

KELLY POINTE AT NOCATEE PHASE 2

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

MAP BOOK 66 PAGE 72

SHEET 1 OF 6 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 01°03'55" West, along the Westerly line of said Section 30, a distance of 1043.41 feet; thence North 88°56'05" East, departing said Westerly line, 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 and the Point of Beginning; said point also being the Southwesterly corner of Tract "F", as shown on the plat of Kelly Pointe at Nocatee Phase 1, as recorded in Map Book 65, Pages 100 through 105 of said Public Records.

From said Point of Beginning, thence Easterly, Northerly and Southerly along the boundary line of said plot run the following 33 courses: Course 1, thence South 83°07'39" East, departing said Easterly line, 45.19 feet; Course 2, thence North 81°39'00" East, 91.28 feet; Course 3, thence North 03°43'39" East, 45/15 feet; Course 4, thence North 87°34'47" East, 93.96 feet; Course 5, thence South 69°47'43" East, 79.25 feet; Course 6, thence South 73°04'04" East, 59.66 feet; Course 7, thence South 72°06'11" East, 137.99 feet; Course 8, thence South 65°36'12" East, 38.03 feet; Course 9, thence South 25°00'00" East, 25.71 feet; Course 10, thence South 66°00'00" East, 85.34 feet; Course 11, thence South 25°00'00" East, 109.25 feet; Course 12, thence North 81°00'00" East, 120.56 feet; Course 13, thence North 85°00'00" East, 69.98 feet; Course 14, thence North 35°00'00" East, 18.81 feet; Course 15, thence North 67°02'11" East, 55.00 feet; Course 16, thence North 35°00'00" East, 88.25 feet; Course 17, thence North 04°00'00" East, 39.54 feet; Course 18, thence North 66°00'00" East, 55.00 feet; Course 19, thence North 87°00'00" East, 1.49 feet; Course 20, thence South 03°00'00" East, 35.18 feet; Course 21, thence South 87°00'00" West, 23.00 feet; Course 22, thence South 03°00'00" East, 40.00 feet; Course 23, thence North 87°00'00" East, 53.00 feet; Course 24, thence North 03°00'00" West, 108.89 feet to the point of curvature of a curve concave Westerly having a radius of 525.00 feet; Course 25, thence Northerly along the arc of said curve, through a central angle of 16°56'12", an arc length of 155.19 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 11°28'06" West, 154.63 feet; Course 26, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 200.00 feet, through a central angle of 10°03'48", an arc length of 35.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°58'06" West, 35.08 feet; Course 27, thence North 30°00'00" West, 56.79 feet to the point of curvature of a curve concave Southwesterly having a radius of 580.00 feet; Course 28, thence Northwesterly along the arc of said curve, through a central angle of 03°50'50", an arc length of 34.92 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 31°55'25" West, 34.91 feet; Course 29, thence North 56°09'10" East, 60.00 feet to a point lying on a curve concave Southwesterly having a radius of 580.00 feet; Course 30, thence Southeasterly along the arc of said curve, through a central angle of 03°50'50", an arc length of 38.95 feet to a point of compound curvature, said arc being subtended by chord bearing and distance of South 51°55'25" East, 38.94 feet; Course 31, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 255.00, through a central angle of 10°03'48", an arc length of 44.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°58'06" East, 44.73 feet; Course 32, thence South 19°56'12" East, 56.79 feet to the point of curvature of a curve concave Westerly having a radius of 575.00 feet; Course 33, thence Southerly 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 South 11°28'06" East, 169.65 feet; thence South 03°00'00" East, along said boundary line and its Southerly prolongation thereof, 295.00 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, 115.00 feet; thence South 03°00'00" East, 140.00 feet; thence South 50°00'00" West, 21.00 feet to a point lying on a curve concave Southwesterly having a radius of 50.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 48°21'04", an arc length of 42.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 27°10'32" East, 40.95 feet; thence South 03°00'00" East, 61.12 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Southwesterly 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 South 27°00'00" West, 50.00 feet; thence South 57°00'00" West, 539.33 feet to the point of curvature of a curve concave Northerly having a radius of 50.00 feet; thence Westerly along the arc of said curve, through a central angle of 83°47'32", an arc length of 73.12 feet to a point on said curve, said arc being subtended by chord bearing and distance of North 81°06'14" West, 66.78 feet; thence South 51°00'00" West, 13.59 feet; thence South 01°00'00" East, 212.00 feet; thence South 89°00'00" West, 115.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Southwesterly 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 44°00'00" West, 35.36 feet; thence South 89°00'00" West, 50.00 feet; thence North 01°00'00" West, 19.63 feet; thence South 89°00'00" West, 146.75 feet to a point lying on said Easterly line of a 125 foot Electrical Easement; thence North 01°03'55" West, along said Easterly line, 1029.37 feet to the Point of Beginning.

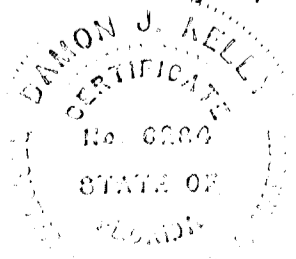
Containing 17.13 acres, more or less.

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 30th day of NOVEMBER A.D., 2010.

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 2, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 7th day of December A.D., 2010.

Suzanne Kord
Suzanne Kord
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 2, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 7th day of December A.D., 2010, this acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Ken Bays
Ken Bays
Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Kelly Pointe at Nocatee Phase 2, has been examined and reviewed by the Office of the St. Johns County Attorney on this 7th day of December A.D., 2010.

Erica D. Moore, Esq.
Erica D. Moore, Esq.
Office of the County Attorney

CERTIFICATE OF CLERK

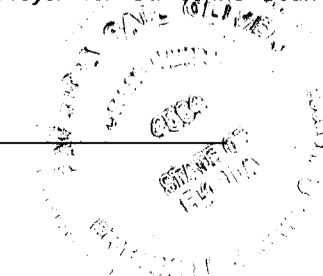
This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 66 Pages 71-72 of the public records of St. Johns County, Florida on this 7th day of December A.D., 2010.

Chief Stuckland
Chief Stuckland
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 5th day of December A.D., 2010.

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 2, 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 Tract "K" (Neighborhood Park), Tract "L" (Landscape/Open Space), Tract "M" (Stormwater Management Facility/Drainage/Landscape/Open Space), Tract "N" (Upland Preservation) and Tract "O" (Stormwater Management Facility) 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 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 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.

A non-exclusive utility easement over the road right-of-way as designated on this plat is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for the installation and maintenance of the water distribution, reuse and sewage collection systems.

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(2B) 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: *Harry D. Francis*
Harry D. Francis
Vice President

Lauren Owens Witness
Tina E. Downs Witness
Lauren Owens Tina E. Downs
Print Name Print Name

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 30th day of November A.D., 2010, by Harry D. Francis, 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
Commission Number

Lauren Owens
Notary Public, State of Florida at Large
Name Lauren Owens

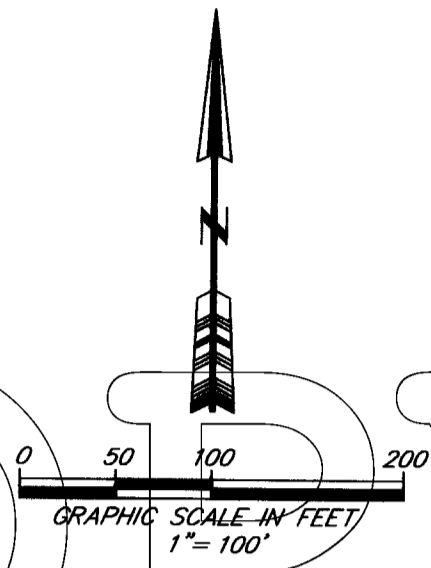
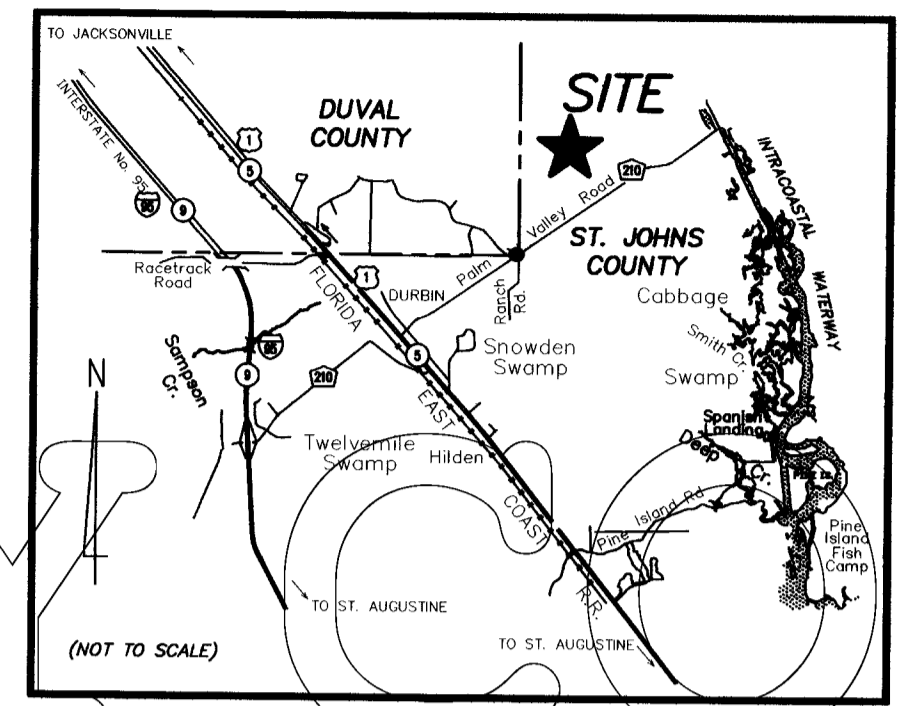
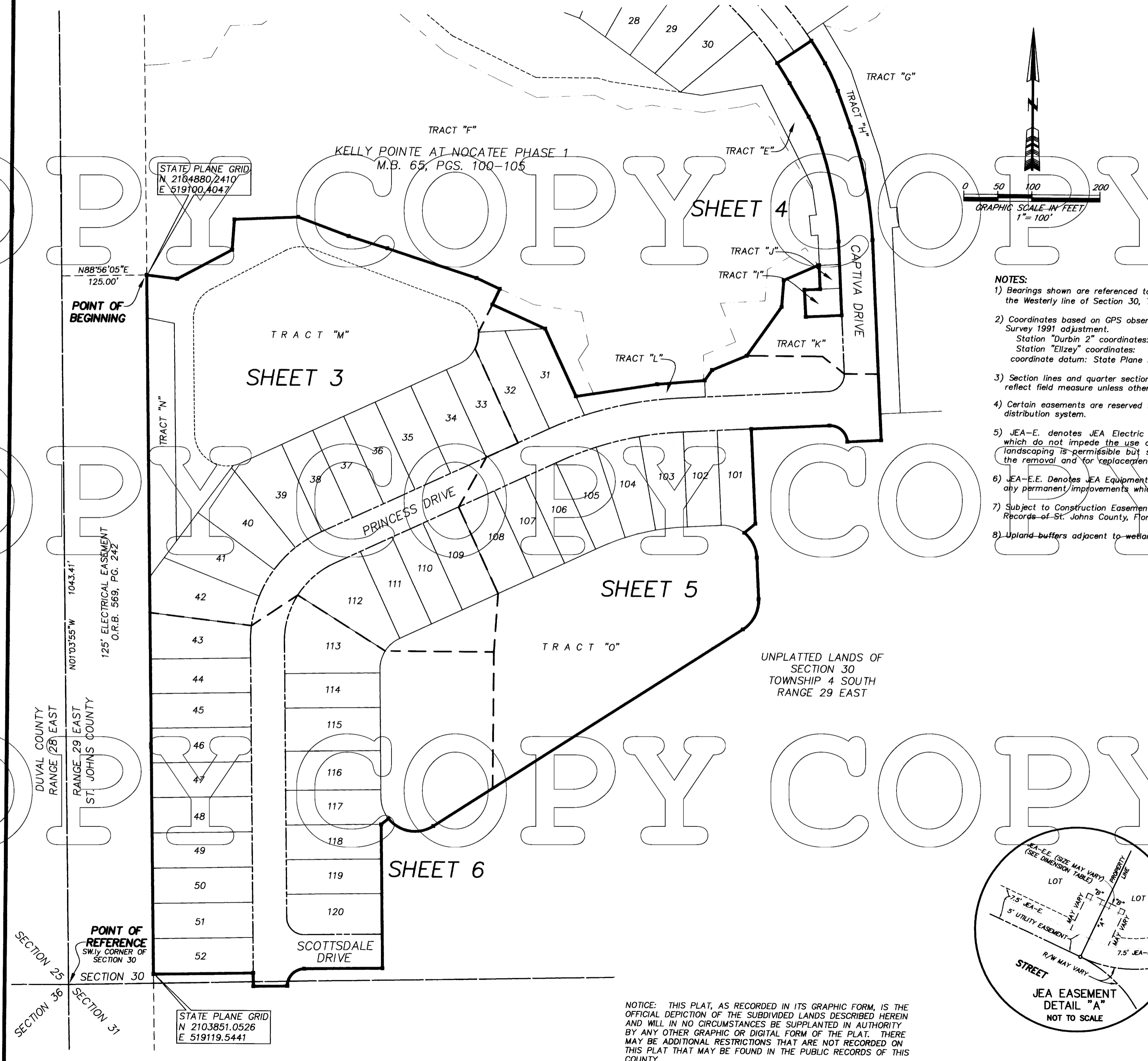
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

KELLY POINTE AT NOCATEE PHASE 2

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

MAP BOOK 66 PAGE 73

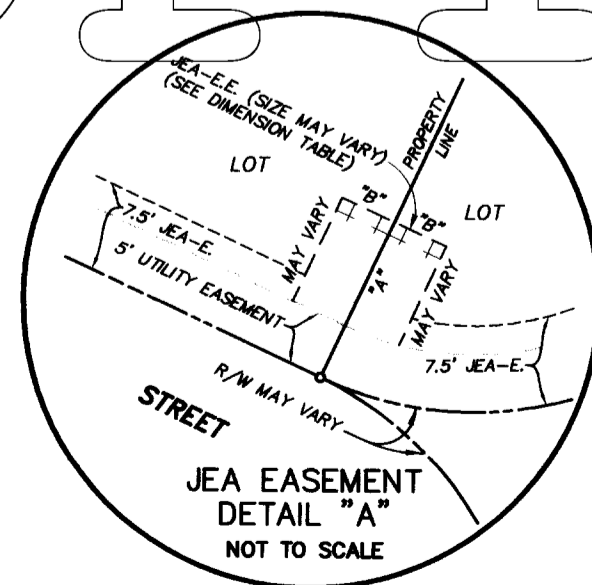
SHEET 2 OF 6 SHEETS



- NOTES:**
- Bearings shown are referenced to the state plane coordinates as indicated hereon and are based on the Westerly line of Section 30, Township 4 South, Range 29 East, as being North 01°03'55" West.
 - 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.)
 - Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 - 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.
 - 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.
 - Subject to Construction Easement recorded in Official Records Book 2570, page 1560 of the Public Records of St. Johns County, Florida.
 - Upland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.

LEGEND

R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
C/L	CENTERLINE
LT	TABULATED LINE DATA
CT	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

7" A	10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
7" B	5'	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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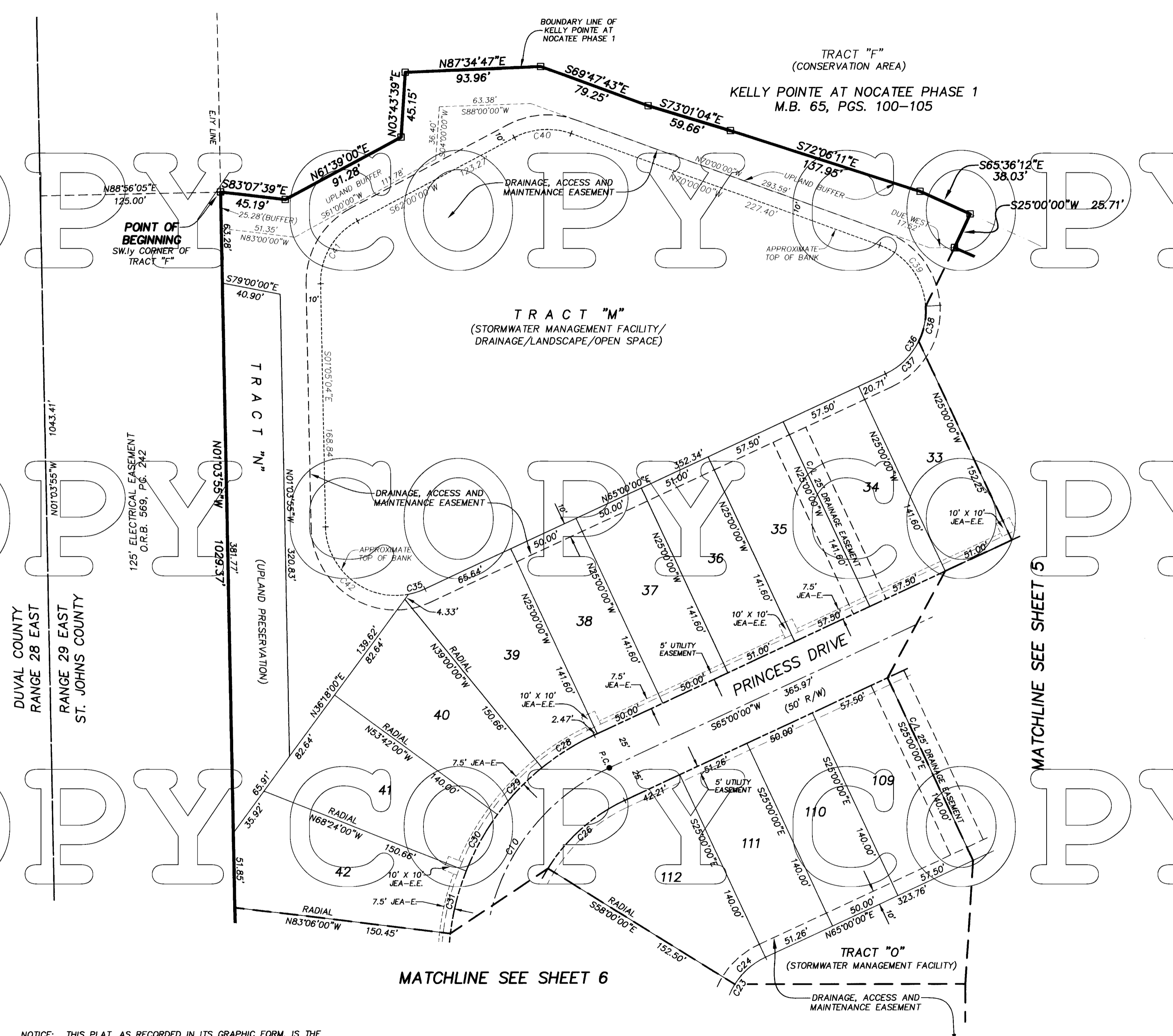
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MAP BOOK 66 PAGE 74

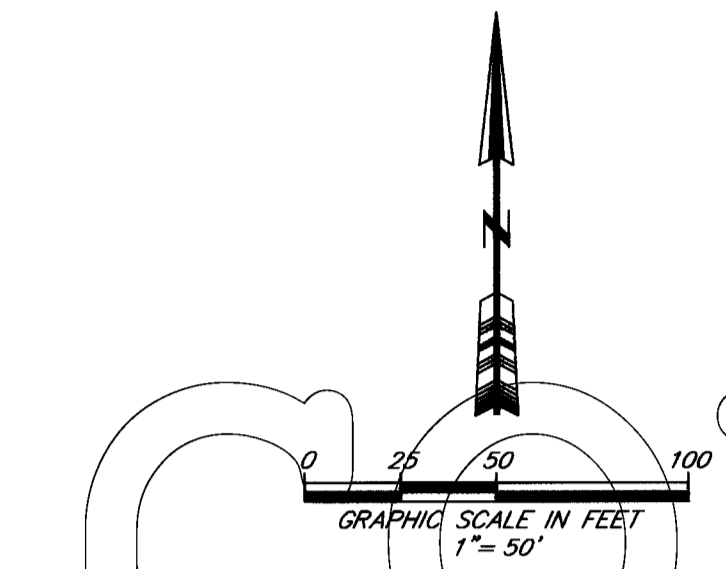
SHEET 3 OF 6 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C10	150.00'	66°00'00"	172.79'	S32°00'00"W	163.39'
C23	50.00'	66°00'00"	57.60'	S32°00'00"W	54.46'
C24	50.00'	33°00'00"	28.80'	S48°30'00"W	28.40'
C26	125.00'	33°00'00"	71.99'	S48°30'00"W	71.00'
C28	175.00'	14°00'00"	42.76'	S58°00'00"W	42.65'
C29	175.00'	14°42'00"	44.90'	S43°39'00"W	44.78'
C30	175.00'	14°42'00"	44.90'	S28°57'00"W	44.78'
C31	175.00'	14°42'00"	44.90'	S14°15'00"W	44.78'
C35	48.40'	14°08'19"	11.94'	N72°04'10"E	11.91'
C36	48.40'	68°30'00"	57.86'	N30°45'00"E	54.48'
C37	48.40'	38°44'47"	32.73'	N45°37'37"E	32.11'
C38	48.40'	29°45'13"	25.13'	N11°22'37"E	24.85'
C39	48.40'	66°30'00"	56.18'	N36°45'00"W	53.07'
C40	48.40'	48°00'00"	40.55'	S86°00'00"W	39.37'
C41	48.40'	65°05'04"	53.29'	S30°27'28"W	50.64'
C42	48.40'	99°46'37"	84.29'	S50°58'22"E	74.03'



- LEGEND**
- R/W RIGHT OF WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - C/L CENTERLINE
 - L/T TABULATED LINE DATA
 - CI 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
 - △ CENTRAL ANGLE
 - L ARC LENGTH
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 - CH CHORD DISTANCE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E-E JEA EQUIPMENT EASEMENT
 - - - MATCHLINE

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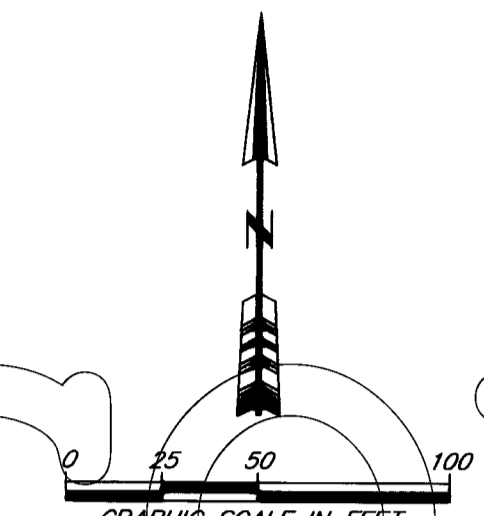
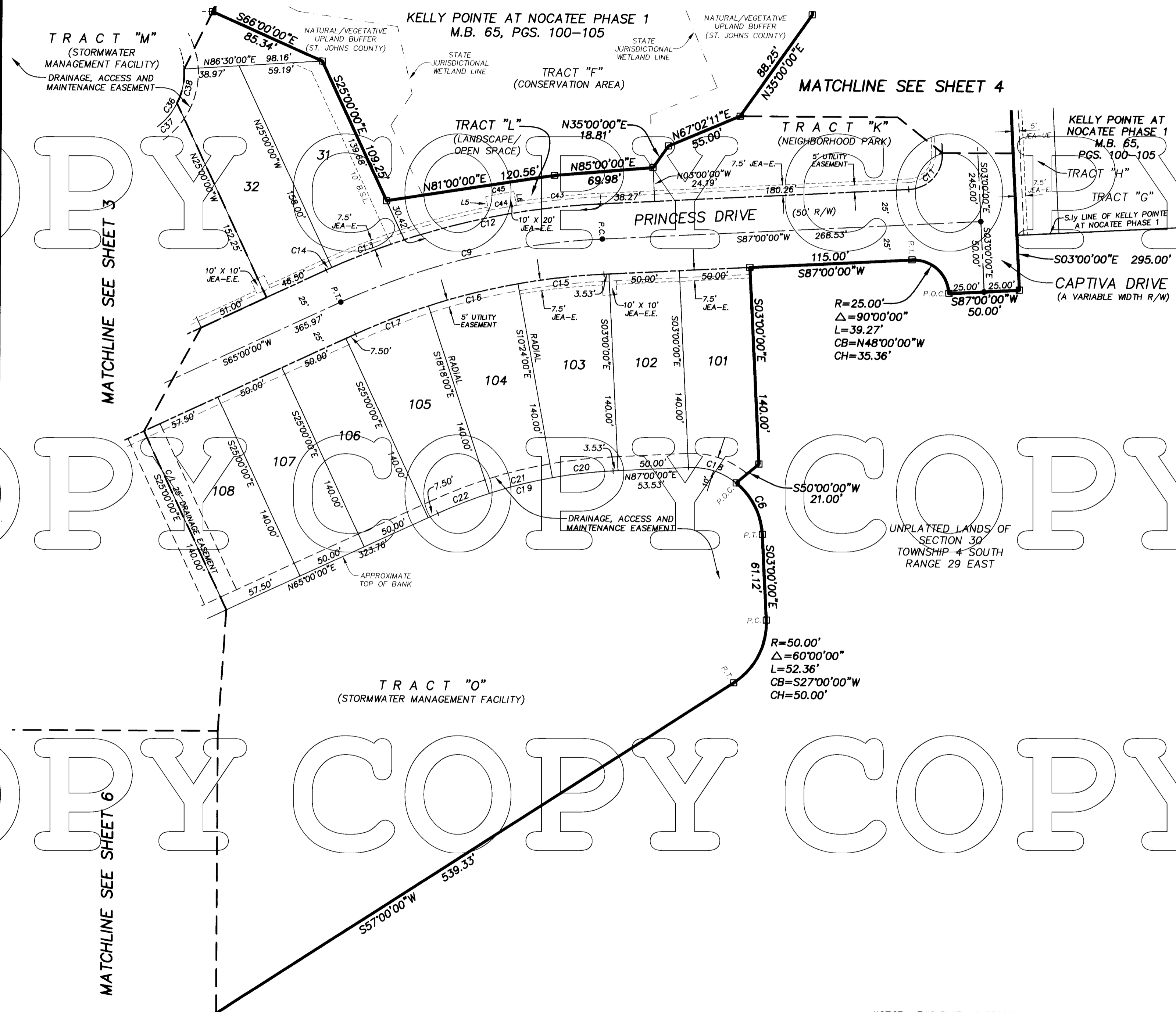
KELLY POINTE AT NOCATEE PHASE 2

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MAP BOOK 66 PAGE 76

SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L5	N11°39'07"W	10.00'
L6	S09°29'23"E	10.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C6	50.00'	48°21'04"	42.19'	S27°10'32"E	40.95'
C9	500.00'	22°00'00"	191.99'	S76°00'00"W	190.81'
C11	25.00'	90°00'00"	39.27'	N42°00'00"E	35.36'
C12	525.00'	15°29'06"	141.89'	S79°15'27"W	141.46'
C13	525.00'	6°01'26"	55.20'	S68°30'11"W	55.17'
C14	525.00'	0°29'29"	4.50'	S65°14'44"W	4.50'
C15	475.00'	7°24'00"	61.35'	S83°18'00"W	61.31'
C16	475.00'	7°54'00"	65.49'	S25°39'00"W	65.44'
C17	475.00'	6°42'00"	55.58'	S68°21'00"W	55.61'
C18	50.00'	41°38'56"	36.39'	N72°10'32"W	35.65'
C19	335.00'	22°00'00"	128.63'	S76°00'00"W	127.84'
C20	335.00'	7°24'00"	43.27'	S83°18'00"W	43.24'
C21	335.00'	7°54'00"	46.19'	S75°39'00"W	46.15'
C22	335.00'	6°42'00"	39.17'	S68°21'00"W	39.15'
C36	48.40'	68°30'00"	57.06'	N30°45'00"E	54.46'
C37	48.40'	38°44'42"	32.73'	N45°37'32"E	32.11'
C38	48.40'	29°45'13"	25.13'	N11°22'37"E	24.85'
C43	530.00'	6°29'23"	60.03'	S83°45'18"W	60.00'
C44	530.00'	2°09'44"	20.00'	S79°25'45"W	20.00'
C45	540.00'	2°09'44"	20.38'	N79°25'45"E	20.38'

LEGEND

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- JEA-E.E. JEA EQUIPMENT EASEMENT
- - - MATCHLINE

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.

PREPARED BY:
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 CERTIFICATE OF AUTHORIZATION NO. LB 3624

