

KELLY POINTE AT NOCATEE PHASE 1

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 65 PAGE 100

SHEET 1 OF 6 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 25 and 36, Township 4 South, Range 28 East, Duval County, Florida, and Sections 30 and 31, Township 4 South, Range 29 East, St. Johns County, Florida, thence North 01°03'55" West, along the Westerly line of that certain 125 foot Electrical Easement as described and recorded in Official Records Book 569, page 242 of the Public Records of said county and along the Westerly line of said Section 30, a distance of 1898.93 feet to a point lying on the Southerly right of way line of Valley Ridge Boulevard, a variable width right of way as presently established; thence North 70°30'10" East, departing said Westerly line and along said Southerly right of way line, 26.56 feet to the point of curvature of a curve concave Southerly, having a radius of 1106.00 feet; thence Easterly along said curved Southerly right of way line, through a central angle of 05°22'25", an arc length of 103.73 feet to a point lying on the Easterly line of said 125 foot Electrical Easement and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 73°11'23" East, 103.69 feet.

From said Point of Beginning, thence continue Easterly, along said Southerly right of way line run the following 11 courses; Course 1, thence along said curved Southerly right of way line, through a central angle of 21°52'42", an arc length of 422.32 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 86°48'56" East, 419.76 feet; Course 2, thence South 66°21'33" East, 47.30 feet to a point on a curve concave Southerly, having a radius of 1094.00 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of 05°59'17", an arc length of 114.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 76°52'05" East, 114.29 feet; Course 4, thence South 24°20'58" East, 51.34 feet; Course 5, thence South 20°39'02" West, 33.21 feet; Course 6, thence South 69°20'58" East, 112.00 feet; Course 7, thence North 20°39'02" East, 53.18 feet; Course 8, thence North 67°38'45" East, 40.92 feet to a point on a curve concave Southwesterly, having a radius of 1106.00 feet; Course 9, thence Southeasterly along the arc of said curve, through a central angle of 04°15'41", an arc length of 82.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 62°27'03" East, 82.24 feet; Course 10, thence South 80°19'13" East, 283.66 feet to the point of curvature of a curve concave Northeastly, having a radius of 1186.00 feet; Course 11, thence Southeasterly along the arc of said curve, through a central angle of 07°06'14", an arc length of 147.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 63°52'20" East, 146.95 feet; thence South 03°00'00" East, departing said Southerly right of way line, 763.54 feet; thence South 87°00'00" West, 140.00 feet; thence North 03°00'00" West, 255.00 feet to the point of curvature of a curve concave Westerly, having a radius of 575.00 feet; thence Northerly along the arc of said curve, through a central angle of 16°56'12", an arc length of 169.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 11°28'06" West, 169.35 feet; thence North 19°56'12" West, 56.79 feet to the point of curvature of a curve concave Southwesterly, having a radius of 255.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 10°03'48", an arc length of 44.79 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 24°58'06" West, 44.73 feet; thence Northwesterly along the arc of a curve concave Southwesterly, having a radius of 580.00 feet, through a central angle of 03°50'50", an arc length of 38.95 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 31°55'25" West, 38.94 feet; thence South 56°09'10" West, 60.00 feet to a point lying on a curve concave Southwesterly, having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 03°50'50", an arc length of 34.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 31°55'25" East, 34.91 feet; thence South 30°00'00" East, 56.79 feet to the point of curvature of a curve concave Southwesterly, having a radius of 200.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 10°03'48", an arc length of 35.13 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 24°58'06" East, 35.08 feet; thence Southerly along the arc of a curve concave Westerly, having a radius of 525.00 feet, through a central angle of 16°56'12", an arc length of 155.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 11°28'06" East, 154.63 feet; thence South 03°00'00" East, 108.89 feet; thence South 87°00'00" West, 53.00 feet; thence North 03°00'00" West, 40.00 feet; thence North 87°00'00" East, 23.00 feet; thence North 03°00'00" West, 35.18 feet; thence South 87°00'00" West, 1.49 feet; thence South 66°00'00" West, 55.00 feet; thence South 04°00'00" West, 39.54 feet; thence South 35°00'00" West, 88.25 feet; thence South 67°02'11" West, 55.00 feet; thence South 35°00'00" West, 18.81 feet; thence South 85°00'00" West, 89.98 feet; thence South 81°00'00" West, 120.58 feet; thence North 25°00'00" West, 109.25 feet; thence North 66°00'00" West, 88.34 feet; thence North 25°00'00" East, 25.71 feet; thence North 65°36'12" West, 38.03 feet; thence North 72°06'11" West, 137.95 feet; thence North 73°01'04" West, 59.66 feet; thence North 69°47'43" West, 79.25 feet; thence South 87°34'47" West, 93.96 feet; thence South 03°43'39" West, 45.15 feet; thence South 61°39'00" West, 91.28 feet; thence North 83°07'39" West, 45.19 feet to a point lying on said Easterly line of that certain 125 foot Electrical Easement; thence North 01°03'55" West, along said Easterly line, 892.06 feet to the Point of Beginning.

Containing 23.24 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Sonoc Company, LLC, a Delaware limited liability company, is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Kelly Pointe at Nocatee Phase 1, 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 Tracts A, B, E and H (Drainage Easement/Landscape/Open Space/Signage), Tracts C and D (Open Space), Tracts F and G (Conservation Area) and Tract J (Neighborhood Park) are hereby retained by the undersigned owners, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts 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 and 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 assigns, 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.

JEA 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(28) 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.

Tract "I" (Lift Station Site) is hereby without reservation conveyed in fee simple title to JEA, its successors and assigns.

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.

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.

OWNER: SONOC COMPANY, LLC
a Delaware limited liability company

By: Harry D. Francis
Harry D. Francis, Vice President
Witness: [Signature] Witness: [Signature]

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 10 day of NOVEMBER, A.D., 2009, by Harry D. Francis, Vice President, on behalf of owner, he being personally known to me, undersigned and did not take an oath, or produce identification.

My Commission Expires 4-27-2010

Commission Number DDS18698

Notary Public, State of Florida at Large
LORI A. GODDARD



CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Kelly Pointe at Nocatee Phase 1, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 16th day of DECEMBER, A.D., 2009.

[Signature]
Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Kelly Pointe at Nocatee Phase 1, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 19th day of DECEMBER, A.D., 2009. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

[Signature]
Board of County Commissioners

CERTIFICATE OF APPROVAL-COUNTY ATTORNEY

This is to certify that this plat of Kelly Pointe at Nocatee Phase 1, has been examined and approved by the Office of the St. Johns County Attorney on this 18 day of DECEMBER, A.D., 2009.

[Signature]
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 65, Pages 100-105 of the public records of St. Johns County, Florida on this 23 day of DECEMBER, A.D., 2009.

[Signature]
Clerk of the Circuit Court



CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Plotting, by the Office of the County Surveyor for St. Johns County, Florida, on this 25th day of November, A.D., 2009.

[Signature]
Gail Oliver, P.S.M., County Surveyor
Professional Land Surveyor and Mapper
License Number 4564



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, Plotting, of the Florida Statutes.

Signed and sealed this 20th day of November, A.D., 2009.

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



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3824