

# KELLY POINTE AT NOCATEE PHASE 3

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

MAP BOOK 67 PAGE 76

SHEET 1 OF 4 SHEETS

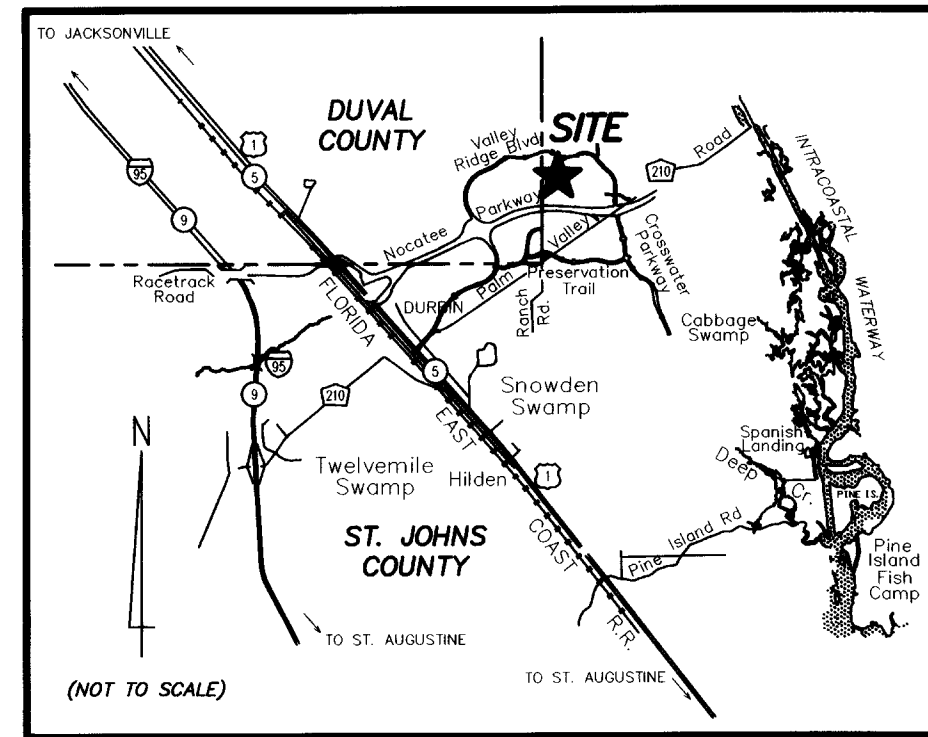
SEE SHEET 2 FOR NOTES

### CAPTION

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

For a Point of Beginning, commence at the Southeasterly corner of Tract "G", as depicted on the plat of Kelly Pointe at Nocatee Phase 1, as recorded in Map Book 65, pages 100 through 105 of the Public Records of said county; thence South 03°00'00" East, 462.48 feet; thence South 10°41'06" West, 8.65 feet; thence South 87°00'00" West, 137.95 feet; thence South 03°00'00" East, 23.11 feet; thence South 87°00'00" West, 50.00 feet to a point lying on a curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 48°00'00" West, 35.36 feet; thence South 87°00'00" West, 4.64 feet to the point of curvature of a curve concave Southerly having a radius of 125.00 feet; thence Westerly 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 South 72°00'00" West, 64.70 feet; thence South 57°00'00" West, 25.55 feet; thence South 33°00'00" East, 140.00 feet; thence South 57°00'00" West, 524.87 feet; thence South 64°00'00" West, 243.05 feet to the Southerly prolongation of the boundary line of Kelly Pointe at Nocatee Phase 2, as recorded in Map Book 66, pages 72 through 77 of said Public Records; thence North 01°00'00" West, along said Southerly prolongation and along said boundary line, 405.11 feet; thence Northeasterly along said boundary line the following 12 courses: Course 1, thence North 51°00'00" East, 13.59 feet to a point lying on a curve concave Northerly having a radius of 50.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of 83°47'32", an arc length of 73.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 81°06'14" East, 66.78 feet; Course 3, thence North 57°00'00" East, 539.33 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of 60°00'00", an arc length of 52.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 27°00'00" East, 50.00 feet; Course 5, thence North 03°00'00" West, 61.12 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of 48°21'04", an arc length of 42.19 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 27°10'32" West, 40.95 feet; Course 7, thence North 50°00'00" East, 21.00 feet; Course 8, thence North 03°00'00" West, 140.00 feet; Course 9, thence North 87°00'00" East, 115.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; Course 10, 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 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 11, thence North 87°00'00" East, 50.00 feet; Course 12, thence North 03°00'00" West, 39.00 feet to the Southwesterly corner of Tract "H", as depicted on said Kelly Pointe at Nocatee Phase 1; thence North 87°00'00" East, along the Southerly line of said Tracts "H" and "G", 140.00 feet to the Point of Beginning.

Containing 8.77 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, Platting, of the Florida Statutes.

Signed and sealed this 27<sup>th</sup> day of FEBRUARY A.D., 2012.

*Damon J. Kelly*  
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 3, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 4<sup>th</sup> day of April A.D., 2012.

*Steve Hand*  
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 3, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 4<sup>th</sup> day of April A.D., 2012. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

*W. Lin*  
Chairman, Board of County Commissioners

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Kelly Pointe at Nocatee Phase 3, has been examined and reviewed by the Office of the St. Johns County Attorney on this 7<sup>th</sup> day of April A.D., 2012.

*Erica D. Moore*  
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 67, Pages 76-77 of the public records of St. Johns County, Florida on this 10<sup>th</sup> day of April A.D., 2012.

*Cheryl Stidland*  
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, Platting, by the Office of the County Surveyor for St. Johns County, Florida, on this 30<sup>th</sup> day of March A.D., 2012.

*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 3, 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.

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: *Jed V. Davis*  
Jed V. Davis  
Vice President

*Janean C. Baker* *Jane E. Downs*  
Witness Witness  
JANEAN C. BAKER JANE E. DOWNS  
Print Name Print Name

### STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of February A.D., 2012, by Jed V. Davis, Vice President, on behalf of owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires 6/2/2015  
Commission Number EE065162

*Janean C. Baker*  
Notary Public, State of Florida at Large  
Name JANEAN C. BAKER



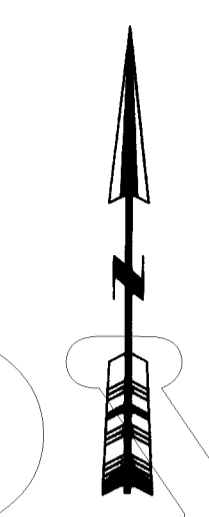
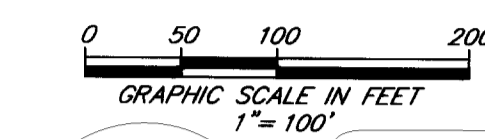
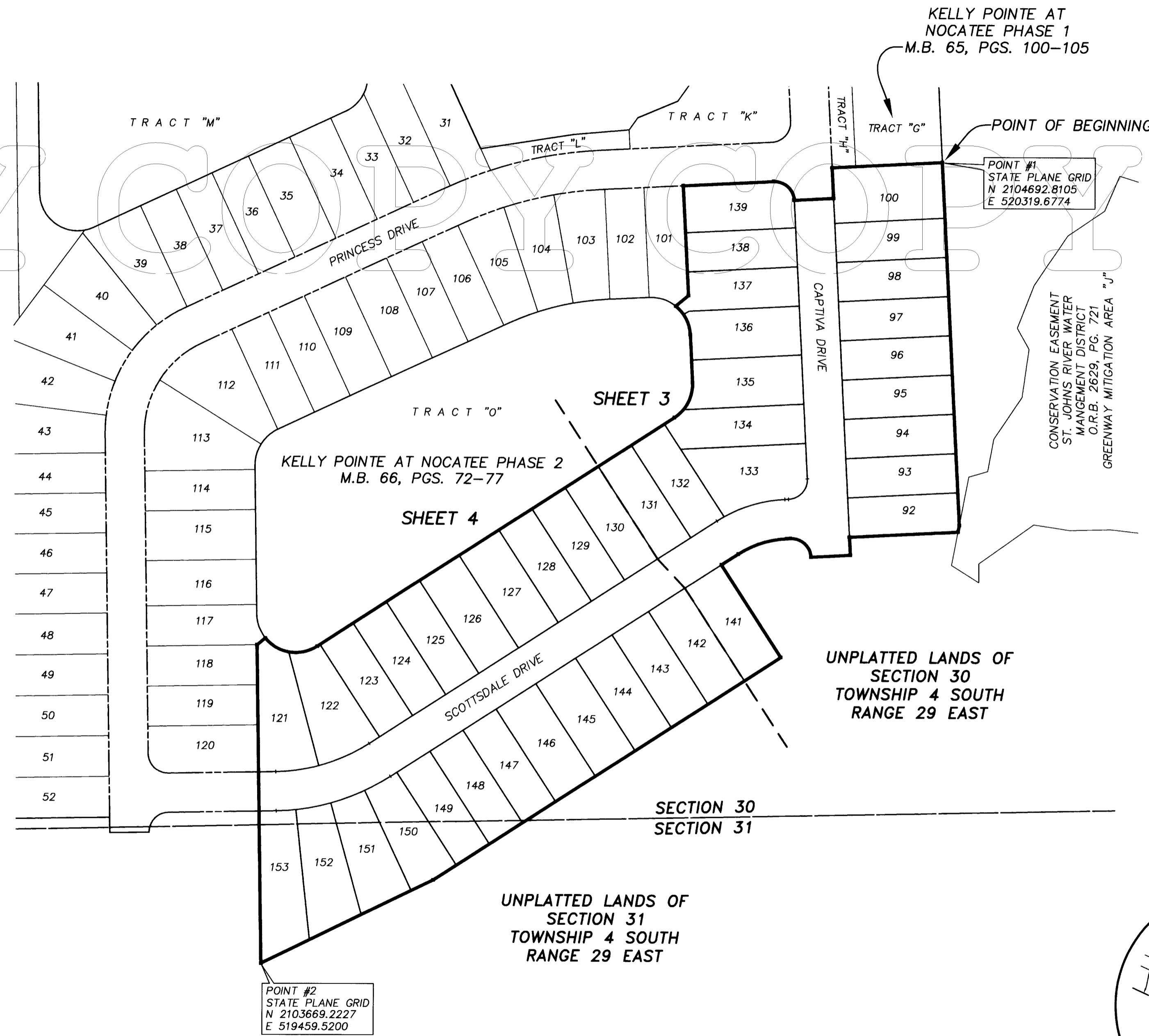
PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# KELLY POINTE AT NOCATEE PHASE 3

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

MAP BOOK 67 PAGE 77

SHEET 2 OF 4 SHEETS



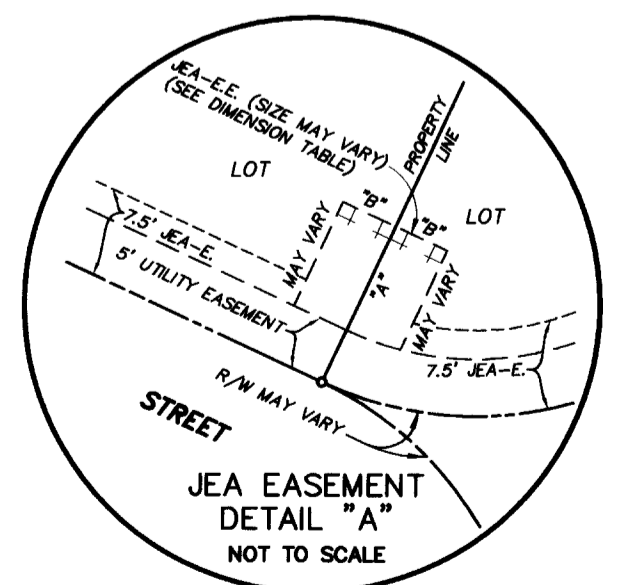
- NOTES:**
- 1) Bearings shown are referenced to the state plane coordinates as indicated hereon and are based on the Southerly line of Tract "G", Kelly Pointe at Nocatee Phase 1, as being North 87°00'00" East.
  - 2) Coordinates based on GPS observation of Station "Durbin 2" and Station "Elzey", National Geodetic Survey 1991 adjustment.  
Station "Durbin 2" coordinates: N 2092535.8352 E 509677.0129  
Station "Elzey" coordinates: N 2030457.6959 E 524684.1854  
coordinate datum: State Plane in U.S. survey feet (Florida East Zone 901, N.A.D. 1983/1991.)
  - 3) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
  - 4) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
  - 5) 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.
  - 6) 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.
  - 7) 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.

**LEGEND**

R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORDS BOOK
P.C.	PAGE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
C/L	CENTERLINE
L/L	TABULATED LINE DATA
C1	TABULATED CURVE DATA
□	DENOTES SET 4"x4" P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
●	DENOTES P.C.P., STAMPED L.B.#3624
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
UE	UTILITY EASEMENT
M.B.	MAP BOOK
PGS.	PAGES
B.S.L.	BUILDING SETBACK LINE
A.T.&T.	AMERICAN TELEPHONE AND TELEGRAPH
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.C.	POINT OF COMPOUND CURVATURE
JEA-E	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
---	MATCHLINE

**JEA DIMENSION TABLE**

"A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B" 5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
"A" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



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.

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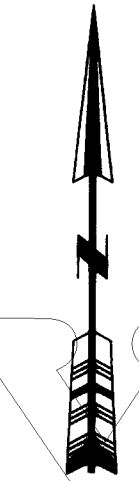
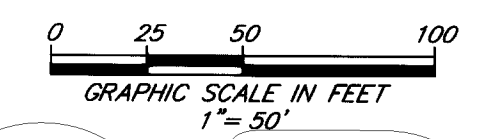
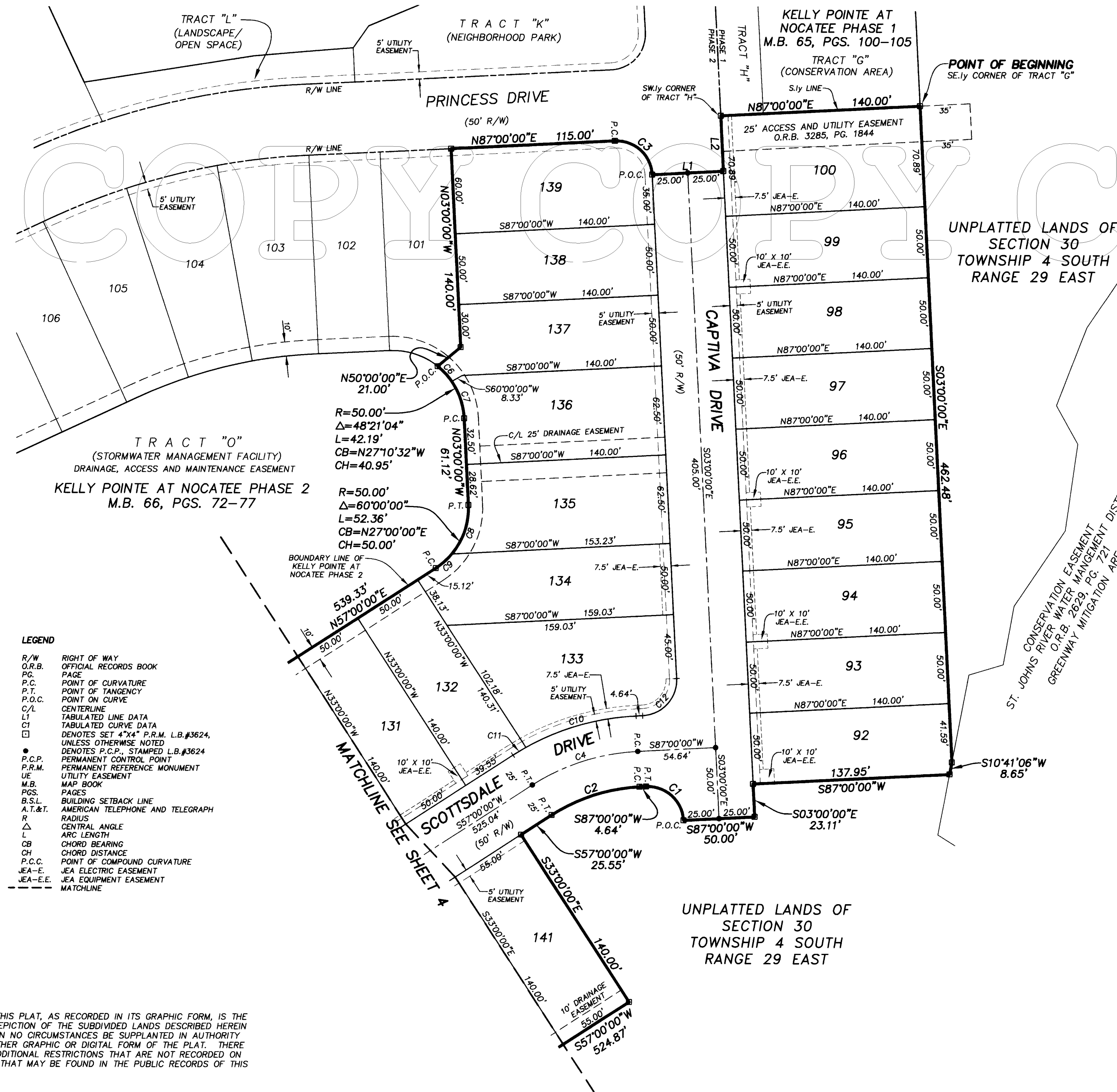
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MAP BOOK 67 PAGE 78

SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- R/W RIGHT OF WAY
  - O.R.B. OFFICIAL RECORDS BOOK
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  - P.C. POINT OF CURVATURE
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  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - MATCHLINE

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N87°00'00"E	50.00'
L2	N03°00'00"W	39.00'

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N48°00'00"W	35.36'
C2	125.00'	30°00'00"	65.45'	S72°00'00"W	64.70'
C3	25.00'	90°00'00"	39.27'	S48°00'00"E	35.36'
C4	150.00'	30°00'00"	78.54'	S72°00'00"W	77.65'
C5	50.00'	16°43'38"	14.80'	N42°59'15"W	14.55'
C7	50.00'	31°37'28"	27.60'	N18°48'43"W	27.25'
C8	50.00'	42°39'39"	37.23'	N18°19'49"E	36.37'
C9	50.00'	17°20'21"	15.13'	N48°19'48"E	15.07'
C10	175.00'	26°34'38"	81.18'	S73°42'41"W	80.45'
C11	175.00'	3°25'22"	10.45'	S58°42'41"W	10.45'
C12	25.00'	90°00'00"	39.27'	N42°00'00"E	35.36'

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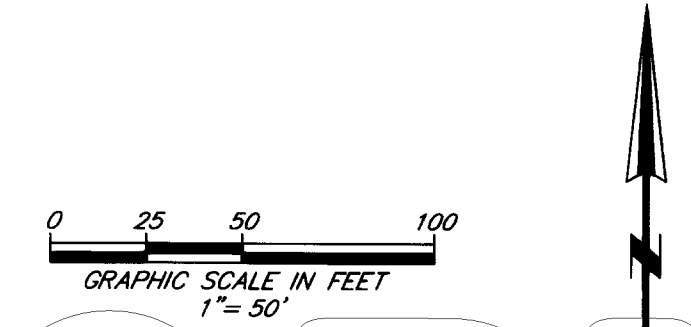
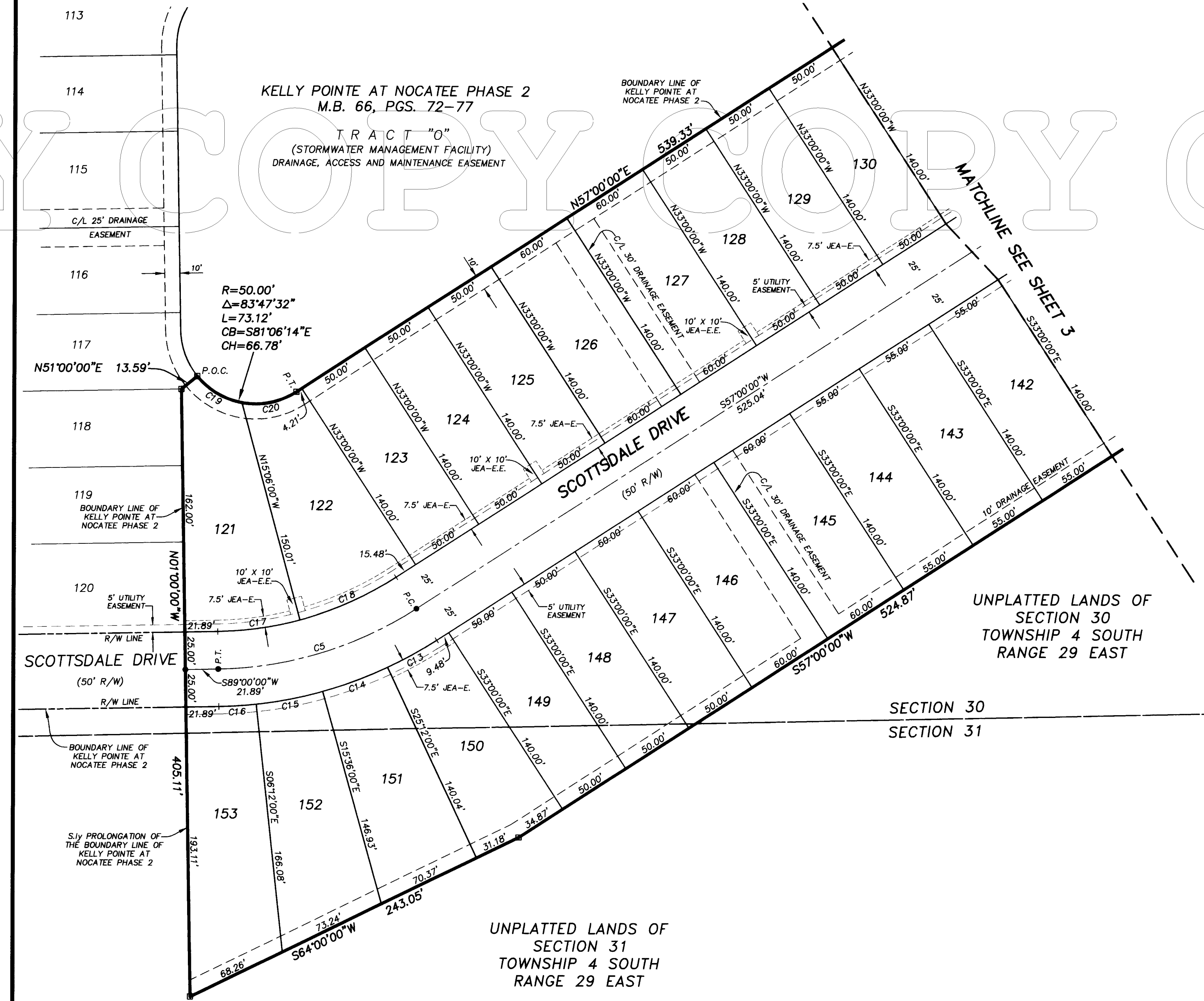
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MAP BOOK 67 PAGE 79

SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD
C5	250.00'	32°00'00"	139.63'	S73°00'00"W	137.82'
C13	275.00'	7°48'00"	37.44'	N60°54'00"E	37.41'
C14	275.00'	9°36'00"	46.08'	N69°36'00"E	46.02'
C15	275.00'	9°24'00"	45.12'	N79°06'00"E	45.07'
C16	275.00'	5°12'00"	24.96'	N86°24'00"E	24.95'
C17	225.00'	14°06'00"	55.37'	N81°57'00"E	55.23'
C18	225.00'	17°54'00"	70.29'	N65°57'00"E	70.01'
C19	50.00'	40°28'18"	35.29'	S59°25'37"E	34.56'
C20	50.00'	43°21'14"	37.83'	N78°40'37"E	36.94'

- LEGEND**
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  - - - MATCHLINE

UNPLATTED LANDS OF SECTION 30 TOWNSHIP 4 SOUTH RANGE 29 EAST

SECTION 30  
SECTION 31

UNPLATTED LANDS OF SECTION 31 TOWNSHIP 4 SOUTH RANGE 29 EAST

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