

**RESOLUTION NO. 2021- 47**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PARK RIDGE.**

**WHEREAS, MCG MOULTRIE, LLC., AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as PARK RIDGE.

**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 in the amount of \$707,864.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$129,604.00 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 mortgagees 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 2<sup>nd</sup> day of February, 2021.

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

BY: *Jeremiah R. Blocker*  
Jeremiah R. Blocker, Chair

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

*Brandon J. Patty*  
Deputy Clerk

RENDITION DATE 2/4/21



# PARK RIDGE

A PORTION OF SECTION 36, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

## CAPTION

### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING A PORTION OF LANDS DESCRIBED AS PARCEL 1 AND PARCEL 2 IN OFFICIAL RECORDS BOOK 4698, PAGE 213, TOGETHER WITH LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4834, PAGE 1645, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 AND THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 04°35'58" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1,554.11 FEET; THENCE NORTH 87°42'13" EAST, ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1452, PAGE 1798 OF THE PUBLIC RECORDS OF SAID COUNTY, 867.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID LINE, 365.70 FEET; THENCE SOUTH 07°22'16" EAST, 54.79 FEET; THENCE SOUTH 19°07'40" EAST, 33.87 FEET; THENCE SOUTH 26°14'19" EAST, 61.41 FEET; THENCE SOUTH 14°43'35" EAST, 6.21 FEET; THENCE NORTH 86°32'09" EAST, 72.10 FEET; THENCE NORTH 12°11'59" WEST, 17.63 FEET; THENCE NORTH 12°30'31" WEST, 45.84 FEET; THENCE NORTH 25°50'17" WEST, 48.98 FEET; THENCE NORTH 11°16'28" WEST, 41.64 FEET; THENCE NORTH 87°42'13" EAST, 372.88 FEET TO A POINT BEING 24 FEET WESTERLY OF AS MEASURED CURVILINE TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MOULTRIE ROAD, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, LYING 24 FEET WESTERLY OF AND PARALLEL WITH SAID WESTERLY EXISTING RIGHT OF WAY LINE, HAVING A RADIUS OF 3,076.48 FEET, A CENTRAL ANGLE OF 3°40'25", AN ARC DISTANCE OF 248.54 FEET AND BEING SUBTENDED BY A CHORD BEARING AN DISTANCE OF SOUTH 01°46'45" WEST, 248.50 FEET; THENCE SOUTH 86°49'25" WEST, ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 4698, PAGE 213 OF SAID PUBLIC RECORDS, 129.74 FEET; THENCE SOUTH 03°11'49" EAST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4834, PAGE 1645 OF SAID PUBLIC RECORDS, 270.00 FEET; THENCE SOUTH 86°49'17" WEST, 82.54 FEET; THENCE NORTH 00°25'15" EAST, 45.30 FEET; THENCE NORTH 17°40'09" WEST, 44.42 FEET; THENCE NORTH 15°42'54" WEST, 80.76 FEET; THENCE NORTH 41°42'22" WEST, 64.20 FEET; THENCE NORTH 25°08'13" WEST, 67.54 FEET; THENCE NORTH 13°31'32" WEST, 44.14 FEET; THENCE SOUTH 88°30'08" WEST, 69.67 FEET; THENCE SOUTH 25°30'02" EAST, 4.14 FEET; THENCE SOUTH 04°44'21" EAST, 61.61 FEET; THENCE SOUTH 05°50'59" WEST, 34.60 FEET; THENCE SOUTH 19°45'01" EAST, 58.86 FEET; THENCE SOUTH 12°21'29" WEST, 78.79 FEET; THENCE SOUTH 19°14'04" WEST, 38.37 FEET; THENCE SOUTH 01°27'25" EAST, 56.95 FEET; THENCE SOUTH 04°16'58" WEST, 34.87 FEET; THENCE SOUTH 18°14'42" EAST, 119.24 FEET; THENCE SOUTH 53°18'45" EAST, 38.90 FEET; THENCE SOUTH 15°42'18" WEST, 45.24 FEET; THENCE SOUTH 87°42'13" WEST, 434.87 FEET; THENCE NORTH 03°06'55" WEST, 741.95 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 9.62 ACRES, MORE OR LESS.

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MCG MOULTRIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL, HEREAFTER, BE KNOWN AS PARK RIDGE, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAN HAS BEEN MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT AS GRAND PARK RIDGE LANE AND RIDGE LAKE ROAD, ARE IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, 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 THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT SHALL BE THE PROPERTY OF THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS. ALL STORMWATER 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 ARE DEDICATED TO OWNER, ITS SUCCESSORS AND ASSIGNS, AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREON UNDER THE PLAT. THE COUNTY'S RIGHT TO DISCHARGE STORMWATER THROUGH THE SUBDIVISION'S DRAINAGE SYSTEM SHALL NOT IMPLY ANY COUNTY RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID DRAINAGE SYSTEM.

ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE HEREBY DEDICATED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THE PLAT FOR DRAINAGE AND LANDSCAPE PURPOSES. PROVIDED, HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "B" (STORMWATER MANAGEMENT FACILITY (EASEMENT FOR DRAINAGE, ACCESS AND MAINTENANCE)), TRACT "C" (STORMWATER MANAGEMENT FACILITY (EASEMENT FOR DRAINAGE, ACCESS AND MAINTENANCE)), TRACT "A" (20 PERMETER BUFFER, SIGNAGE EASEMENT & FPM EASEMENT), TRACT "D" (CONSERVATION EASEMENT 4), TRACT "E" (CONSERVATION EASEMENT 2), TRACT "F" (CONSERVATION EASEMENT 1), TRACT "G" (CONSERVATION EASEMENT 3), TRACTS "I", "J" AND "K" (PARK), TRACTS "M" AND "N" (PARK/DRAINAGE EASEMENT), TRACT "M" (20 FOOT PERMETER BUFFER), TRACT "O" (20 FOOT PERMETER BUFFER/DRAINAGE EASEMENT/PARK) AND TRACT "N" (10 FOOT PERMETER BUFFER) SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS-OF-WAY DESIGNATED HEREON AS "TOLE" (TIRE DEPARTMENT ACCESS EASEMENT), FOR ITS INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITIES, TOGETHER WITH THE RIGHT OF ST. JOHNS COUNTY UTILITY DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED HEREON.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, AN UNRESTRICTED ACCESS EASEMENT OVER AND UPON ALL EASEMENTS DESIGNATED HEREON AS "TOLE" (TIRE DEPARTMENT ACCESS EASEMENT), FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE COUNTY'S ABILITY TO ACCESS ALL ROADWAYS SHOWN ON THIS PLAT, FOR WHICH THE OWNER, ITS SUCCESSORS AND ASSIGNS, WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREON UNDER THE PLAT. FIRE DEPARTMENT ACCESS EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE MAINTENANCE OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PARK RIDGE NEIGHBORHOOD ASSOCIATION, INC. AND THE MAINTENANCE OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PARK RIDGE NEIGHBORHOOD ASSOCIATION, INC.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER, UPON, AND UNDER DESIGNATED HEREON AS "SANITARY SEWER EASEMENT" FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITIES, TOGETHER WITH THE RIGHT OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID "SANITARY SEWER EASEMENT".

THE OWNER HEREBY DEDICATES TO FLORIDA POWER AND LIGHT COMPANY AND ITS SUCCESSORS AND ASSIGNS, A TEN-FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT DESIGNATED AS "FP&L", UNLESS OTHERWISE NOTED, IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

ALL UTILITY EASEMENTS SHOWN HEREON 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 177.06(1)(28) OF THE FLORIDA STATUTES (2015), PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

OWNER, ITS SUCCESSORS AND ASSIGNS, GRANTS TO THE PUBLIC, AT THE RECORDATION OF THIS PLAT, THE USE OF ALL SIDEWALKS CONSTRUCTED THEREON FOR PEDESTRIAN PURPOSES.

EVERY OWNER OF A LOT IN PARK RIDGE SHALL BE A MANDATORY MEMBER OF THE PARK RIDGE NEIGHBORHOOD ASSOCIATION, INC.

IN WITNESS WHEREOF, DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY APPOINTED MANAGER/MANAGING MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MCG Moultrie, LLC  
a Florida limited liability company

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME \_\_\_\_\_

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME \_\_\_\_\_

NOTARY FOR MCG MOULTRIE, LLC

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 2021, BY JAMES N. MCGARVEY, JR., PRESIDENT OF NEIGHBORHOOD REALTY, INC., AS MANAGER OF MCG MOULTRIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

(NAME TYPED, PRINTED OR STAMPED)

(TITLE OR RANK)

## MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 6 SHEETS  
SEE SHEET 2 OF 6 SHEETS FOR NOTES AND LEGEND

## CONSENT AND JOINER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGES, LIENS OR OTHER ENCUMBRANCES RECORDED IN OFFICIAL RECORDS BOOK (TBD) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALL MODIFICATIONS THERETO ("MORTGAGE"), 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 HEREON, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

WITNESS \_\_\_\_\_

Ameris Bank, a Georgia Banking Association

PRINT OR TYPE NAME \_\_\_\_\_

Zacharia J. Scott, Vice President

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME \_\_\_\_\_

NOTARY FOR AMERIS BANK

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 2021, BY ZACHARIA J. SCOTT, AS VICE PRESIDENT OF AMERIS BANK, A GEORGIA BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

(NAME TYPED, PRINTED OR STAMPED)

(TITLE OR RANK)

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY  
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF PARK RIDGE HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN OF THE BOARD \_\_\_\_\_

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF PARK RIDGE HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF PARK RIDGE HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF \_\_\_\_\_, 2021.

BRANDON J. PATTY  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT OF PARK RIDGE HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PATRICIA GAIL OLIVER, COUNTY SURVEYOR PROFESSIONAL  
LAND SURVEYOR, FL. CERTIFICATE NO. 4564

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO CHAPTER 177, FLORIDA STATUTES, AND THAT THE ABOVE PLAT COMPLIES WITH ZONING RULES AND REGULATIONS OF ST. JOHNS COUNTY, FLORIDA CURRENTLY IN EFFECT. THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF SAID CHAPTER 177, FLORIDA STATUTES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

WILLIAM J. MELROSE  
FLORIDA REGISTERED SURVEYOR AND MAPPER  
REGISTRATION NO. 5843

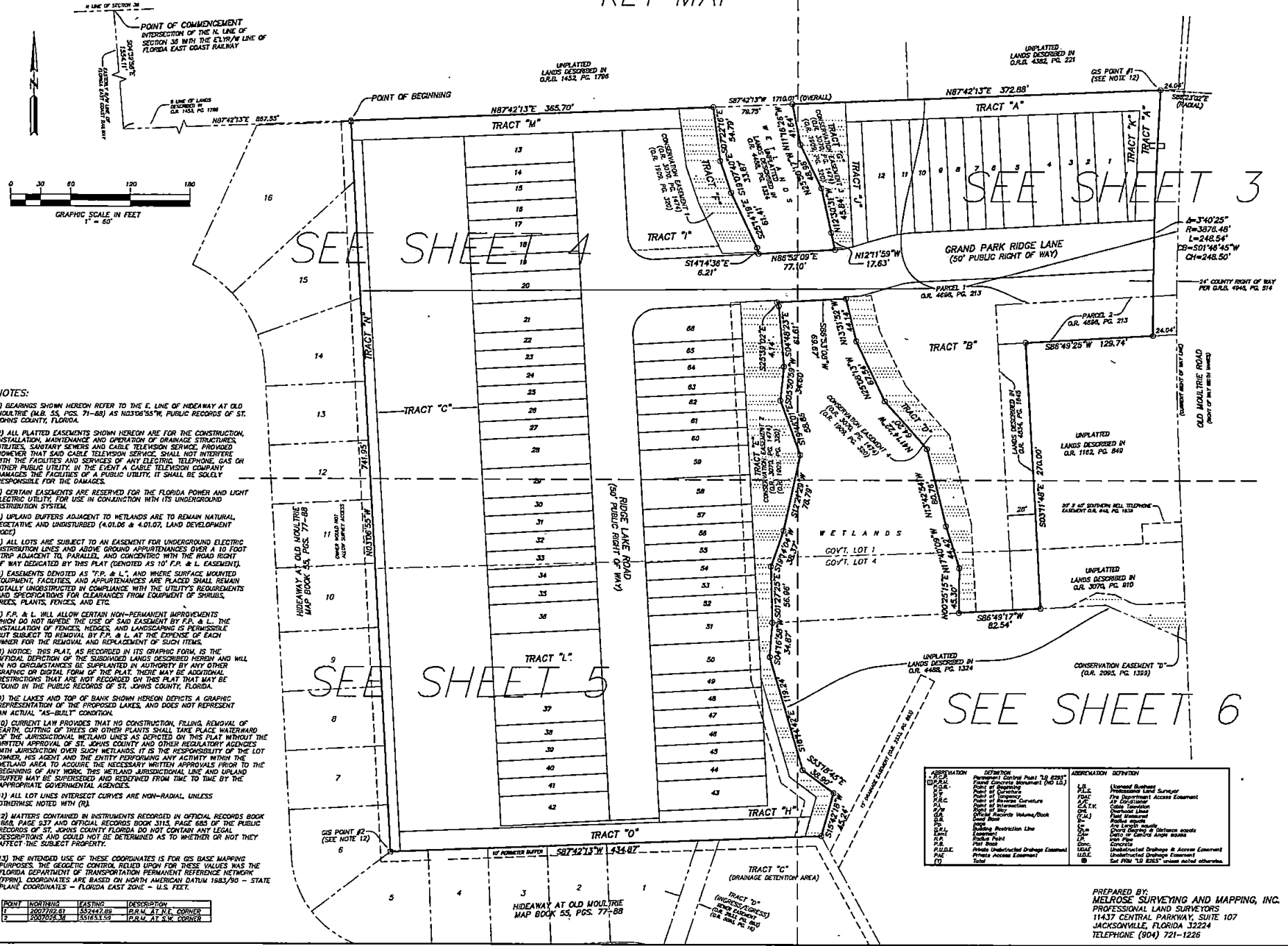
MELROSE SURVEYING AND MAPPING, INC.  
11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1226  
CERTIFICATE OF AUTHORIZATION NO. L.B. NO. 8295

PREPARED BY:  
MELROSE SURVEYING AND MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1226

# PARK RIDGE

A PORTION OF SECTION 36, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

## KEY MAP



- NOTES:**
- 1) BEARINGS SHOWN HEREON REFER TO THE E. LINE OF MIDEWAY AT OLD MOULTRIE (N.B. 55, PGS. 71-88) AS N03°06'55"W, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  - 2) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE. PROVIDED HOMEOWNERS THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
  - 3) CERTAIN EASEMENTS ARE RESERVED FOR THE FLORIDA POWER AND LIGHT ELECTRIC UTILITY, FOR USE IN CONJUNCTION WITH ITS UNDERGROUND DISTRIBUTION SYSTEM.
  - 4) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED (4.01.06 & 4.01.07, LAND DEVELOPMENT CODE)
  - 5) ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES OVER A 10 FOOT STRIP ADJACENT TO, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY DESIGNATED BY THIS PLAT (REVOKED AS 10' F.P. & L. EASEMENT).
  - 6) EASEMENTS DENOTED AS "F.P. & L.", AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR CLEARANCES FROM EQUIPMENT OF SHRUBS, TREES, PLANTS, FENCES, AND ETC.
  - 7) F.P. & L. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPED THE USE OF SAID EASEMENT BY F.P. & L. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY F.P. & L. AT THE EXPENSE OF EACH OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.
  - 8) 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 SUPERSEDED 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 ST. JOHNS COUNTY, FLORIDA.
  - 9) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
  - 10) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDUCED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
  - 11) ALL LOT LINES INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED WITH (R).
  - 12) MATTERS CONTAINED IN INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 1808, PAGE 537 AND OFFICIAL RECORDS BOOK 3113, PAGE 663 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, DO NOT CONTAIN ANY DESCRIPTIONS AND COULD NOT BE DETERMINED AS TO WHETHER OR NOT THEY AFFECT THE SUBJECT PROPERTY.
  - 13) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL, RELIED UPON FOR THESE VALUES WAS THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FPRN). COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

POINT NUMBER	EASTING	DESCRIPTION
1	5007792.61	552447.89 (P.R.M. AT N.W. CORNER)
2	5007095.38	551813.59 (P.R.M. AT S.W. CORNER)

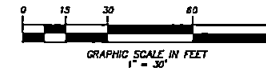
ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
C.P.	Center Point	L.S.	Licensed Surveyor
D.P.	Ditch	P.L.S.	Professional Land Surveyor
E.A.	Point of Beginning	P.A.C.	Private Access Easement
F.P. & L.	Point of Beginning	P.C.	Public Convenience
G.C.	Point of Beginning	P.C.D.	Point of Beginning
H.C.	Point of Beginning	P.C.L.	Point of Beginning
I.C.	Point of Beginning	P.C.M.	Point of Beginning
J.C.	Point of Beginning	P.C.N.	Point of Beginning
K.C.	Point of Beginning	P.C.O.	Point of Beginning
L.C.	Point of Beginning	P.C.P.	Point of Beginning
M.C.	Point of Beginning	P.C.Q.	Point of Beginning
N.C.	Point of Beginning	P.C.R.	Point of Beginning
O.C.	Point of Beginning	P.C.S.	Point of Beginning
P.C.	Point of Beginning	P.C.T.	Point of Beginning
Q.C.	Point of Beginning	P.C.U.	Point of Beginning
R.C.	Point of Beginning	P.C.V.	Point of Beginning
S.C.	Point of Beginning	P.C.W.	Point of Beginning
T.C.	Point of Beginning	P.C.X.	Point of Beginning
U.C.	Point of Beginning	P.C.Y.	Point of Beginning
V.C.	Point of Beginning	P.C.Z.	Point of Beginning
W.C.	Point of Beginning	P.C.A.	Point of Beginning
X.C.	Point of Beginning	P.C.B.	Point of Beginning
Y.C.	Point of Beginning	P.C.C.	Point of Beginning
Z.C.	Point of Beginning	P.C.D.	Point of Beginning

PREPARED BY:  
MELROSE SURVEYING AND MAPPING, INC.  
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11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1226

# PARK RIDGE

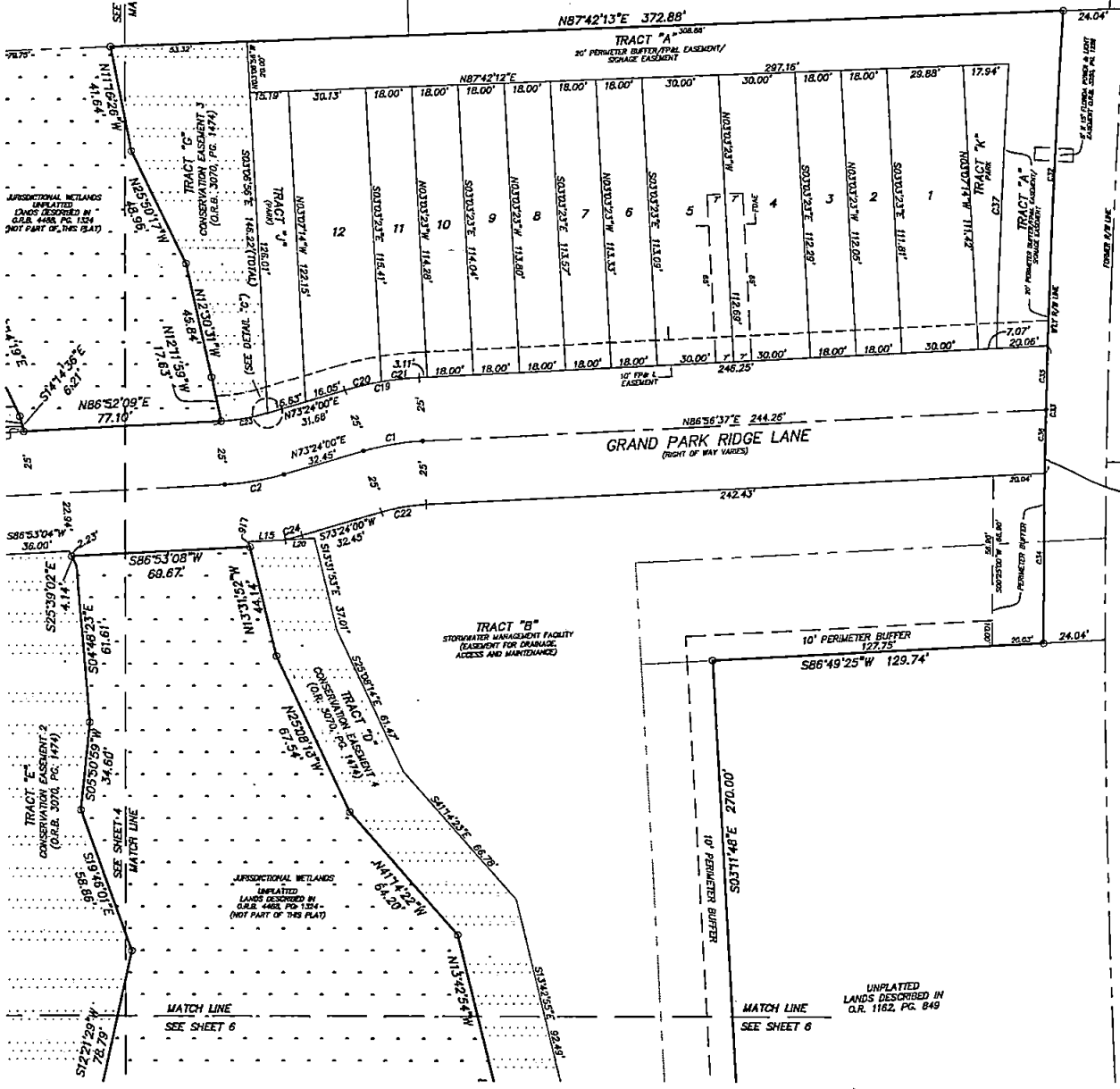
A PORTION OF SECTION 36, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND



UNPLATED  
LANDS DESCRIBED IN  
D.R. 4362, PG. 221

UNPLATED  
LANDS DESCRIBED IN  
O.R.B. 1432, PG. 1765



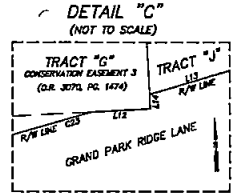
CHORD TABLE

CHORD	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	100.00'	24.64'	S87°02'00"W	24.64'	13°26'42"
C2	100.00'	23.43'	S80°02'00"W	23.43'	13°27'06"
C3	100.00'	22.23'	S73°02'00"W	22.23'	13°27'30"
C4	100.00'	21.03'	S66°02'00"W	21.03'	13°27'54"
C5	100.00'	19.83'	S59°02'00"W	19.83'	13°28'18"
C6	100.00'	18.63'	S52°02'00"W	18.63'	13°28'42"
C7	100.00'	17.43'	S45°02'00"W	17.43'	13°29'06"
C8	100.00'	16.23'	S38°02'00"W	16.23'	13°29'30"
C9	100.00'	15.03'	S31°02'00"W	15.03'	13°29'54"
C10	100.00'	13.83'	S24°02'00"W	13.83'	13°30'18"
C11	100.00'	12.63'	S17°02'00"W	12.63'	13°30'42"
C12	100.00'	11.43'	S10°02'00"W	11.43'	13°31'06"
C13	100.00'	10.23'	S03°02'00"W	10.23'	13°31'30"
C14	100.00'	9.03'	S0°02'00"W	9.03'	13°31'54"
C15	100.00'	7.83'	N03°02'00"W	7.83'	13°32'18"
C16	100.00'	6.63'	N10°02'00"W	6.63'	13°32'42"
C17	100.00'	5.43'	N17°02'00"W	5.43'	13°33'06"
C18	100.00'	4.23'	N24°02'00"W	4.23'	13°33'30"
C19	100.00'	3.03'	N31°02'00"W	3.03'	13°33'54"
C20	100.00'	1.83'	N38°02'00"W	1.83'	13°34'18"
C21	100.00'	0.63'	N45°02'00"W	0.63'	13°34'42"
C22	100.00'	0.43'	N52°02'00"W	0.43'	13°35'06"
C23	100.00'	0.23'	N59°02'00"W	0.23'	13°35'30"
C24	100.00'	0.03'	N66°02'00"W	0.03'	13°35'54"
C25	100.00'	0.03'	N73°02'00"W	0.03'	13°36'18"
C26	100.00'	0.03'	N80°02'00"W	0.03'	13°36'42"
C27	100.00'	0.03'	N87°02'00"W	0.03'	13°37'06"

LINE TABLE

LINE	BEARING	DISTANCE
L12	S86°53'08"W	69.67'
L13	N73°24'00"E	32.45'
L14	N73°24'00"E	32.45'
L15	S86°53'08"W	69.67'
L16	S86°53'08"W	69.67'
L17	S86°53'08"W	69.67'
L18	S86°53'08"W	69.67'
L19	S86°53'08"W	69.67'
L20	S86°53'08"W	69.67'
L21	S86°53'08"W	69.67'
L22	S86°53'08"W	69.67'
L23	S86°53'08"W	69.67'
L24	S86°53'08"W	69.67'
L25	S86°53'08"W	69.67'
L26	S86°53'08"W	69.67'
L27	S86°53'08"W	69.67'
L28	S86°53'08"W	69.67'
L29	S86°53'08"W	69.67'
L30	S86°53'08"W	69.67'

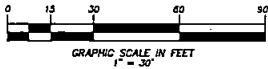
24' COUNTY RIGHT OF WAY  
PER O.R.B. 4946, PG. 514  
  
(R/W TOTAL)  
Δ=3°40'25"  
R=3876.48'  
L=248.54'  
CB=501°46'45"W  
CH=248.50'



PREPARED BY:  
MELROSE SURVEYING AND MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1226

# PARK RIDGE

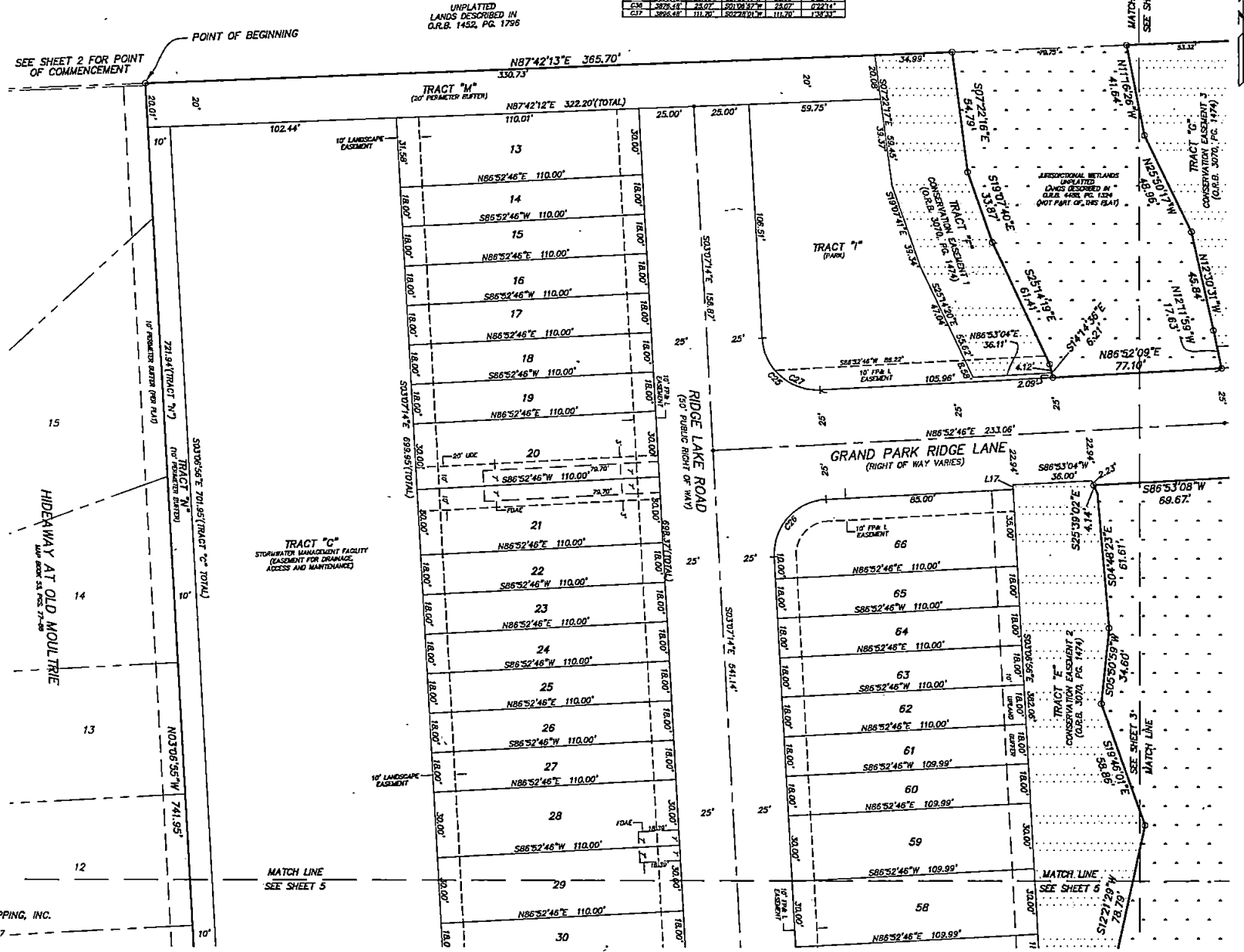
A PORTION OF SECTION 36, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 4 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	DELTA
C1	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"
C2	100.00'	21.87'	N88°10'04"E	21.87'	177°20'27"
C3	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"
C4	100.00'	21.87'	N88°10'04"E	21.87'	177°20'27"
C5	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"
C6	100.00'	21.87'	N88°10'04"E	21.87'	177°20'27"
C7	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"
C8	100.00'	21.87'	N88°10'04"E	21.87'	177°20'27"
C9	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"
C10	100.00'	21.87'	N88°10'04"E	21.87'	177°20'27"
C11	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"
C12	100.00'	21.87'	N88°10'04"E	21.87'	177°20'27"
C13	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"
C14	100.00'	21.87'	N88°10'04"E	21.87'	177°20'27"
C15	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"
C16	100.00'	21.87'	N88°10'04"E	21.87'	177°20'27"
C17	100.00'	21.87'	S88°10'04"W	21.87'	177°20'27"

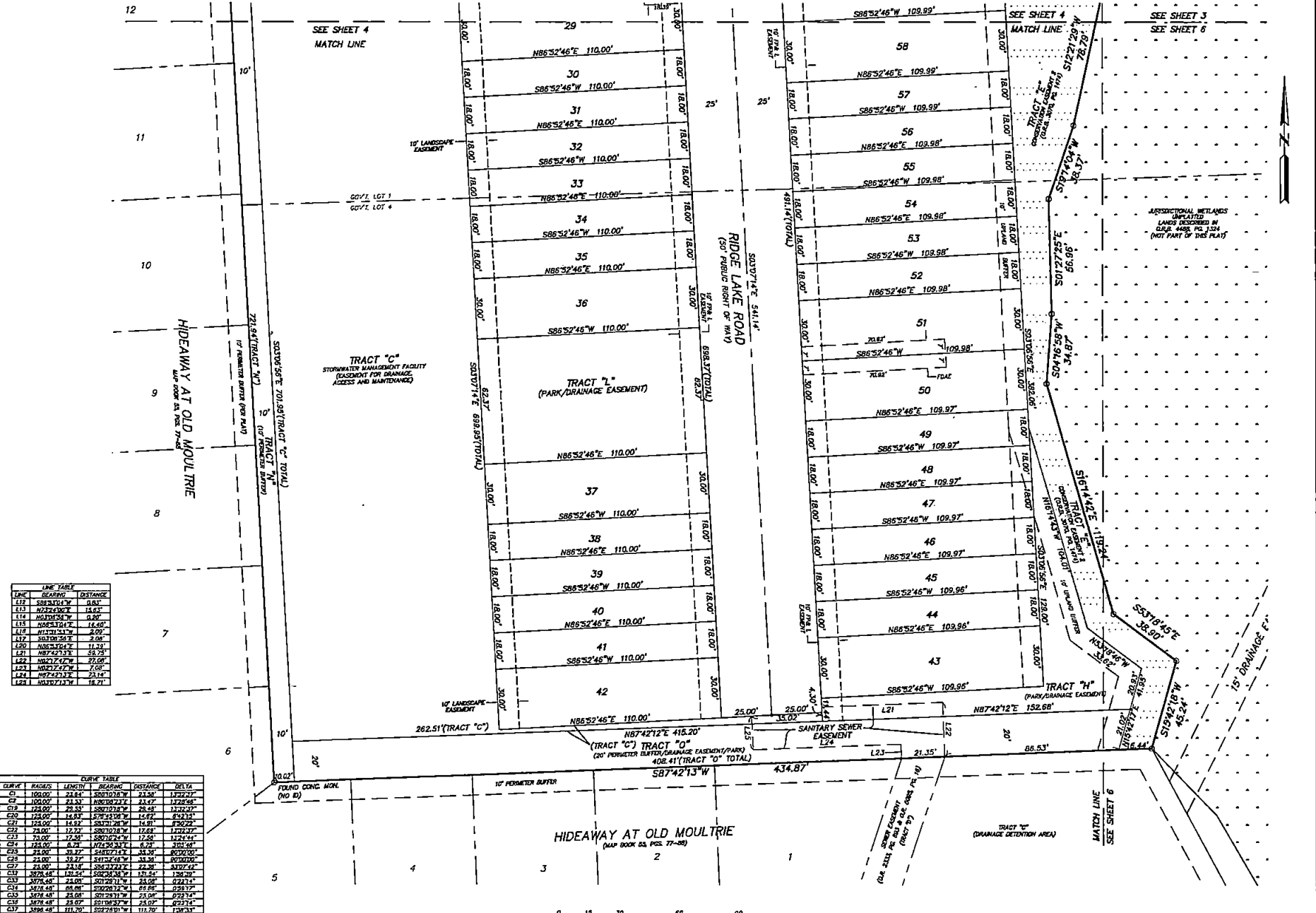
LINE	BEARING	DISTANCE
L119	S88°33'04"W	0.81'
L120	N77°24'30"E	15.83'
L121	N63°08'20"W	0.20'
L122	S88°11'04"E	14.07'
L123	N11°11'21"W	2.02'
L124	N87°42'13"E	59.25'
L125	S88°11'04"E	2.08'
L126	N88°33'04"E	11.33'
L127	N87°42'13"E	59.25'
L128	S88°11'04"E	2.08'
L129	N88°33'04"E	11.33'
L130	N87°42'13"E	59.25'
L131	S88°11'04"E	2.08'
L132	N88°33'04"E	11.33'
L133	N87°42'13"E	59.25'
L134	S88°11'04"E	2.08'
L135	N88°33'04"E	11.33'



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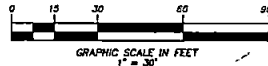
# PARK RIDGE

A PORTION OF SECTION 36, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L12	S86°52'46\"	0.85'
L13	N87°42'12\"	14.63'
L14	N86°52'46\"	0.90'
L15	N86°52'46\"	14.60'
L16	N75°11'51\"	2.00'
L17	S89°10'35\"	1.98'
L20	N86°52'46\"	11.34'
L21	N87°42'12\"	5.28'
L22	N87°42'12\"	27.08'
L23	N87°42'12\"	7.68'
L24	N87°42'12\"	23.14'
L25	N89°22'13\"	16.71'

CHURVE	RADIUS	LENGTH	BEARING	DISTANCE	DELTA
C1	100.00'	24.84'	S86°10'18\"	23.38'	18°22'27\"
C2	100.00'	24.33'	N86°10'12\"	23.47'	17°25'46\"
C3	125.00'	25.53'	S86°10'18\"	26.48'	13°22'22\"
C4	125.00'	14.83'	S79°45'08\"	14.67'	8°21'23\"
C5	125.00'	14.82'	S84°31'28\"	14.81'	8°30'22\"
C6	125.00'	12.22'	S86°10'18\"	17.62'	11°01'23\"
C7	125.00'	17.45'	S86°12'24\"	17.45'	11°24'44\"
C8	125.00'	8.73'	N72°30'23\"	8.73'	20°34'38\"
C9	125.00'	30.82'	S84°07'11\"	30.82'	8°07'05\"
C10	24.00'	32.27'	S81°32'48\"	33.38'	8°07'05\"
C11	25.00'	23.14'	S84°31'28\"	22.38'	8°37'42\"
C12	3078.48'	191.54'	S86°35'38\"	171.54'	13°02'29\"
C13	3078.48'	24.00'	S01°29'11\"	24.00'	89°21'42\"
C14	3078.48'	68.88'	S72°25'23\"	65.95'	23°12'12\"
C15	3078.48'	23.08'	S01°29'11\"	23.08'	89°21'42\"
C16	3078.48'	23.07'	S01°29'11\"	23.07'	89°21'42\"
C17	3098.48'	116.70'	S82°28'01\"	111.70'	13°02'29\"

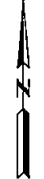
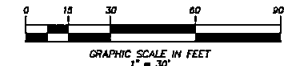
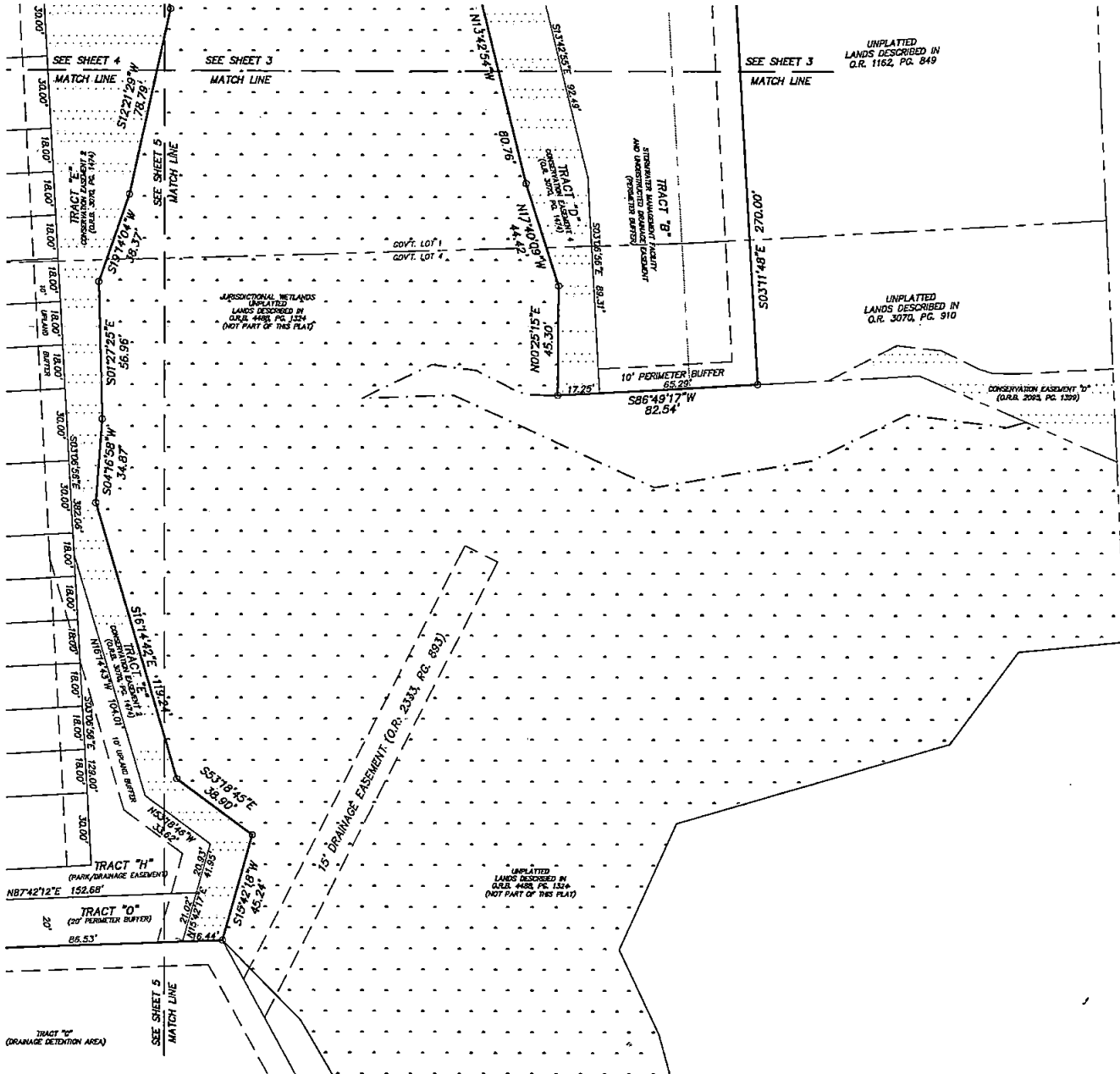


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# PARK RIDGE

A PORTION OF SECTION 36, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 6 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND



OLD MOULTRIE ROAD  
(RIGHT OF WAY WIDTH VARIES)

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	OFF SET
C1	104.00'	23.64'	S00°07'18\"	23.50'	1372.27'
C2	104.00'	23.54'	N00°30'32\"	23.47'	1374.54'
C18	104.00'	22.55'	S00°10'47\"	22.50'	1374.22'
C19	104.00'	14.82'	S75°15'10\"	14.62'	854.15'
C20	104.00'	11.92'	S84°31'28\"	11.81'	830.22'
C22	78.00'	17.72'	S00°10'18\"	17.69'	1374.77'
C23	78.00'	17.55'	S00°10'24\"	17.50'	1374.44'
C24	174.00'	8.25'	N72°50'37\"	8.25'	3302.94'
C25	78.00'	19.22'	S40°07'14\"	19.16'	900.000'
C26	78.00'	19.22'	S41°32'14\"	19.16'	900.000'
C17	78.00'	23.16'	S84°31'27\"	22.98'	8302.21'
C32	3078.44'	17.55'	S01°05'14\"	17.54'	1380.00'
C33	3078.44'	24.00'	S01°20'11\"	23.08'	1722.14'
C14	3078.44'	25.00'	S02°20'14\"	24.84'	1724.77'
C15	3078.44'	25.00'	S01°20'11\"	24.00'	1724.77'
C16	3078.44'	25.00'	S01°18'37\"	24.07'	1724.14'
C17	3078.44'	111.20'	S02°28'20\"	111.20'	1282.23'

LINE	BEARING	DISTANCE
L12	S86°30'20\"	0.67'
L13	N23°24'00\"	14.63'
L14	N03°10'36\"	0.20'
L15	N00°10'14\"	14.40'
L16	N1°21'51\"	2.09'
L17	S01°08'28\"	2.08'
L18	N08°51'17\"	11.30'
L19	N07°42'17\"	59.75'
L20	N02°27'17\"	27.00'
L21	N03°17'47\"	2.00'
L22	N07°42'17\"	23.14'
L23	N04°02'14\"	18.21'

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