

RESOLUTION NO. 2022- 204
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR
CONSERVATION TRAIL EXTENSION.

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 Extension.

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 \$1,360,894.37 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$463,736.24 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 21 day of June, 2022.

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

BY: Henry Dean
Henry Dean, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

Pam Holterman
Deputy Clerk

Rendition Date 6/23/22



CONSERVATION TRAIL EXTENSION

BEING A REPLAT OF A PORTION OF TRACT "Y", CROSSWATER VILLAGE PHASE 4, A PLAT RECORDED IN MAP BOOK 100, PAGES 66 THROUGH 86, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE
SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A replat of a portion of Tract "Y", Crosswater Village Phase 4, a plat recorded in Map Book 100, pages 66 through 86, of the Public Records of St. Johns County, Florida, together with a portion of Sections 17 and 18, Township 5 South, Range 29 East, of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northernly most corner of said Tract "Y", said corner lying on the Northernly line of said Crosswater Village Phase 4; thence South 35°43'47" East, along said Northernly line, 187.34 feet to the Northernly corner of Conservation Trail Extension; thence South 5°06'20" East, a variable width right of way, as depicted on the plat thereof, a plat recorded in Map Book 98, pages 15 through 21, of said Public Records, and the Point of Beginning.

From said Point of Beginning, thence continue South 35°43'47" East, along said Northernly line and said Westernly terminus, 102.00 feet to the Southernly corner of said Westernly terminus; thence South 55°03'41" West, departing said Northernly line, 92.91 feet; thence South 69°39'58" West, 47.51 feet to a point on a curve concave Northwesternly having a radius of 3265.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 1°35'22", an arc length of 785.40 feet to a point of compound curvature; said arc being subtended by a chord bearing and distance of South 63°39'49" West, 793.43 feet; thence Westernly along the arc of a curve concave Northernly having a radius of 1400.00 feet, through a central angle of 16°31'54", an arc length of 403.95 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°43'31" West, 402.55 feet; thence Southwesterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of 92°16'48", an arc length of 40.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 41°02'04" West, 36.05 feet; thence South 05°06'20" East, 12.03 feet; thence South 84°53'40" West, 91.00 feet to a point on a curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 91°21'01", an arc length of 39.86 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 51°11'06" West, 35.77 feet; thence Westernly along the arc of a curve concave Southerly having a radius of 2442.00 feet, through a central angle of 02°07'30", an arc length of 90.57 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 82°04'39" West, 90.56 feet; thence North 85°58'21" West, 51.06 feet to a point on a curve concave Southerly having a radius of 2454.00 feet; thence Westernly along the arc of said curve, through a central angle of 06°12'02", an arc length of 265.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 76°45'12" West, 265.44 feet; thence Westernly along the arc of a curve concave Northernly having a radius of 683.00 feet, through a central angle of 4°32'36", an arc length of 518.27 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 84°36'31" West, 505.92 feet; thence Westernly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 84°43'57", an arc length of 36.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 74°45'49" West, 33.69 feet; thence South 32°23'50" West, 10.19 feet; thence North 58°37'25" West, 79.93 feet to a point on a curve concave Westernly having a radius of 25.00 feet; thence Northernly along the arc of said curve, through a central angle of 83°48'24", an arc length of 36.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 10°31'37" West, 33.19 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 695.00 feet, through a central angle of 24°03'36", an arc length of 291.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 40°24'01" West, 289.71 feet; thence North 61°37'47" East, 98.00 feet to a point on a curve concave Northwesterly having a radius of 697.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 77°58'37", an arc length of 812.49 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 67°21'31" East, 751.22 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 2540.00 feet, through a central angle of 09°27'15", an arc length of 419.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 78°22'48" East, 418.64 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of 88°12'46", an arc length of 38.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 39°00'03" East, 34.80 feet; thence North 05°06'20" West, 12.66 feet; thence North 84°53'40" East, 85.00 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 88°46'37", an arc length of 38.74 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 49°29'39" East, 34.98 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 2552.00 feet, through a central angle of 00°30'55", an arc length of 24.44 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 86°23'30" East, 24.44 feet; thence Easterly along the arc of a curve concave Northernly having a radius of 1478.00 feet, through a central angle of 02°51'30", an arc length of 73.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 85°14'13" East, 73.62 feet; thence South 83°31'12" East, 50.92 feet to a point on a curve concave Northernly having a radius of 1468.00 feet; thence Easterly along the arc of said curve, through a central angle of 12°43'36", an arc length of 330.52 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 75°31'52" East, 329.84 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 3185.00 feet, through a central angle of 12°22'33", an arc length of 687.95 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 62°58'48" East, 686.62 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 300.00 feet, through a central angle of 12°04'16", an arc length of 63.20 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 50°45'24" East, 63.09 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 300.00 feet, through a central angle of 10°00'04", an arc length of 52.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 49°43'18" East, 52.30 feet; thence North 54°28'55" East, 26.20 feet to the Point of Beginning.

Containing 5.73 acres, more or less.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Conservation Trail Extension has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2021. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

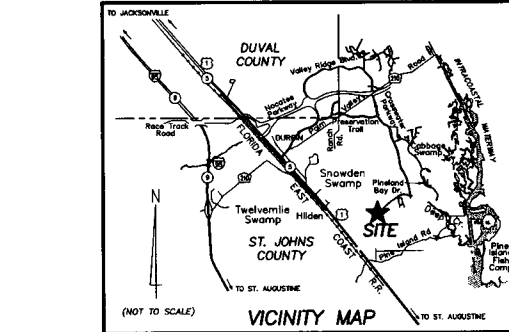
Chair, Board of County Commissioners

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, 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 Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2021.

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



CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4021, Page 1029, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedication.

Signed in the presence of:

Witness

Printed Name

Witness

Printed Name

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee

By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: Richard T. Roy
Chair

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Richard T. Roy, the Chair of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Notary Public, State of Florida at Large

Printed Name

My Commission Expires _____

Commission Number _____

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Conservation Trail Extension has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2021.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Conservation Trail Extension has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2021.

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 Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book _____, Pages _____ of the public records of St. Johns County, Florida on this _____ day of _____, 2021.

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 Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2021.

Gall Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564

ADOPTION AND DEDICATION

This is to certify that 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 (Owners), are the lawful owners of the lands described in the caption hereon known as CONSERVATION TRAIL EXTENSION, and 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. Those street rights of ways, depicted on a bearing Conservation Trail, is hereby irrevocably and without reservations dedicated to St. Johns County, Florida. Its successors and assigns, in perpetuity for maintenance of the right of way, access, and drainage improvements which are now or hereafter constructed thereon.

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 or supervisors on this _____ day of _____, 2021.

Witness

Printed Name

Witness

Printed Name

OWNER: Sonoc Company, LLC
a Delaware limited liability company

By:

Name _____

Title _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2021, by _____ of Sonoc Company, LLC, a Delaware limited liability company, on behalf of the company, who _____ is personally known to me or who _____ has produced _____ as identification.

Notary Public, State of Florida at Large

Printed Name

My Commission expires _____

Commission Number _____

OWNER: Tolomato Community Development District
a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

Witness

Print Name

Print Name

By: Richard T. Roy
Chair

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2021, by Richard T. Roy, the Chair of Tolomato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the Tolomato Community Development District, who _____ is personally known to me or who _____ has produced _____ as identification.

Notary Public, State of _____

Printed Name

My Commission Expires _____

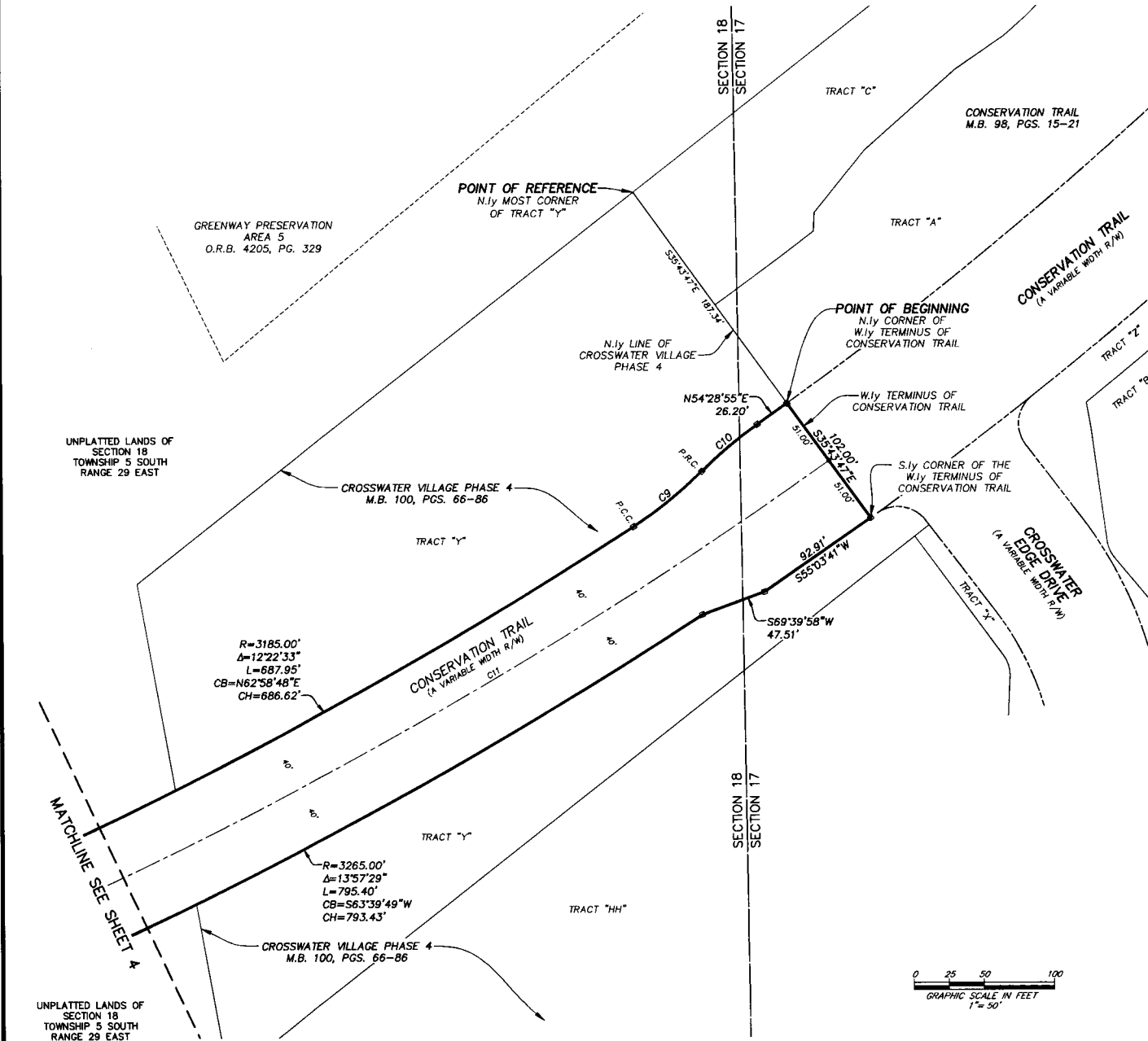
Commission Number _____

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

CONSERVATION TRAIL EXTENSION

BEING A REPLAT OF A PORTION OF TRACT "Y", CROSSWATER VILLAGE PHASE 4, A PLAT RECORDED IN MAP BOOK 100, PAGES 66 THROUGH 86, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE
SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



- 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.
 - DENOTES SET P.C.P., STAMPED L.B.#3624. UNLESS OTHERWISE NOTED DENOTES FOUND P.C.P., STAMPED L.B.#3624.
 - 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.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - R/W RIGHT OF WAY
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ① SHEET REFERENCE NUMBER

| CURVE TABLE | | | | | |
|-------------|----------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C9 | 300.00' | 12°04'16" | 63.20' | N50°45'24"E | 63.09' |
| C10 | 300.00' | 10°00'04" | 52.37' | N49°43'18"E | 52.30' |
| C11 | 3225.00' | 15°15'35" | 858.93' | N61°52'46"E | 856.39' |

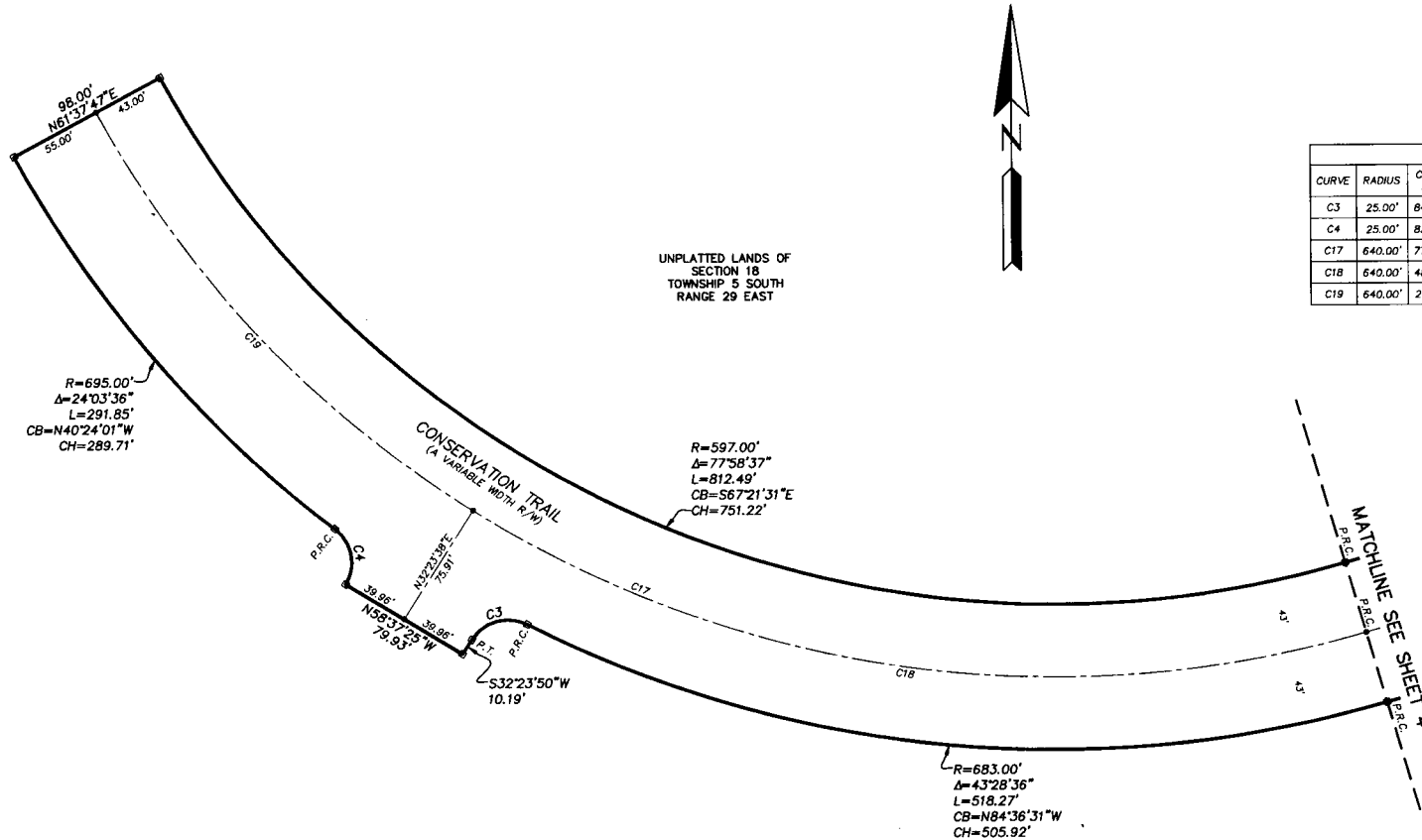
PREPARED BY:
ETM SURVEYING AND MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CONSERVATION TRAIL EXTENSION

BEING A REPLAT OF A PORTION OF TRACT "Y", CROSSWATER VILLAGE PHASE 4, A PLAT RECORDED IN MAP BOOK 100, PAGES 66 THROUGH 86, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

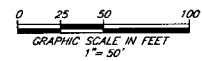


| CURVE TABLE | | | | | |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C3 | 25.00' | 84°43'57" | 36.97' | S74°45'49"W | 33.69' |
| C4 | 25.00' | 83°48'24" | 36.57' | N10°31'37"W | 33.39' |
| C17 | 640.00' | 77°58'37" | 871.01' | S67°21'31"E | 805.33' |
| C18 | 640.00' | 48°44'27" | 544.44' | S81°58'36"E | 528.17' |
| C19 | 640.00' | 29°14'09" | 326.57' | S42°59'17"E | 323.04' |

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, UNLESS OTHERWISE NOTED
- 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.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- CI. TABULATED CURVE DATA
- R/W RIGHT OF WAY
- M.B. MAP BOOK
- PC. FADE
- O.R.B. OFFICIAL RECORDS BOOK
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ① SHEET REFERENCE NUMBER

UNPLATTED LANDS OF SECTION 18 TOWNSHIP 5 SOUTH RANGE 29 EAST



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