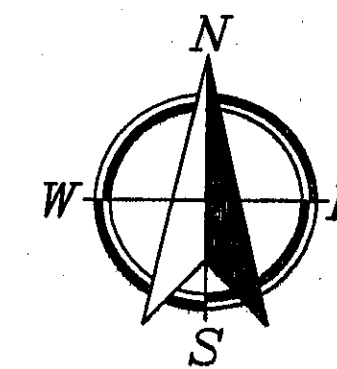
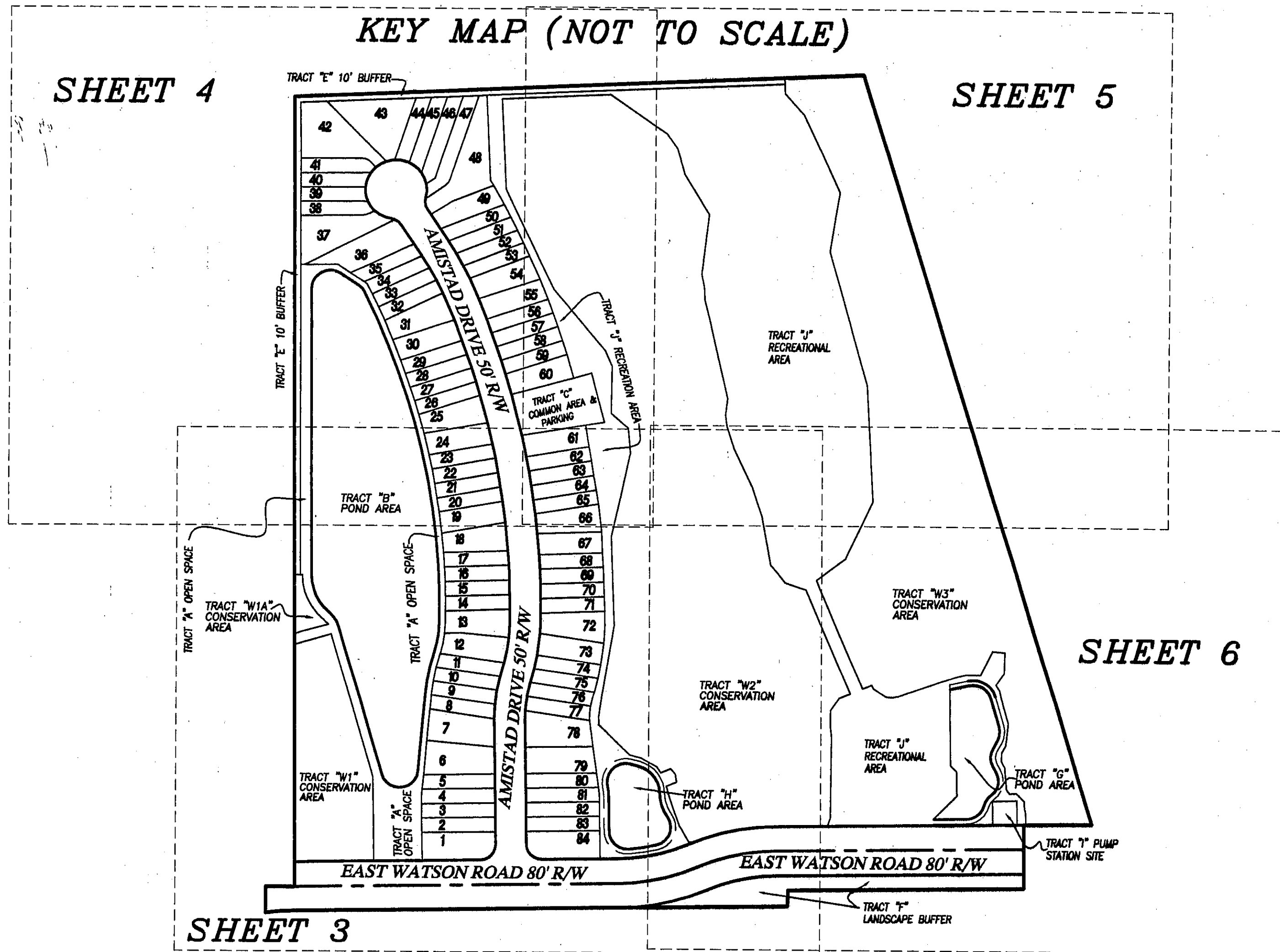


VILLAGES OF VALENCIA PHASE 1

BEING A REPLAT OF TRACT "D", ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGES 95 THROUGH 106 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF TRACT "M" (UTILITY SITE), REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 13, PAGES 114 THROUGH 124 IN SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF GOVERNMENT LOT 14, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

MAP BOOK 60 PAGE 82
SHEET 2 OF 6 SHEETS



GENERAL NOTES:

- 1) BEARINGS BASED ON N 00°20'45"W FOR THE EASTERLY LINE OF MOULTRIE HEIGHTS PER ENGINEERING PLANS PREPARED BY TAYLOR & WHITE, INC.
- 2) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) THE INTENDED USE OF THESE COORDINATES IS FOR ST. JOHNS COUNTY GIS BASE MAPPING PURPOSES ONLY AND ARE BASED ON PUBLISHED DATA FOR THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS. (DURBIN 2 - NATIONAL GEODETIC SURVEY PID # BC0581) (STAUPORT - NATIONAL GEODETIC SURVEY PID # AQ2652)

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET

LEGEND:

PC=POINT OF CURVATURE
PT=POINT OF TANGENCY
PI=POINT OF INTERSECTION
PRC=POINT OF REVERSE CURVATURE
PCC=POINT OF COMPOUND CURVATURE
R=RADIUS
CH=CHORD
L=LENGTH
MSL=MEAN SEA LEVEL
SEC=SECTION
IP=IRON PIPE
CM=CONCRETE MONUMENT
PRM=PERMANENT REFERENCE MONUMENT
APPROX. = APPROXIMATE
(R) DENOTES RADIAL LOT LINES
BI= DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED "PRM-LB-4622"
●= DENOTES SET "PK" NAIL SET ● PCP STAMPED "PCP-LB-4622"
■= DENOTES FOUND 4"x4" CM "NFS LB1853" (EXCEPT WHERE NOTED)
(PCP DENOTES PERMANENT CONTROL POINT)

Δ OR D=DELTA ANGLE
R/W=RIGHT-OF-WAY
PB=PLAT BOOK
MB=MAP BOOK
DB=DEED BOOK
ORV=OFFICIAL RECORDS VOLUME
ORB=OFFICIAL RECORDS BOOK
PG=PAGE
C= CENTERLINE
NTS=NOT TO SCALE
FND=FOUND
TRAV=TRAVERSE
P=PROPERTY LINE

EASEMENT NOTE:

THERE IS A DRAINAGE AND RETENTION EASEMENT AGREEMENT AS DESCRIBED IN ORB 2528, PAGE 1511, WHICH COVERS THE LAND DESCRIBED IN THE CAPTION HEREON.



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