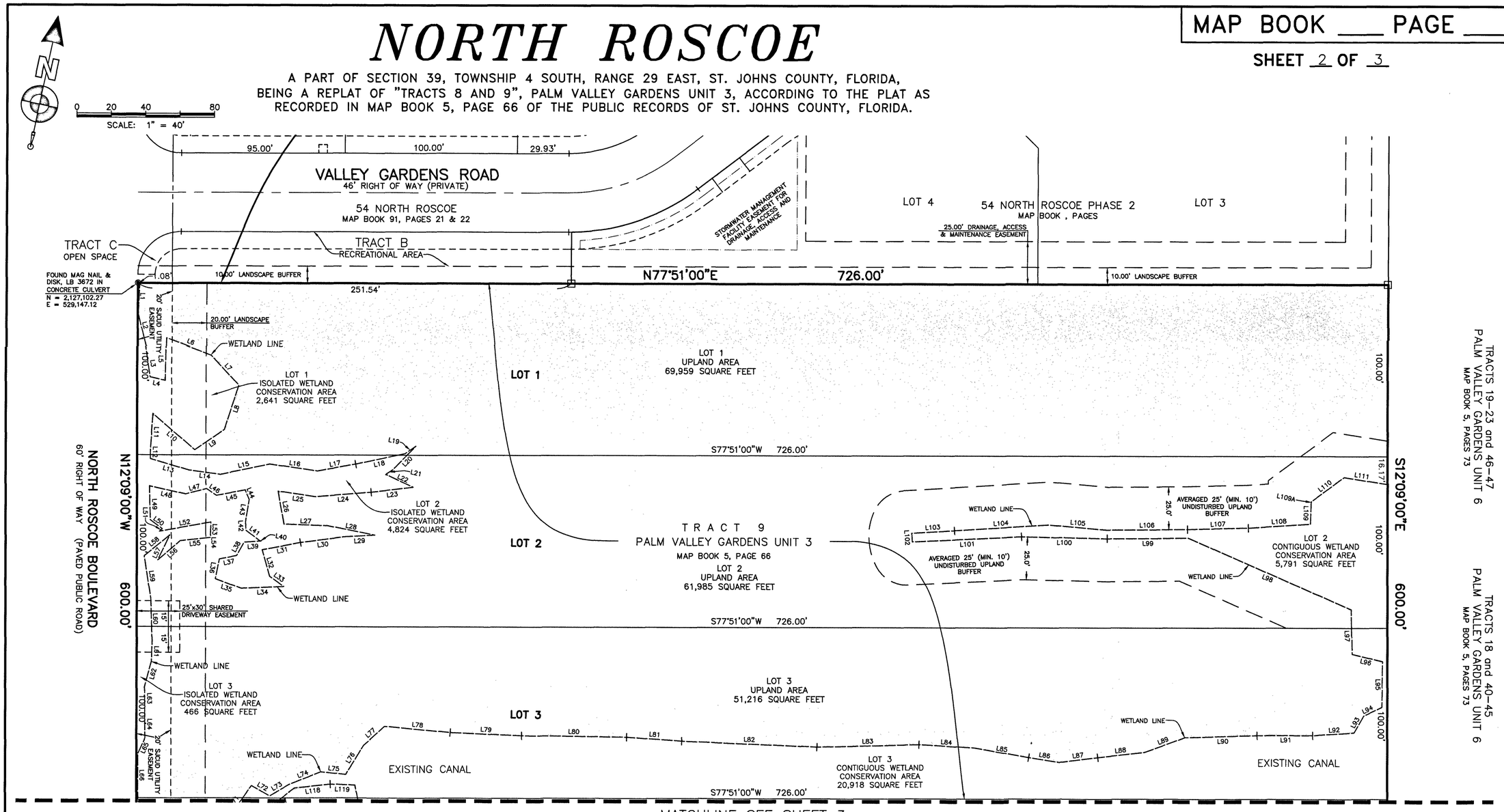
MAP BOOK ___ PAGE ___

SHEET 2 OF 3

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.



MATCHLINE SEE SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°24'10"W	17.81'
L2	N25°46'16"W	19.10'
L3	N20°49'23"W	18.48'
L4	N89°11'15"W	9.05'
L5	S11°14'33"E	24.72'
L6	N81°05'11"W	28.10'
L7	N54°52'13"W	23.58'
L8	N05°39'40"E	27.08'
L9	N43°15'39"E	20.92'
L10	S61°12'17"E	32.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N08°20'44"W	21.02'
L12	N11°24'06"W	5.37'
L13	N85°45'21"W	23.52'
L14	S85°20'36"W	18.39'
L15	S66°04'21"W	29.16'
L16	S85°54'26"W	28.00'
L17	S67°30'13"W	22.57'
L18	S65°48'11"W	29.29'
L19	S42°34'25"W	7.68'
L20	N31°43'13"E	19.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N44°43'27"E	5.00'
L22	N77°06'06"W	17.52'
L23	N71°06'20"E	24.52'
L24	N73°07'02"E	32.67'
L25	N86°18'37"E	21.75'
L26	N22°28'16"W	19.68'
L27	S79°33'05"W	25.28'
L28	S88°58'11"W	27.95'
L29	N74°36'47"E	17.82'
L30	N70°11'13"E	25.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N67°01'58"E	22.58'
L32	N28°07'44"W	16.06'
L33	N66°14'06"W	10.11'
L34	N75°23'59"E	24.76'
L35	S81°52'00"E	15.95'
L36	S01°02'04"E	11.76'
L37	S66°48'27"W	10.24'
L38	S16°59'06"W	8.89'
L39	S73°56'40"W	9.92'
L40	N88°26'31"E	0.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S64°51'10"E	10.05'
L42	S14°34'02"E	5.10'
L43	S03°15'29"E	13.00'
L44	S34°37'54"E	6.08'
L45	N67°16'49"E	17.05'
L46	S68°09'21"E	6.91'
L47	N63°23'33"E	12.50'
L48	S89°43'32"E	21.58'
L49	N14°00'11"W	19.89'
L50	N66°29'45"W	8.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N32°56'48"E	2.25'
L52	S67°30'15"W	30.30'
L53	N10°13'03"W	8.63'
L54	N11°58'27"E	0.31'
L55	N71°16'34"E	17.75'
L56	N36°46'13"E	16.94'
L57	S13°15'35"W	16.17'
L58	N38°23'28"E	19.25'
L59	N21°05'16"W	25.01'
L60	N13°58'28"W	24.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N10°22'37"W	11.80'
L62	N02°26'11"E	15.65'
L63	N13°19'50"W	13.66'
L64	N12°15'49"W	16.26'
L65	N12°21'52"E	10.06'
L66	N12°21'34"W	25.77'
L67	N00°30'40"W	4.21'
L70	S65°54'12"W	23.78'
L71	S23°06'49"W	27.31'
L72	N72°36'39"W	12.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L73	S47°16'07"W	12.86'
L74	S55°51'20"W	20.00'
L75	S83°42'23"W	14.63'
L76	S18°58'17"W	19.80'
L77	S35°02'57"W	16.62'
L78	S83°22'22"W	38.36'
L79	S80°13'15"W	41.40'
L80	S78°33'05"W	60.98'
L81	S81°56'03"W	31.97'
L82	S80°17'23"W	78.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L83	S76°25'31"W	59.18'
L84	S80°56'34"W	31.99'
L85	S88°00'18"W	32.33'
L86	S86°46'58"W	18.06'
L87	S70°27'32"W	22.37'
L88	S71°35'08"W	27.23'
L89	S57°35'49"W	25.19'
L90	S76°10'39"W	41.88'
L91	S77°36'28"W	32.23'
L92	S74°26'02"W	24.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L93	S17°03'26"W	11.42'
L94	S52°16'08"W	11.71'
L95	S11°24'05"E	26.76'
L96	S88°29'39"E	18.19'
L97	S13°30'37"E	25.97'
L98	S78°25'13"E	103.38'
L99	N77°18'26"E	47.15'
L100	N79°08'37"E	49.69'
L101	N75°04'13"E	63.52'
L102	S15°34'33"E	5.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L103	S74°25'26"W	24.96'
L104	S74°15'12"W	54.65'
L105	S82°52'30"W	33.81'
L106	S77°19'04"W	47.02'
L107	S76°26'35"W	35.34'
L108	S74°06'14"W	36.16'
L109A	S02°13'42"E	0.39'
L109	S10°59'47"E	12.68'
L110	S41°37'13"W	23.75'
L111	S86°45'30"W	25.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L116	S42°59'29"E	12.61'
L117	S40°05'22"W	23.94'
L118	S71°39'06"W	20.96'
L119	S80°00'48"W	14.37'

LOT WETLAND AREAS	
LOT	SQUARE FEET
1	2,641 SQUARE FEET
2	10,615 SQUARE FEET
3	21,384 SQUARE FEET

TOTAL WETLAND AREA
34,640 SQUARE FEET

LOT UPLAND AREAS	
LOT	SQUARE FEET
1	69,959 SQUARE FEET
2	61,985 SQUARE FEET
3	51,216 SQUARE FEET

TOTAL UPLAND AREA
183,160 SQUARE FEET

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 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.

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.

NOTES:

1. 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.

2. 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.

3. WETLAND JURISDICTIONAL LINE SHOWN HEREON MEETS THE STANDARDS IN THE FLORIDA STATUTE NO. 373.421(6)(e).

4. NATURAL VEGETATIVE UPLAND BUFFERS ADJACENT TO WETLAND CONSERVATION AREA ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

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

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