

# LAKESIDE AT TOWN CENTER PHASE 3

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

MAP BOOK 75 PAGE 3

SHEET 1 OF 5 SHEETS

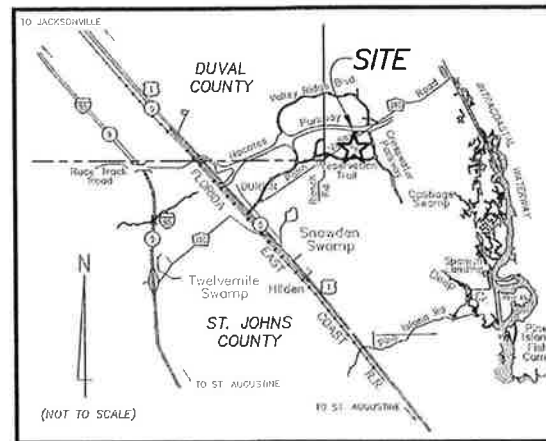
SEE SHEET 2 FOR NOTES

### CAPTION

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, begin at the Northwest corner of Tract "A", as depicted on the plat of Lakeside at Town Center Phase 1, as recorded in Map Book 68, pages 35 through 39 of the Public Records of said county, thence South 16°41'34" West, along the Westerly line of said plat, 121.09 feet to a point lying on the Westerly right of way line of Palm Breeze Drive, a 60 foot right of way as presently established, said Westerly right of way line being a curve concave Southwesterly having a radius of 25.00 feet; thence Southerly along said Westerly right of way line the following 11 courses: Course 1, thence Southeasterly along the arc of said curve, through a central angle of 89°09'47", an arc length of 38.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°43'33" East, 35.10 feet; Course 2, thence South 15°51'21" West, 219.62 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 89°04'22", an arc length of 38.87 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 60°23'32" West, 35.07 feet; Course 4, thence South 16°46'58" West, 50.03 feet to a point lying on a curve concave Southwesterly having a radius of 25.00 feet; Course 5, thence Southeasterly along the arc of said curve, through a central angle of 90°55'38", an arc length of 39.67 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 29°36'28" East, 35.64 feet; Course 6, thence South 15°51'21" West, 219.65 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 7, thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 60°51'21" West, 35.36 feet; Course 8, thence South 15°51'21" West, 50.00 feet to a point lying on a curve concave Southwesterly having a radius of 25.00 feet; Course 9, thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 29°08'39" East, 35.36 feet; Course 10, thence South 15°51'21" West, 574.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 29°08'39" East, 35.36 feet; Course 11, thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 60°51'21" West, 42.43 feet; thence North 74°08'39" West, departing said Westerly right of way line, 204.50 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 89°57'17", an arc length of 39.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 29°10'01" West, 35.34 feet; thence North 15°48'38" East, 10.00 feet; thence North 74°11'22" West, 50.00 feet; thence South 15°48'38" West, 9.92 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°02'43", an arc length of 39.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 60°49'59" West, 35.37 feet; thence North 74°08'39" West, 226.42 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 95°41'23", an arc length of 41.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°17'58" West, 37.07 feet; thence North 21°32'44" East, 54.87 feet to the point of curvature of a curve concave Westerly having a radius of 2113.00 feet; thence Northerly along the arc of said curve, through a central angle of 13°59'24", an arc length of 515.93 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 14°33'02" East, 514.65 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 82°26'40", an arc length of 35.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 48°16'40" East, 32.95 feet; thence Due East, 20.88 feet; thence Due North, 50.00 feet; thence Due West, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 41.39 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 42°34'13" West, 36.82 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 2113.00 feet, through a central angle of 04°51'34", an arc length of 179.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°25'47" East, 179.16 feet; thence Due North, 28.88 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°00'00" East, 35.36 feet; thence Due East, 10.00 feet; thence Due North, 50.00 feet; thence Due West, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°00'00" West, 35.36 feet; thence Due North, 210.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°00'00" East, 35.36 feet; thence Due East, 10.00 feet; thence Due North, 50.00 feet; thence Due West, 64.74 feet; thence Due North, 55.69 feet; thence North 87°52'24" East, 369.99 feet to the point of curvature of a curve concave Southerly having a radius of 1305.60 feet; thence Easterly along the arc of said curve, through a central angle of 1916°53", an arc length of 439.17 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 82°29'09" East, 437.10 feet.

Containing 20.86 acres, more or less.



VICINITY MAP

### 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  
Witness  
Michael O'Steen  
Printed Name

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

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

By: Richard T. Ray  
Richard T. Ray as Chairman

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 25 day of March, A.D., 2015, by Richard T. Ray, the Chairman of the Tolomata 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.

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

My Commission Expires May 9, 2017  
Commission Number FE 016700



### CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Lakeside at Town Center Phase 3, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 25 day of March, A.D., 2015. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chairman, Board of County Commissioners

### CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Lakeside at Town Center Phase 3, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 25 day of March, A.D., 2015.

Director of the Growth Management Department

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Lakeside at Town Center Phase 3, has been examined and reviewed by the Office of the St. Johns County Attorney on this 25 day of March, A.D., 2015.

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 75, Pages 3-7 of the public records of St. Johns County, Florida, on this 25 day of March, A.D., 2015.

Clerk of the Circuit Court

### ADOPTION AND DEDICATION

This is to certify that TC Development, LLC, a Florida limited liability company, is the lawful Owner of the lands described in the caption shown hereon which shall hereafter be known as Lakeside at Town Center Phase 3, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. The road right of ways shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

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

Title to Tract "A" (Neighborhood Park) and Tracts "B" and "C" (Common Area/Landscape) 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, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

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

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(2B) 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.

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 officers, acting by and with the authority of its board of directors.

Witness  
Michael O'Steen  
Printed Name  
Witness  
John M. White  
Printed Name

OWNER: TC DEVELOPMENT, LLC  
a Florida limited liability company

By: Jed V. Davis  
Jed V. Davis  
Vice President

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 25 day of March, 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 FE 016700



### 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 25 day of March, A.D., 2015.

County Surveyor



### 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 26 day of MARCH, A.D., 2015.

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



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

# LAKESIDE AT TOWN CENTER PHASE 3

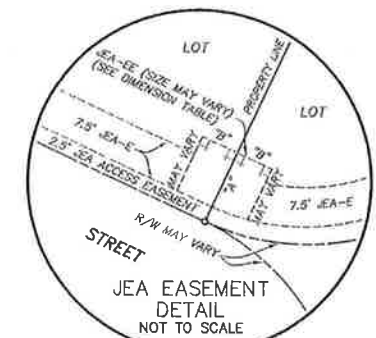
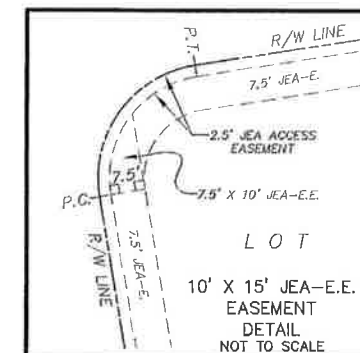
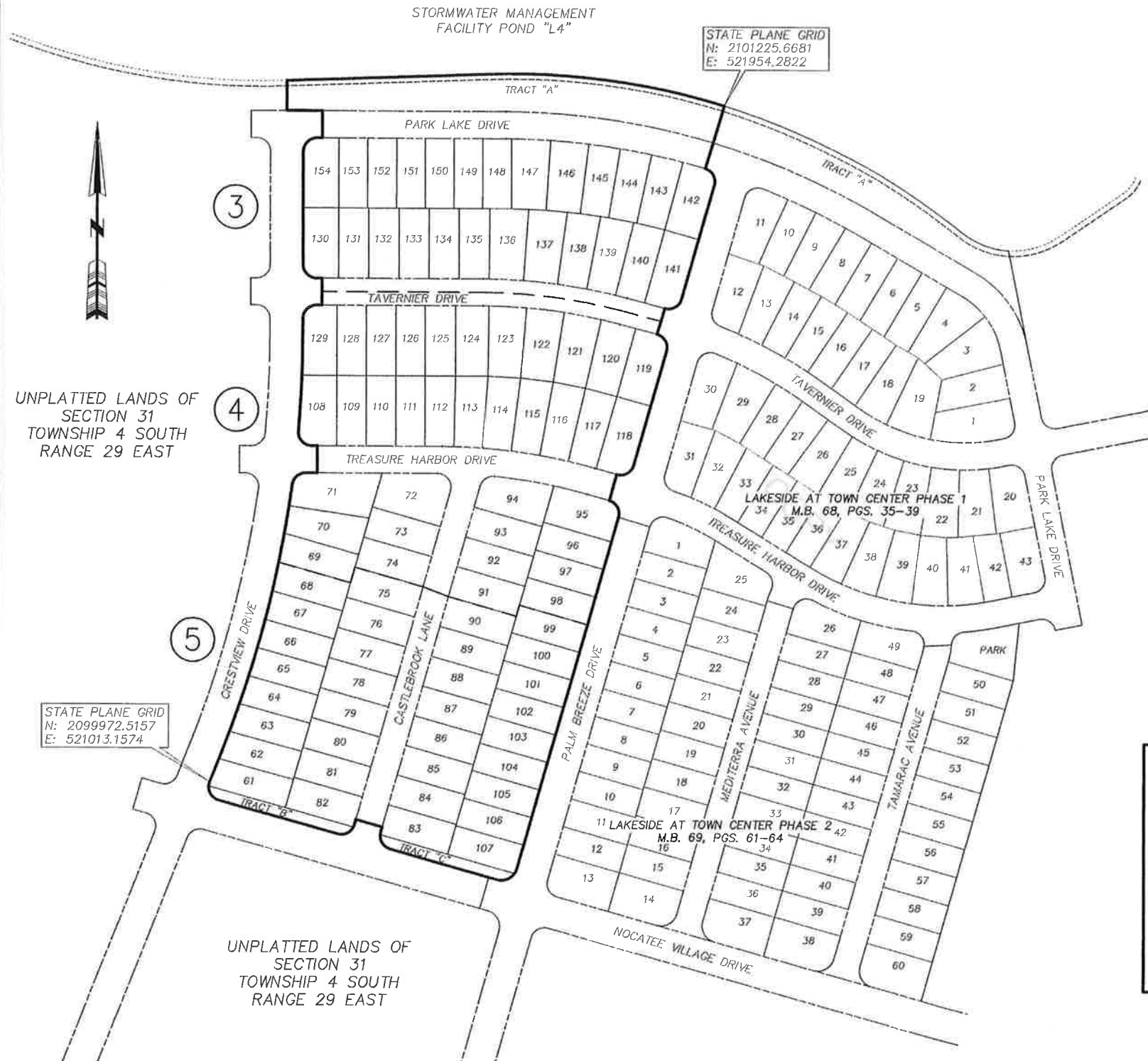
A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA.

**NOTES**

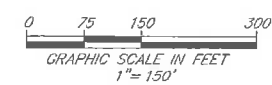
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Westerly line of Lakeside at Town Center Phase 1 as being South 16°41'34" West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930  
Coordinate Datum: State Plane values in U.S. survey feet Florida East Zone,  
North American Datum (NAD83) (NSRS 2011).
- 3) **NOTICE:** This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
- 4) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- 5) Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
- 6) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
- 7) JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
- 8) JEA-E.E. denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.
- 9) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979, as amended by Official Records Book 3305, Page 571 of the Public Records of St. Johns County, Florida.
- 10) Lands depicted hereon are subject to Master Drainage Easement Agreement recorded in Official Records Book 3418, Page 348 of the Public Records of St. Johns County, Florida.

**LEGEND**

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- P.R.M. CONCRETE MONUMENT
- C.M. PERMANENT CONTROL POINT
- P.C.P. LICENSED BUSINESS
- L.B. RADIUS
- R. CENTRAL ANGLE
- △ ARC LENGTH
- L. CHORD BEARING
- CB CHORD DISTANCE
- CH POINT OF CURVATURE
- P.C. POINT OF TANGENCY
- P.T. POINT ON CURVE
- P.O.C. POINT OF COMPOUND CURVATURE
- P.C.C. POINT OF REVERSE CURVATURE
- P.R.C. TABULATED CURVE DATA
- C1 TABULATED LINE DATA
- L1 RIGHT OF WAY
- R/W CENTERLINE
- C/L MAP BOOK
- M.B. PAGE
- PG. MATCHLINE
- EASEMENT
- ③ SHEET REFERENCE NUMBER



JEA DIMENSION TABLE		
7.5'	10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
7.5'	15'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
7.5'	10'	TYPICAL 7.5'x10' JEA EQUIPMENT EASEMENT



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

# LAKESIDE AT TOWN CENTER PHASE 3

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



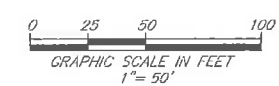
R=1305.00'  
Δ=19°16'53"  
L=439.17'  
CB=S82°29'09"E  
CH=437.10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°46'58"W	50.03'
L11	DUE NORTH	50.00'
L12	DUE WEST	10.00'
L13	DUE EAST	10.00'
L14	DUE NORTH	50.00'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, 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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  - TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - MATCHLINE
  - ESMT. EASEMENT
  - ③ SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	89°09'47"	38.90'	S28°43'33"E	35.10'
C2	25.00'	89°04'22"	38.87'	S60°23'32"W	35.07'
C13	25.00'	90°00'00"	39.27'	N45°00'00"W	35.36'
C14	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C18	1000.00'	14°55'42"	260.55'	N82°32'09"W	259.81'
C19	1300.00'	16°41'34"	376.75'	N81°39'13"W	377.41'
C20	1275.00'	0°28'48"	10.68'	N89°45'36"W	10.68'
C21	1275.00'	3°13'31"	71.77'	N87°54'27"W	71.76'
C22	1275.00'	3°09'00"	70.10'	N84°43'11"W	70.09'
C23	1275.00'	2°37'46"	58.51'	N81°49'48"W	58.51'
C24	1275.00'	2°37'46"	58.51'	N79°12'03"W	58.51'
C25	1275.00'	2°39'14"	59.06'	N76°33'33"W	59.05'

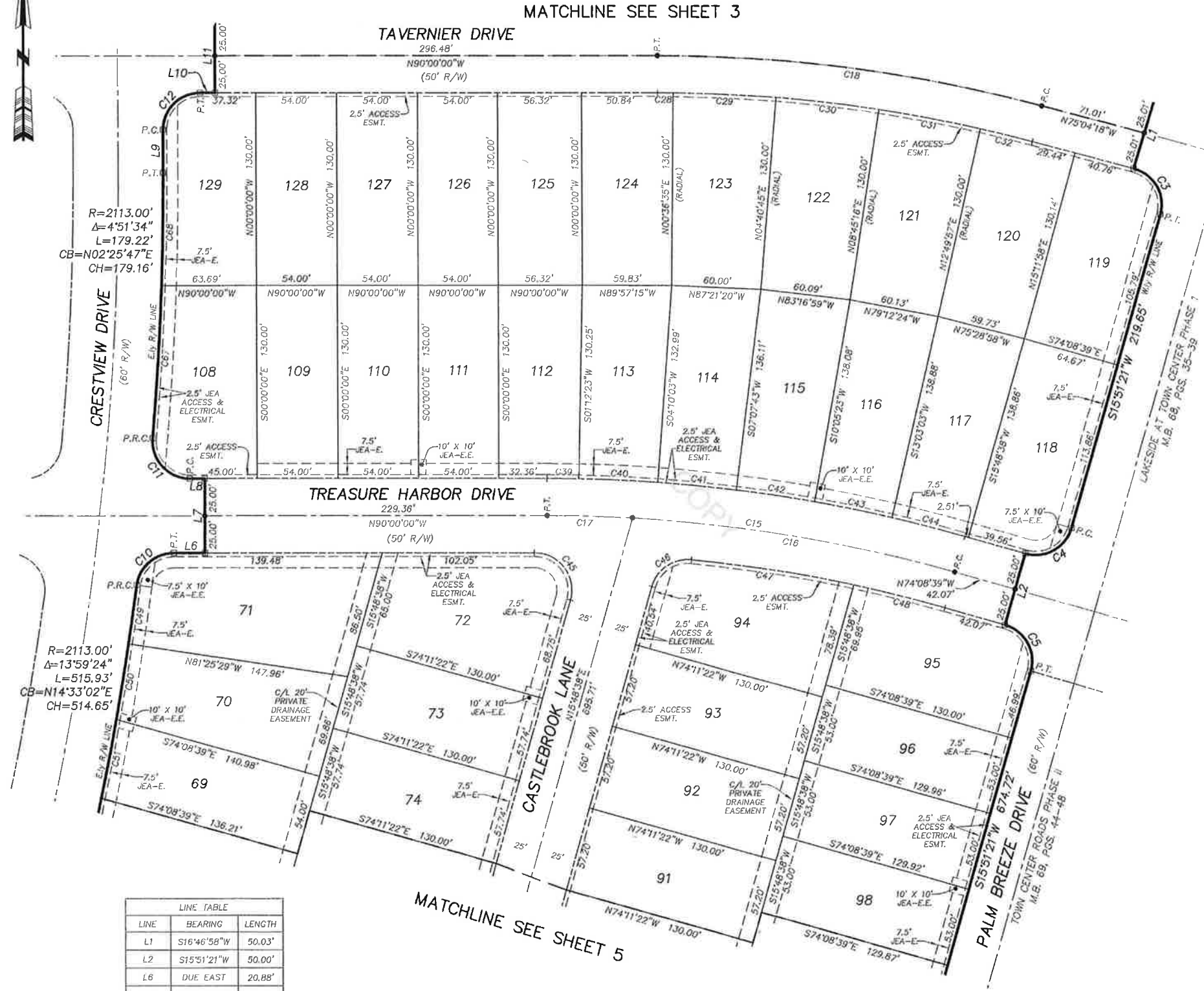
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C26	1275.00'	1°55'30"	42.84'	N74°16'11"W	42.83'
C27	1325.00'	16°41'34"	386.03'	N81°39'13"W	384.67'
C33	1025.00'	0°34'38"	10.33'	N89°42'41"W	10.33'
C34	1025.00'	3°32'13"	63.27'	N87°39'15"W	63.26'
C35	1025.00'	3°30'34"	62.78'	N84°07'52"W	62.78'
C36	1025.00'	3°02'16"	54.35'	N80°51'26"W	54.34'
C37	1025.00'	3°02'16"	54.35'	N77°49'10"W	54.34'
C38	1025.00'	1°13'45"	21.99'	N75°41'10"W	21.99'



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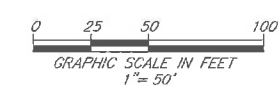
R=2113.00'  
Δ=4°51'34"  
L=179.22'  
CB=N02°25'47"E  
CH=179.16'

R=2113.00'  
Δ=13°59'24"  
L=515.93'  
CB=N14°33'02"E  
CH=514.65'

LINE	BEARING	LENGTH
L1	S16°46'58"W	50.03'
L2	S15°51'21"W	50.00'
L6	DUE EAST	20.88'
L7	DUE NORTH	50.00'
L8	DUE WEST	10.00'
L9	DUE NORTH	28.88'
L10	DUE EAST	10.00'
L11	DUE NORTH	50.00'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	25.00'	90°55'38"	39.67'	S29°36'28"E	35.64'
C4	25.00'	90°00'00"	39.27'	S60°51'21"W	35.36'
C5	25.00'	90°00'00"	39.27'	S29°08'39"E	35.36'
C10	25.00'	82°26'40"	35.97'	N48°46'40"E	32.95'
C11	25.00'	94°51'34"	41.39'	N42°34'13"W	36.82'
C12	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C15	1000.00'	15°51'21"	276.74'	N80°26'23"W	275.85'
C16	1000.00'	12°35'27"	219.75'	N80°26'23"W	219.31'
C17	1000.00'	3°15'54"	56.99'	N88°22'03"W	56.98'
C18	1000.00'	14°55'42"	260.55'	N82°32'09"W	259.81'
C28	975.00'	0°36'35"	10.38'	N89°41'42"W	10.38'
C29	975.00'	4°04'10"	69.25'	N87°21'20"W	69.23'
C30	975.00'	4°04'30"	69.35'	N83°16'59"W	69.33'
C31	975.00'	4°04'41"	69.40'	N79°12'24"W	69.38'
C32	975.00'	2°05'46"	35.67'	N76°07'10"W	35.67'
C39	1025.00'	1°11'10"	21.22'	N89°24'25"W	21.22'
C40	1025.00'	2°57'40"	52.97'	N87°20'00"W	52.97'
C41	1025.00'	2°57'40"	52.97'	N84°22'20"W	52.97'
C42	1025.00'	2°57'40"	52.98'	N81°24'40"W	52.97'
C43	1025.00'	2°57'41"	52.98'	N78°26'59"W	52.97'
C44	1025.00'	2°49'30"	50.54'	N75°33'24"W	50.53'
C45	25.00'	105°48'38"	46.17'	N37°05'41"W	39.88'
C46	25.00'	79°51'44"	34.85'	S55°44'30"W	32.09'
C47	975.00'	6°28'45"	110.26'	N81°05'16"W	110.20'
C48	975.00'	3°42'14"	63.03'	N75°59'46"W	63.02'
C49	2113.00'	1°04'50"	39.85'	N08°05'45"E	39.85'
C50	2113.00'	1°23'42"	51.44'	N09°20'01"E	51.44'
C51	2113.00'	1°28'12"	54.22'	N10°45'58"E	54.21'
C67	2113.00'	2°47'42"	103.08'	N03°27'43"E	103.07'
C68	2113.00'	2°03'52"	76.13'	N01°01'56"E	76.13'

- LEGEND**
- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CURVATURE 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
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.G. PAGE
  - MATCHLINE
  - ESMT. EASEMENT
  - ③ SHEET REFERENCE NUMBER



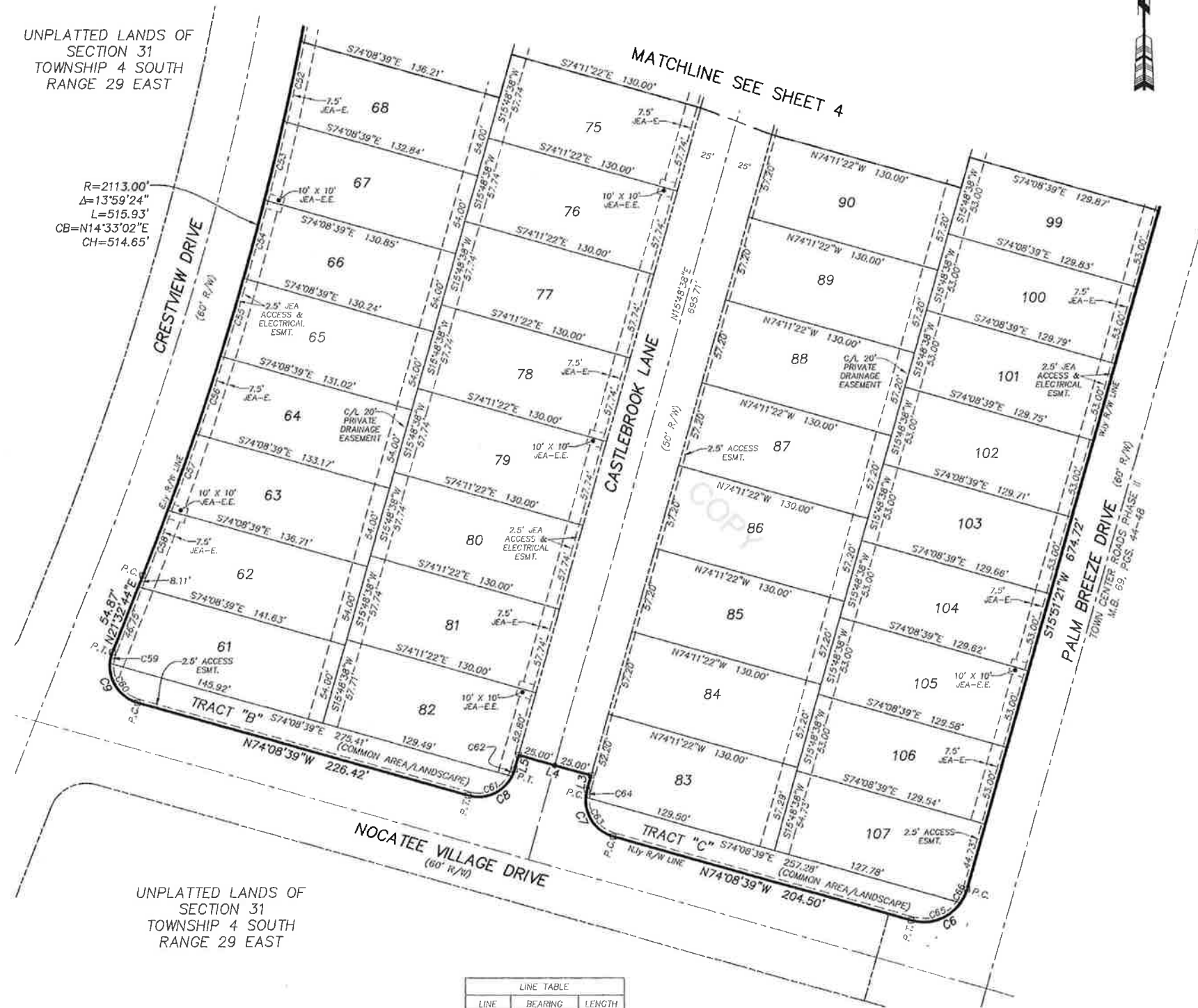
PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# LAKESIDE AT TOWN CENTER PHASE 3

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

UNPLATTED LANDS OF  
SECTION 31  
TOWNSHIP 4 SOUTH  
RANGE 29 EAST

R=2113.00'  
Δ=13°59'24"  
L=515.93'  
CB=N14°33'02"E  
CH=514.65'



UNPLATTED LANDS OF  
SECTION 31  
TOWNSHIP 4 SOUTH  
RANGE 29 EAST

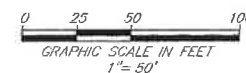
LINE	BEARING	LENGTH
L3	N15°48'38"E	10.00'
L4	N74°11'22"W	50.00'
L5	S15°48'38"W	9.92'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	30.00'	90°00'00"	47.12'	S60°51'21"W	42.43'
C7	25.00'	89°57'17"	39.25'	N29°10'01"W	35.34'
C8	25.00'	90°02'43"	39.29'	S60°49'59"W	35.37'
C9	25.00'	95°41'23"	41.75'	N26°17'58"W	37.07'
C52	2113.00'	1°28'02"	54.11'	N12°14'05"E	54.11'
C53	2113.00'	1°27'55"	54.04'	N13°42'04"E	54.04'
C54	2113.00'	1°27'52"	54.01'	N15°09'57"E	54.00'
C55	2113.00'	1°27'52"	54.01'	N16°37'49"E	54.00'
C56	2113.00'	1°27'55"	54.04'	N18°05'43"E	54.04'
C57	2113.00'	1°28'03"	54.11'	N19°33'42"E	54.11'
C58	2113.00'	1°15'01"	46.11'	N20°55'13"E	46.11'
C59	25.00'	17°13'36"	7.52'	S12°55'56"W	7.49'
C60	25.00'	78°27'47"	34.24'	S34°54'46"E	31.62'
C61	25.00'	78°27'47"	34.24'	N66°37'27"E	31.62'
C62	25.00'	11°34'56"	5.05'	N21°36'06"E	5.05'
C63	25.00'	78°27'47"	34.24'	S34°54'46"E	31.62'
C64	25.00'	11°29'30"	5.01'	S10°03'53"W	5.01'
C65	30.00'	70°31'44"	36.93'	N70°35'29"E	34.64'
C66	30.00'	19°28'16"	10.20'	N25°35'29"E	10.15'

### LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- P.R.M. PERMANENT REFERENCE MONUMENT
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- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
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