

Austin Park at Nocatee Phase One

A PART OF SECTIONS 1 AND 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

CAPTION

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 1 WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (PALM VALLEY ROAD), A 100 FOOT WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 55°22'18" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 3509.49 FEET; THENCE CONTINUE SOUTH 55°22'18" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 2469.62 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 55°22'18" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1274.23 FEET; THENCE NORTH 34°37'42" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, 1037.79 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PROPOSED COASTAL RIDGE BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY; THENCE THE FOLLOWING 9 COURSES ALONG SAID PROPOSED RIGHT OF WAY LINE: COURSE ONE ~ NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3475.00 FEET, THROUGH A CENTRAL ANGLE OF 11°10'30", AN ARC LENGTH OF 677.77 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°19'27" EAST, 676.70 FEET; COURSE TWO ~ NORTH 56°50'59" EAST, 51.31 FEET TO A POINT ON A CURVE; COURSE THREE ~ NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3463.00 FEET, THROUGH A CENTRAL ANGLE OF 3°54'06", AN ARC LENGTH OF 235.82 FEET TO A POINT OF COMPOUND CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°41'11" EAST, 235.78 FEET; COURSE FOUR ~ SOUTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 92°09'13", AN ARC LENGTH OF 112.59 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°17'09" EAST, 100.84 FEET; COURSE FIVE ~ SOUTH 40°12'33" EAST, 28.41 FEET; COURSE SIX ~ NORTH 49°47'27" EAST, 95.00 FEET; COURSE SEVEN ~ NORTH 40°12'33" WEST, 41.11 FEET TO A POINT OF CURVATURE; COURSE EIGHT ~ NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 91°48'33", AN ARC LENGTH OF 112.17 FEET TO A POINT OF COMPOUND CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°41'44" EAST, 100.55 FEET; COURSE NINE ~ NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3475.00 FEET, THROUGH A CENTRAL ANGLE OF 18°49'56", AN ARC LENGTH OF 1142.18 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°00'58" EAST, 1137.05 FEET; THENCE SOUTH 08°00'00" EAST, DEPARTING SAID PROPOSED RIGHT OF WAY LINE, 702.46 FEET; THENCE SOUTH 14°38'58" WEST, 140.91 FEET; THENCE SOUTH 75°23'02" EAST, 11.36 FEET; THENCE SOUTH 14°36'58" WEST, 50.00 FEET; THENCE SOUTH 56°03'30" WEST, 186.96 FEET; THENCE SOUTH 63°46'53" WEST, 80.55 FEET; THENCE SOUTH 85°53'19" WEST, 60.89 FEET; THENCE SOUTH 58°03'30" WEST, 189.81 FEET; THENCE SOUTH 35°54'05" EAST, 143.61 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 4°31'40", AN ARC LENGTH OF 76.66 FEET TO A POINT ON SAID CURVE SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°29'23" WEST, 76.64 FEET; THENCE SOUTH 34°37'42" EAST, 333.81 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 51.89 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS AUSTIN PARK AT NOCATEE PHASE ONE, 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 DESIGNATED IN THIS PLAT (AMHERST PLACE, AUSTIN PARK AVENUE, DANCER PLACE, KENMORE AVENUE, PINWOODS STREET & PURITAN ROAD) 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 AND STORMWATER MANAGEMENT FACILITIES 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 AND STORMWATER MANAGEMENT FACILITIES 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-1, A-2, J, K, AND L (LANDSCAPE BUFFERS), TRACT B (NEIGHBORHOOD COMMON AREA), TRACTS C, I, AND M (OPEN AREAS), TRACTS E, F AND G (STORMWATER MANAGEMENT FACILITIES), TRACT N (BELLSOUTH TRACT), ALONG WITH CONSERVATION PARCELS #1, #2, AND #3 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 GRANTEEES, 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. ANY 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 D (LIFT STATION SITE) AND 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

BY: Harry D. Francis
HARRY D. FRANCIS
VICE PRESIDENT
Lauren Owens Tina E. Downs
Witness Lauren Owens Witness Tina E. Downs

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF October A.D., 2006, 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

CERTIFICATE OF APPROVAL ~ PLANNING AND ZONING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF AUSTIN PARK AT NOCATEE PHASE ONE HAS BEEN EXAMINED AND APPROVED BY THE COUNTY PLANNING AND ZONING DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS 1 DAY OF November A.D., 2006.

William L. ...
Director of Planning and Zoning

CERTIFICATE OF APPROVAL AND ACCEPTANCE ~ BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF AUSTIN PARK AT NOCATEE PHASE ONE HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS 31ST DAY OF October A.D., 2006. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

James E. Bryant
Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL ~ COUNTY ATTORNEY

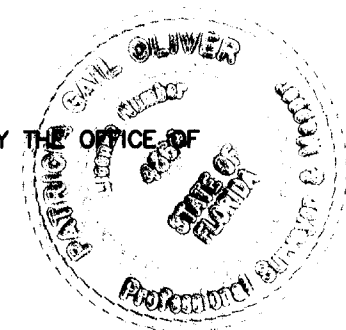
THIS IS TO CERTIFY THAT THIS PLAT OF AUSTIN PARK AT NOCATEE PHASE ONE HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS 1ST DAY OF Oct A.D., 2006.

...
Office of the County Attorney

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS 2ND DAY OF October A.D., 2006.

Gail Oliver
GAIL OLIVER, P.S.M., COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 4584

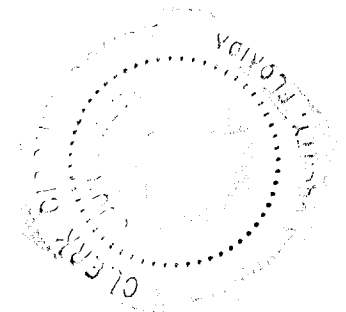


CERTIFICATE OF CLERK

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 59 PAGES 44-50 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 3 DAY OF Nov A.D., 2006.

Cheryl Stickland
Clerk of the Circuit Court

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



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