

KELLY POINTE AT NOCATEE PHASE 4

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 68 PAGE 84

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR NOTES

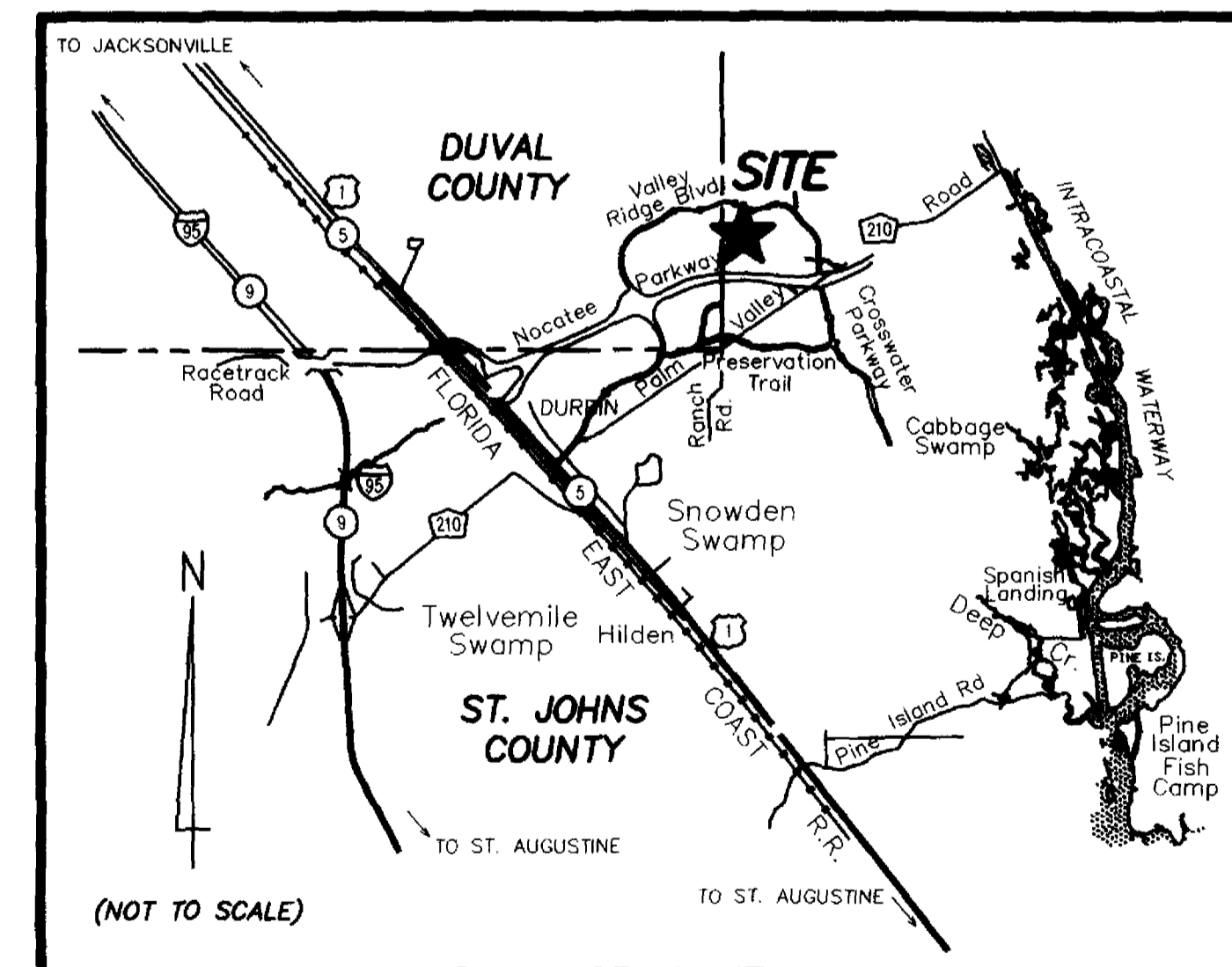
CAPTION

A portion of Sections 30 and 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 30, thence North 88°44'53" East, along the Southerly line of said Section 30, a distance of 125.00 feet to a point lying on the Easterly line of that certain 125 foot Electrical Easement described and recorded in Official Records Book 569, Page 242 of the Public Records of said county; thence North 01°03'55" West, along said Easterly line, 13.63 feet to the Southwesterly corner of Lot 52 as depicted on the plat of Kelly Pointe at Nocatee Phase 2, as recorded in Map Book 66, pages 72 through 77 of said Public Records and the Point of Beginning.

From said Point of Beginning, thence Easterly, departing said Easterly line and along the Southerly line of said plat the following 5 courses: Course 1, thence North 89°00'00" East, 146.75 feet; Course 2, thence South 01°00'00" East, 19.63 feet; Course 3, thence North 89°00'00" East, 50.00 feet to a point lying on a curve concave Southeasterly having a radius of 25.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°00'00" East, 35.36 feet; Course 5, thence North 89°00'00" East, 115.00 feet to the Northwesterly corner of Lot 153 as depicted on the plat of Kelly Pointe at Nocatee Phase 3, as recorded in Map Book 67, pages 76 through 79 of said Public Records; thence Easterly along the Southerly line of said Kelly Pointe at Nocatee Phase 3 the following 11 courses: Course 1, thence South 01°00'00" East, 193.11 feet; Course 2, thence North 64°00'00" East, 243.05 feet; Course 3, thence North 57°00'00" East, 524.87 feet; Course 4, thence North 33°00'00" West, 140.00 feet; Course 5, thence North 57°00'00" East, 25.55 feet to the point of curvature of a curve concave Southerly having a radius of 125.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 30°00'00", an arc length of 65.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 72°00'00" East, 64.70 feet; Course 7, thence North 87°00'00" East, 4.64 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; Course 8, thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 48°00'00" East, 35.36 feet; Course 9, thence North 87°00'00" East, 50.00 feet; Course 10, thence North 03°00'00" West, 23.11 feet; Course 11, thence North 87°00'00" East, 137.95 feet to a point lying on the boundary line of Greenway Mitigation Area J, as described and recorded in Official Records Book 2629, page 721 of said Public Records; thence South 10°41'06" West, departing said Southerly line and along said boundary line, 43.33 feet; thence South 57°41'45" East, along said boundary line and along the boundary line of Gopher Tortoise Mitigation Area, as described and recorded in Official Records Book 2538, page 1195 of said Public Records, 88.74 feet; thence South 34°09'37" East, along said boundary line of Gopher Tortoise Mitigation Area, 235.31 feet; thence South 57°10'15" West, along said boundary line and along said boundary line of Greenway Mitigation Area J, 1477.59 feet; thence South 00°28'26" East, along said boundary line of Greenway Mitigation Area J, a distance of 200.00 feet; thence South 89°00'00" West, departing said boundary line, 164.26 feet to a point lying on said Easterly line of said 125 foot Electrical Easement; thence North 01°06'12" West, along said Easterly line, 903.40 feet; thence North 01°03'55" West, continuing along said Easterly line, 14.00 feet to the Point of Beginning.

Containing 15.61 acres, more or less.



VICINITY MAP

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 14th day of JANUARY, A.D., 2013.

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

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Kelly Pointe at Nocatee Phase 4, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 19th day of FEBRUARY, A.D., 2013.

Suzanne Konec
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 4, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 19th day of February, A.D., 2013. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

[Signature]
Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Kelly Pointe at Nocatee Phase 4, has been examined and reviewed by the Office of the St. Johns County Attorney on this 20th day of February, A.D., 2013.

[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 68, Pages 83-88 of the public records of St. Johns County, Florida on this 27th day of February, A.D., 2013.

[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 18th day of February, A.D., 2013.

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

ADOPTION AND DEDICATION

This is to certify that Kelly Pointe, LLC, a Florida 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 4, 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" and "B" (Neighborhood Park) and Tract "C" (Upland Preservation) are hereby retained by the undersigned owner, 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 of 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 grantees, 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.

All 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.

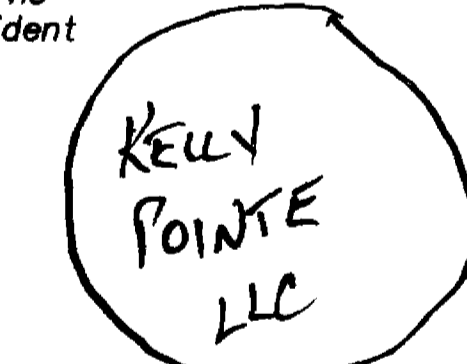
Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its 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: KELLY POINTE, LLC
a Florida limited liability company

BY: [Signature]
Jed V. Davis
Vice President

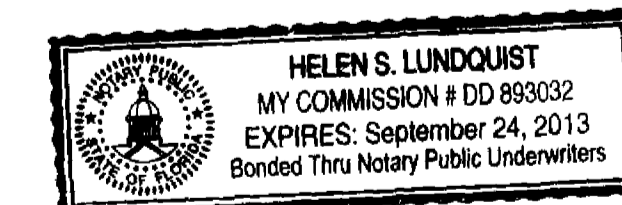
[Signature]
Witness
HELEN S. LUNDQUIST
[Signature]
Witness
JANEAN C. BAKER



STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 8th day of JANUARY, A.D., 2013, by Jed V. Davis, Vice President of Kelly Pointe, LLC, a Florida limited liability company, on behalf of the owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires 9-24-13
Commission Number DD893032
[Signature]
Notary Public, State of Florida at Large
Name HELEN S. LUNDQUIST

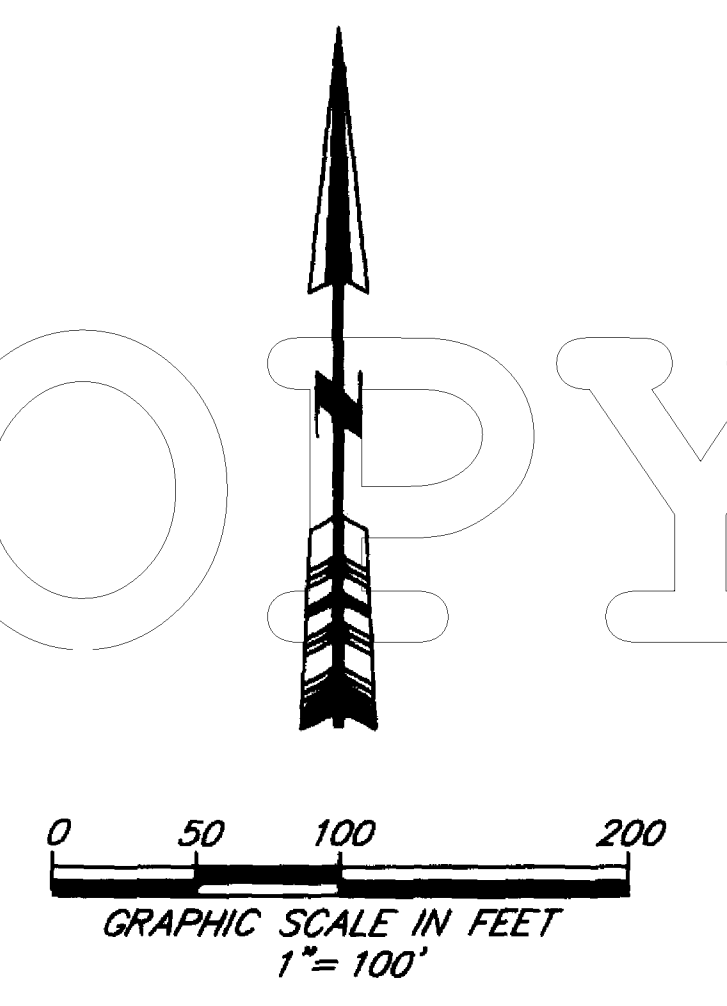
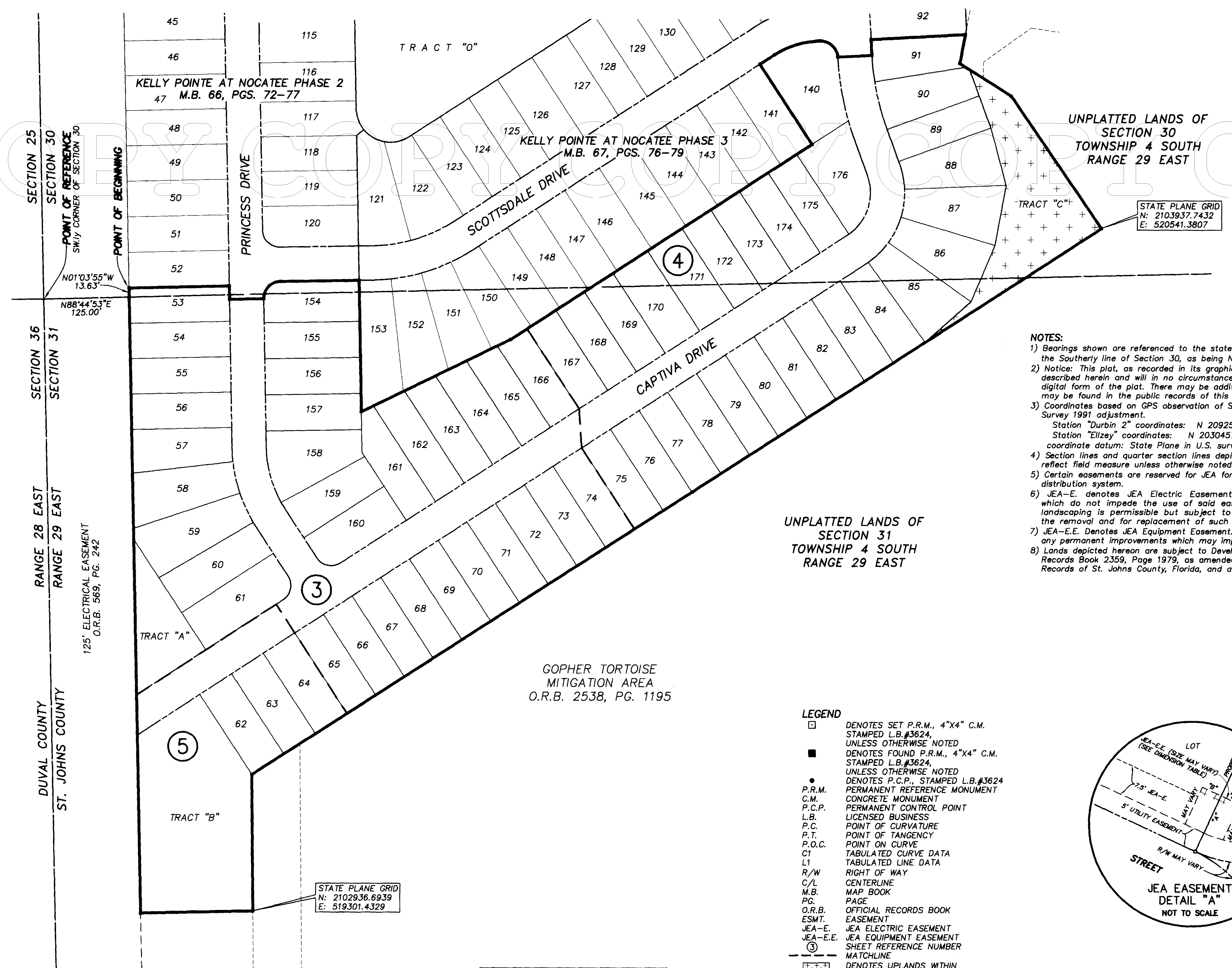


PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

KELLY POINTE AT NOCATEE PHASE 4

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 68 PAGE 85
SHEET 2 OF 5 SHEETS

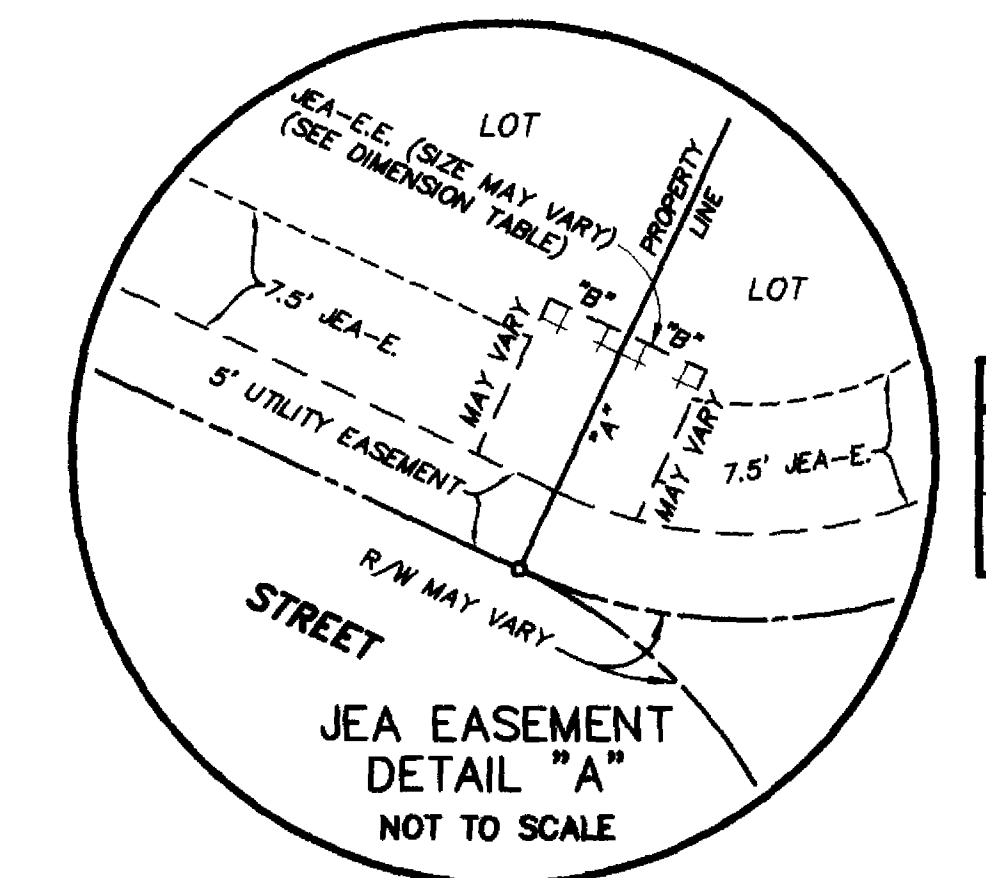


- NOTES:**
- 1) Bearings shown are referenced to the state plane coordinates as indicated hereon and are based on the southerly line of Section 30, as being North 88°44'53" East.
 - 2) Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein 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) Coordinates based on GPS observation of Station "Durbin 2" and Station "Elzey", National Geodetic Survey 1991 adjustment.
Station "Durbin 2" coordinates: N 2092535.8352 E 509677.0129
Station "Elzey" coordinates: N 2030457.8959 E 524684.1854
coordinate datum: State Plane in U.S. survey feet (Florida East Zone 901, N.A.D. 1983/1991.)
 - 4) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 - 6) JEA-E denotes JEA Electric Easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
 - 7) JEA-E.E. Denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.
 - 8) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979, as amended by Official Records Book 3305, Page 571 of the Public Records of St. Johns County, Florida, and as amended.

UNPLATTED LANDS OF SECTION 31 TOWNSHIP 4 SOUTH RANGE 29 EAST

GOPHER TORTOISE MITIGATION AREA
O.R.B. 2538, PG. 1195

- LEGEND**
- ☐ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - ESMT. EASEMENT
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE
 - ++++ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT



JEA DIMENSION TABLE	
10' x 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
10' x 5'	TYPICAL 10'x5' JEA EQUIPMENT EASEMENT
10' x 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
10' x 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT

AREA TABLE	
TRACT "A"	UPLAND CONSERVATION
TRACT "C"	0.64 Ac

STATE PLANE GRID
N: 2102936.6939
E: 519301.4329

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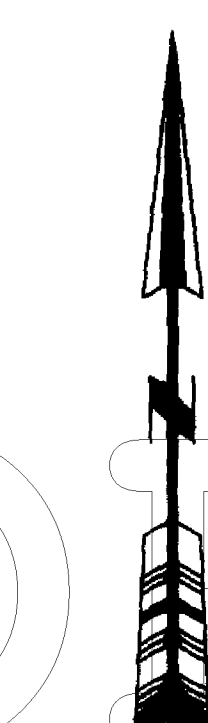
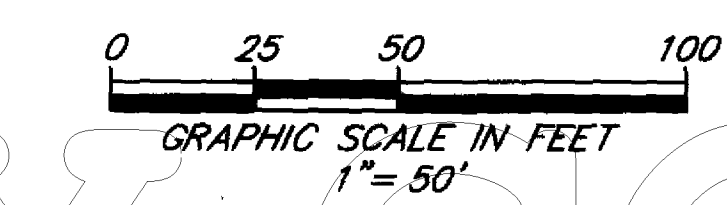
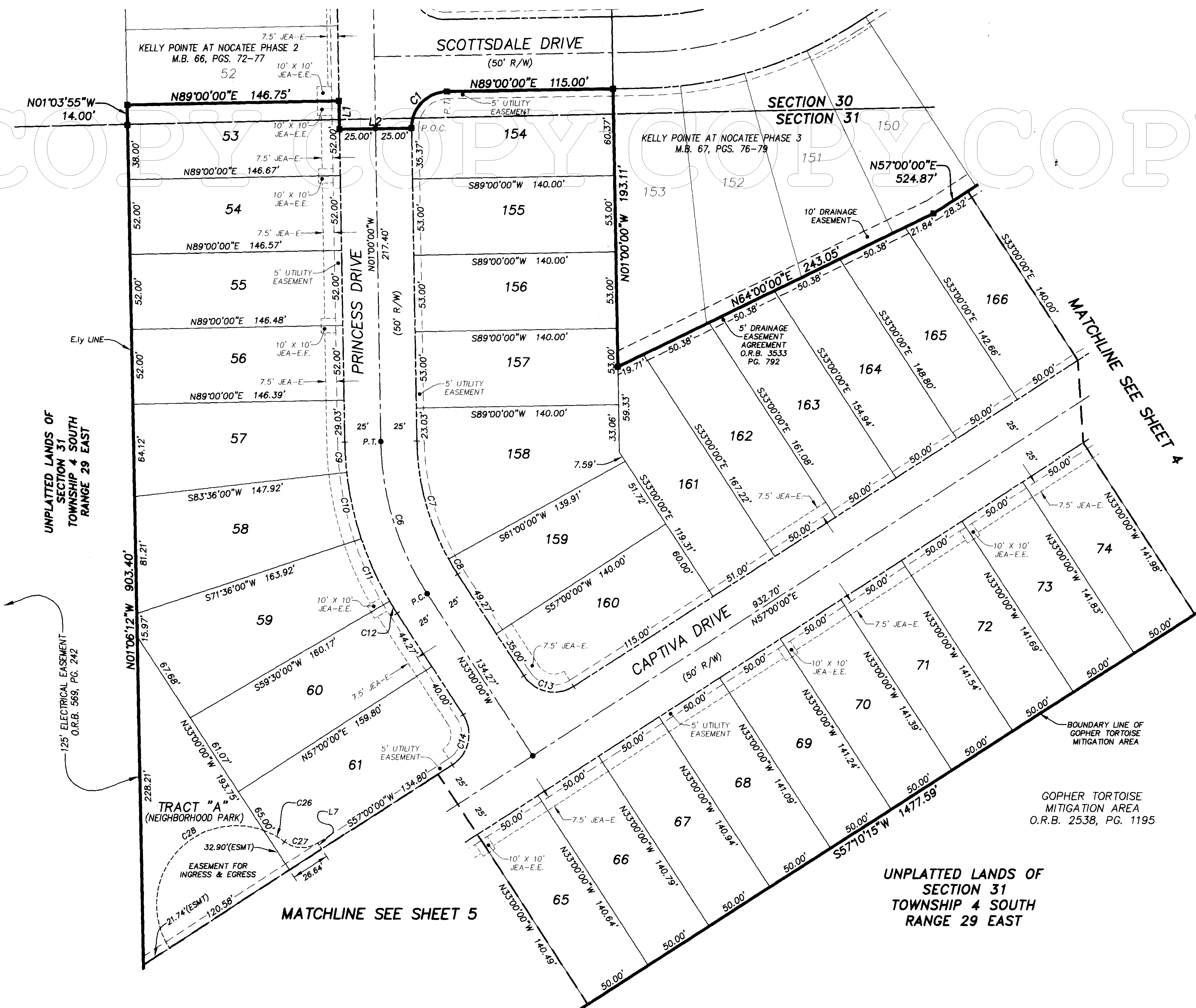
KELLY POINTE AT NOCATEE PHASE 4

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 68 PAGE 86

SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	S44°00'00"W	35.36'
C6	200.00'	32°00'00"	111.70'	S17°00'00"E	110.25'
C7	175.00'	28°00'00"	85.52'	S15°00'00"E	84.67'
C8	175.00'	4°00'00"	12.22'	S31°00'00"E	12.21'
C9	225.00'	5°24'00"	21.21'	S03°42'00"E	21.20'
C10	225.00'	12°00'00"	47.12'	S12°24'00"E	47.04'
C11	225.00'	12°06'00"	47.52'	S24°27'00"E	47.43'
C12	225.00'	2°30'00"	9.82'	S31°45'00"E	9.82'
C13	25.00'	90°00'00"	39.27'	S78°00'00"E	35.36'
C14	25.00'	90°00'00"	39.27'	N12°00'00"E	35.36'
C26	55.00'	17°16'25"	16.58'	N61°06'29"W	16.52'
C27	20.00'	70°31'44"	24.62'	S87°44'08"E	23.09'
C28	55.00'	138°02'21"	132.51'	S41°14'08"W	102.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°00'00"E	19.63'
L2	N89°00'00"E	50.00'
L7	N33°00'00"W	5.00'

- LEGEND**
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 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT

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