

RESOLUTION NO. 2023- 154
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
OXFORD ESTATES NORTH PHASE SEVEN.

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 North Phase Seven.

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 \$587,591.94 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$251,525.39 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.

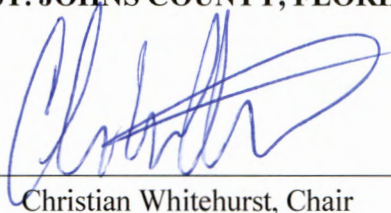
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

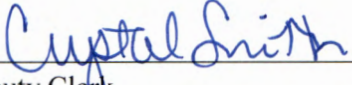
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of may, 2023.

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

Rendition Date MAY 16 2023

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk



Attachment 2

Plat Map

OXFORD ESTATES NORTH PHASE SEVEN

A REPLAT OF TRACTS "A", "B" & "D", A PORTION OF TRACTS "C" & "D", AND A PORTION OF OLD HALE WAY, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED, ALL BEING IN OXFORD ESTATES PHASE FOUR AS RECORDED IN MAP BOOK 90, PAGES 71 THRU 77 OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND LYING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A REPLAT OF TRACTS "A", "B" & "D", A PORTION OF TRACTS "C" & "D", AND A PORTION OF OLD HALE WAY, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED, ALL BEING IN OXFORD ESTATES PHASE FOUR AS RECORDED IN MAP BOOK 90, PAGES 71 THRU 77 OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND LYING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 1,507.406 SQ./FT. OR 34.61 ACRES MORE OR LESS TOGETHER WITH:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF OXFORD ESTATES PHASE FOUR AS RECORDED IN MAP BOOK 90, PAGES 71 THRU 77 OF ST. JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHEASTERN RIGHT OF WAY OF OLD HALE WAY, A 50 FOOT PRIVATE RIGHT OF WAY, THENCE SOUTH 40°45'40" EAST, DEPARTING SAID RIGHT OF WAY, 65.19 FEET, THENCE SOUTH 52°00'00" WEST, 118.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 700.00 FEET, SAID POINT ALSO LYING ON THE NORTHEASTERN RIGHT OF WAY LINE OF CLARENDOON ROAD, A 60 FOOT PRIVATE RIGHT OF WAY, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 26.95 FEET TO A POINT OF BEGINNING CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 23.00 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 38°22'28" WEST, 26.95 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 37.68 FEET TO A POINT OF TANGENCY AND A POINT ON SAID SOUTHEASTERN RIGHT OF WAY OF OLD HALE WAY, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 06°03'57" EAST, 34.21 FEET, THENCE NORTH 49°14'20" EAST, ALONG SAID RIGHT OF WAY, 90.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.417 SQ./FT. OR 0.15 ACRES MORE OR LESS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT OXFORD ESTATES, LLC ("OWNER") IS THE LANDLORD OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS OXFORD ESTATES NORTH PHASE SEVEN, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS MAP, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT MAP OF SAID LANDS, ALL RIGHTS OF WAY, AND TRACT "A", (PARK AREA), TRACTS "B" AND "C", (CONSERVATION AREAS), TRACT "D", (OPEN SPACE), AND TRACT "E", (LAKE/STORMWATER MANAGEMENT FACILITY) TOGETHER WITH ALL PRIVATE UNRESTRICTED DRAINAGE EASEMENTS, SIGN EASEMENTS, AND UNRESTRICTED 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 COVER PROFITS OF WAY TOGETHER WITH ALL UNRESTRICTED DRAINAGE, ACCESS EASEMENTS AND UNRESTRICTED 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 MAP AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, TENANTS, HELP, HELPERS, HOUSING AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LINE UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENDS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF ACCESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADS/WAYS SHOWN ON THIS MAP, THE OWNER, ITS SUCCESSORS AND ASSIGNS, REPEALED AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY ACCESS TO ANY PERSON WHO MAY OBTAIN 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 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.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER, SEWER, 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-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONNECTION 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 CONNECTION 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 PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E-E AND JEA-E EASEMENTS.

UTILITY EASEMENTS ON THIS MAP 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(2)(B) 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 MAP, SHALL HAVE THE BENEFIT OF SAID EASEMENTS.

IN WITNESS WHEREOF, THE "OWNER" HAS CAUSED THIS MAP 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

WITNESS

TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____ DAY OF _____, 2023 BY _____ JOHN N. DAY _____ AS MANAGING MEMBER OF OXFORD ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS, PERSONALLY KNOWN TO ME OF _____ HAS PRODUCED _____ AS IDENTIFICATION

(NOTARY SIGNATURE)

(NOTARY SEAL)

PRINT NAME

MY COMMISSION EXPIRES

MAP BOOK _____ PAGE _____

Sheet 1 of 2 Sheets

CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS MAP OF OXFORD ESTATES NORTH PHASE SEVEN, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D. 2023.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS MAP OF OXFORD ESTATES NORTH PHASE SEVEN, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D. 2023. 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 REVIEW—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS MAP OF OXFORD ESTATES NORTH PHASE SEVEN, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2023.

OFFICE OF THE COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS MAP 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 OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF MAP REVIEW

THIS IS TO CERTIFY THAT THIS MAP 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. 2023.

DONALD A. BRADSHAW P.E.M., COUNTY SURVEYOR PROFESSIONAL LAND SURVEYOR AND MAPPER LICENSE NUMBER 5513

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

SIGNED AND SEALED THIS _____ DAY OF _____, A.D. 2023.

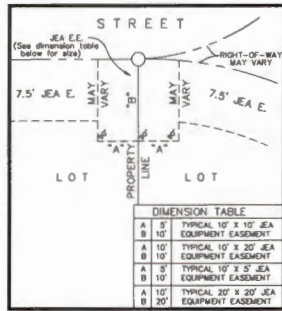
JAMES D. HARRISON, JR. PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 2647 ALL AMERICAN SURVEYORS OF FLORIDA, INC.

PREPARED BY ALL AMERICAN SURVEYORS OF FLORIDA, INC. 3781 SAN JOSE PLACE SUITE 115 JACKSONVILLE, FLORIDA 32257 904-279-0088 LICENSED BUSINESS NO. 3657

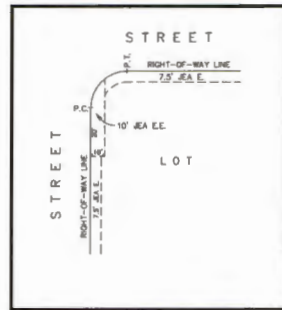
OXFORD ESTATES NORTH PHASE SEVEN

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MAP BOOK _____ PAGE _____
SHEET 2 OF 5 SHEETS



JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)



JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)

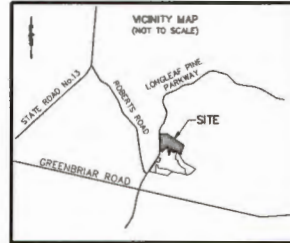
NOTE

THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL, RELIED UPON FOR THESE COORDINATE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2) & (ELIZEN).
DURBIN 2 N: 2082538.8352, E: 5098677.0139
ELIZEN N: 2032407.8859, E: 524884.1894
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE 901 - US SURVEY FEET.

POINT	NORTHING	EASTING	DESCRIPTION
1	2082722.70	485070.28	PRM - NW CORNER OF PLAT
2	2084307.00	485258.89	PRM - SW CORNER OF PLAT

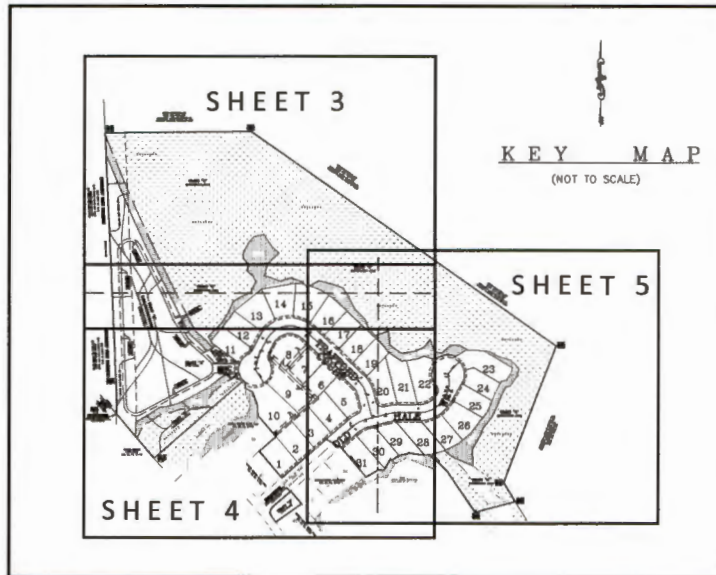
NOTES:

- BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF LONG LEAF PINE PARKWAY AS BEING NORTH 02°30'37" WEST, FOR THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 901, NORTH AMERICAN DATUM 1983/1991 ADJUSTMENT.
- NOTICE: THIS MAP, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE MAP. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS MAP 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 UNDISTURBED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID EASEMENT BY JEA. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS POSSIBLE 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 UNDISTURBED BY ANY IMPROVEMENTS THAT MAY IMPROVE 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.
- EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4550, PAGE 513 AFFECTS THAT PORTION OF OLD HALE WAY RECORDED IN OXFORD ESTATES PHASE FOUR, MAP BOOK 90, PAGE 71 THROUGH 77 WHICH IS BEING RE-PLATTED BY THIS MAP.



LEGEND

- O.R.B. OFFICIAL RECORDS BOOK
- 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
- M.B. MAP BOOK
- PAGE(S) PAGE(S)
- (D) RADIAL LINE
- JEA-E JEA-EASEMENT
- JEA-E.E. JEA-EQUIPMENT EASEMENT
- UDAE UNDISTURBED DRAINAGE & ACCESS EASEMENT
- CI CURVE DATA
- LI LINE DATE
- R/W RIGHT OF WAY
- RADIUS
- M.B. MAP BOOK
- Ø SET 4"x4" CONCRETE MONUMENT STAMPED "3857"
- FND 1/2" IRON PIPE STAMPED "3857"
- SET NAIL & DISK STAMPED L8 "3857"



PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3791 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-278-0088
LICENSED BUSINESS NO. 3857

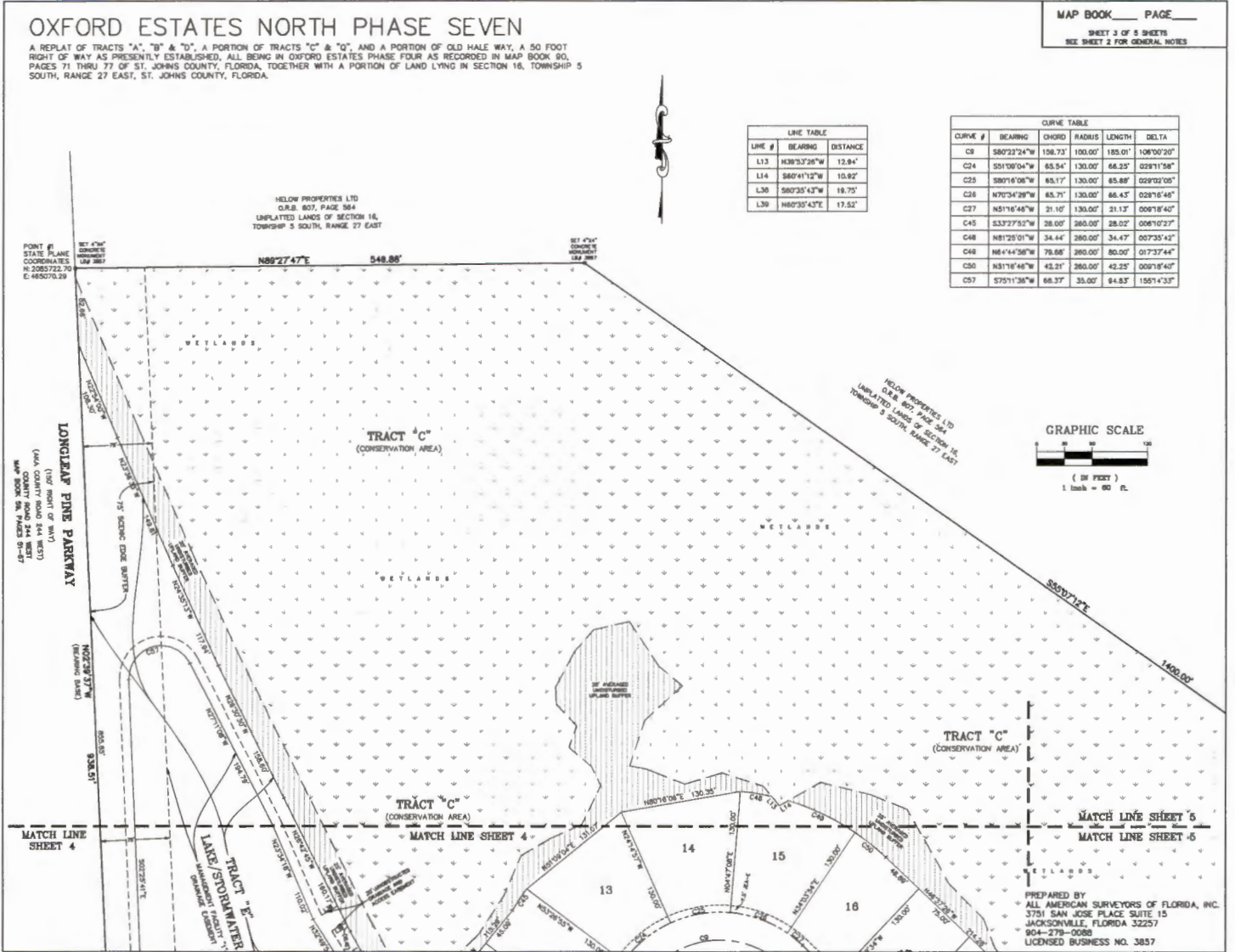
OXFORD ESTATES NORTH PHASE SEVEN

A REPLAT OF TRACTS "A", "B" & "D", A PORTION OF TRACTS "C" & "Q", AND A PORTION OF OLD HALE WAY, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED, ALL BEING IN OXFORD ESTATES PHASE FOUR AS RECORDED IN MAP BOOK 90, PAGES 71 THRU 77 OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND LYING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

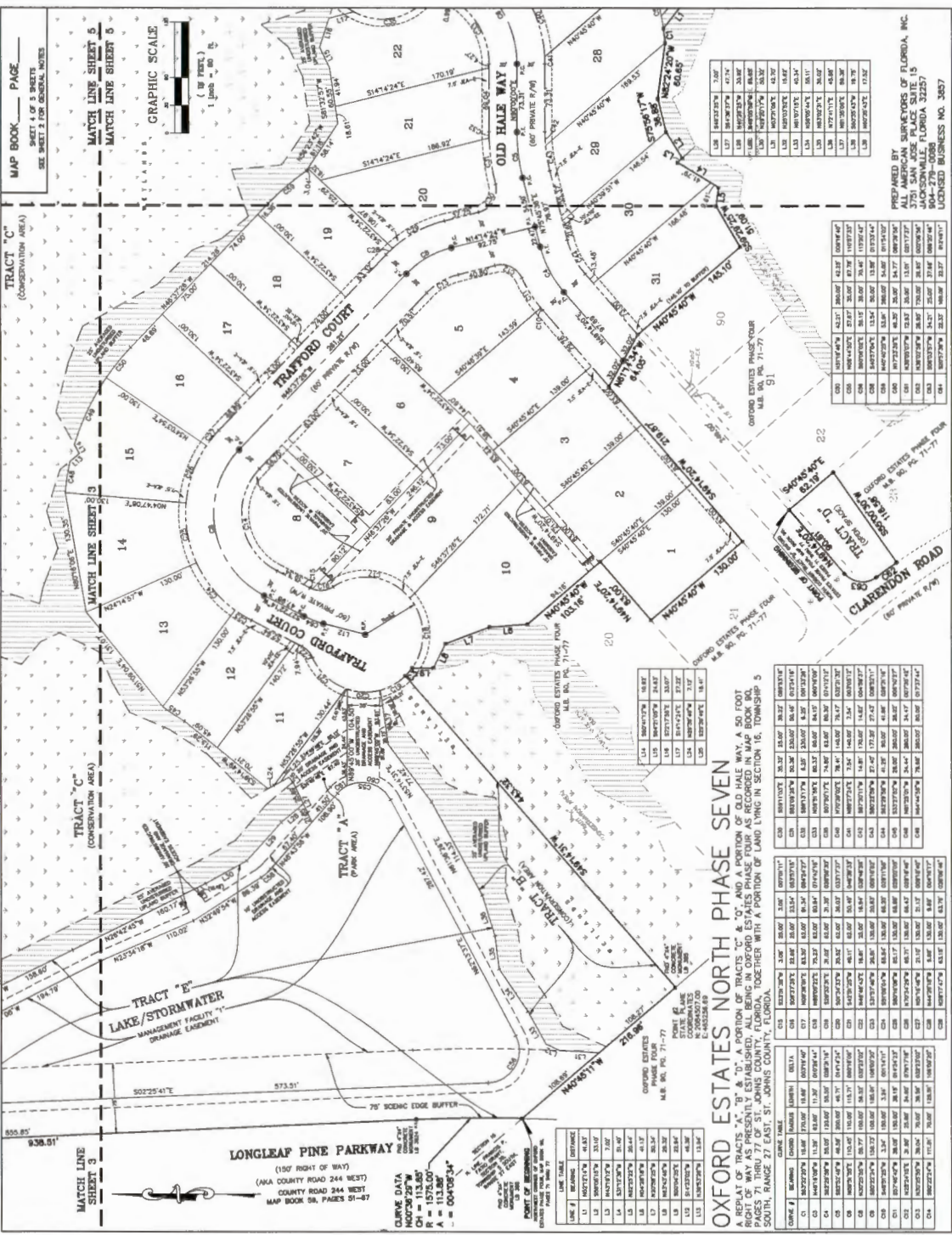
MAP BOOK _____ PAGE _____
SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

LINE #	BEARING	DISTANCE
L13	N38°33'28"W	12.94'
L14	S60°41'12"W	10.92'
L30	S80°25'42"W	19.75'
L30	N60°35'43"E	17.52'

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C9	S80°22'24"W	156.73	100.00'	185.01'	108°00'20"
C24	S51°00'04"W	65.54'	130.00'	66.25'	029°11'58"
C25	S80°16'08"W	65.17'	130.00'	65.88'	029°02'05"
C26	N70°34'29"W	65.71'	130.00'	66.43'	028°18'46"
C27	N51°16'48"W	21.10'	130.00'	21.13'	008°18'40"
C45	S33°27'52"W	28.00'	280.00'	28.02'	006°10'27"
C48	N51°25'01"W	34.44'	280.00'	34.47'	057°35'42"
C49	N64°44'56"W	79.88'	280.00'	80.00'	017°37'44"
C50	N51°16'48"W	43.21'	280.00'	42.25'	008°18'40"
C57	S75°11'36"W	66.37'	35.00'	64.83'	155°14'33"

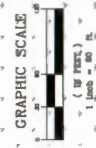


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MAP BOOK PAGE
SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

MATCH LINE SHEET 5
MATCH LINE SHEET 5



TRACT "C"
(CONSERVATION AREA)

TRACT "C"
(CONSERVATION AREA)

TRACT "E"
LAKE/STORMWATER
MANAGEMENT FACILITY
DRAINAGE EASEMENT

LONGLEAF PINE PARKWAY
(150' RIGHT OF WAY)
(AKA COUNTY ROAD 244 WEST)
COUNTY ROAD 244 WEST
COUNTY ROAD 244 WEST
MAP BOOK 98, PAGES 59-67

OWNER DATA
OWNER: OXFORD ESTATES NORTH PHASE SEVEN
CH = 1576.00
R = 113.80
A = 0040814

POINT OF BEGINNING
CONCRETE MONUMENT
CORNER OF SECTION 16, TOWNSHIP 5
SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

C14	80720179	14.87	13.22
C15	80720179	14.87	13.22
C16	80720179	14.87	13.22
C17	80720179	14.87	13.22
C18	80720179	14.87	13.22

OXFORD ESTATES NORTH PHASE SEVEN
A REPLAY OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", AND A PORTION OF OLD HALE WAY, A 50 FOOT
EASEMENT TO THE WEST OF OLD HALE WAY, AND A PORTION OF OLD HALE WAY, A 50 FOOT EASEMENT TO THE EAST OF OLD HALE WAY,
PAGES 71 THRU 77 OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND LYING IN SECTION 16, TOWNSHIP 5
SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

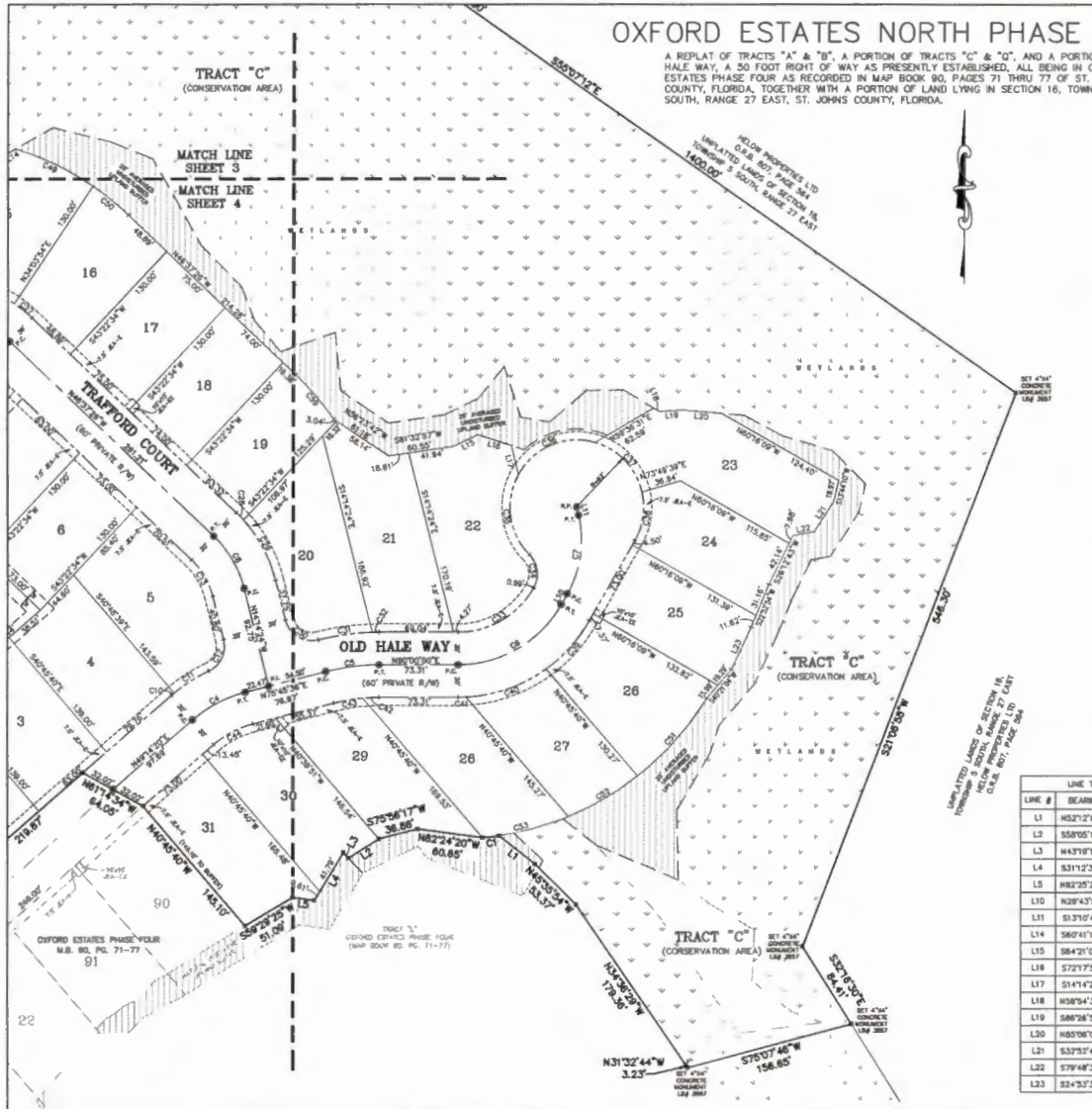
C19	80720179	14.87	13.22
C20	80720179	14.87	13.22
C21	80720179	14.87	13.22
C22	80720179	14.87	13.22
C23	80720179	14.87	13.22
C24	80720179	14.87	13.22
C25	80720179	14.87	13.22
C26	80720179	14.87	13.22
C27	80720179	14.87	13.22
C28	80720179	14.87	13.22
C29	80720179	14.87	13.22
C30	80720179	14.87	13.22
C31	80720179	14.87	13.22
C32	80720179	14.87	13.22
C33	80720179	14.87	13.22
C34	80720179	14.87	13.22
C35	80720179	14.87	13.22
C36	80720179	14.87	13.22
C37	80720179	14.87	13.22
C38	80720179	14.87	13.22
C39	80720179	14.87	13.22
C40	80720179	14.87	13.22
C41	80720179	14.87	13.22
C42	80720179	14.87	13.22
C43	80720179	14.87	13.22
C44	80720179	14.87	13.22
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C97	80720179	14.87	13.22
C98	80720179	14.87	13.22
C99	80720179	14.87	13.22
C100	80720179	14.87	13.22

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
15
JACKSONVILLE, FLORIDA 32205
904-779-0088
LICENSED BUSINESS NO. 3657

OXFORD ESTATES NORTH PHASE SEVEN

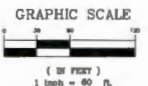
MAP BOOK _____ PAGE _____
SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

A REPLAT OF TRACTS "A" & "B", A PORTION OF TRACTS "C" & "Q", AND A PORTION OF OLD HALE WAY, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED, ALL BEING IN OXFORD ESTATES PHASE FOUR AS RECORDED IN MAP BOOK 90, PAGES 71 THRU 77 OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND LYING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S83°32'20"W	15.68	270.00	15.68	003°19'40"
C4	S62°29'58"W	55.05	120.00	55.55	028°31'16"
C5	S82°52'48"W	48.58	200.00	48.71	014°14'24"
C6	N59°51'55"E	110.45	110.00	115.71	060°18'08"
C7	N08°18'35"E	73.15	100.00	74.89	042°54'32"
C8	N30°25'55"W	55.77	100.00	56.52	032°23'02"
C10	S49°51'25"W	3.24	100.00	3.24	001°41'11"
C11	S57°45'42"W	36.05	100.00	36.15	014°34'23"
C12	N25°24'15"E	31.80	25.00	34.60	078°17'18"
C13	N30°25'55"W	38.04	70.00	38.56	032°23'02"
C27	N51°16'40"W	21.10	130.00	21.13	009°18'40"
C28	N44°28'18"W	9.68	130.00	9.68	004°16'17"
C29	N28°17'47"W	83.15	130.00	83.79	028°08'48"
C30	S58°11'02"E	35.32	25.00	36.22	088°33'18"
C31	S82°08'28"W	50.36	230.00	50.46	01°23'44"
C32	S88°31'17"W	6.25	230.00	6.25	001°33'26"
C33	N68°51'58"E	80.33	80.00	84.15	060°18'08"
C34	N07°36'18"W	30.32	25.00	32.58	0174°01'41"
C35	S07°50'17"E	74.80	82.00	80.30	0174°21'22"
C36	S67°31'07"W	76.78	82.00	82.79	090°30'43"
C37	N43°34'28"W	83.21	82.00	66.33	061°17'58"
C38	N08°25'00"E	45.12	82.00	46.19	042°40'57"
C39	N42°03'33"E	58.78	140.00	60.25	024°39'25"
C40	N70°38'02"E	78.41	140.00	78.47	032°31'32"
C41	N88°27'24"E	7.54	140.00	7.54	003°00'12"
C42	S87°30'11"W	14.61	170.00	14.82	004°58'37"
C43	S80°22'38"W	27.40	177.00	27.43	008°52'11"
C44	S82°28'58"W	41.28	90.00	41.66	028°31'16"
C49	N64°44'58"W	78.68	260.00	80.00	017°37'44"
C50	N51°16'40"W	43.21	260.00	43.25	009°18'40"
C51	N41°42'15"E	95.64	270.00	96.15	020°14'41"
C52	N59°48'37"E	74.28	270.00	74.50	015°48'31"
C53	N78°27'31"E	83.68	270.00	82.41	017°28'17"
C59	N40°40'25"W	53.81	260.00	54.00	01°54'02"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N52°21'4"W	41.83
L2	S58°05'15"W	33.10
L3	N43°18'12"W	7.02
L4	S31°12'38"W	51.40
L5	N82°25'22"W	20.44
L10	N28°43'51"E	11.17
L11	S13°10'41"E	3.70
L14	S67°41'12"W	10.82
L15	S84°21'05"W	24.43
L18	S72°17'55"E	33.07
L17	S14°14'24"E	27.22
L18	N58°54'32"E	6.26
L19	S86°28'58"W	21.58
L20	N85°08'08"W	36.51
L21	S32°57'42"W	33.22
L22	S79°48'30"W	18.74
L23	S2°33'37"W	42.66



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