

**ARTISAN LAKES PHASE 2A**  
 BEING A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
 THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**PLAT BOOK 69 PAGE 6**

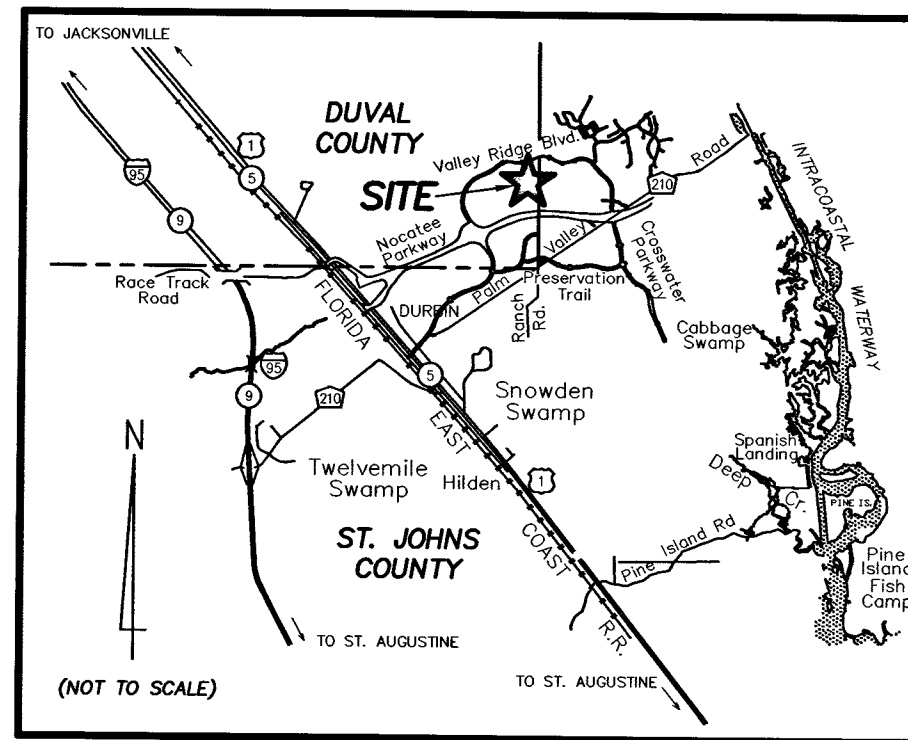
SHEET 1 OF 2 SHEETS  
 SEE SHEET 2 FOR NOTES

**CAPTION**

A portion of Section 36, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, begin at the Southwesterly corner of Artisan Lakes Phase 1, as recorded in Plat Book 68, pages 55 through 64 of the current Public Records of said county; thence Northeasterly along the Southerly line of said plat the following 6 courses: Course 1, thence North 59°50'02" East, 314.61 feet to a point on a curve concave Northeasterly having a radius of 225.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 12°44'57", an arc length of 50.07 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 36°32'27" East, 49.96 feet; Course 3, thence North 47°05'04" East, 50.00 feet to a point on a curve concave Northeasterly having a radius of 175.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 16°16'09", an arc length of 49.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 34°46'51" West, 49.52 feet; Course 5, thence North 26°38'47" West, 12.39 feet; Course 6, thence North 63°21'13" East, 191.41 feet; thence South 14°21'59" West, departing said Southerly line, 245.12 feet; thence North 75°38'01" West, 4.25 feet to the point of curvature of a curve concave Northerly having a radius of 225.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°12'22", an arc length of 8.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 74°31'50" West, 8.66 feet; thence South 18°34'21" West, 225.00 feet; thence South 72°00'00" West, 272.14 feet to a point lying on the Easterly line of Villas at Nocatee Phase Two, as recorded in Plat Book 68, pages 5 through 9 of said current Public Records; thence North 18°00'00" West, along said Easterly line, 256.81 feet to the Point of Beginning.

Containing 2.78 acres, more or less.



**VICINITY MAP**

**ADOPTION AND DEDICATION**

This is to certify that Standard Pacific of Florida, a Florida general partnership ("Owner"), is the fee simple owner of the lands described in the caption hereon known as ARTISAN LAKES PHASE 2A, having 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.

All rights of way, Tract "A" (Conservation Area) and drainage easements shown hereon shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns. The Owner does hereby reserve unto itself and its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-access easements and non-exclusive easements over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the Owners, their successors and assigns.

The undersigned Owner, its successors and assigns, hereby grants to the present and the future owners of the lots shown on this plat and their guests, invitees, domestic help, delivery, pick-up, fire protection services, police and other authority of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by Owner, its successors and assigns, to serve the land shown hereon, holders of mortgage liens of such lands 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. The Owner, its successors and assigns hereby reserves and shall have the sole and absolute right at any time with the consent of the City of Jacksonville, Florida to dedicate to the public all or part of the lands on this plat designated as private rights of way including all unobstructed easements for drainage.

The Owner hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all private 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 private road rights of way designated hereon.

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns. An easement for the installation, repair, service and maintenance of water, water reuse and sewer utility systems on, over, across, under and through the private right of ways shown hereon is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns. Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

Any 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(28) 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.

In witness thereof, the undersigned Owner has executed this plat on the 10th day of July, 2016.

Approved 1 JULY 2016  
 Date  
  
 City Engineer  
 for Director of Public Works  
 Approved June 28, 2016  
 Date  
  
 for General Counsel

**APPROVED FOR RECORD**

This is to certify that the above plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

John Pappas, P.E.  
 Director of Public Works  
 Date 7/1/16

**CLERK'S CERTIFICATE**

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 69, pages 6-7 of the Public Records of Duval County, Florida, this 10th day of July, 2016.

Ronnie Fussell, Clerk of the Circuit Court  
  
 K.D. Jeffery  
 Deputy Clerk

**PLAT CONFORMITY REVIEW**

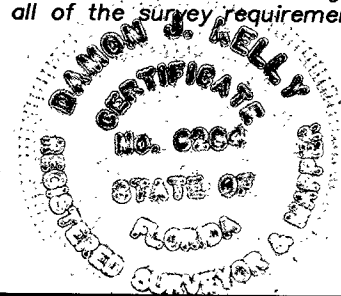
This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 30 day of June, 2016.

W. Monroe Hazen, P.L.S.  
 Professional Land Surveyor Number 3398

**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 7th day of JUNE, 2016.  
  
 Damon J. Kelly  
 Professional Surveyor and Mapper  
 State of Florida LS No. 6284



Witness  
 Liam O'Reilly  
 Print Name  
  
 Maurice Rudolph  
 Vice President - Land Operations  
 OWNER: Standard Pacific of Florida  
 a Florida general partnership  
 By: Standard Pacific of Florida GP, Inc.  
 a Delaware corporation, its managing  
 general partner

**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 10th day of July, 2016, by Maurice Rudolph, Vice President - Land Operations, of Standard Pacific of Florida GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Florida, a Florida general partnership, on behalf of the corporation and the partnership, who is personally known to me.

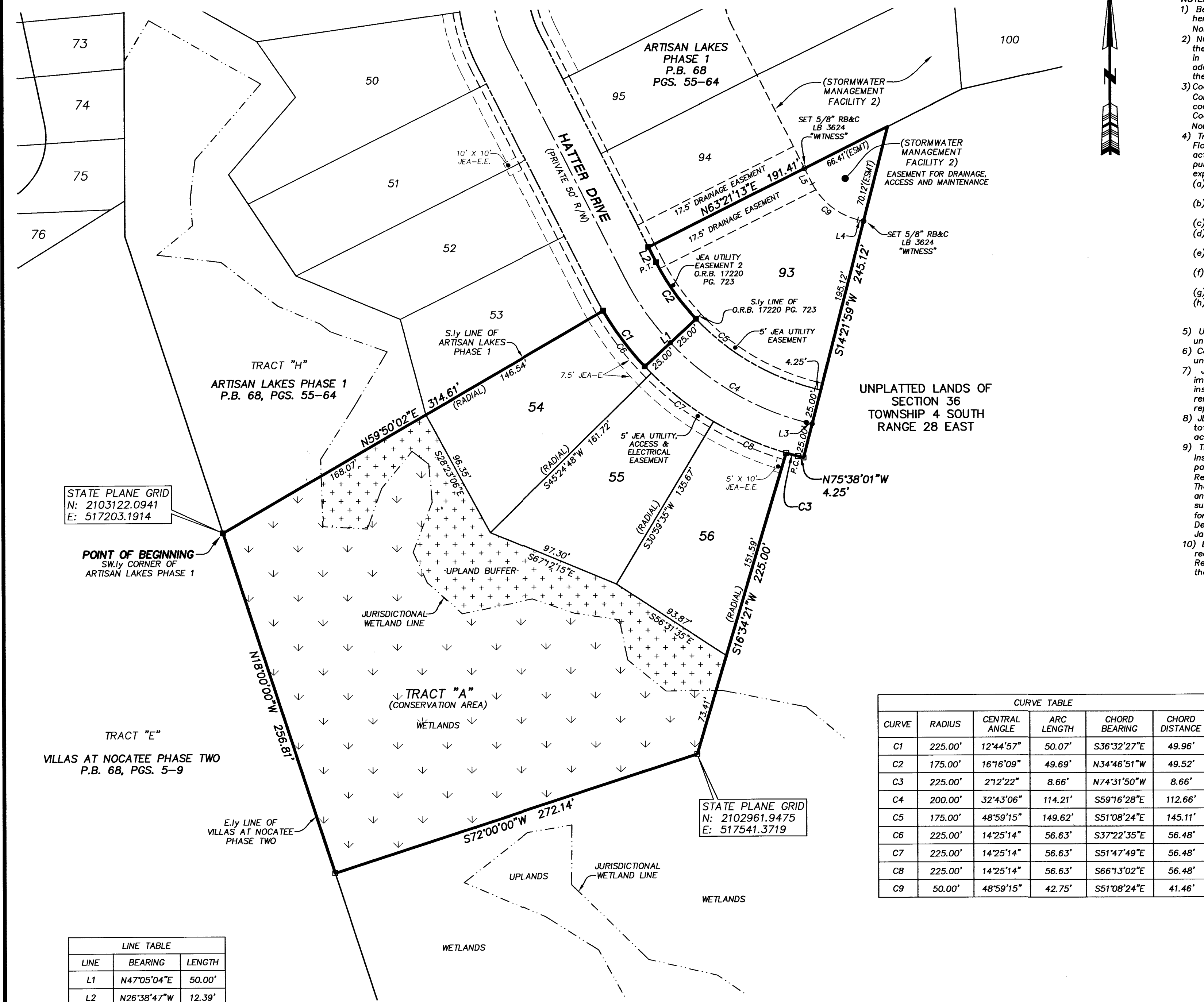
Notary Public, State of Florida  
  
 Denise Louise Adams  
 Printed Name  
 My Commission Expires February 6, 2018  
 Commission Number FF 078072



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

PLANS & PLAT  
 CITY DEVELOPMENT NO. 5389.029

**ARTISAN LAKES PHASE 2A**  
 BEING A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
 THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Artisan Lakes Phase 1 as being North 59°50'02" East.
  - 2) **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 depicted on this plat that may be found in the Public Records of this county.
  - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "BARIT" (FIRM 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).
  - 4) Tract "A" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
    - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
    - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
    - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
    - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
    - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
    - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
    - (g) Acts or uses detrimental to such retention of land or water areas.
    - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
  - 5) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
  - 6) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
  - 7) JEA-E. denotes JEA Easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
  - 8) JEA-E.E. denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use of and access to said easement by JEA.
  - 9) The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, map number 12031C, panel number 0655, suffix H, dated June 3, 2013, as revised by Letter of Map Revision (LOMR) Case No. 14-04-6014P. The FIRM information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.
  - 10) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 12253, Page 1723, as amended by Official Records Book 15211, Page 2240 and Official Records Book 16762, Page 1021 of the current Public Records of Duval County, Florida.

STATE PLANE GRID  
 N: 2103122.0941  
 E: 517203.1914

**POINT OF BEGINNING**  
 SW 1/4 CORNER OF  
 ARTISAN LAKES PHASE 1

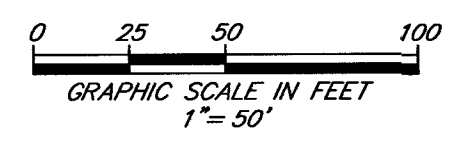
TRACT "E"  
 VILLAS AT NOCATEE PHASE TWO  
 P.B. 68, PGS. 5-9

STATE PLANE GRID  
 N: 2102961.9475  
 E: 517541.3719

LINE	BEARING	LENGTH
L1	N47°05'04"E	50.00'
L2	N26°38'47"W	12.39'
L3	S75°38'01"E	4.25'
L4	N75°38'01"W	4.25'
L5	N26°38'47"W	12.39'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	225.00'	12°44'57"	50.07'	S36°32'27"E	49.96'
C2	175.00'	16°16'09"	49.69'	N34°46'51"W	49.52'
C3	225.00'	2°12'22"	8.66'	N74°31'50"W	8.66'
C4	200.00'	32°43'06"	114.21'	S59°16'28"E	112.66'
C5	175.00'	48°59'15"	149.62'	S51°08'24"E	145.11'
C6	225.00'	14°25'14"	56.63'	S37°22'35"E	56.48'
C7	225.00'	14°25'14"	56.63'	S51°47'49"E	56.48'
C8	225.00'	14°25'14"	56.63'	S66°13'02"E	56.48'
C9	50.00'	48°59'15"	42.75'	S51°08'24"E	41.46'

- 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 C.I.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - P.R.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - RB&C REBAR AND CAP
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - (NR) NON-RADIAL
  - CT. TABULATED CURVE DATA
  - LI. TABULATED LINE DATA
  - R/W. RIGHT OF WAY
  - C/L. CENTERLINE
  - P.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - JEA-E. JEA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - SMF. STORMWATER MANAGEMENT FACILITY
  - SJRWMD. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



PLANS & PLAT  
 CITY DEVELOPMENT NO. 5389.029

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