

LAKESIDE AT TOWN CENTER PHASE 4

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 76 PAGE 51

SHEET 1 OF 4 SHEETS

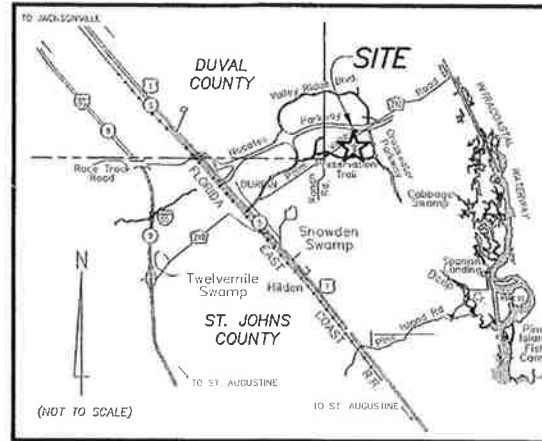
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of Lot 60, Lakeside at Town Center Phase 2, recorded in Map Book 69, pages 61 through 64 of the Public Records of said county; thence North 15°31'21" East, along the Easterly line of said Lakeside at Town Center Phase 2, a distance of 616.10 feet; thence North 05°35'44" East, continuing along said Easterly line, 106.79 feet to the Northeast corner of Tract "A" of said plat, said corner lying on the Southerly line of Lakeside at Town Center Phase 1, recorded in Map Book 68, pages 35 through 39, said Public Records; thence Easterly along said Southerly line the following 3 courses: Course 1, thence North 78°48'42" East, 37.51 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; Course 2, thence Southeast along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 56°11'18" East, 35.36 feet; Course 3, thence North 78°48'42" East, 50.00 feet to the Southeast corner of said Lakeside at Town Center Phase 1; thence Northerly along the Easterly line of said Lakeside at Town Center Phase 1 the following 3 courses: Course 1, thence North 11°11'18" West, 290.00 feet to the point of curvature of a curve concave Southeast having a radius of 25.00 feet; Course 2, thence Northeast along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 33°48'42" East, 35.36 feet; Course 3, thence North 78°48'42" East, 100.00 feet; thence South 11°11'18" East, departing said Easterly line, 436.60 feet; thence South 00°20'59" East, 153.91 feet; thence South 25°32'31" West, 42.74 feet to a point lying on the Northerly prolongation of the Westerly line of those lands described and recorded in Official Records Book 3885, page 972 of said Public Records; thence South 11°11'18" East, along said Northerly prolongation and said Westerly line, 445.62 feet to the Southwest corner of said lands, said corner lying on the Northerly right of way line of Nocatee Village Drive, a 60 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 83°03'03" West, 90.74 feet to the point of curvature of a curve concave Northerly having a radius of 980.00 feet; Course 2, thence Westerly along said curved right of way line, through a central angle of 22°48'18", an arc length of 390.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 85°32'46" West, 387.49 feet; Course 3, thence North 74°08'39" West, 34.06 feet to the Point of Beginning.

Containing 7.01 acres, more or less.



VICINITY MAP

ADOPTION AND DEDICATION

This is to certify that TC Development, LLC, a Florida limited liability company, is the lawful Owner of the lands described in the caption shown hereon which shall hereafter be known as Lakeside at Town Center Phase 4, 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. The road right of ways shown in this plat are hereby irrevocably dedicated to the county of St. Johns, 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 as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

Title to Tracts "A" and "B" (Neighborhood Park) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation and maintenance and operation thereof under the plat.

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 for drainage and landscape purposes; provided however, the undersigned owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

Utility easements shown 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 177.091(2B) of the Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "FP&L Easements" are hereby irrevocably dedicated to Florida Power and Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

In witness whereof, the undersigned 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.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Lakeside at Town Center Phase 4, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 1st day of September, A.D., 2015, 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 - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Lakeside at Town Center Phase 4, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 1st day of Sept, A.D., 2015.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Lakeside at Town Center Phase 4, has been examined and reviewed by the Office of the St. Johns County Attorney on this 1st day of August, A.D., 2015.

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 Chapter 177, Florida Statutes, and is recorded in Map Book 76, Pages 51-54 of the public records of St. Johns County, Florida on this 1st day of September, A.D., 2015.

Clerk of the Circuit Court
BY DEPUTY CLERK

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 21st day of August, A.D., 2015.

Gail Oliver, P.S.M., County Surveyor
Professional Land Surveyor and Mapper
License Number 4564

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, of the Florida Statutes.

Signed and sealed this 27th day of JULY, A.D., 2015.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida LS No. 6284

Witness

Gregory D. Bui-Luc
Print Name

Austin Ray
Print Name

OWNER: TC DEVELOPMENT, LLC
a Florida limited liability company

BY:
Jed V. Davis
Vice President

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 15 day of July, A.D., 2015, by Jed V. Davis, Vice President, on behalf of owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires May 9, 2017
Commission Number FF 016700

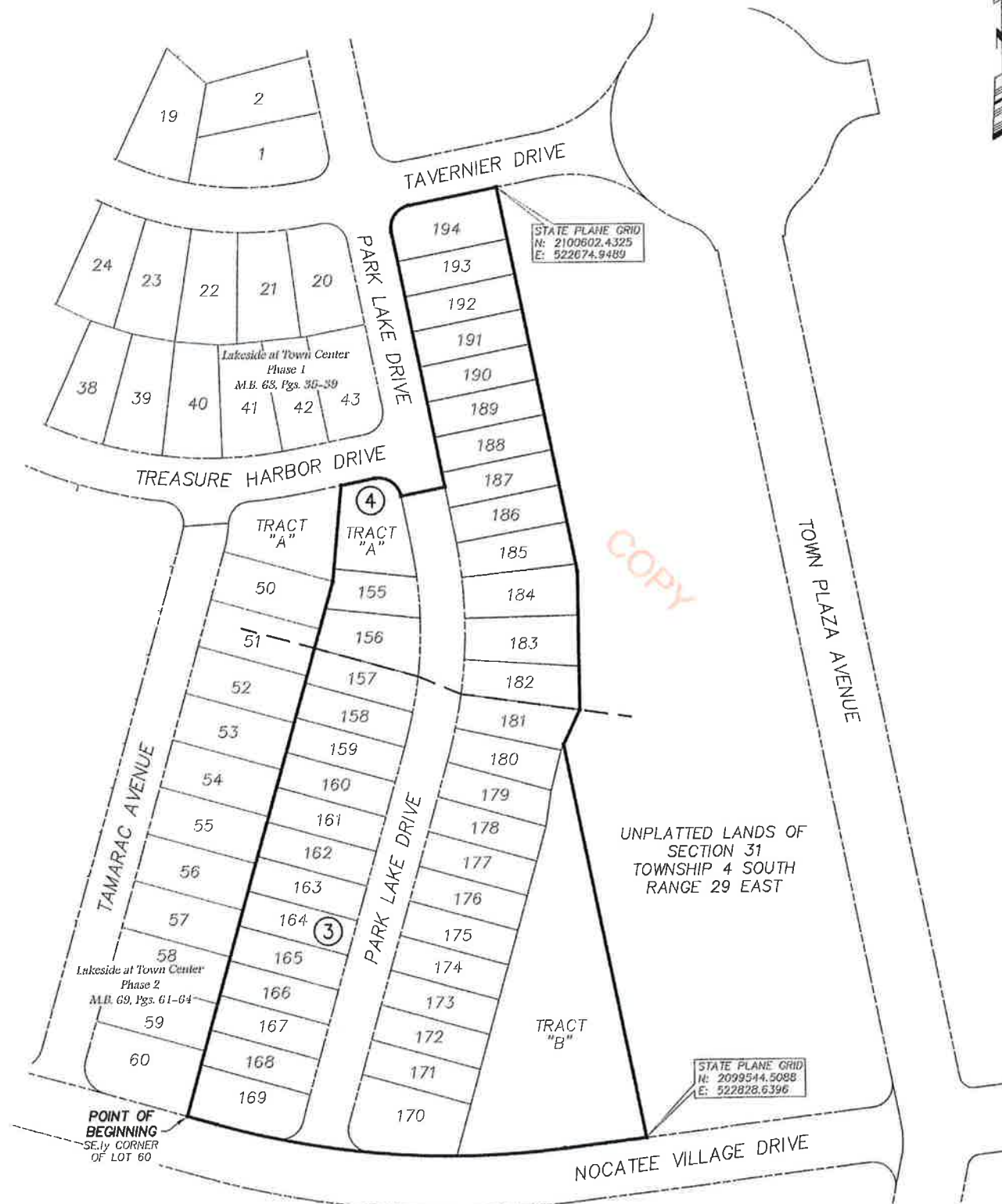
Tina E. Miller
Notary Public, State of Florida at Large
Name Tina E. Miller



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

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ST. JOHNS COUNTY, FLORIDA.



NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easterly line of Lakeside at Town Center Phase 2 as being North 15°51'21" East.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "BART" (FPRN Station 0251) (St. Johns) coordinates: N 2077204.810 E 463207.072. Coordinate Datum: State Plane values in U.S. survey feet Florida East Zone, North American Datum (NAD83) (NSRS 2011).
- 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 this plat that may be found in the Public Records of this county.
- 4) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1975, as amended by Official Records Book 3305, Page 571 of the Public Records of St. Johns County, Florida.
- 5) Lands depicted hereon are subject to Master Drainage Easement Agreement recorded in Official Records Book 3418, Page 348 and as amended by Official Records Book 3971, Page 823 of the Public Records of St. Johns County, Florida.

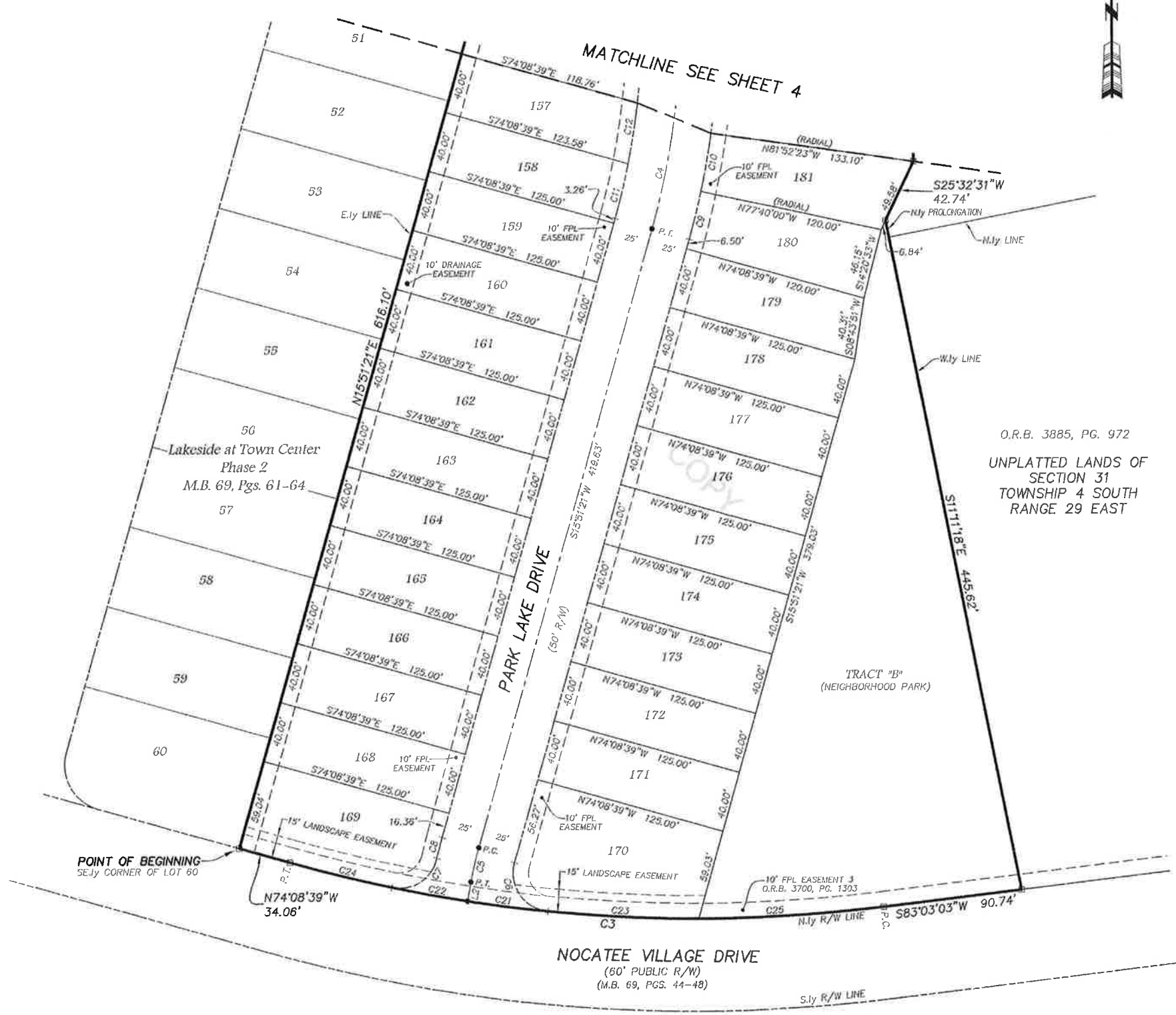
LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- CI TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- M.B. MAP BOOK
- PG. PAGE
- FPL FLORIDA POWER AND LIGHT
- MATCHLINE
- ESMT. EASEMENT
- ③ SHEET REFERENCE NUMBER

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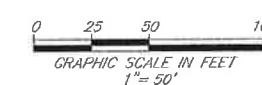


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	980.00'	22°48'18"	390.06'	N85°32'48"W	387.49'
C4	500.00'	27°02'38"	236.00'	N02°20'01"E	233.82'
C5	250.00'	51°16'03"	22.98'	S13°13'19"W	22.98'
C6	25.00'	100°00'24"	43.64'	S34°08'51"E	38.30'
C7	25.00'	88°57'10"	38.81'	N57°23'46"E	35.03'
C8	275.00'	2°56'10"	14.09'	S14°23'16"W	14.09'
C9	525.00'	3°31'21"	32.28'	N14°05'40"E	32.27'
C10	525.00'	4°12'22"	38.54'	N10°13'49"E	38.53'
C11	475.00'	4°26'08"	36.77'	N13°38'17"E	36.76'
C12	475.00'	4°51'40"	40.30'	N08°59'22"E	40.29'
C21	980.00'	3°04'54"	52.71'	S82°36'36"E	52.70'
C22	980.00'	2°56'31"	50.32'	S79°35'54"E	50.31'
C23	980.00'	5°44'21"	98.16'	S87°01'14"E	98.12'
C24	980.00'	3°58'59"	68.13'	S76°08'09"E	68.12'
C25	980.00'	7°03'33"	120.74'	S86°34'49"W	120.66'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S10°35'18"W	12.63'

O.R.B. 3885, PG. 972
UNPLATTED LANDS OF SECTION 31 TOWNSHIP 4 SOUTH RANGE 29 EAST

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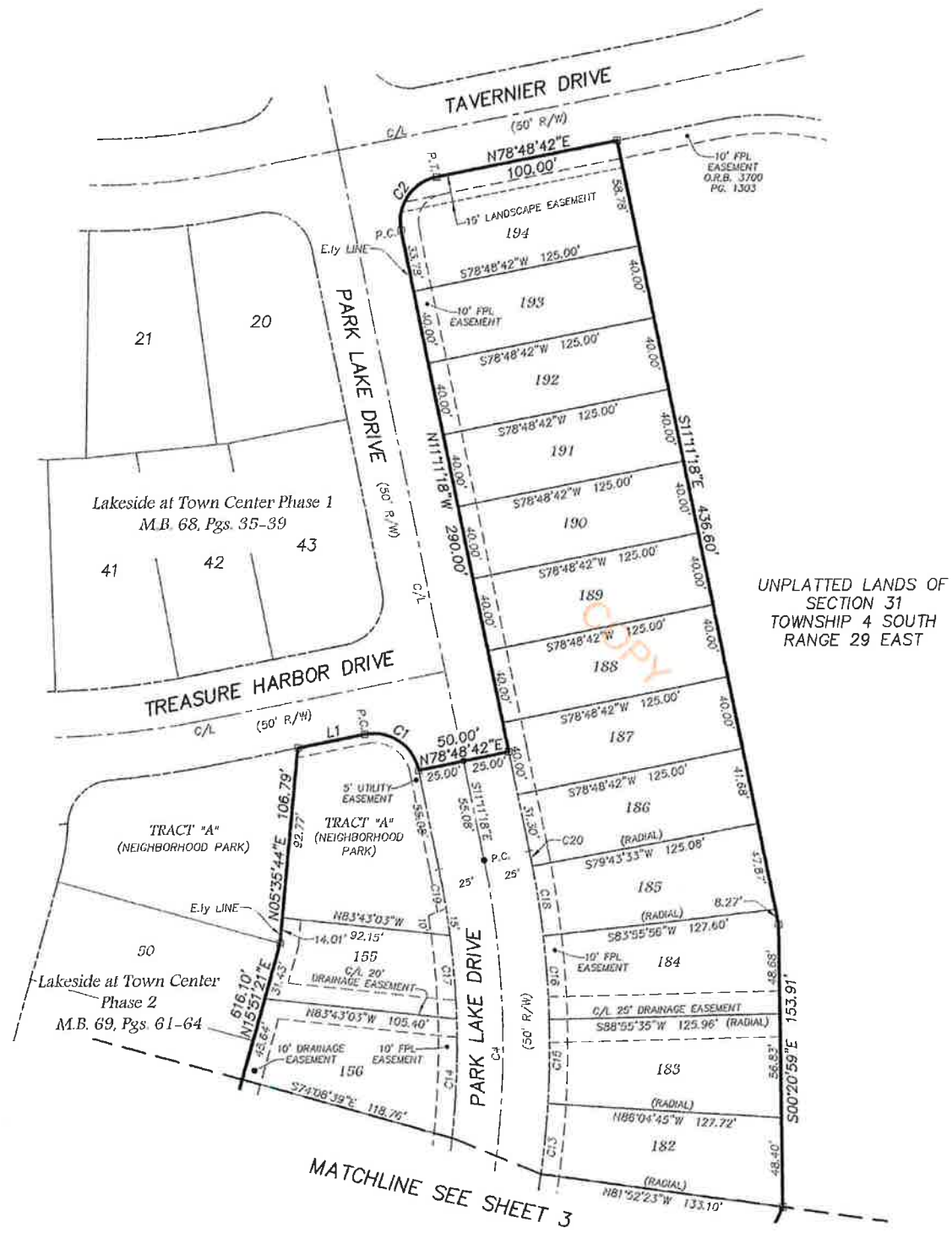
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MAP BOOK 76 PAGE 54

SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF
SECTION 31
TOWNSHIP 4 SOUTH
RANGE 29 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	N56°11'18"W	35.36'
C2	25.00'	90°00'00"	39.27'	S33°48'42"W	35.36'
C4	500.00'	27°02'38"	236.00'	N02°20'01"E	233.82'
C13	525.00'	47°22'22"	38.54'	N06°01'26"E	38.53'
C14	475.00'	7°49'56"	64.93'	N02°38'34"E	64.88'
C15	525.00'	4°59'40"	45.76'	N01°25'25"E	45.75'
C16	525.00'	4°59'40"	45.76'	N03°34'14"W	45.75'
C17	475.00'	5°31'10"	45.76'	N04°01'58"W	45.74'
C18	525.00'	47°22'22"	38.54'	N08°10'15"W	38.53'
C19	475.00'	4°23'44"	36.44'	N08°59'26"W	36.43'
C20	525.00'	0°54'51"	8.38'	N10°43'52"W	8.38'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°48'42"E	37.51'

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