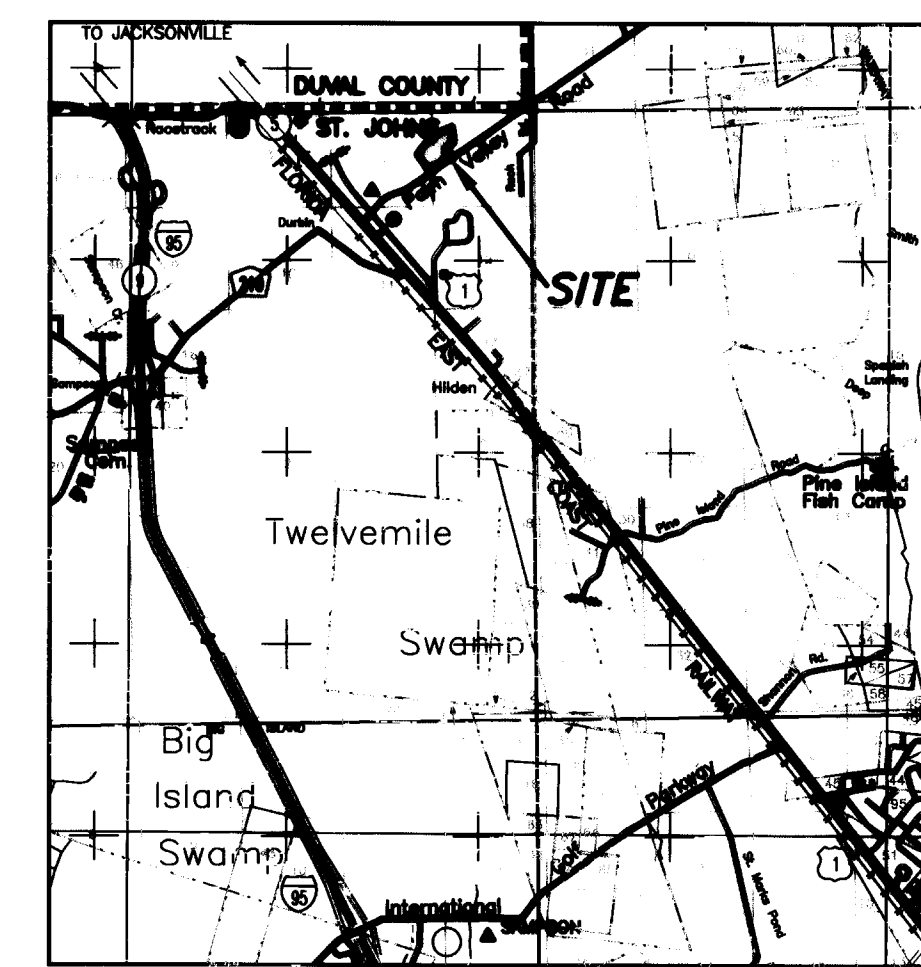
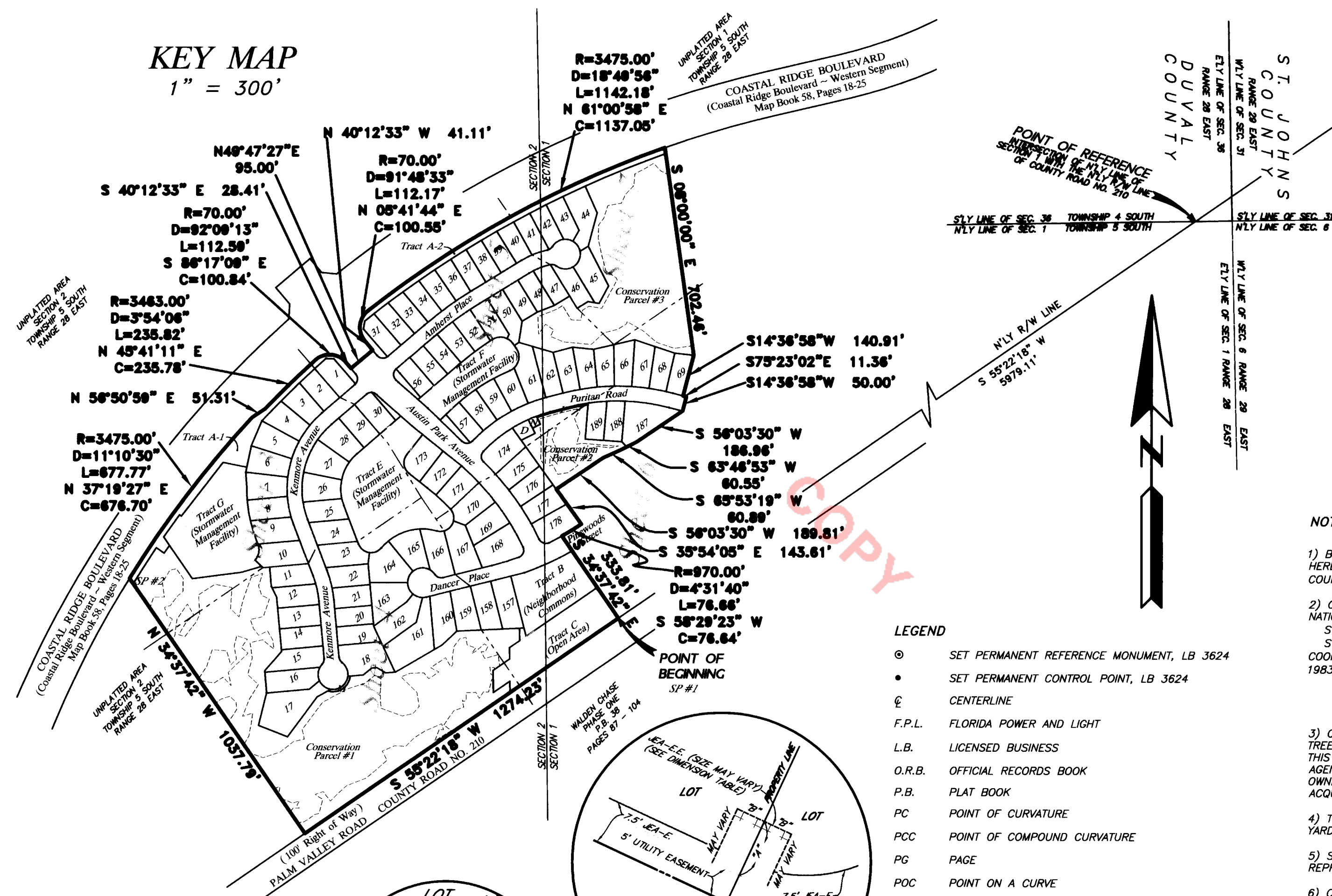


Austin Park at Nocatee Phase One

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

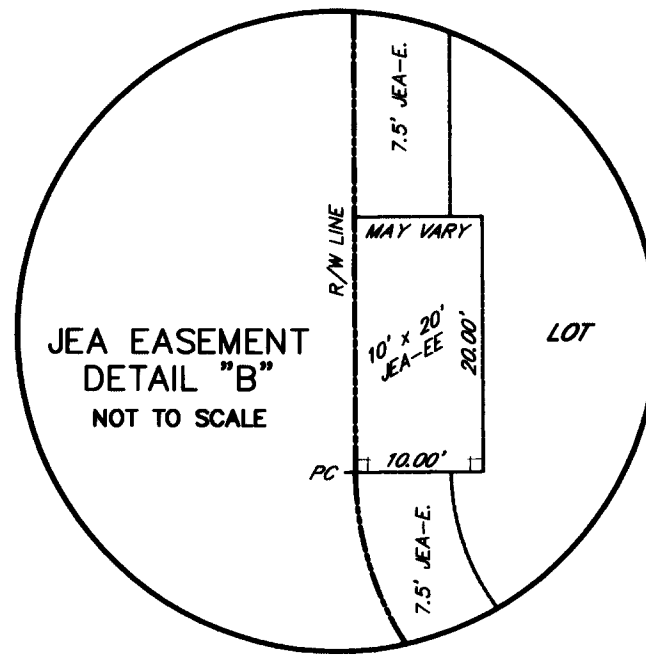
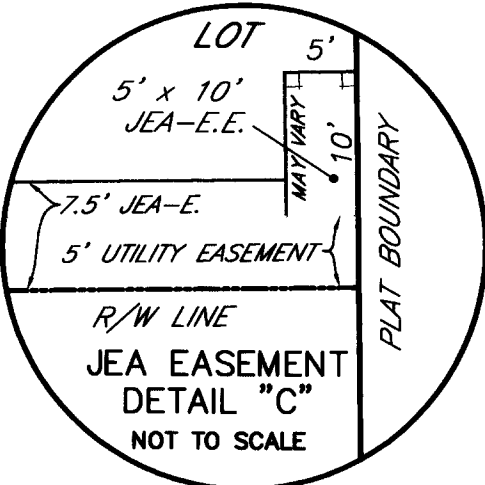
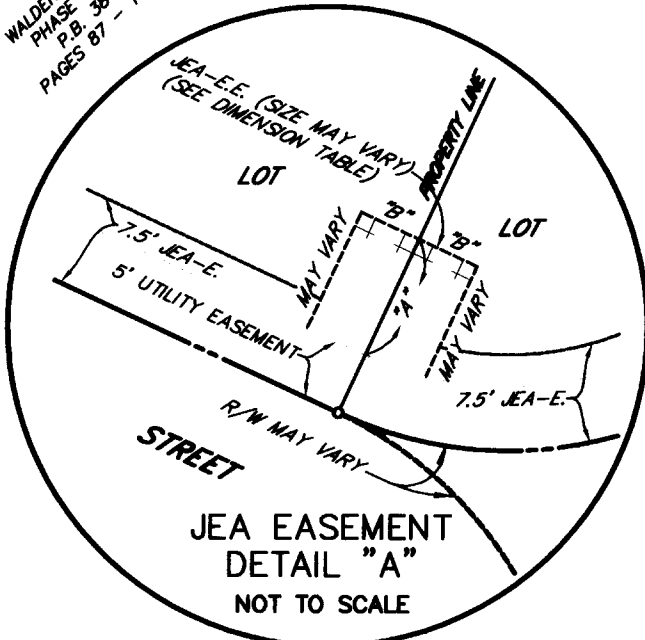
KEY MAP
1" = 300'

VICINITY MAP
NOT TO SCALE

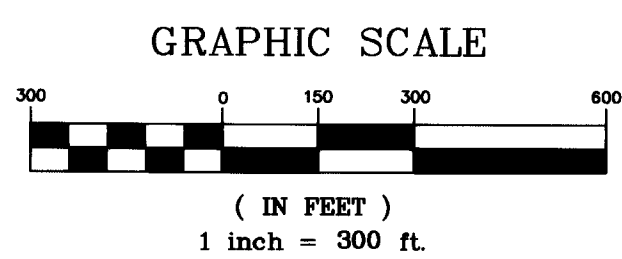


- NOTES:
- BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, COUNTY ROAD NO. 210, AS NORTH 55°22'18" EAST.
 - COORDINATES BASED ON GPS OBSERVATION OF STATION "DURBIN 2" AND STATION "ELLZEY", NATIONAL GEODETIC SURVEY 1991 ADJUSTMENT.
STATION "DURBIN 2" COORDINATES: N 2092535.8352 E 509677.0129
STATION "ELLZEY" COORDINATES: N 2030457.6959 E 524684.1854
COORDINATE DATUM: STATE PLANE IN US SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983/1991.)
PLAT BOUNDARY CORNER STATE PLANE COORDINATES~
SP#1 N 2095078.2010 E 514056.0601
SP#2 N 2095208.0704 E 512417.8236
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN CONSERVATION AREAS AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH LANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ACTIVITY WITHIN ANY CONSERVATION AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.
 - THE FRONT BUILDING SETBACK LINE FOR CUL-DE-SAC LOTS IS AT THE REQUIRED FRONT YARD SETBACK DISTANCE.
 - 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 EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA.
 - JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

- LEGEND
- ⊙ SET PERMANENT REFERENCE MONUMENT, LB 3624
 - SET PERMANENT CONTROL POINT, LB 3624
 - ⊕ CENTERLINE
 - F.P.L. FLORIDA POWER AND LIGHT
 - L.B. LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - PG PAGE
 - POC POINT ON A CURVE
 - PRC POINT OF REVERSE CURVATURE
 - PT POINT OF TANGENCY
 - (R) RADIAL LOT LINE
 - RP RADIUS POINT
 - R/W RIGHT OF WAY
 - SJRWMD ST JOHNS RIVER WATER MANAGEMENT DISTRICT
 - D DELTA / CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - C CHORD LENGTH
 - SP STATE PLANE COORDINATE



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



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, 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 18th DAY OF October A.D., 2006.

JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, L.S. NO. 5517
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258
(904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

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

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.