

RESOLUTION NO. 2023-134
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
STONECREST.

WHEREAS, KB HOME JACKSONVILLE, LLC, A DELAWARE 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 Stonecrest.

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 \$1,925,100.13 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$877,221.83 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:

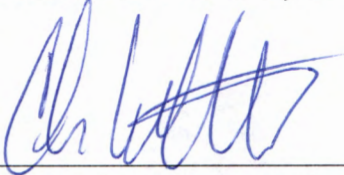
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

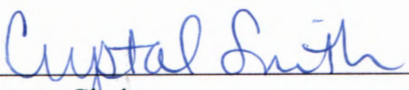
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of April, 2023.

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

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk

Rendition Date APR 18 2023



STONECREST

A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 1 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS STONECREST, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS SLATE WAY, STONECREST DRIVE, AND BOULDER LANE, TRACTS "A", "B", AND "C" (RECREATION), TRACT "E" (LANDSCAPE BUFFER TRACT), TRACTS "F", AND "G" (STORMWATER MANAGEMENT FACILITY), TRACTS "H", "I", "J", "K", AND "L" (OPEN SPACE), TRACTS "M", "N", "O", AND "P" (CONSERVATION), TRACTS "Q", AND "R" (PERIMETER BUFFER & DRAINAGE EASEMENTS), AND TRACT "S" (PERIMETER BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HERINAFTER PROVIDED; NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HERINAFTER PROVIDED.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR HEIRESS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF EASEMENTS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY.

TRACT "P" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "E" (LANDSCAPE BUFFER TRACT) IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR TRACT "D" (LIFT STATION).

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER TRACT "E" (LANDSCAPE BUFFER TRACT), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "D" (LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM TRACT "E" (LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "D" (LIFT STATION) OR JEA'S EASEMENT UPON TRACT "E" (LANDSCAPE BUFFER TRACT). OWNERS' SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON TRACT "E" (LANDSCAPE BUFFER TRACT) WITH LIKE-KIND MATERIALS, PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

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 CONNECTION 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.

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. THE OWNERS RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR RETEES ASSOCIATED WITH WATER AND/OR SEWER 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 "AT&T" EASEMENT ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR EXCLUSIVE USE. THOSE EASEMENTS DESIGNATED AS "AT&T ACCESS EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR NON-EXCLUSIVE USE.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS SHOWN ON THE PLAT. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 AN 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 BY SECTION 177.091 (2), FLORIDA STATUTES.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS 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:

IN WITNESS THEREOF, TODD HOLDER, DIVISION PRESIDENT, OF KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2023, ON BEHALF OF THE COMPANY.

KB HOME JACKSONVILLE, LLC

A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TODD HOLDER - ITS DIVISION PRESIDENT

WITNESS _____
PRINT NAME

WITNESS _____
PRINT NAME

CAPTION

A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1128, PAGE 166, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF RACE TRACK WIDENING (EAST SECTION) RECORDED IN MAP BOOK 46, PAGES 17-22, OF SAID PUBLIC RECORDS; THENCE SOUTH 60°23'57" EAST, DEPARTING SAID RACE TRACK ROAD AND ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 424.56 FEET TO THE SOUTH LINE OF LAST SAID LANDS; THENCE NORTH 89°36'08" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 220.00 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS AND A POINT ON WEST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1278, PAGE 170 OF SAID PUBLIC RECORDS; THENCE SOUTH 60°29'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 224.33 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE NORTH 89°47'41" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 395.76 FEET TO SOUTHEAST CORNER OF LAST SAID LANDS AND A POINT OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1396, PAGE 864 OF SAID PUBLIC RECORDS; THENCE SOUTH 60°23'20" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1774.49 FEET TO THE NORTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°06'37" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1369.05 FEET TO THE EAST LINE OF LAST SAID LANDS; THENCE NORTH 01°46'01" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1352.98 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4560, PAGE 1601 OF SAID PUBLIC RECORDS; THENCE NORTH 80°12'56" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 346.11 FEET TO THE EAST LINE OF SAID LANDS; THENCE NORTH 01°27'04" WEST, ALONG SAID EAST LINE, A DISTANCE OF 613.10 FEET TO THE APRESAID SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 88°18'46" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 317.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 46.53+ ACRES, MORE OR LESS.

NOTARY FOR KB HOME JACKSONVILLE, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023, BY TODD HOLDER, ITS DIVISION PRESIDENT OF KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS ____ DAY OF _____, 2023.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS ____ DAY OF _____, 2023. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

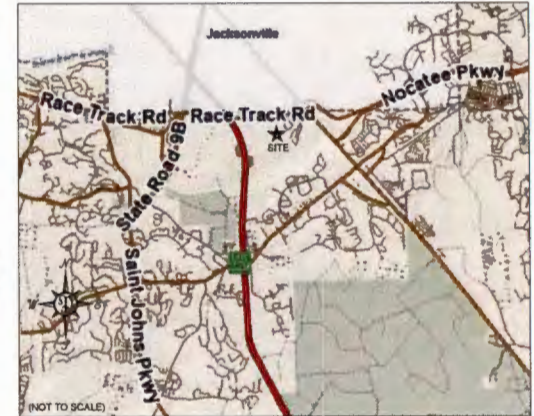
CHAIR, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE 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 _____, 2023.

DONALD A. BRADSHAW, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 5518

VICINITY MAP



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 _____, 2023.

BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF STONECREST HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS ____ DAY OF _____, 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS ____ DAY OF _____, 2023.

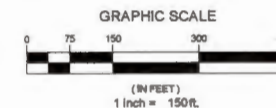
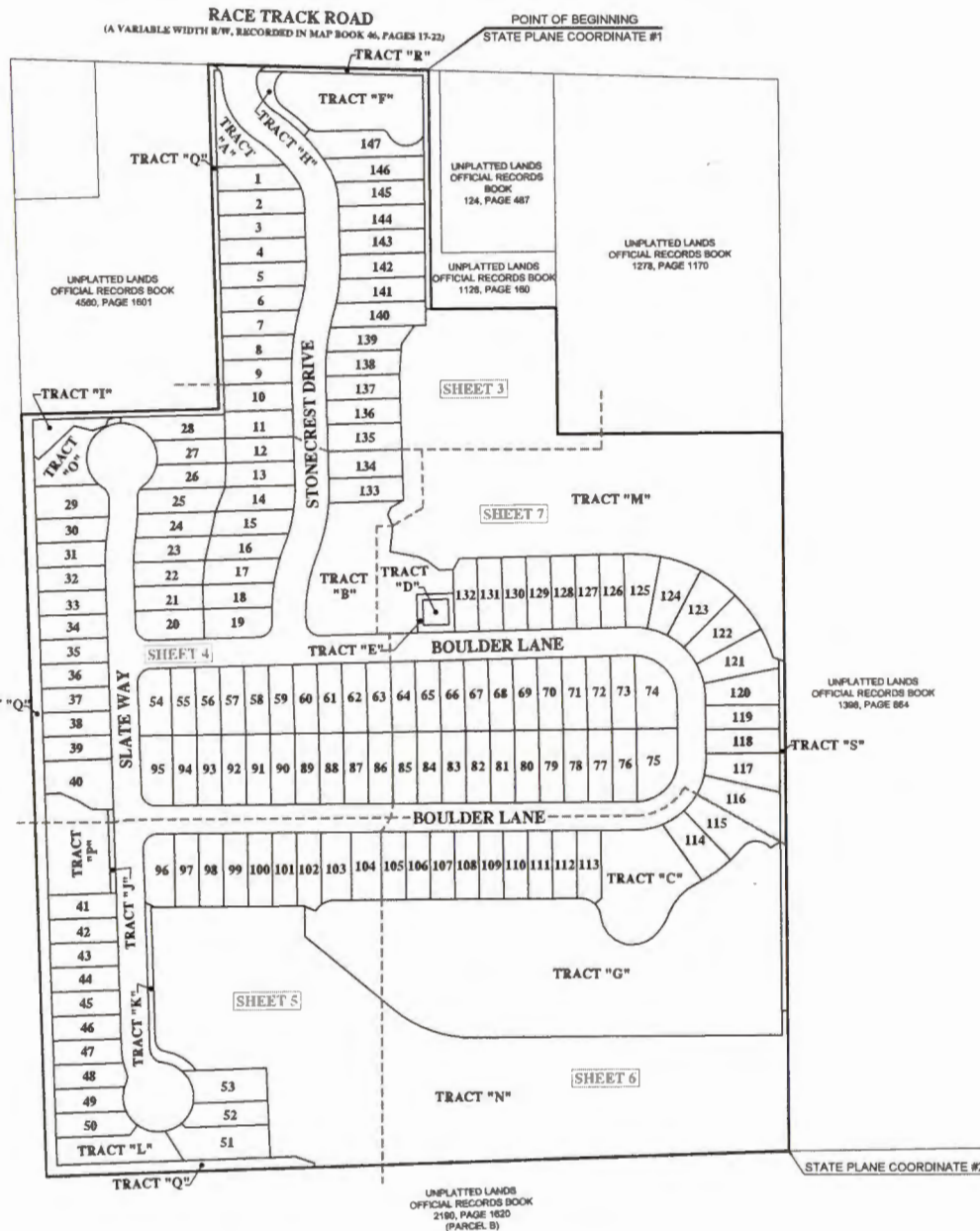
NATHAN P. PERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

PREPARED BY:

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 8715

STONECREST

A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2087528.8303	501148.4072	POINT OF BEGINNING
2	2086640.3011	501776.7781	SOUTHEAST CORNER OF TRACT "M"

LEGEND

- ✕ DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 684 (UNLESS NOTED OTHERWISE)
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- T.P. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADII POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JE-A JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JE-A-E JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- W WETLANDS
- UB UPLAND BUFFER

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD AS 88°17'46"E.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0991.
- 3) 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4) ALL UPLAND BUFFER AREAS ARE TO REMAIN NATURAL, AND UNDISTURBED.
- 5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 AN 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 6) THE LANDS SHOWN HEREON ARE SUBJECT TO A NON-EXCLUSIVE GRANT OF EASEMENT GRANTED TO JEA, AS FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 4561, PAGE 1051, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 8715

STONECREST

A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 3 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

GRAPHIC SCALE

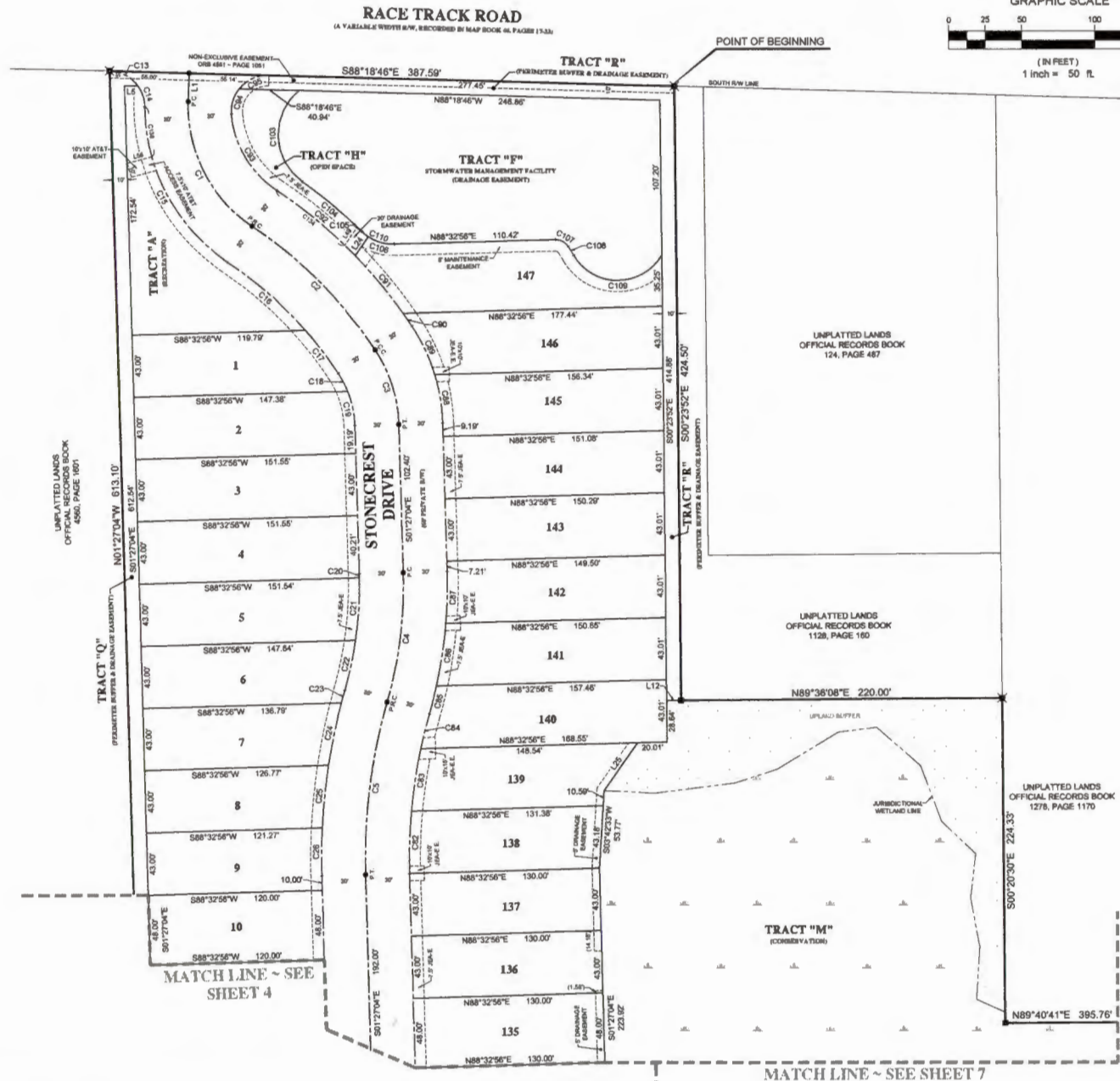


(IN FEET)
1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.79'	S01°52'38"W
L8	9.40'	N88°19'48"W
L12	10.00'	N88°30'00"E
L24	15.91'	S34°10'18"W
L25	40.37'	N04°31'04"E
L48	15.24'	N04°10'18"E
L58	17.00'	S75°21'43"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.89'	100.00'	57°51'52"	S28°56'18"E	86.79'
C2	130.62'	300.00'	22°02'14"	S44°21'07"E	118.81'
C3	54.77'	100.00'	31°22'58"	S17°08'32"E	54.08'
C4	90.42'	300.00'	17°18'07"	S07°11'00"W	90.08'
C5	120.58'	400.00'	17°18'07"	S07°11'00"W	120.10'
C13	23.18'	25.00'	53°07'48"	S61°44'32"E	22.98'
C14	16.39'	25.00'	35°07'42"	S17°37'07"E	15.09'
C15	128.64'	130.00'	55°48'58"	S27°37'49"E	121.89'
C16	71.32'	270.00'	15°08'07"	S48°18'10"E	71.12'
C17	37.34'	270.00'	7°54'07"	S36°47'03"E	37.21'
C18	14.08'	70.00'	11°30'00"	S27°05'00"E	14.03'
C19	24.29'	70.00'	16°52'54"	S11°23'32"E	24.17'
C20	2.79'	270.00'	0°30'34"	S01°08'16"E	2.79'
C21	43.22'	270.00'	9°10'19"	S03°43'40"W	43.18'
C22	36.38'	270.00'	7°30'13"	S12°03'57"W	36.33'
C23	8.02'	430.00'	1°12'08"	S15°17'58"W	8.02'
C24	44.17'	430.00'	5°32'08"	S11°40'21"W	44.18'
C25	43.37'	430.00'	5°48'43"	S05°50'24"W	43.38'
C26	33.03'	430.00'	4°24'08"	S00°46'00"W	33.03'
C27	43.10'	370.00'	8°40'27"	N01°53'10"E	43.08'
C28	43.70'	370.00'	8°48'00"	N08°38'23"E	43.67'
C29	24.72'	370.00'	3°48'40"	N13°54'13"E	24.71'
C30	18.80'	330.00'	3°27'11"	N14°05'25"E	18.80'
C31	43.70'	330.00'	7°38'13"	N08°34'09"E	43.67'
C32	35.88'	330.00'	8°12'38"	N01°38'45"E	35.88'
C33	34.29'	130.00'	15°04'23"	N08°58'18"W	34.10'
C34	37.02'	130.00'	18°18'23"	N24°40'43"W	36.88'
C35	10.79'	330.00'	1°02'18"	N03°48'08"W	10.79'
C36	51.47'	330.00'	8°58'12"	N06°10'24"W	51.42'
C37	70.43'	330.00'	12°13'44"	N08°45'22"W	70.30'
C38	62.88'	70.00'	51°32'57"	N00°05'45"W	60.88'
C39	18.71'	25.00'	42°52'43"	N17°07'04"E	18.28'
C40	23.19'	25.00'	53°07'48"	N48°07'20"E	22.98'
C103	72.77'	40.00'	104°14'20"	S01°50'36"E	63.14'
C104	53.22'	345.00'	8°30'21"	S48°32'40"E	53.17'
C105	5.82'	30.00'	10°43'38"	S50°28'18"E	5.81'
C106	18.84'	30.00'	35°30'37"	S73°36'08"E	18.34'
C107	16.50'	10.00'	60°08'25"	S81°22'22"E	16.02'
C108	7.00'	495.01'	0°53'28"	S00°50'55"E	7.00'
C109	72.88'	35.00'	118°38'31"	S86°53'58"E	80.31'
C110	24.28'	30.00'	48°18'38"	S88°17'17"E	23.80'
C114	80.27'	330.00'	10°27'28"	N60°38'28"W	80.19'
C118	35.11'	130.00'	15°28'22"	S07°47'28"E	35.00'



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STONECREST

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ST. JOHNS COUNTY, FLORIDA

MAP BOOK

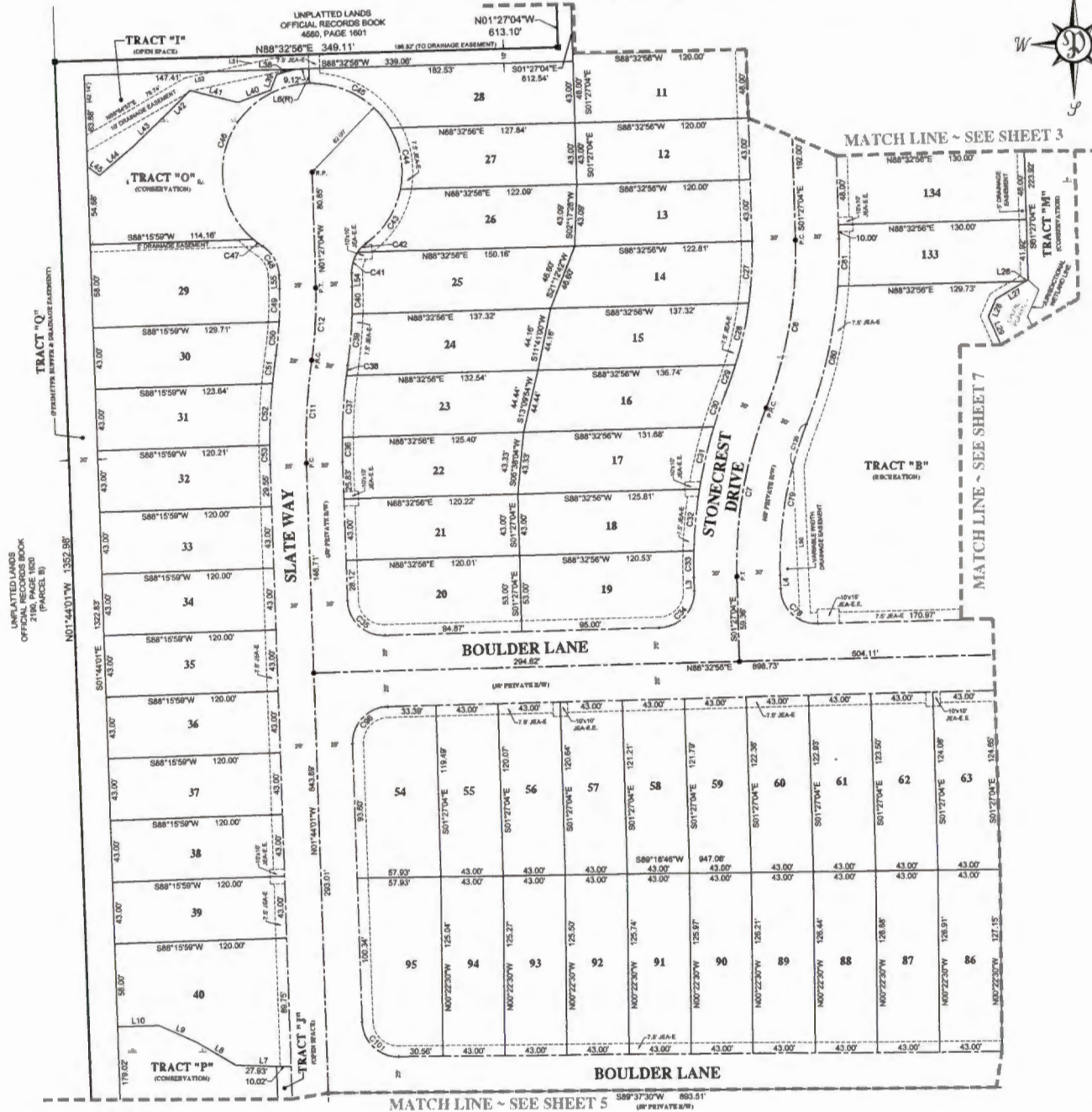
PAGE

SHEET 4 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



LINE #	LENGTH	DIRECTION
L3	9.38	S01°27'04"E
L4	9.38	N01°27'04"W
L6(R)	10.20	N01°27'04"W
L7	37.85	N88°17'50"W
L8	31.05	N58°19'42"W
L9	28.63	N85°03'41"W
L10	28.20	S88°11'59"W
L26	2.20	N89°11'59"W
L27	26.08	S85°11'59"W
L28	13.24	S23°13'58"E
L29	21.78	S23°44'38"E
L38	13.88	N75°04'42"E

LINE #	LENGTH	DIRECTION
L38	11.71	N20°24'24"E
L40	23.89	N89°15'24"E
L41	34.44	S75°49'00"E
L42	28.08	N45°47'05"E
L43	28.08	N45°52'18"E
L44	31.01	N49°33'58"E
L45	10.48	S53°47'58"E
L50	107.70	S02°16'02"E
L51	52.70	N07°38'27"E
L52	20.88	N07°38'27"E
L54	9.88	N01°27'04"W
L55	9.88	S01°27'04"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	118.89	300.00	22°55'02"	S10°00'27"W	118.20
C7	118.89	300.00	22°55'02"	S10°00'27"W	118.20
C11	72.18	418.00	9°57'38"	N02°14'48"E	72.09
C12	50.87	300.00	9°40'41"	N02°29'17"E	50.61
C17	43.18	270.00	9°09'48"	S00°07'30"W	43.14
C28	44.34	270.00	9°24'34"	S12°25'01"W	44.29
C29	20.47	270.00	4°20'40"	S19°17'38"W	20.47
C30	25.51	330.00	4°29'47"	S19°19'09"W	25.51
C31	44.47	330.00	7°43'18"	S12°10'33"W	44.44
C32	43.28	330.00	7°31'28"	S05°33'04"W	43.32
C33	18.89	330.00	3°14'18"	S02°10'08"W	18.89
C34	38.27	25.00	S0°00'00"	S43°32'58"W	35.38
C35	38.15	25.00	S8°43'00"	N48°35'32"W	35.27
C36	17.17	380.00	2°31'22"	N00°28'20"W	17.17
C37	43.21	380.00	8°20'58"	N07°57'49"E	43.19
C38	7.41	380.00	1°05'20"	N07°40'57"E	7.41
C39	35.82	325.00	8°20'08"	N05°03'28"E	35.81
C40	18.89	325.00	3°20'36"	N02°12'14"E	18.89
C41	15.34	25.00	S8°08'49"	N19°07'21"E	15.10
C42	8.63	25.00	19°48'24"	N43°45'48"E	8.59
C43	45.81	62.00	42°03'18"	N32°28'17"E	44.48
C44	44.32	62.00	40°57'28"	N09°05'52"W	43.38
C45	68.99	62.00	81°54'29"	N80°28'48"W	63.78
C48	148.82	62.00	137°37'41"	S19°44'08"W	115.82
C47	7.88	62.00	7°11'33"	S22°43'31"E	7.88
C48	23.88	25.00	S4°58'14"	S28°54'41"E	23.09
C49	22.80	275.00	4°48'18"	S00°08'09"W	22.90
C50	23.59	275.00	4°54'23"	S00°48'26"W	23.54
C51	18.88	440.00	2°35'24"	S08°58'58"W	18.88
C52	43.18	440.00	5°37'10"	S07°48'38"W	43.14
C53	13.49	440.00	1°49'04"	S00°51'29"E	13.49
C78	39.27	25.00	S0°00'00"	N48°27'04"W	35.28
C79	107.88	270.00	22°58'02"	N10°00'27"E	107.28
C80	88.84	330.00	17°10'43"	N12°52'31"E	88.57
C81	33.05	330.00	5°44'19"	N01°28'08"E	33.04
C88	38.39	25.00	S0°18'57"	S43°24'28"W	35.44
C101	38.88	25.00	S8°38'28"	N48°02'19"E	34.87
C135	30.32	270.00	6°28'00"	S18°14'58"W	30.30

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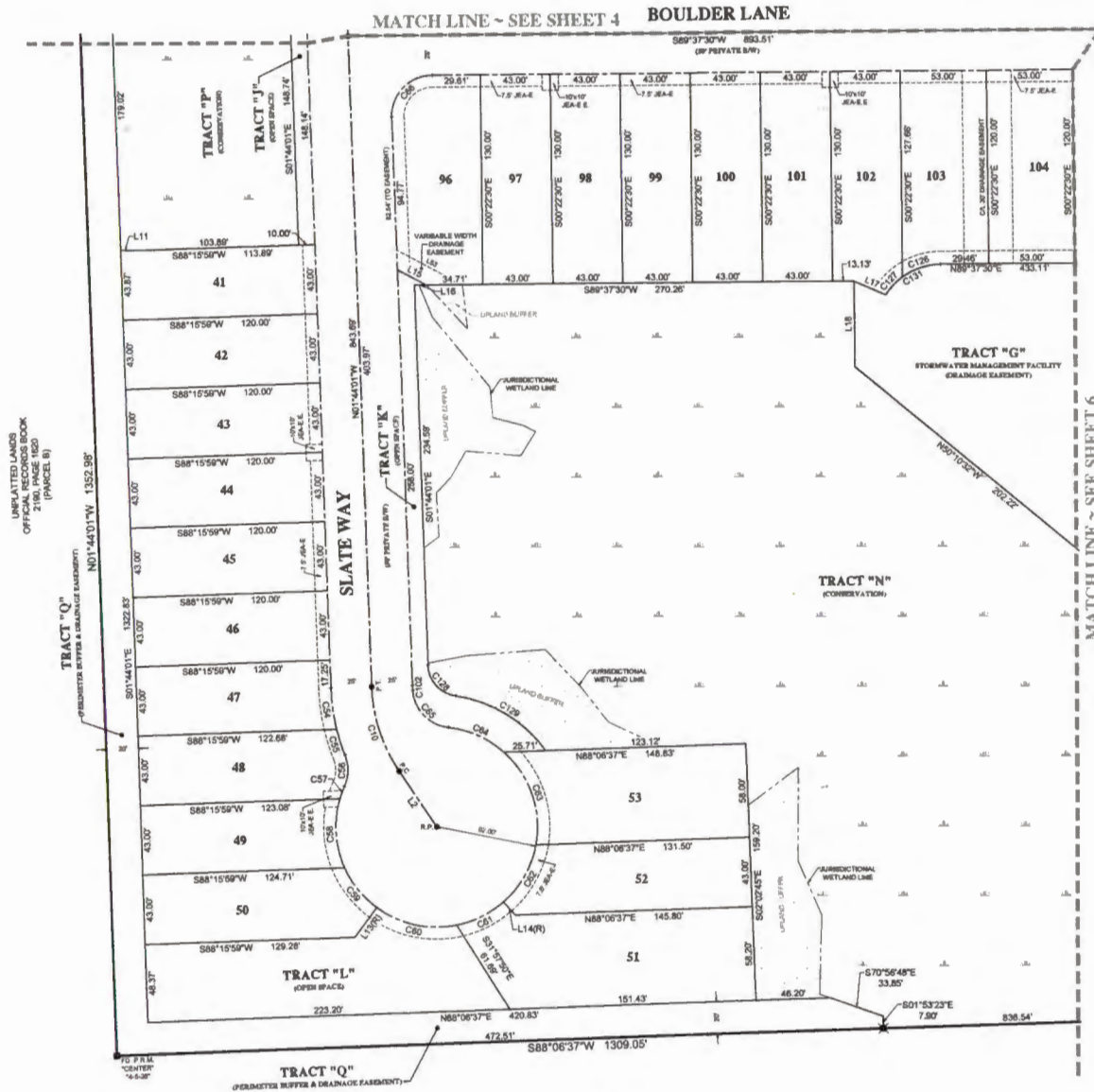
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LINE #	LENGTH	DIRECTION
L11	6.17	N83°27'03"W
L13(R)	23.02	S88°30'08"W
L14(R)	10.89	S41°19'03"E
L16	20.12	S61°36'23"E
L16	7.41	S88°37'30"W
L17	21.42	S88°49'29"E
L18	52.88	N00°22'30"W
L33	45.50	S61°36'23"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	85.88	100.00	31°52'53"	N17°40'28"W	54.93
C54	25.84	125.00	11°53'18"	S07°40'41"E	25.80
C55	16.73	125.00	7°40'13"	S17°27'27"E	16.72
C56	18.78	25.00	45°20'01"	S01°22'27"W	18.27
C57	8.27	62.00	7°38'30"	S00°12'12"W	8.26
C58	43.88	62.00	40°38'36"	S00°54'22"E	43.03
C59	31.82	62.00	29°12'10"	S38°48'47"E	31.28
C60	51.64	62.00	47°42'31"	S77°16'37"E	50.16
C81	32.85	62.00	30°10'36"	N63°46'18"E	32.29
C82	41.24	62.00	38°08'27"	N29°37'48"E	40.48
C83	63.28	62.00	58°29'23"	N18°40'08"W	60.58
C84	38.09	62.00	35°11'55"	N85°30'47"W	37.49
C85	34.49	25.00	70°02'07"	N43°50'11"W	31.62
C86	38.88	25.00	61°21'13"	N43°56'45"E	35.77
C102	3.00	75.00	2°18'37"	S02°53'48"E	3.00
C126	25.17	40.00	38°03'54"	S71°50'58"W	24.78
C127	15.04	40.00	21°32'13"	S42°48'20"W	14.80
C128	27.87	20.00	78°50'00"	S41°38'00"E	25.67
C129	68.78	82.00	48°32'44"	N58°14'18"W	64.93
C131	40.20	40.00	57°50'17"	N80°49'52"E	38.52



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(PARCEL B)

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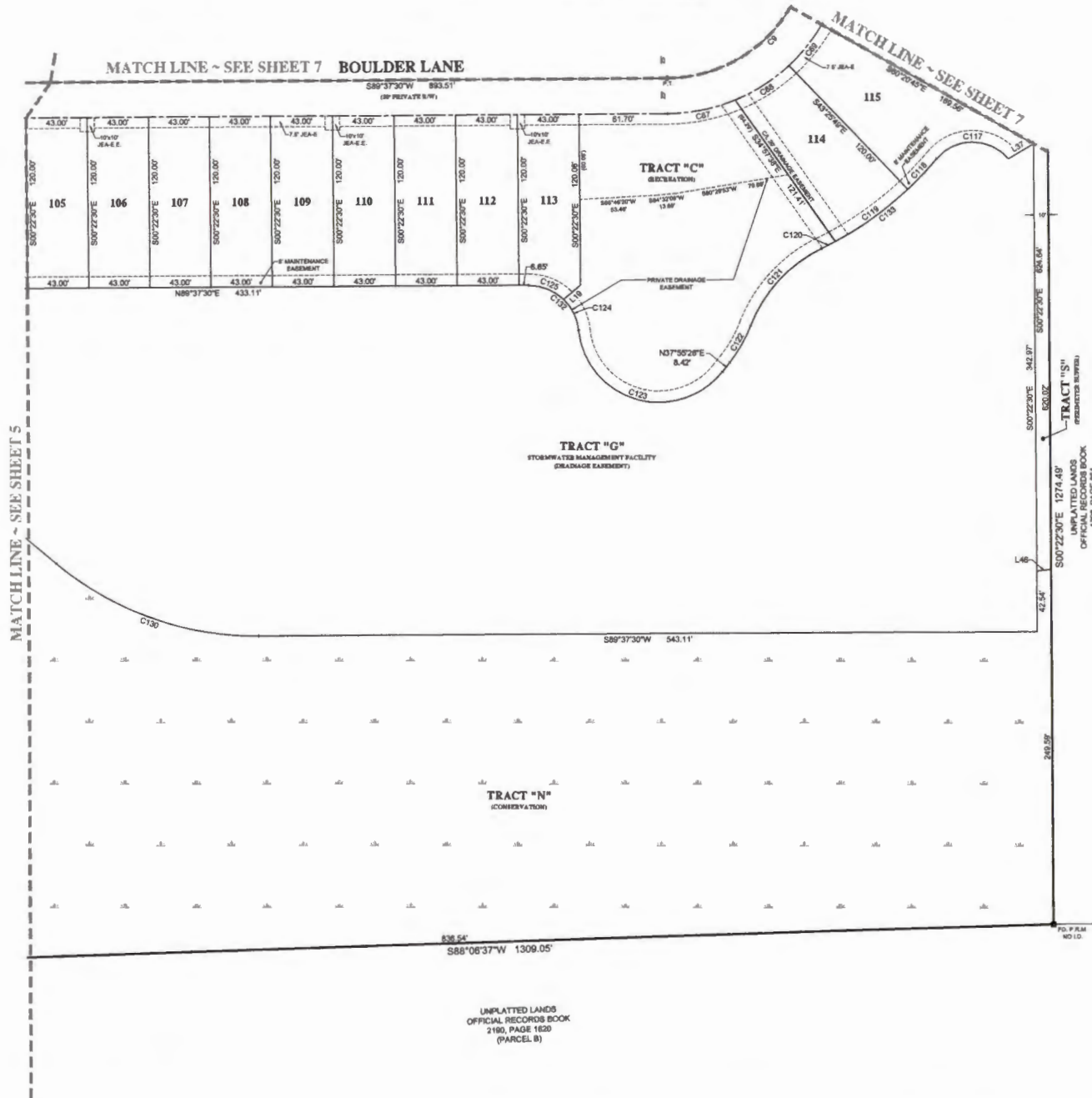
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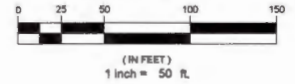
MAP BOOK

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SHEET 6 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



GRAPHIC SCALE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	15.46'	N89°22'11"E
L37	20.24'	N68°30'24"E
L48	10.07'	N82°42'27"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	157.08'	100.00'	90°00'00"	S44°37'30"W	141.42'
C87	48.74'	125.00'	22°29'28"	N79°27'17"E	46.43'
C88	45.17'	125.00'	20°47'38"	N56°39'19"E	44.20'
C88	38.80'	125.00'	16°54'38"	N36°08'00"E	38.78'
C117	87.12'	32.50'	100°41'57"	S80°00'00"W	60.95'
C118	28.87'	245.00'	6°58'47"	N43°08'50"E	28.81'
C119	82.74'	245.00'	14°40'17"	N53°54'57"E	82.56'
C120	11.10'	245.00'	2°35'41"	N82°32'58"E	11.09'
C121	75.00'	100.00'	42°58'18"	N42°21'38"E	73.29'
C122	28.78'	100.00'	17°02'56"	N29°23'58"E	28.65'
C123	134.01'	36.29'	136°37'23"	S73°46'51"E	104.44'
C124	24.87'	35.00'	40°23'28"	S25°38'53"E	24.17'
C125	27.30'	35.00'	44°31'52"	N68°08'34"W	28.52'
C130	154.38'	230.00'	40°11'58"	N70°16'31"W	151.21'
C132	51.88'	35.00'	84°58'21"	S47°54'48"E	47.28'
C133	103.48'	245.00'	24°11'45"	N51°44'54"E	102.70'

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MAP BOOK

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SHEET 7 OF 7 SHEETS
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GRAPHIC SCALE



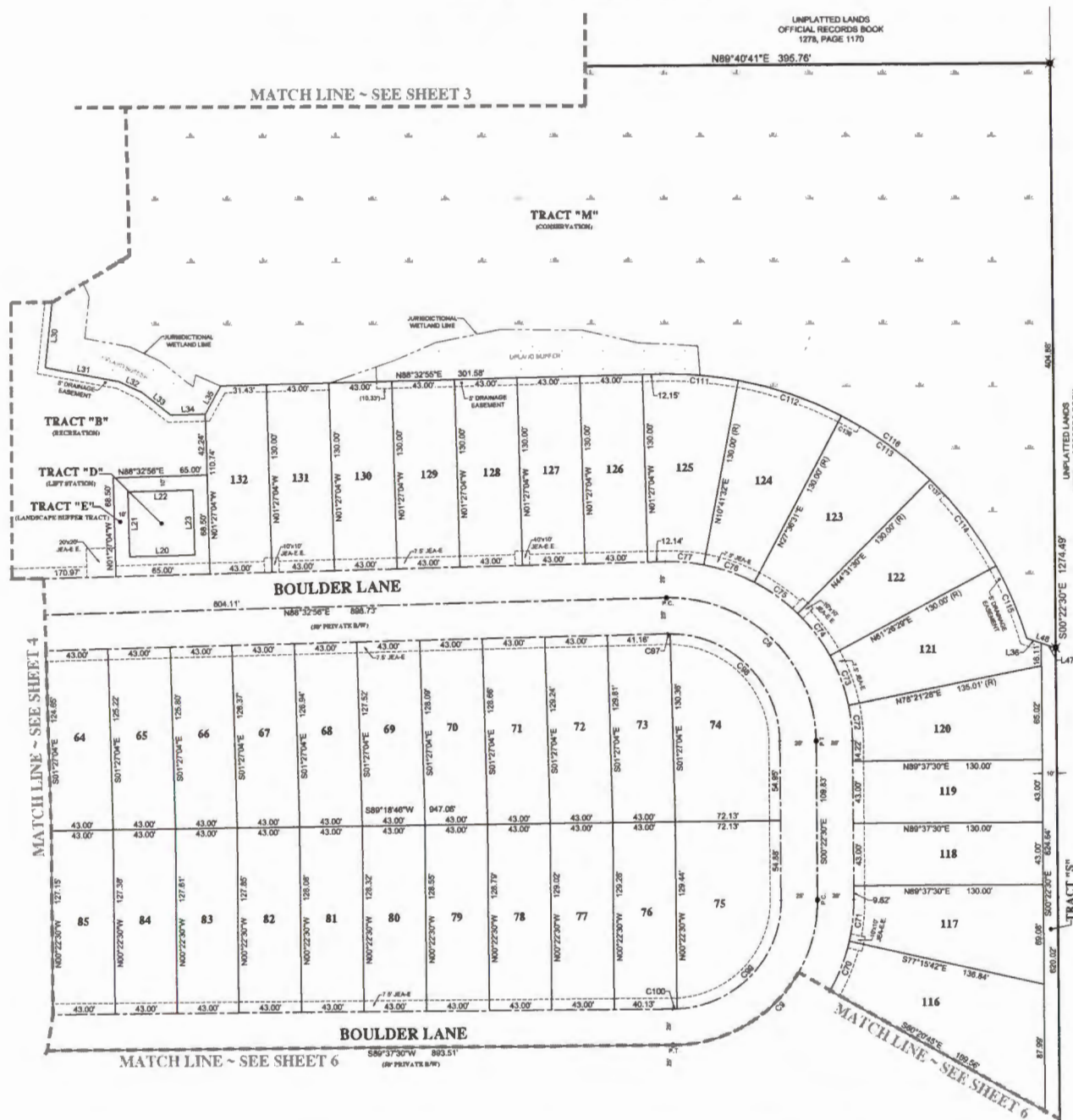
(IN FEET)
1 inch = 50 ft.

LINE TABLE

LINE #	LENGTH	DIRECTION
L20	45.00	S88°32'58"W
L21	45.00	N01°27'04"W
L22	45.00	N88°32'58"E
L23	45.00	S01°27'04"E
L30	45.48	S00°12'09"W
L31	91.79	S79°14'12"E
L32	17.30	S84°19'18"E
L33	25.72	S51°38'11"E
L34	23.85	N88°32'58"E
L35	22.47	N09°32'11"E
L36	10.43	S71°30'01"E
L47	10.97	S71°30'01"E
L48	21.00	S71°30'01"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	158.89	100.00	81°54'54"	S46°54'47"E	142.74
C9	157.08	100.00	80°02'00"	S44°37'30"W	141.42
C70	38.82	125.00	18°54'48"	N01°13'23"E	38.70
C71	38.87	125.00	13°08'28"	N08°11'45"E	38.81
C72	24.58	125.00	11°18'05"	N08°09'11"W	24.54
C73	36.91	125.00	18°54'58"	N00°08'02"W	36.77
C74	36.91	125.00	18°54'58"	N07°01'01"W	36.77
C75	36.91	125.00	18°54'58"	N03°50'58"W	36.77
C76	36.91	125.00	18°54'58"	N70°50'58"W	36.77
C77	28.49	125.00	17°08'38"	N08°22'48"W	28.44
C87	1.83	75.00	1°24'08"	S89°14'58"W	1.83
C88	117.38	75.00	89°40'28"	N48°12'44"W	105.78
C89	114.82	75.00	87°48'12"	N43°13'30"E	104.01
C100	2.88	75.00	2°11'48"	N88°31'38"E	2.88
C111	94.04	250.00	12°08'38"	N85°22'48"W	53.94
C112	75.20	250.00	18°54'58"	N70°50'58"W	75.01
C113	75.20	250.00	18°54'58"	N03°50'58"W	75.01
C114	75.20	250.00	18°54'58"	N07°01'01"W	75.01
C115	54.24	250.00	12°11'10"	N22°27'58"W	54.13
C116	324.14	250.00	75°04'43"	N03°54'42"W	310.79
C136	14.39	250.00	3°17'53"	N80°44'32"W	14.39
C137	14.72	250.00	3°18'37"	N43°48'11"W	14.72



UNPLATTED LANDS
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