

**RESOLUTION NO. 2019- 248**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**CROSSWATER VILLAGE PHASE 2.**

WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Crosswater Village Phase 2.

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 \$3,354,575.82 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$1,009,345.47 will be 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 mortgages 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 6<sup>th</sup> day of August, 2019.

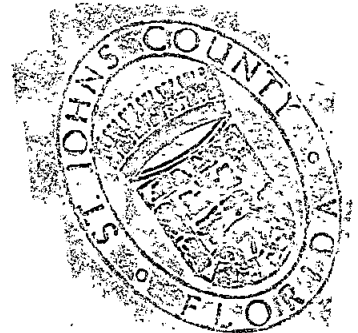
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron  
Paul M. Waldron, Chair

**ATTEST:** Hunter S. Conrad, Clerk of Court

Sam Halterman  
Deputy Clerk

**RENDITION DATE** 8/8/19



# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

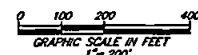
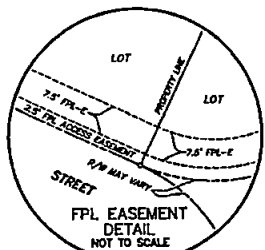
BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA.

UNPLATTED LANDS OF  
SECTION 17  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

STATE PLANE GRID  
N: 2085922.9210  
E: 526774.2812

STATE PLANE GRID  
N: 208587.3033  
E: 528992.2344

UNPLATTED LANDS OF  
SECTION 17  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST



**NOTES**

- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the westerly line of Crosswater Parkway Extension as being South 17°00'05" West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "08EG" (Jacksonville 2) coordinates: N 2102506.373 E 443682.030 Coordinate Datum: State Plane north reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 3) **NOTICE:** This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be superseded in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
- 4) Those certain easements denoted as "2.5' Access Easement" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
- 5) Tracts "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55", "56", "57", "58", "59", "60", "61", "62", "63", "64", "65", "66", "67", "68", "69", "70", "71", "72", "73", "74", "75", "76", "77", "78", "79", "80", "81", "82", "83", "84", "85", "86", "87", "88", "89", "90", "91", "92", "93", "94", "95", "96", "97", "98", "99", "100", "101", "102", "103", "104", "105", "106", "107", "108", "109", "110", "111", "112", "113", "114", "115", "116", "117", "118", "119", "120", "121", "122", "123", "124", "125", "126", "127", "128", "129", "130", "131", "132", "133", "134", "135", "136", "137", "138", "139", "140", "141", "142", "143", "144", "145", "146", "147", "148", "149", "150", "151", "152", "153", "154", "155", "156", 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**LEGEND**

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
- P.R.M. DENOTES P.C.P., STAMPED L.B.#3824, PERMANENT REFERENCE MONUMENT
- C.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- RADIUS
- △ CENTRAL ANGLE
- ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- (R) NON-RADIAL
- N/T NON-TANGENT
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- B/M BENCHMARK
- C/L CENTERLINE
- M.D. MAP BOOK
- P.L. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- F.P. FLORIDA POWER & LIGHT
- E.S. EASEMENT
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- MATILINE
- SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

PREPARED BY:  
**ETM SURVEYING AND MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624