

**RESOLUTION NO. 2018- 109**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**NOCATEE LANDING TRAIL.**

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 Nocatee Landing 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 \$966,399.74 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$316,986.03 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 17<sup>th</sup> day of April, 2018.

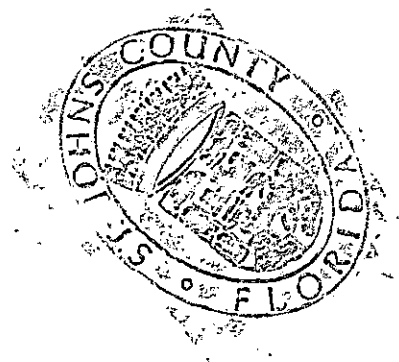
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: *Henry Dean*  
Henry Dean, Chair

ATTEST: Hunter S. Conrad

*Pam Walteiman*  
Deputy Clerk

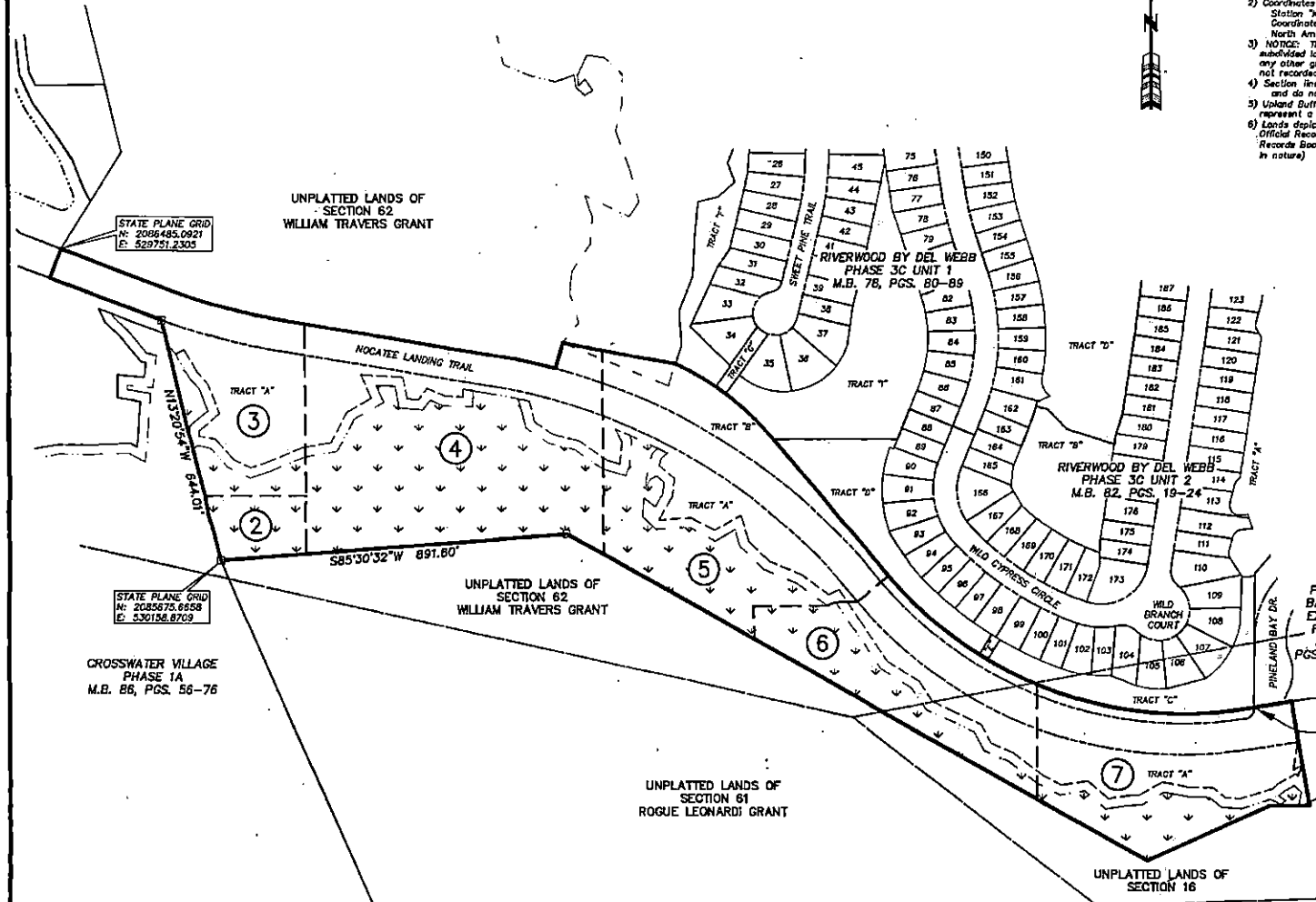
RENDITION DATE 4/19/18



# NOCATEE LANDING TRAIL

BEING A PORTION OF SECTION 16, TOGETHER WITH A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

- NOTES
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easterly terminus of Nocotee Landing Trail as being North 20°36'11" East.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 483882.830  
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
  - 3) NOTES: 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.
  - 4) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
  - 5) Wetland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
  - 6) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1878, Official Records Book 3305, Page 871 and Official Records Book 3872, Page 614 of the Public Records of St. Johns County, Florida. (blanket in nature)



STATE PLANE GRID  
N: 2086435.0921  
E: 529751.2303

STATE PLANE GRID  
N: 2085675.6658  
E: 530158.6769

CROSSWATER VILLAGE  
PHASE 1A  
M.B. 86, PGS. 56-76

UNPLATTED LANDS OF  
SECTION 62  
WILLIAM TRAVERS GRANT

UNPLATTED LANDS OF  
SECTION 62  
WILLIAM TRAVERS GRANT

UNPLATTED LANDS OF  
SECTION 61  
ROGUE LEONARDI GRANT

RIVERWOOD BY DEL WEBB  
PHASE 3C UNIT 1  
M.B. 78, PGS. 80-89

RIVERWOOD BY DEL WEBB  
PHASE 3C UNIT 2  
M.B. 82, PGS. 19-24

PINELAND BAY DRIVE  
EXTENSION  
PHASE 2  
M.B. 87  
PGS. 54 & 55

- 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, PERMANENT REFERENCE MONUMENT
  - P.R.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - CD CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF COMPOUND CURVATURE
  - P.R.P. POINT OF REVERSE CURVATURE
  - (N) NON-RADIAL
  - N/T NON-TANGENT
  - CT TABULATED CURVE DATA
  - TL TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.S. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESEM EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - ② DENOTES UNPLATTED WITHIN CONSERVATION EASEMENT
  - ③ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

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

