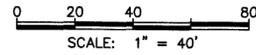


NORTH ROSCOE

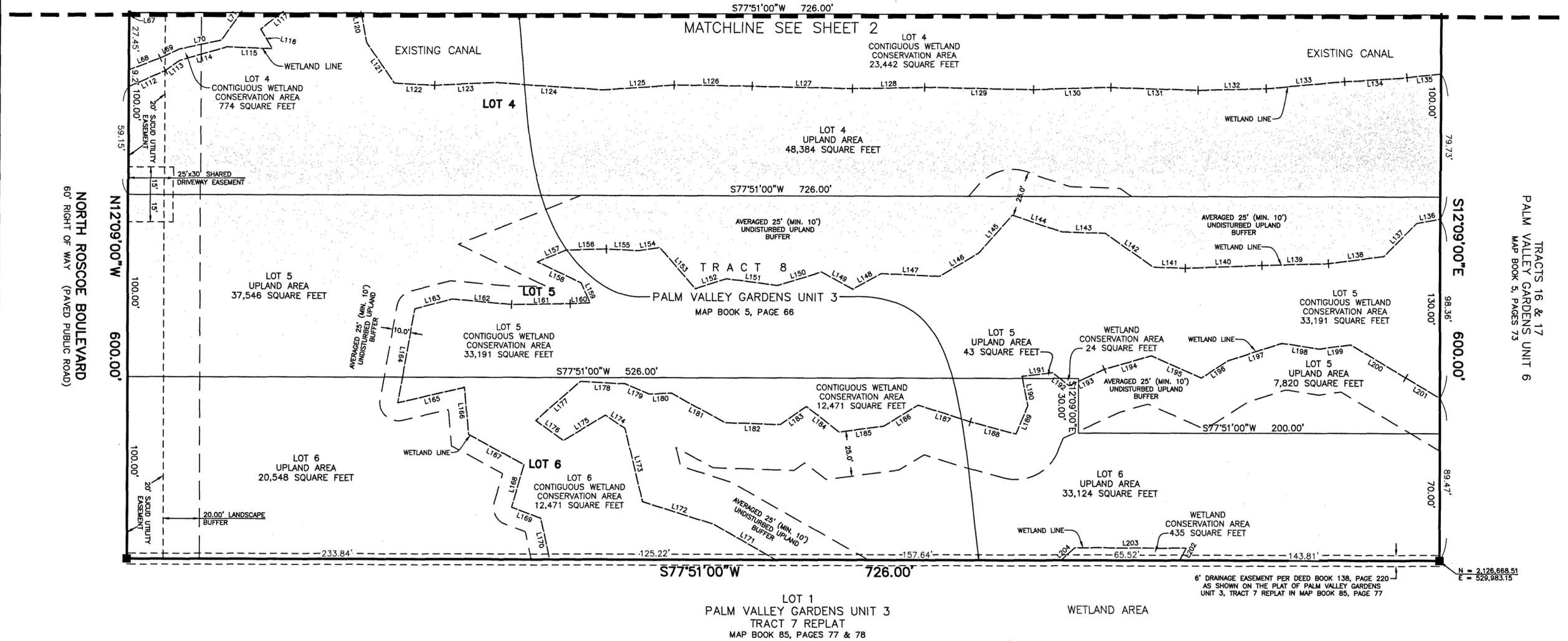
A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A REPLAT OF "TRACTS 8 AND 9", PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE PLAT AS RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



LEGEND:

SYMBOLS

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x 4"x 24" CONCRETE MONUMENT-STAMPED (LB 3672).
- DENOTES EXISTING PERMANENT REFERENCE MONUMENT (PRM) 4"x 4"x 24" CONCRETE MONUMENT-STAMPED (LB 3672).
- FOUND MAG NAIL & DISK, NO IDENTIFICATION



N = 2,126,668.51
E = 529,883.15
6" DRAINAGE EASEMENT PER DEED BOOK 138, PAGE 220 AS SHOWN ON THE PLAT OF PALM VALLEY GARDENS UNIT 3, TRACT 7 REPLAT IN MAP BOOK 85, PAGE 77

LINE	BEARING	DISTANCE
L67	N00°30'40"W	4.21'
L68	S56°49'06"W	18.47'
L69	S52°43'27"W	11.71'
L70	S65°54'12"W	23.78'
L71	S23°06'49"W	27.31'
L72	N72°36'39"W	12.07'
L73	S47°16'07"W	12.86'
L112	S53°52'00"W	22.18'
L113	S41°55'49"W	9.42'
L114	S61°56'21"W	27.39'

LINE	BEARING	DISTANCE
L115	S79°48'13"W	25.05'
L116	S42°59'29"E	12.61'
L117	S40°05'22"W	23.94'
L120	N22°51'43"W	24.15'
L121	N46°55'01"W	27.18'
L122	S80°46'23"W	22.45'
L123	S75°13'31"W	34.25'
L124	S81°44'39"W	58.71'
L125	S73°45'28"W	39.74'
L126	S78°33'05"W	43.14'

LINE	BEARING	DISTANCE
L127	S79°09'26"W	55.51'
L128	S76°43'02"W	39.92'
L129	S78°54'26"W	60.29'
L130	S76°10'25"W	42.79'
L131	S79°43'34"W	48.17'
L132	S76°17'17"W	37.79'
L133	S72°46'53"W	43.54'
L134	S74°01'23"W	34.53'
L135	S71°42'03"W	18.99'
L136	N67°09'57"E	13.23'

LINE	BEARING	DISTANCE
L137	N32°52'12"E	25.72'
L138	N70°25'26"E	30.93'
L139	N76°16'25"E	36.77'
L140	N75°40'02"E	42.41'
L141	N79°53'10"E	17.78'
L142	S67°18'15"E	32.38'
L143	N79°35'49"E	23.94'
L144	S83°35'48"E	29.02'
L145	N29°11'08"E	27.60'
L146	N47°10'12"E	25.52'

LINE	BEARING	DISTANCE
L147	N80°34'40"E	32.23'
L148	N49°01'44"E	17.84'
L149	S73°58'29"E	19.81'
L150	N60°37'41"E	25.14'
L151	N85°10'21"E	28.79'
L152	N60°04'03"E	18.03'
L153	S53°29'37"E	30.02'
L154	N69°11'36"E	12.09'
L155	N80°52'43"E	17.45'
L156	N76°07'19"E	22.25'

LINE	BEARING	DISTANCE
L157	N56°10'07"E	17.25'
L158	N76°52'07"W	26.95'
L159	N35°48'51"W	12.09'
L160	N75°32'03"E	11.00'
L161	N76°54'19"E	32.42'
L162	N83°03'00"E	32.88'
L163	N63°13'30"E	21.41'
L164	N02°00'04"W	52.37'
L165	S64°44'14"W	37.70'
L166	N17°26'22"W	26.00'

LINE	BEARING	DISTANCE
L167	N73°56'17"W	34.89'
L168	N04°07'27"E	24.42'
L169	N81°59'58"W	17.24'
L170	N24°26'32"W	23.31'
L171	N72°50'02"W	39.98'
L172	N84°42'17"W	41.09'
L173	N25°43'45"W	41.31'
L174	N68°27'23"W	13.18'
L175	S46°36'27"W	26.99'
L176	N66°31'04"W	18.92'

LINE	BEARING	DISTANCE
L177	N36°35'52"E	32.55'
L178	N80°36'02"E	24.84'
L179	S79°27'24"E	14.52'
L180	N75°35'37"E	12.39'
L181	S73°39'28"E	33.76'
L182	N79°41'50"E	30.63'
L183	N42°57'00"E	17.52'
L184	S64°14'05"E	22.85'
L185	N70°25'24"E	24.86'
L186	N46°35'07"E	22.41'

LINE	BEARING	DISTANCE
L187	S84°36'59"E	30.18'
L188	S87°19'22"E	26.19'
L189	N10°35'30"E	16.88'
L190	N23°44'49"W	16.47'
L191	N70°57'17"E	16.87'
L192	S64°41'27"E	11.67'
L193	N53°15'13"E	21.56'
L194	N61°59'42"E	27.11'
L195	S78°28'16"E	30.06'
L196	N45°20'26"E	17.54'

LINE	BEARING	DISTANCE
L197	N59°45'29"E	31.24'
L198	N86°33'49"E	20.80'
L199	N70°13'14"E	17.73'
L200	S71°23'10"E	35.40'
L201	S71°41'46"E	22.01'
L202	N15°54'32"E	7.65'
L203	S77°59'05"W	61.67'
L204	S35°02'13"W	10.15'

LOT	SQUARE FEET
4	24,216 SQUARE FEET
5	33,192 SQUARE FEET
6	12,930 SQUARE FEET
TOTAL WETLAND AREA 70,338 SQUARE FEET	

LOT	SQUARE FEET
4	48,384 SQUARE FEET
5	45,408 SQUARE FEET
6	53,672 SQUARE FEET
TOTAL UPLAND AREA 147,465 SQUARE FEET	

NOTES:

- BEARINGS BASED ON THE WEST LINE OF THE OF TRACT 10 ADJOINING THE EASTERLY BOUNDARY OF NORTH ROSCOE BOULEVARD BEING NORTH 12°09'00" WEST, AS PER PLAT.
- THE COORDINATES SHOWN ON THIS PLAT HAVE NORTHING AND EASTING VALUES BASED ON NORTH AMERICAN DATUM NAD 1983—STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE—IN U.S. FEET. THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BEARINGS SHOWN ON THIS PLAT.
- WETLAND JURISDICTIONAL LINE SHOWN HEREON MEETS THE STANDARDS IN THE FLORIDA STATUTE NO. 373.421(6)(e).
- NATURAL VEGETATIVE UPLAND BUFFERS ADJACENT TO WETLAND CONSERVATION AREA ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

JURISDICTIONAL WETLANDS REGULATION:

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND 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 APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLEMENTED 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.

PREPARED BY:
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