

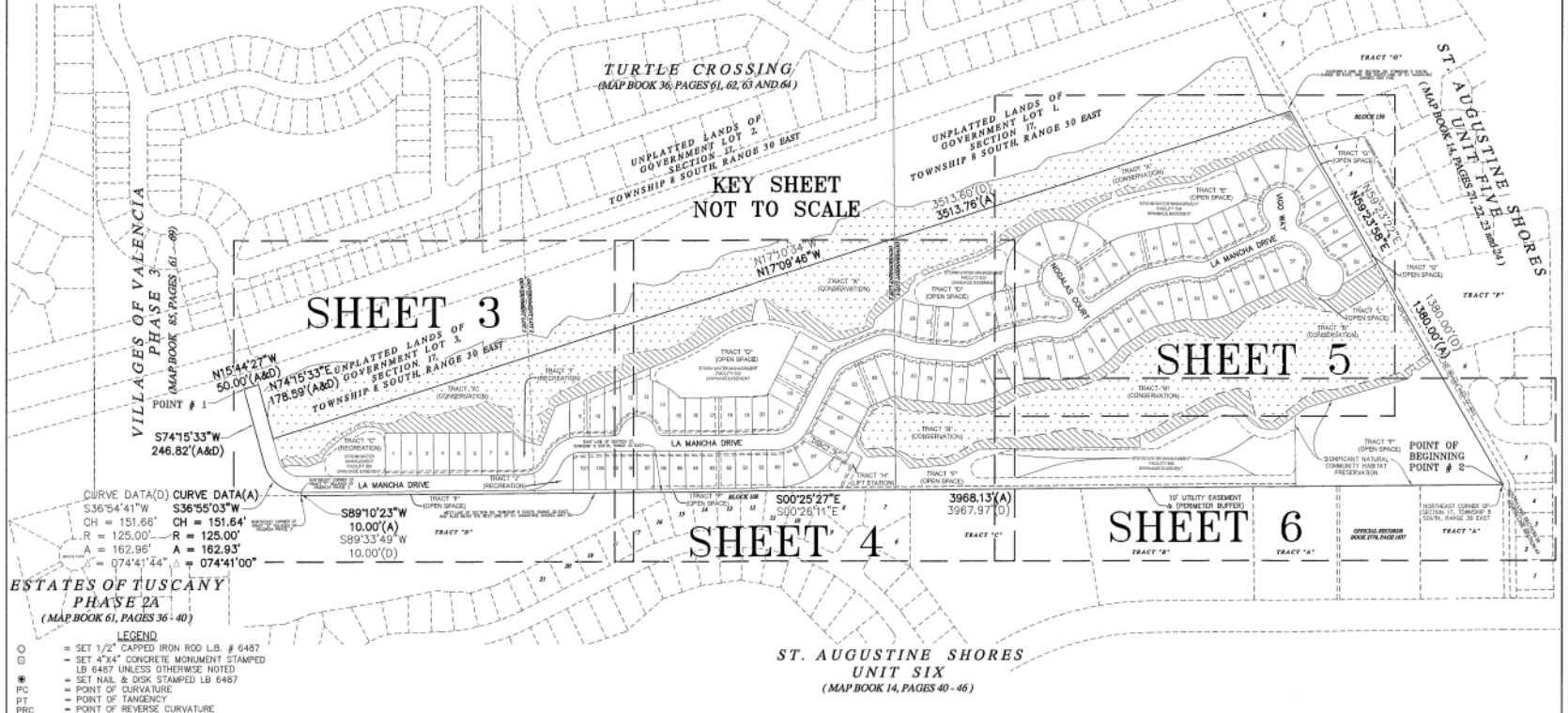
VILLAGES OF VALENCIA PHASE 5  
A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 17, TOWNSHIP 8 SOUTH,  
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 95 PAGE 2  
SHEET 2 OF 6 SHEETS

- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTH LINE OF LA MANCHA DRIVE AS BEING NORTH 74°33' EAST.
- NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS RECORDED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR LEGAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EXISTING OR OTHER RIGHTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAN WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL FROM THE RELEVANT AGENCY. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REVISED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODESIC CONTROL RELIES UPON FOR THESE VALLEYS WAS NATIONAL - FLORIDA EAST ZONE - US FEET. THE GEODESIC NETWORK CONTROL STATION DURG. COORDINATES ARE BASED ON STATE PLANE COORDINATES - FLORIDA EAST ZONE - US FEET.
- UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
- ALL PLATTER UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- STORMWATER MANAGEMENT FACILITIES 501, 502, 503, 504 AND 505 DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAN.
- OWNER HEREBY RESERVES FOR HIMSELF AND ANY FUTURE OWNER OF TRACTS C, D, E AND F AND THE HOLDERS(S) OF THE EASEMENT INTERESTS IN STORMWATER MANAGEMENT FACILITY 501, 502, 503 AND 505 DRAINAGE EASEMENTS AN EASEMENT FOR OVERFLOW DRAINAGE FROM THE OVERFLOW STRUCTURES FOR STORMWATER MANAGEMENT FACILITY 501, 502, 503, 504 AND 505 DRAINAGE EASEMENTS TO BE INSTALLED PER THE ENGINEERING PLANS FOR THE PROPERTY INTO ADJACENT JURISDICTIONAL WETLANDS.
- EACH EASEMENT CREATED BY THIS PLAN AND DESIGNATED AS A "DRAINAGE EASEMENT" SHALL REMAIN UNOBTAINED BY ANY PERMANENT IMPROVEMENTS WHICH MAY INTERFERE WITH THE USE OF SAID EASEMENTS FOR SUCH PURPOSES BY AUTHORIZED PERSONS OR ENTITIES.
- EACH EASEMENT CREATED BY THIS PLAN AND DESIGNATED AS A "DRAINAGE AND ACCESS EASEMENT" SHALL REMAIN TOTALLY UNOBTAINED BY ANY PERMANENT IMPROVEMENTS WHICH MAY INTERFERE WITH THE USE OF SAID EASEMENTS FOR SUCH PURPOSES BY AUTHORIZED PERSONS OR ENTITIES.
- THE "SOMEWHAT NATURAL, CONSISTENT HABITAT PRESERVATION" AREA SHOWN ON THIS PLAN SHALL REMAIN NATURAL, VEGETATED, AND UNOBTAINED.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED JULY 18, 2007 IN OFFICIAL RECORDS BOOK 2303, PAGE 441 AND TOGETHER WITH THE ASSIGNMENT OF RIGHTS OF RECORD RECORDED MAY 20, 2011 IN OFFICIAL RECORDS BOOK 3438, PAGE 1147 AND TOGETHER WITH THE SUPPLEMENTAL DECLARATION AND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED JULY 15, 2011 IN OFFICIAL RECORDS BOOK 3438, PAGE 1148 AND TOGETHER WITH THE SECOND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED DECEMBER 14, 2011 IN OFFICIAL RECORDS BOOK 3504, PAGE 1878 AND TOGETHER WITH THE ASSIGNMENT OF DEVELOPMENT RIGHTS AND DECLARATION OF DECLARATION RECORDED MAY 14, 2015 IN OFFICIAL RECORDS BOOK 4025, PAGE 1898 AND TOGETHER WITH THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED JULY 23, 2015 IN OFFICIAL RECORDS BOOK 4025, PAGE 1898 AND TOGETHER WITH THE ASSIGNMENT OF DECLARANT RIGHTS AND DESIGNATION OF DECLARANT RECORDED FEBRUARY 7, 2018 IN OFFICIAL RECORDS BOOK 4550, PAGE 432 AND TOGETHER WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED FEBRUARY 7, 2018 IN OFFICIAL RECORDS BOOK 4550, PAGE 433 AND TOGETHER WITH THE SIXTH SUPPLEMENTAL DECLARATION AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED APRIL 20, 2018 IN OFFICIAL RECORDS BOOK 4336, PAGE 1054, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AMENDED AND RESTATED DRAINAGE AND RETENTION EASEMENT AGREEMENT BY AND BETWEEN VALENCIA DEVELOPERS 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ROBERT A. CANNINE AND MICHAEL C. CONNORS TRUSTS OF THE CONNORS LIVING TRUST 1/17/A FEBRUARY 26, 1997, RECORDED APRIL 25, 2018 IN OFFICIAL RECORDS BOOK 4536, PAGE 1832, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATED, AND UNDISTURBED. (SECTION 4.01(OL)LAND DEVELOPMENT CODE)



COPY



CURVE DATA(D) CURVE DATA(A)  
 S36°54'41"W S36°55'03"W  
 Ch = 151.66' Ch = 151.64'  
 R = 125.00' R = 125.00'  
 A = 162.96' A = 162.93'  
 = 074°41'44" = 074°41'00"

ESTATES OF TUSCANY  
 PHASE 2A  
 (MAP BOOK 61, PAGES 36 - 40)

- LEGEND
- = SET 1/2" CAPPED IRON ROD L.B. # 6487
  - = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. 6487 UNLESS OTHERWISE NOTED
  - = SET NAIL & DISK STAMPED L.B. 6487
  - = POINT OF CURVATURE
  - = POINT OF TANGENCY
  - = POINT OF REVERSE CURVATURE
  - = POINT OF COMPOUND CURVATURE
  - = TABULATED CURVE DATA
  - = TABULATED LINE DATA
  - FPL = FLORIDA POWER & LIGHT
  - O.T.O.B. = OUTER TOP OF BANK
  - SJ.CUD = St. Johns County, a political subdivision

POINT	NORTHING	EASTING	DESCRIPTION
1	1988049.15	559671.97	S.W. CORNER OF PLAT
2	1992205.51	559981.25	N.E. CORNER OF PLAT

PREPARED BY  
 ARC SURVEYING AND MAPPING  
 5202 SAN JUAN AVENUE  
 JACKSONVILLE, FLORIDA 32210  
 904-384-8377  
 LICENSED BUSINESS NO. 6487