

RESOLUTION NO. 2017- 223
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CROSSWATER VILLAGE PHASE 1A.

WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Crosswater Village Phase 1A.

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 \$3,691,236.03 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,512,240.21 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:

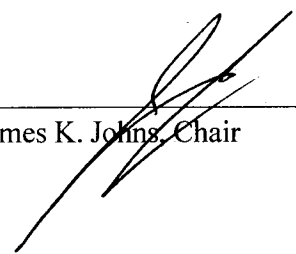
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 18th day of July, 2017.

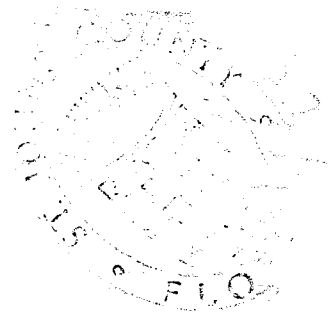
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 7/20/17



CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE

STATE PLANE GRID
N: 20965207.9221
E: 58218423.584

POINT OF BEGINNING

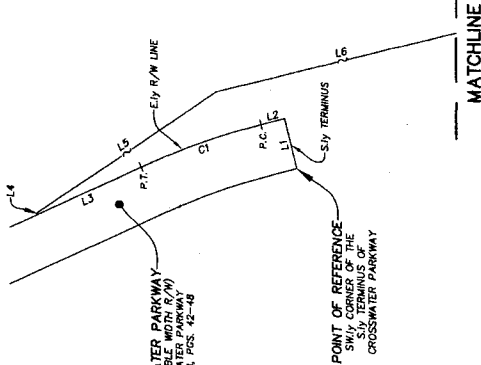
CROSSWATER PARKWAY
(CROSSWATER PARKWAY)
M.B. 56, P.C.S. 42-48

UNPLATTED LANDS OF
SECTION 62
TOWNSHIP 5 SOUTH
RANGE 29 EAST

UNPLATTED LANDS OF
SECTION 20
TOWNSHIP 5 SOUTH
RANGE 29 EAST

UNPLATTED LANDS OF
SECTION 61
TOWNSHIP 5 SOUTH
RANGE 29 EAST

UNPLATTED LANDS OF
SECTION 20
TOWNSHIP 5 SOUTH
RANGE 29 EAST

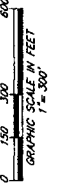


- NOTES
- 1) Things shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southern terminus of Crosswater Parkway at being North 79°15'39" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station: (1) Crosswater Parkway (2) Crosswater Parkway East (3) Crosswater Parkway East 2nd.
 - 3) North American Datum 1883 (2011) and one in U.S. survey feet.
 - 4) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the plat and is not to be used for any other purpose. This plat may be subject to change by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
 - 5) The plat is subject to the provisions of the Florida Statutes, Chapter 68, Part I, and the 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 activities and uses:

- LEGEND
- POINTS SET PER A.S.M. 4"x4" C.M. UNLESS OTHERWISE NOTED
 - POINTS SET PER A.S.M. 4"x4" C.M. UNLESS OTHERWISE NOTED
 - P.A.M. CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT
 - RADIUS
 - ARC LENGTH
 - CHORD BEARING
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF COMPASS CURVATURE
 - NON-TANGENT
 - TABULATED CURVE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - PAGE
 - OFFICIAL RECORDS BOOK
 - SHEET REFERENCE NUMBER
 - DENOTES UNPLATTED LANDS WITHIN CONSERVATION EASEMENT
 - CONSERVATION EASEMENT

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2075.00'	10°26'30"	378.15'	N163°29'39"W	377.62'

LINE	BEARING	LENGTH
L1	N76°15'36"E	150.00'
L2	N134°42'44"W	71.84'
L3	N42°10'53"W	331.61'
L4	N65°49'07"E	5.00'
L5	S33°27'36"E	2241.03'
L6	S13°20'54"E	5582.87'
L7	S32°05'25"W	2984.35'
L8	S20°36'11"W	80.00'
L9	S89°23'49"E	306.73'



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