

NORTH ROSCOE

A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING A REPLAT OF "TRACTS 8 AND 9", PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE PLAT AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CAPTION

PARCEL 1: TRACT 8, PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 2: TRACT 9, PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DJTT INVESTMENT GROUP, LLC ("OWNER") IS THE LAWFUL OWNER OF THE
LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS NORTH ROSCOE,
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 THOSE
LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS, FLORIDA OR THE
PUBLIC.

THOSE EASEMENTS DENOTED AS "20.00' SJUCUD UTILITY EASEMENT." IS HEREBY IRREVOCABLY AND
WITHOUT RESERVATION DEDICATED TO THE ST. JOHNS COUNTY, FLORIDA COUNTY, FLORIDA, FOR ITS
USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM; PROVIDED HOWEVER,
THAT NO UTILITIES OTHER THAN "SJUCUD" MAY BE INSTALLED PARALLEL WITHIN SAID EASEMENTS. SJUCUD
SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS
TO AND EGRESS FROM, OVER, UNDER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, LANES,
AND UTILITY EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION,
INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM,
SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES, IN CONJUNCTION WITH ITS
UNDERGROUND UTILITY DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR
ELECTRIC AND NATURAL GAS DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, FACILITIES, AND
APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF TEN (10') FEET IN WIDTH STRIP
OF LAND ADJACENT TO, ABUTTING, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT-OF-WAYS
DEDICATED BY THIS PLAT. THE AFORESAID SPECIFIC TEN (10') FOOT SJUCUD UTILITY EASEMENT IS
SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS
DEDICATED TO THE OWNER FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON, DRAINAGE
FACILITIES, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVE THE RIGHT TO
GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER SAID PROPERTY AND
EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, INCLUDE
RIGHTS OF MAINTENANCE, INGRESS AND EGRESS AND ARE RESERVED FOR THE BENEFIT OF OWNER.

OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT;
PROVIDED HOWEVER, THAT OWNER RESERVES THE RIGHT TO ASSIGN SAID EASEMENTS AND THE
OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS AND IMPROVEMENTS LOCATED THEREIN TO THE
PROPERTY OWNERS OR OTHER SUCH ENTITY OR PERSON AS WILL ASSUME ALL OBLIGATION OF
MAINTENANCE AND OPERATION THEREOF.

THE OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER THE DRAINAGE EASEMENTS
DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE
FACILITIES OR SAID ROAD RIGHTS OF WAY.

THE LANDSCAPE EASEMENT, BEING A NON-EXCLUSIVE EASEMENT TO INSTALL AND MAINTAIN
IRRIGATION, LANDSCAPING, FENCING, AND SIGNAGE IS HEREBY DEDICATED TO THE COUNTY OR OWNER.

THOSE EASEMENTS DENOTED AS "25'x30' SHARED DRIVEWAY EASEMENT." ARE HEREBY IRREVOCABLY AND
WITHOUT RESERVATION DEDICATED TO THE HOA OR INDIVIDUAL LOT OWNER.

OWNER HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE
CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITIC THEN
HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF
THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.



VICINITY MAP
NOT TO SCALE

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE
BEACH, FLORIDA, (904) 241-8550

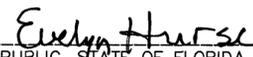
IN WITNESS WHEREOF, DJTT INVESTMENT GROUP, LLC HAS CAUSED THIS PLAT AND
DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH
APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY THIS 3rd DAY
OF June, A.D. 2024.

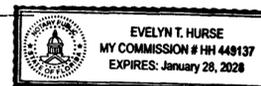
OWNER:
DJTT INVESTMENT GROUP, LLC

BY: 
NAME: DANIEL OSTFELD
TITLE: MANAGER

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 3rd DAY
OF June, A.D., 2024, BY DANIEL OSTFELD, WHO IS
PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____
AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Evelyn Hurse
COMMISSION NO.: HH 449137
MY COMMISSION EXPIRES: 01-28-2028



CERTIFICATE OF APPROVAL – GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN EXAMINED AND
APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR
ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D.,
2024.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN APPROVED AND
ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,
FLORIDA ON THIS _____ DAY OF _____ A.D., 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW – COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN EXAMINED AND
REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS
_____ DAY OF _____ A.D., 2024.

OFFICE OF THE ST. JOHNS 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 _____, PAGE(S) _____
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON
THIS _____ DAY OF _____ A.D., 2024.

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

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO
FLORIDA STATUTE 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY
SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF
_____ A.D., 2024.

DONALD BRADSHAW, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. LS 5513

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS 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 OF THE REQUIREMENTS OF FLORIDA STATUTE 177; THAT
THE PERMANENT CONTROL POINTS (PCP), PERMANENT REFERENCE MONUMENTS
(PRM) AND THE LOT CORNERS SHALL BE MONUMENTED ACCORDING WITH CHAPTER
177.091, FLORIDA STATUTES AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
CERTIFIED THIS 3rd DAY OF JUNE, A.D.,
2024.


JASON D. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS 7292
BOATWRIGHT LAND SURVEYORS, INC.
LICENSED BUSINESS No. LB 3672

