

RESOLUTION NO. 2020-396
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
OXFORD ESTATES – PHASE SIX A.

WHEREAS, OXFORD ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Oxford Estates – Phase Six A.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond is not required for construction, as Oxford Estates - Phase Six A construction is complete and awaiting final asbuilt approval.

Section 3. A Required Improvements Bond in the amount of \$93,013.37 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20 day of October, 2020.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

[Signature]
Deputy Clerk

RENDITION DATE 10/21/20



OXFORD ESTATES - PHASE SIX A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE FRANCIS P. FATO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION PHASE SIX A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE FRANCIS P. FATO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF LOT 40 AS SHOWN ON THE PLAT OF OXFORD ESTATES, PHASE FOUR RECORDED IN MAP BOOK 90 PAGES 71 THROUGH 77, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 75°40'03" EAST, ALONG THE SOUTHERLY LINE ON THE PLAT OF OXFORD ESTATES, PHASE FOUR, A DISTANCE OF 153.34 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 411.38 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 242.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 692.80 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°41'51" EAST, 238.02 FEET; THENCE SOUTHEASTERLY ALONG SAID LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 242.64 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°44'59" EAST, 241.60 FEET; THENCE NORTHEASTERLY ALONG SAID LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 30.64 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°06'07" EAST, 28.76 FEET; THENCE SOUTH 62°58'06" EAST, DEPARTING SAID SOUTHERLY LINE OF OXFORD ESTATES, UNIT FOUR, 91.11 FEET; THENCE NORTH 65°43'19" EAST, 278.69 FEET; THENCE NORTH 43°40'24" EAST, 52.80 FEET; THENCE NORTH 54°15'59" EAST, 20.88 FEET; THENCE NORTH 45° 54'02" EAST, 73.26 FEET; THENCE NORTH 47°24'56" EAST, 211.47 FEET; THENCE NORTH 37°48'02" EAST, 35.03 FEET; THENCE NORTH 24°58'52" EAST, 34.28 FEET; THENCE SOUTH 58°42'03" EAST, 158.00 FEET; THENCE SOUTH 17°51'39" EAST, 59.51 FEET; THENCE SOUTH 03°07'09" EAST, 404.85 FEET; THENCE SOUTH 11°31'34" WEST, 51.14 FEET; THENCE SOUTH 43°45'35" WEST, 33.39 FEET; THENCE SOUTH 47°33'19" WEST, 240.04 FEET; THENCE NORTH 89°08'50" WEST, 578.27 FEET; THENCE NORTH 76°39'42" WEST, 1,342.14 FEET; THENCE NORTH 14°23'49" EAST, 88.97 FEET; THENCE NORTH 48°45'48" EAST, 27.54 FEET; THENCE NORTH 57°37'07" EAST, 36.81 FEET; THENCE NORTH 63°11'23" EAST, 51.20 FEET; THENCE NORTH 31°51'25" EAST, 57.43 FEET; THENCE NORTH 49°36'57" EAST, 28.00 FEET; THENCE NORTH 58°59'20" EAST, 88.97 FEET; THENCE SOUTH 81°27'29" EAST, 64.33 FEET; THENCE NORTH 14°38'43" EAST, 42.09 FEET TO A POINT ON SAID SOUTHERLY LINE ON THE PLAT OF OXFORD ESTATES, UNIT FOUR; THENCE SOUTH 76°40'03" EAST, ALONG SAID SOUTHERLY LINE, 334.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.57± ACRES, MORE OR LESS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT OXFORD ESTATES, LLC ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS OXFORD ESTATES - PHASE SIX A, 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. ALL RIGHTS OF WAY AND TRACTS "A", (LAKE/STORMWATER MANAGEMENT FACILITY), TRACT "B", (DEVELOPMENT EDGE), TRACT "C", (FUTURE CONNECTION), AND TRACT "D" (CONSERVATION AREA), TOGETHER WITH ALL PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, SIGN EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. THE OWNER SHALL ALSO RESERVE THE RIGHT TO CONVEY RIGHTS OF WAY TOGETHER WITH ALL UNOBSTRUCTED DRAINAGE & ACCESS EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS TO THE OWNERS ASSOCIATION OF OXFORD ESTATES, INC.

THE "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIER, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT, THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE UNRESTRICTED AND ABSOLUTE RIGHT TO OBTAIN ACCESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID 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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E-E AND JEA-E EASEMENTS; (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E-E AND JEA-E EASEMENTS; AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E-E AND JEA-E EASEMENTS.

UTILITY EASEMENTS 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 177.001(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE "OWNER", ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID EASEMENTS.

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 ASSIGNS, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

IN WITNESS WHEREOF, THE "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.

OXFORD ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
(MANAGING MEMBER) JOHN N. DAY

WITNESS: _____

TYPE OR PRINT NAME _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020 BY JOHN N. DAY AS MANAGING MEMBER, OF OXFORD ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS A PERSONALLY KNOWN TO ME OR IT HAS PRODUCED _____ AS IDENTIFICATION.

(NOTARY SIGNATURE)

PRINT NAME
MY COMMISSION EXPIRES:

(NOTARY SEAL)

BRANCH BANKING & TRUST COMPANY A NORTH CAROLINA BANKING CORPORATION

WITNESS: _____

TYPE OR PRINT NAME _____

WITNESS: _____

TYPE OR PRINT NAME _____

BY: _____

JM CITRANO, BANK OFFICER OF BRANCH BANKING & TRUST, A FLORIDA CORPORATION, MORTGAGEE DEDICATION: "THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS 3544, PAGE 780 AND OFFICIAL RECORDS BOOK 3977, PAGE 1172, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BRANCH BANKING & TRUST, ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS."

(NOTARY SIGNATURE)

PRINT NAME
MY COMMISSION EXPIRES:

(NOTARY SEAL)

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020 BY _____ AS BANK OFFICER, OF BRANCH BANKING & TRUST, A NORTH CAROLINA CORPORATION, WHO IS A PERSONALLY KNOWN TO ME OR IT HAS PRODUCED _____ AS IDENTIFICATION.

(NOTARY SIGNATURE)

PRINT NAME
MY COMMISSION EXPIRES:

(NOTARY SEAL)

CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF OXFORD ESTATES - PHASE SIX A, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D. 2020.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF OXFORD ESTATES - PHASE SIX A, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D. 2020. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF OXFORD ESTATES - PHASE SIX A, HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, A.D. 2020.

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 PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2020.

BRANDON J. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

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 _____ DAY OF _____, A.D. 2020.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 4564

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 PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

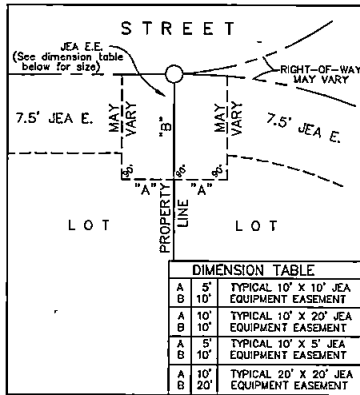
SIGNED AND SEALED THIS _____ DAY OF _____, A.D. 2020.

JAMES D. HARRISON, JR.
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER
2647 ALL AMERICAN SURVEYORS OF FLORIDA, INC.

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

OXFORD ESTATES – PHASE SIX A

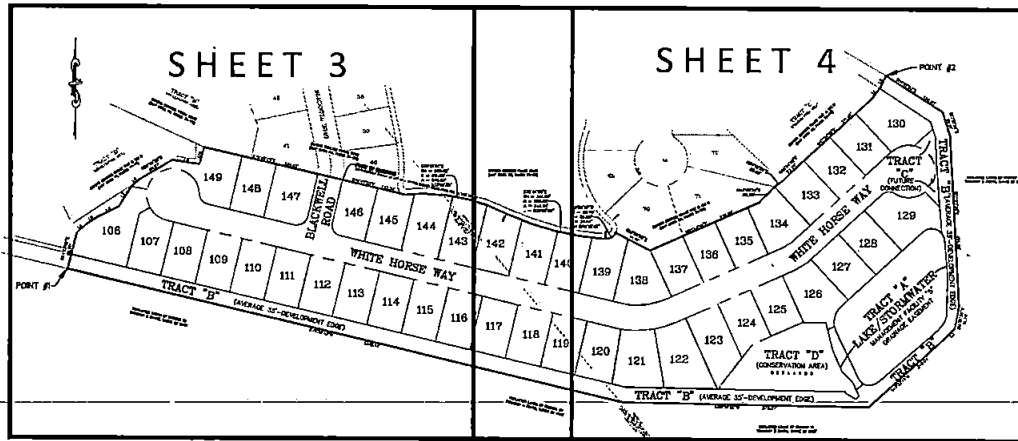
A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



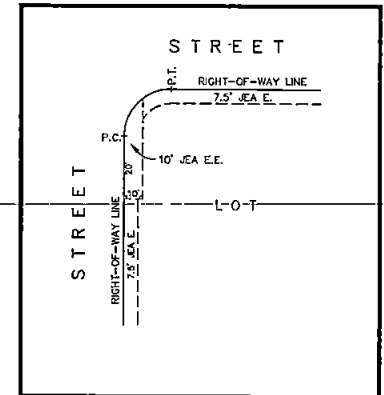
JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)

NOTES:

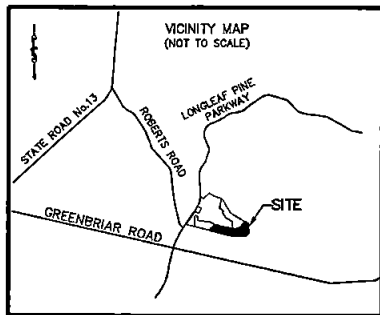
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE EASTERLY LINE OF TRACT "O" AS SHOWN ON THE PLAT OF OXFORD ESTATES – PHASE FOUR AS BEING NORTH 10°37'28" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 901, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- 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.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- 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. THE CONSTRUCTION OF DRIVEWAYS AND 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 IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.



KEY MAP
(NOT TO SCALE)



JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)



LEGEND

- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R.P. RADIUS POINT
- P.B. PLAT BOOK
- PG(S) PAGE(S)
- (R) RADIAL LINE
- JEA-E JEA-EASEMENT
- JEA-E.E. JEA-EQUIPMENT EASEMENT
- UDAE UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- CI CURVE DATA
- LI LINE DATE
- R/W RIGHT OF WAY
- R RADIUS
- SET 4"x4" CONCRETE MONUMENT STAMPED "6715"
- FND 1/2" IRON PIPE STAMPED "3857"
- ⊙ SET NAIL & DISK STAMPED LB "3857"

NOTE:

THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE COORDINATE VALUE WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2) & (ELLZEY).
DURBIN 2 N: 2092535.8352, E: 508677.0129
ELLZEY N: 2030457.6959, E: 524684.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 – STATE PLANE COORDINATES – FLORIDA EAST ZONE 901 – US SURVEY FEET.

POINT	NORTHING	EASTING	DESCRIPTION
1	2092518.16	465674.74	PRM – SW CORNER OF PLAT
2	2083282.32	467595.65	PRM – NE CORNER OF PLAT

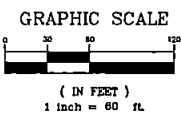
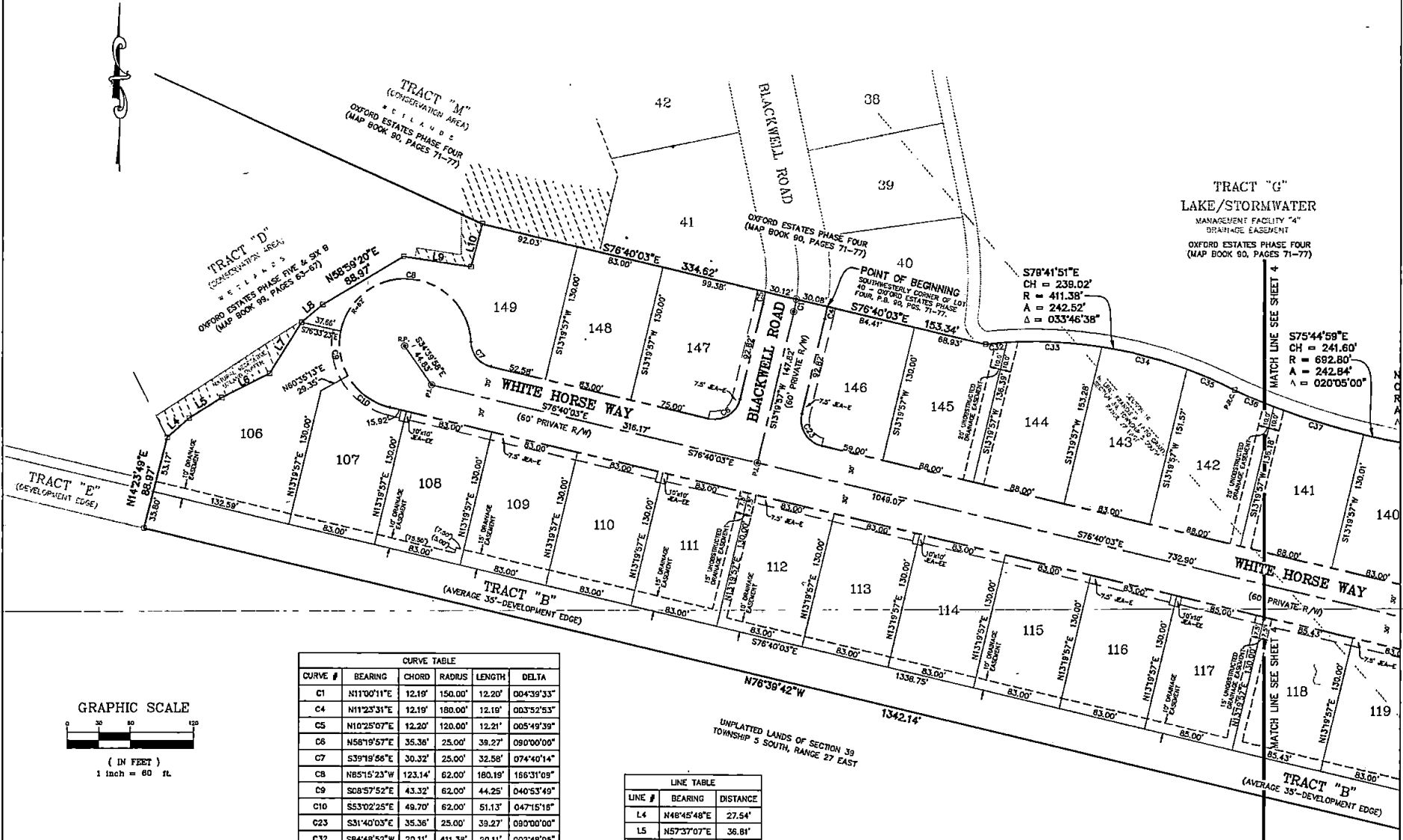
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OXFORD ESTATES – PHASE SIX A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N11°00'11"E	12.19'	150.00'	12.20'	00°49'33"
C4	N11°23'31"E	12.19'	180.00'	12.19'	00°35'53"
C5	N10°25'07"E	12.20'	120.00'	12.21'	00°54'39"
C6	N58°19'57"E	35.36'	25.00'	39.27'	09°00'00"
C7	S39°19'56"E	30.32'	25.00'	32.58'	07°40'14"
C8	N85°15'23"W	123.14'	62.00'	180.19'	166°31'09"
C9	S08°57'52"E	43.32'	62.00'	44.25'	04°05'49"
C10	S53°02'25"E	49.70'	62.00'	51.13'	04°71'18"
C23	S31°40'03"E	35.36'	25.00'	39.27'	09°00'00"
C32	S8°48'52"W	20.11'	411.38'	20.11'	002°48'05"
C33	N87°31'56"W	89.61'	411.38'	89.78'	012°30'18"
C34	N75°29'20"W	83.02'	411.38'	83.18'	011°34'56"
C35	N66°15'12"W	49.43'	411.38'	49.48'	005°53'20"
C36	S67°21'31"E	39.81'	692.80'	39.81'	003°18'03"
C37	S72°39'33"E	88.22'	692.80'	88.28'	007°18'02"

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	N48°45'48"E	27.54'
L5	N57°37'07"E	36.81'
L6	N63°11'23"E	51.20'
L7	N31°51'25"E	57.43'
L8	N49°36'57"E	28.00'
L9	S81°27'29"E	64.33'
L10	N14°38'43"E	42.09'

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UNPLATTED LANDS OF SECTION 39
TOWNSHIP 5 SOUTH, RANGE 27 EAST

OXFORD ESTATES – PHASE SIX A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	DELTA
C2	N84°31'38"E	128.94'	200.00'	037°36'38"
C3	N58°30'37"E	48.02'	150.00'	018°25'23"
C11	S78°35'47"E	15.62'	230.00'	003°53'27"
C12	N88°45'19"E	77.26'	230.00'	019°20'22"
C13	N72°54'44"E	57.58'	230.00'	014°22'50"
C14	N58°57'57"E	54.80'	180.00'	017°30'42"
C15	N47°45'16"E	2.86'	180.00'	000°54'40"
C16	S84°38'03"W	30.32'	25.00'	074°40'14"
C17	N86°43'53"E	71.54'	62.00'	070°28'34"
C18	N13°18'25"W	112.20'	62.00'	128°38'02"
C19	S75°07'13"W	55.86'	62.00'	053°32'42"
C20	S47°49'24"W	1.14'	62.00'	001°02'56"
C21	N58°30'37"E	38.42'	120.00'	018°25'23"

C22	N84°31'38"E	109.60'	170.00'	111.59'	037°36'38"
C23	S31°40'03"E	35.36'	25.00'	39.27'	090°00'00"
C24	N21°20'14"W	17.32'	30.00'	17.57'	033°33'26"
C25	N24°44'52"E	40.50'	50.00'	41.69'	047°46'35"
C26	N83°59'21"E	34.72'	30.00'	37.02'	070°42'24"
C27	S43°03'09"E	18.15'	30.00'	18.44'	035°12'35"
C28	S18°34'20"E	11.97'	50.00'	12.00'	013°45'04"
C29	S17°48'04"W	49.24'	50.00'	51.48'	058°59'44"

C30	N85°24'31"W	44.09'	30.00'	48.52'	09°43'07"
C31	N43°42'26"E	5.37'	30.00'	5.38'	010°16'27"
C35	N66°15'12"W	49.43'	411.38'	49.46'	006°53'20"
C36	S67°21'31"E	39.91'	692.80'	39.91'	003°18'03"
C37	S72°39'33"E	88.22'	692.80'	88.28'	007°18'02"
C38	S79°44'55"E	83.12'	692.80'	83.17'	006°52'42"
C39	S84°29'23"E	31.48'	692.80'	31.48'	002°36'13"

TRACT "G"
LAKE/STORMWATER
MANAGEMENT FACILITY "4"
DRAINAGE EASEMENT
OXFORD ESTATES PHASE FOUR
(MAP BOOK 90, PAGES 71-77)



UNPLATTED LANDS OF SECTION 16
TOWNSHIP 5 SOUTH, RANGE 27 EAST

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N37°48'02"E	35.03'
L2	N24°58'52"E	34.28'
L3	S43°45'35"W	33.39'
L11	N64°33'08"E	17.54'
L12	S13°50'00"E	16.15'
L13	S13°50'00"E	46.95'
L14	S23°26'28"E	57.08'
L15	S44°31'00"E	34.53'
L16	S25°26'52"E	21.61'
L17	S25°26'52"E	15.75'
L18	S48°38'10"W	10.78'
L19	N60°56'30"W	25.34'
L20	N25°26'52"W	6.32'
L21	N25°26'52"W	8.77'
L22	N44°31'00"W	34.98'
L25	S86°23'05"W	33.97'
L26	N87°40'48"W	56.52'
L27	S47°53'18"W	70.31'
L28	S32°31'38"W	50.97'
L29	S43°54'46"W	50.59'
L30	S01°21'30"E	3.99'
L31	N01°42'55"W	6.78'
L32	N48°38'52"E	22.63'
L33	S37°55'22"W	38.55'

UNPLATTED LANDS OF SECTION 39
TOWNSHIP 5 SOUTH, RANGE 27 EAST
PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

TRACT "B"
(AVERAGE 35'-DEVELOPMENT EDGE)
N89°08'29"W 515.98'
N89°08'50"W 578.27'

UNPLATTED LANDS OF SECTION 16
TOWNSHIP 5 SOUTH, RANGE 27 EAST

