'42"E	58.99'
C62	460.00'	7°21'11"	59.03'	S74°19'53"E	58.99'
C63	460.00'	7°21'11"	59.03'	S81°41'03"E	58.99'
C64	460.00'	7°21'11"	59.03'	S89°02'14"E	58.99'
C65	460.00'	7°21'11"	59.03'	N83°36'35"E	58.99'
C73	970.00'	3°29'45"	59.18'	N39°33'07"E	59.17'
C74	970.00'	3°59'53"	67.69'	N35°48'18"E	67.67'
C75	970.00'	3°59'53"	67.69'	N31°48'24"E	67.67'
C79	1030.00'	2°14'39"	40.34'	N40°55'39"E	40.34'
C80	1030.00'	3°28'05"	62.35'	N38°04'17"E	62.34'
C81	1030.00'	3°27'10"	62.07'	N34°36'40"E	62.06'
C82	1030.00'	3°23'53"	61.09'	N31°11'08"E	61.08'
C87	25.00'	27°03'47"	11.81'	N26°38'51"W	11.70'
C84	1170.00'	0°15'49"	5.39'	N74°03'42"W	5.39'
C95	470.00'	18°57'33"	155.52'	N64°27'01"W	154.81'
C96	470.00'	11°10'13"	91.63'	N68°20'41"W	91.49'
C97	470.00'	7°47'20"	63.89'	N58°51'54"W	63.84'
C104	1180.00'	2°30'52"	51.79'	N30°44'38"E	51.78'
C105	30.00'	123°57'00"	64.90'	S29°58'26"E	52.96'
C106	30.00'	32°43'09"	17.13'	S15°38'30"W	16.90'
C107	30.00'	45°44'01"	23.95'	S23°35'06"E	23.32'
C108	30.00'	45°29'49"	23.82'	S69°12'01"E	23.20'
C110	250.00'	9°38'21"	42.06'	N83°13'54"E	42.01'



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