

**RESOLUTION NO. 2019-397**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
CONSERVATION TRAIL**

**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 Conservation Trail.

**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 **\$1,508,543.77** has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of **\$505,686.53** 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:

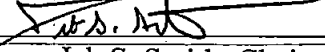
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 19<sup>th</sup> day of November, 2019.

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

BY:   
Jeb S. Smith, Chairman

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

By:   
Deputy Clerk

RENDITION DATE 11/21/19



# CONSERVATION TRAIL

BEING A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 7 SHEETS

SEE SHEET 2 FOR NOTES

COASTAL OAKS AT NOCATEE ~  
PHASE 4 UNIT 1  
M.B. 93, PGS. 65-68

COASTAL OAKS AT NOCATEE ~  
PHASE 4 UNIT 8  
M.B. 93, PGS. 20-29

POINT OF REFERENCE  
SE.ly CORNER OF TRACT "BB"

TRACT "BB"  
S.ly LINE  
R=1789.00'  
Δ=22°42'42"  
L=709.14'  
CB=587°36'26"W  
CH=704.51'

UNPLATTED LANDS OF  
SECTION 17  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

POINT OF BEGINNING

STATE PLANE GRID  
N. 2095304.6871  
E. 527107.1963

S56°15'05"W  
307.62'

COASTAL OAKS AT NOCATEE ~  
PHASE 3B-3-4-5  
M.B. 71, PGS. 59-62

UNPLATTED LANDS OF  
SECTION 17  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

CONSERVATION EASEMENT  
O.R.B. 2829, PG. 752  
COASTAL OAKS AT NOCATEE  
GREENWAY PRESERVATION

TCC FOP  
CSV PARCEL 2  
O.R.B. 3224  
PG. 979

CROSSWATER VILLAGE PHASE 2  
M.B. 97, PGS. 63-79

GREENWAY  
PRESERVATION  
AREA 5  
O.R.B. 4005  
PG. 329

UNPLATTED LANDS OF  
SECTION 18  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

SECTION 18

SECTION 17

TRACT "B"

UNPLATTED LANDS OF  
SECTION 17  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

TCC FOP  
CSV PARCEL 2  
O.R.B. 3224  
PG. 979

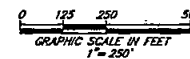
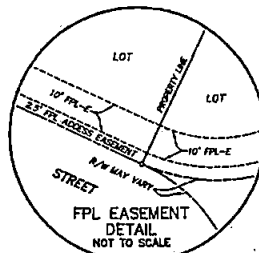
STATE PLANE GRID  
N. 7094553.0455  
E. 524716.9370

## LEGEND

□	INDICATES 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 DENOTES P.C.P. STAMPED L.B.#3824.
●	PERMANENT REFERENCE MONUMENT
○	CONCRETE MONUMENT
○	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
CI	TABULATED CURVE DATA
LI	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT EASEMENT
ESMT	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
MATERLINE	MATERLINE
①	SHEET REFERENCE NUMBER
⊠	INDICATES UPLANDS WITHIN CONSERVATION EASEMENT
⊞	INDICATES WETLANDS WITHIN CONSERVATION EASEMENT

## NOTES

- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Coastal Oaks at Nocatee ~ Phase 4 Unit 3 as being South 56°15'05" West.
- Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930. Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 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 supplanted 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.
- These certain easements denoted as "2.5' Access Easements" 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.
- Tract "C" 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:
  - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
  - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
  - Removing, destroying or trimming trees, shrubs, or other vegetation.
  - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
  - Surface uses, except for purposes that permit the land or water area to remain predominantly in its natural condition.
  - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
  - Acts or uses detrimental to such retention of land or water areas.
  - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
- Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot merged width, but not less than 10 feet.
- Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2395, Page 1870, Official Records Book 2395, page 571 and Official Records Book 3072, Page 514 of the Public Records of St. Johns County, Florida. (blanket in nature)



PREPARED BY:  
ETM SURVEYING AND MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 8624