

**RESOLUTION NO. 2022-267**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TRAILMARK EAST PARCEL – PHASE 2 UNIT A.**

**WHEREAS, SIX MILE CREEK INVESTMENT GROUP, 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 Trailmark East Parcel – Phase 2 Unit A.

**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 \$1,531,000.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$508,005.00 is 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 mortgagees 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.

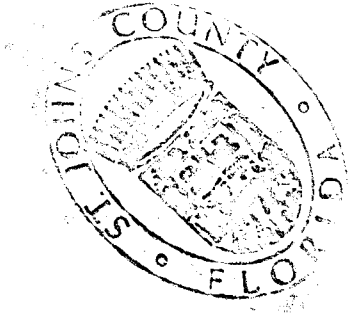
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 2 day of August, 2022.

**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

Sam Halterman  
Deputy Clerk



Rendition Date 8/4/22

# Trailmark East Parcel – Phase 2 Unit A

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

## CAPTION:

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF TRACT 2, AS SHOWN ON THE PLAT OF TRAILMARK EAST PARCEL PHASE 1, AS RECORDED IN MAP BOOK 104, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID TRAILMARK EAST PARCEL PHASE 1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 81°39'24" EAST, 187.25 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 81°39'24" EAST, 935.11 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 312.50 FEET, AN ARC DISTANCE OF 187.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°10'11" EAST, 184.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 63°59'47" EAST, 25.02 FEET; COURSE NO. 5: NORTH 86°53'49" EAST, 456.00 FEET; THENCE SOUTH 16°53'10" WEST, 285.18 FEET; THENCE SOUTH 48°01'13" WEST, 578.87 FEET; THENCE SOUTH 11°23'04" WEST, 377.90 FEET; THENCE NORTH 82°17'24" WEST, 55.81 FEET; THENCE SOUTH 78°37'23" WEST, 110.03 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 477.50 FEET, AN ARC DISTANCE OF 153.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°27'58" WEST, 152.87 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 59°14'37" WEST, 87.39 FEET; THENCE SOUTH 31°45'03" EAST, 16.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 36.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°42'03" EAST, 36.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 43°39'02" EAST, 60.61 FEET; THENCE SOUTH 46°20'58" WEST, 50.00 FEET; THENCE NORTH 43°39'02" WEST, 40.54 FEET; THENCE SOUTH 46°20'58" WEST, 154.03 FEET; THENCE NORTH 67°23'11" WEST, 20.23 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 327.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°27'59" WEST, 320.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 17°40'50" EAST, 116.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 110.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°41'38" WEST, 88.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°55'55" WEST, 87.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 33.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°48'31" WEST, 31.90 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 112.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°48'31" WEST, 108.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°55'55" WEST, 30.56 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 31.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°59'54" WEST, 28.77 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 81.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°41'30" EAST, 78.75 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 224.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°19'58" EAST, 210.36 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 24.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°44'38" WEST, 24.58 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 254.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°13'08" WEST, 519.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 168.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°08'39" WEST, 163.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 223.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°35'38" WEST, 220.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°49'14" WEST, 164.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 95.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°18'21" WEST, 81.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 51°12'29" EAST, 409.39 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 37.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°29'04" EAST, 36.29 FEET; THENCE NORTH 08°20'36" EAST, 120.16 FEET; THENCE NORTH 81°39'24" WEST, 30.10 FEET; THENCE NORTH 08°20'36" EAST, 182.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 37.48 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (1) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 6788  
CLARY & ASSOCIATES, INC.  
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257  
LICENSE NO. LB3731

## CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS RAISING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
CHAIR

## CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF \_\_\_\_\_, 2022.

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF TRAILMARK EAST PARCEL – PHASE 2 UNIT A HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
OFFICE OF THE ST. JOHNS 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 \_\_\_\_ PAGE(S) \_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
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 FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
GAIL OLIVER, PLS, COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564



# Trailmark East Parcel – Phase 2 Unit A

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

**ADDITION AND DEDICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS 'OWNER', IS THE LAWFUL OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS TRAILMARK EAST PARCEL – PHASE 2 UNIT A (THE 'SUBDIVISION'), AND THAT OWNER 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.

THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT AND ALL IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHTS OF WAY, AND DESIGNATED HEREON AS AMBERWOOD DRIVE, BEES KNEES WAY, BLACKBIRD LANE, AND SUNDANCE DRIVE, ARE HEREBY IRREVOCABLY DEDICATED TO THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS THE 'CDD', IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS, UTILITY AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREIN.

TITLE TO TRACTS 2-1 AND 2-2 (ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS), AND TRACT 2-8 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS), SHOWN HEREON ARE HEREBY RETAINED BY OWNER; PROVIDED, HOWEVER, THAT OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, THE CDD, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

TITLE TO TRACTS 2-3, AND 2-6 (STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS), ARE HEREBY DEDICATED TO THE CDD; THE CDD WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

OWNER RESERVES FOR ITSELF A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UPON, AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT ("D.E."), FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION, AND FOR DRAINAGE PURPOSES. THE CDD HEREBY ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS AND THE STORMWATER MANAGEMENT FACILITIES WITHIN TRACTS 2-3, AND 2-6 SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" (OR "D.E."), LANDSCAPE AND MAINTENANCE EASEMENT (OR "L.M.E."), LANDSCAPE, DRAINAGE AND MAINTENANCE EASEMENT (OR "L.D.M.E."), AND "UNOBSTRUCTED ACCESS EASEMENT" (OR "U.A.E.") ARE HEREBY DEDICATED TO THE CDD AS NON-EXCLUSIVE DRAINAGE EASEMENTS FOR INSTALLATION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS SHOWN ON THIS PLAT AND OTHER LANDS WITHIN THE TRAILMARK EAST PARCEL SUBDIVISION, FOR DRAINAGE PURPOSES, AND FOR ACCESS, INGRESS AND EGRESS TO AND FROM TRACT 2-8 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS) FOR PURPOSES OF PERFORMING MAINTENANCE AND OPERATION OF SAID TRACTS AND ANY IMPROVEMENTS THEREON. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID DRAINAGE IMPROVEMENTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO A PROPERTY OWNERS ASSOCIATION OR SUCH OTHER ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION.

OWNER HEREBY RESERVES THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDERS EASEMENTS WITHIN THE TRACTS SHOWN ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT) THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF LAND WITHIN THE SUBDIVISION OF WHICH THE LANDS SHOWN HEREON ARE A PART OR TO THE OWNER(S) OF ADJACENT LANDS.

OWNER HEREBY GRANTS TO THE COUNTY, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT AND DESIGNATED HEREON AS AMBERWOOD DRIVE, BEES KNEES WAY, BLACKBIRD LANE, AND SUNDANCE DRIVE, FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT) THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF LAND WITHIN THE SUBDIVISION OR TO THE OWNER(S) OF ADJACENT LANDS.

OWNER HEREBY GRANTS TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS FLORIDA POWER & LIGHT EASEMENT ("F.P.L.E.") FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRICAL SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION. OWNER RESERVES THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS TO FLORIDA POWER & LIGHT COMPANY OVER ADDITIONAL PORTIONS OF THE PLAT AS NEEDED TO PROVIDE UTILITY SERVICE TO THE LOTS SHOWN HEREON.

THE UTILITY EASEMENTS GRANTED HEREIN AND THE RIGHTS RESERVED FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY OWNER IN WRITING TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE 'OWNER', ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DELIVERY, FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS ROADWAYS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

**SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

BY: LIAM O'REILLY  
VICE PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_

**NOTARY FOR SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, BY LIAM O'REILLY, VICE PRESIDENT OF SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, PERSONALLY \_\_\_ KNOWN TO ME OR PRODUCED \_\_\_ IDENTIFICATION. TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2-1 & 2-2	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-3, & 2-6	STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-8	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

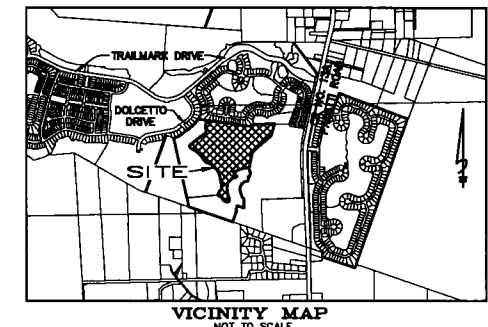
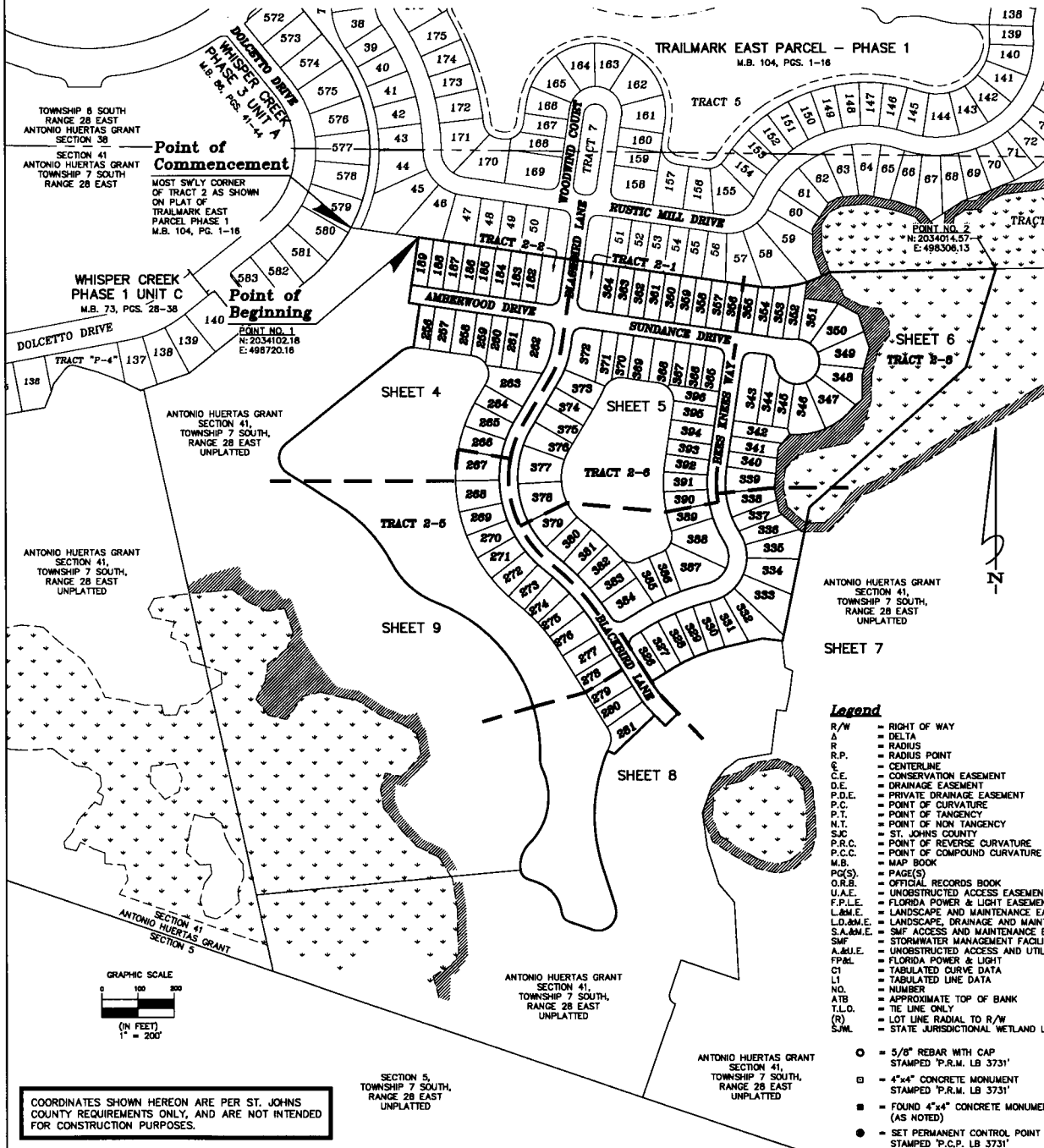


# Trailmark East Parcel – Phase 2 Unit A

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 9 SHEETS  
108 LOTS AND 3 TRACTS, IN THIS PHASE



## General Notes

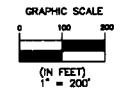
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF PLAT OF TRAILMARK EAST PARCEL - PHASE 1 (M.B. 104, PGS. 1-18), AS S81°39'24"E, PER PLAT, AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, AND NOT INTENDED FOR ANY OTHER USE. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELLZEY).  
N 2092535.832 E 509677.0129 DURBIN 2  
N 2030457.8959 E 524884.1854 ELLZEY  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- | POINT | NORTHING   | EASTING   | DESCRIPTION                       |
|-------|------------|-----------|-----------------------------------|
| 1     | 2034102.18 | 496720.16 | PRM-MOST N'LY CORNER OF LOT 189   |
| 2     | 2034014.57 | 498306.13 | PRM-MOST N'LY CORNER OF TRACT 2-8 |
- NOTICE: THIS PLAT, 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 PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, (FLORIDA STATUTE 177.081)
  - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  - THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
  - THE LAKE AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKE AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
  - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
  - CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

EASEMENT	REFERENCE	STATUS
FP&L EASEMENT AGREEMENT	O.R.B. 1039, PAGE 834	DOES NOT AFFECT
PARTIAL RELEASE OF EASEMENT	O.R.B. 3054, PAGE 1288	DOES NOT AFFECT
RIVER TRACT GOLF AGREEMENT	O.R.B. 1185, PAGE 1017	BLANKETS SITE
CONVEYANCE AGREEMENT	O.R.B. 2407, PAGE 1577	BLANKETS SITE
RIVER TRACT GOLF FACILITY USE AGREEMENT	O.R.B. 1375, PAGE 15	BLANKETS SITE
FIRST AMENDMENT O.R.B. 1375, PAGE 15	O.R.B. 1375, PAGE 64	BLANKETS SITE
RESTRICTIONS, RESERVATIONS, EASEMENTS	O.R.B. 2450, PAGE 97	BLANKETS SITE
AGREEMENT	O.R.B. 2450, PAGE 142	BLANKETS SITE
FP&L EASEMENT	O.R.B. 3016, PAGE 1270	SHOWN HEREON
NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT	O.R.B. 3921, PAGE 893	BLANKETS SITE

- ### Legend
- R/W = RIGHT OF WAY
  - Δ = DELTA
  - R = RADIUS
  - R.P. = RADIUS POINT
  - C = CENTERLINE
  - C.E. = CONSERVATION EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.D.E. = PRIVATE DRAINAGE EASEMENT
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - N.T. = POINT OF NON TANGENCY
  - S.P.C. = ST. JOHNS COUNTY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - M.B. = MAP BOOK
  - P.(S) = PAGE(S)
  - O.R.B. = OFFICIAL RECORDS BOOK
  - U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
  - F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
  - L.&M.E. = LANDSCAPE AND MAINTENANCE EASEMENT
  - L.D.&M.E. = LANDSCAPE, DRAINAGE AND MAINTENANCE EASEMENT
  - S.A.&M.E. = SWIF ACCESS AND MAINTENANCE EASEMENT
  - SMF = STORMWATER MANAGEMENT FACILITY
  - A.&U.E. = UNOBSTRUCTED ACCESS AND UTILITY EASEMENT
  - FP&L = FLORIDA POWER & LIGHT
  - CH = TABULATED CURVE DATA
  - LI = TABULATED LINE DATA
  - NO. = NUMBER
  - ATB = APPROXIMATE TOP OF BANK
  - T.L.D. = TIE LINE ONLY
  - (R) = LOT LINE RADIAL TO R/W
  - S.W.L. = STATE JURISDICTIONAL WETLAND LINE

- = 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- ☐ (with downward arrow) = DENOTES JURISDICTIONAL WETLANDS
- ▨ (with diagonal lines) = DENOTES 25' VEGETATED UPLAND BUFFER



COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32227  
(904) 286-2703  
WWW.CLARYASSOC.COM

# Trailmark East Parcel - Phase 2 Unit A

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

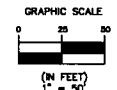
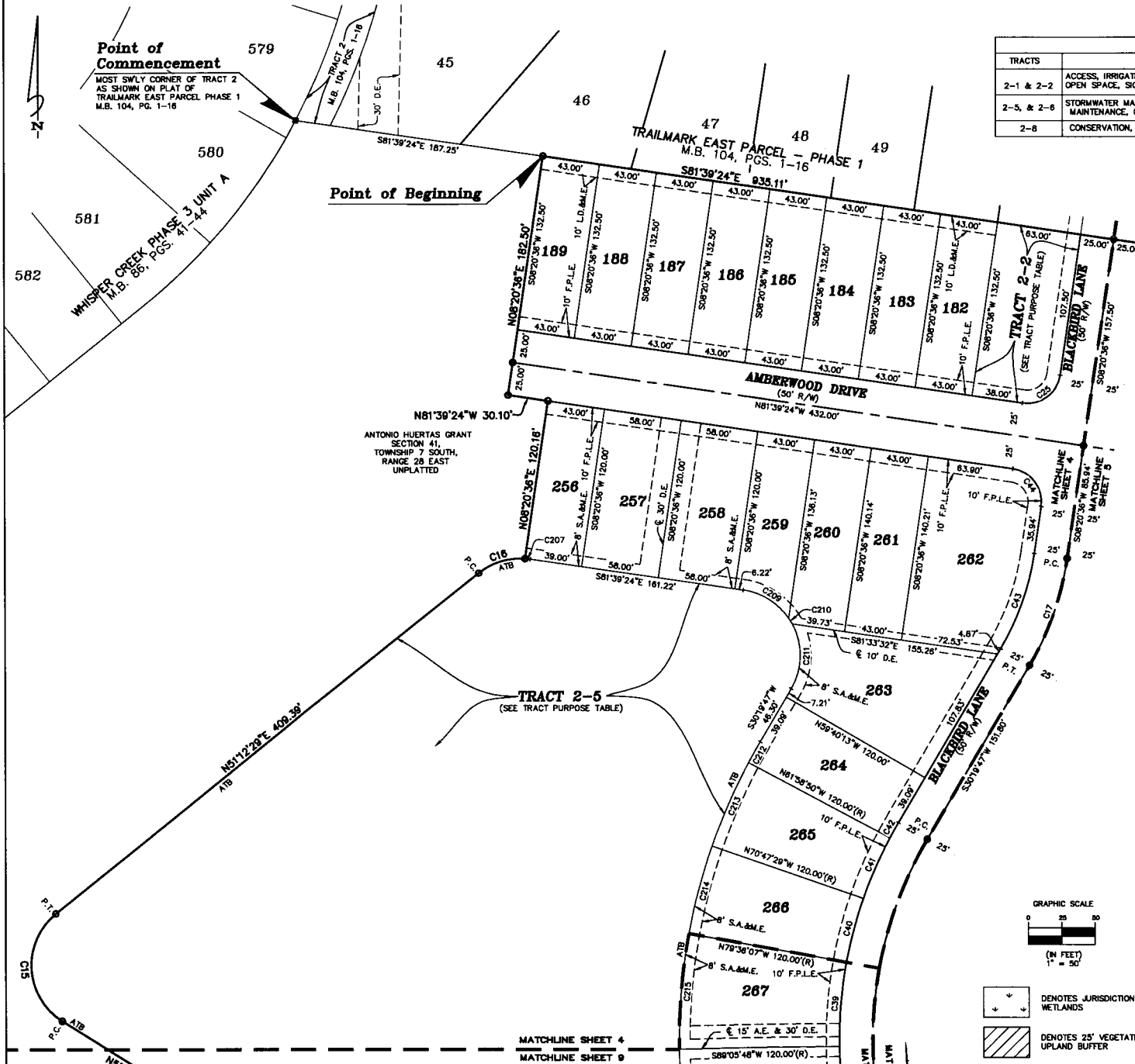
MAP BOOK PAGE

SHEET 4 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

TRACTS	TRACT PURPOSE TABLE
	PURPOSE
2-1 & 2-2	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-5, & 2-6	STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-8	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	50.00'	95.14'	109°01'40"	N03°18'21"W	81.43'
C16	50.00'	37.13'	42°33'11"	N72°29'04"E	36.29'
C17	225.00'	86.34'	21°59'11"	N19°20'11"E	85.81'
C25	25.00'	39.27'	90°00'00"	N53°20'36"E	35.36'
C39	325.00'	64.10'	111°8'05"	N04°44'50"E	64.00'
C40	325.00'	49.89'	8°48'38"	N14°48'12"E	49.93'
C41	325.00'	49.88'	8°48'38"	N23°36'50"E	49.93'
C42	325.00'	13.11'	21°8'38"	N29°10'28"E	13.10'
C43	200.00'	76.75'	21°59'11"	N19°20'11"E	76.28'
C44	25.00'	39.27'	90°00'00"	N36°39'24"W	35.36'
C207	50.00'	4.00'	4°34'56"	S83°56'52"E	22.36'
C209	50.00'	41.33'	47°21'38"	S57°56'36"E	45.79'
C210	50.00'	5.13'	5°52'22"	S31°21'36"E	5.12'
C211	50.00'	51.27'	58°45'11"	S00°57'11"W	53.76'
C212	445.00'	17.84'	21°8'38"	S29°10'28"W	26.39'
C213	445.00'	68.43'	8°48'38"	S23°36'50"W	68.36'
C214	445.00'	68.43'	8°48'38"	S14°48'12"W	68.36'
C215	445.00'	87.77'	111°8'05"	S04°44'50"W	87.63'



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES 25' VEGETATED UPLAND BUFFER



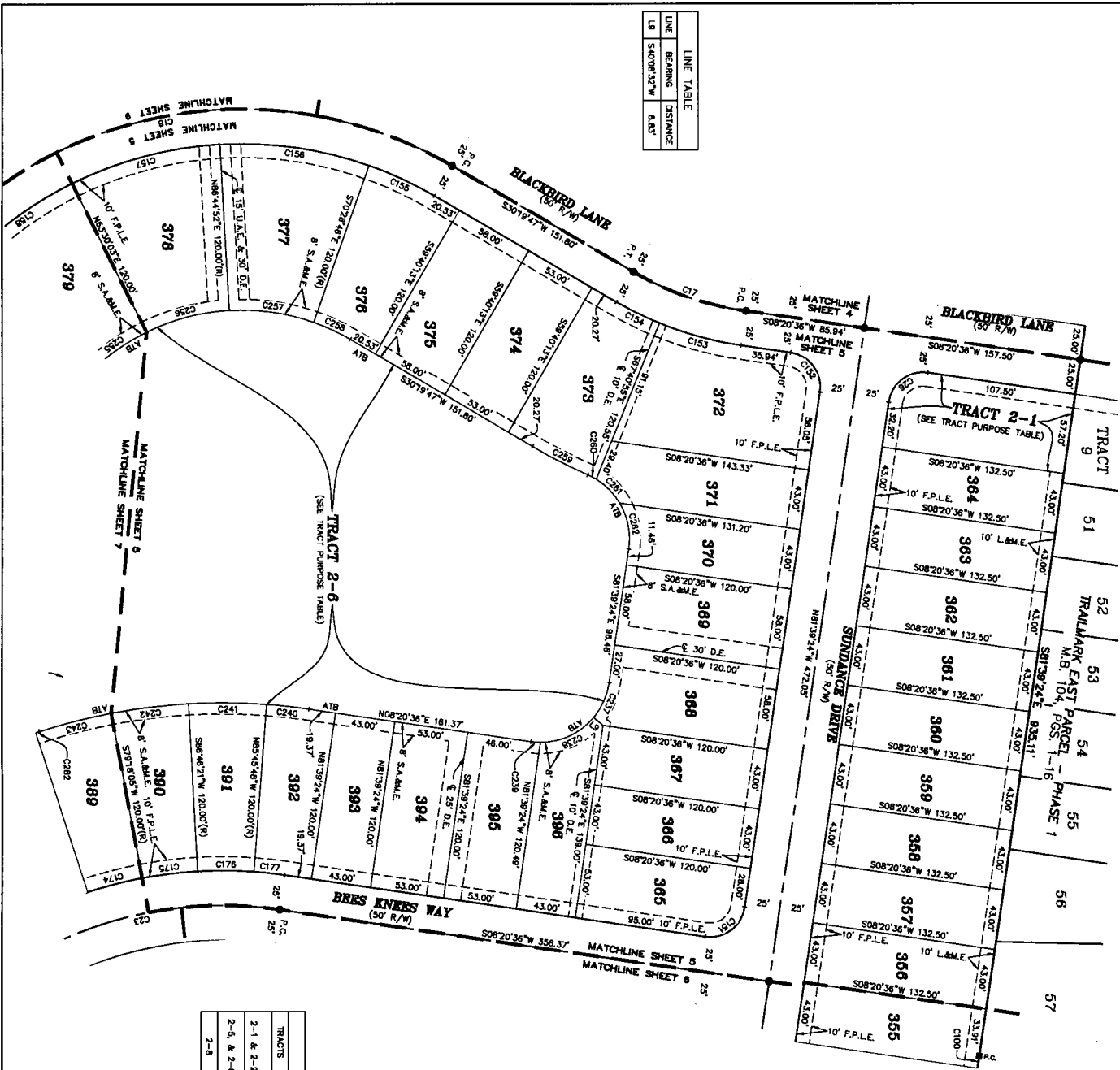
MATCHLINE SHEET 4  
MATCHLINE SHEET 9

# Trailmark East Parcel - Phase 2 Unit A

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

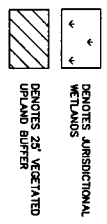
SHEET 5 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L9	S40°08'32"W	8.83'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	225.00'	86.34'	215°11'	N19°20'11"E	89.81'
C18	300.00'	428.88'	81°54'40"	S10°37'33"E	393.28'
C23	285.00'	201.40'	40°29'23"	S11°34'00"E	197.24'
C28	25.00'	39.27'	80°00'00"	S89°29'24"E	35.36'
C151	25.00'	39.27'	90°00'00"	N89°29'24"E	35.36'
C152	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C153	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C154	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C155	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C156	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C157	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C158	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C159	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C160	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C161	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C162	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C163	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C164	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C165	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C166	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C167	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C168	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C169	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C170	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C171	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C172	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C173	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C174	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C175	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C176	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C177	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C178	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C179	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C180	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C181	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'
C182	25.00'	39.27'	90°00'00"	S89°29'24"E	35.36'

TRACTS	PURPOSE	TRACT PURPOSE TABLE
2-1 & 2-2	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, STORAGE, UTILITIES AND OTHER IMPROVEMENTS	2-1 & 2-2
2-5, & 2-6	STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, STORAGE, UTILITIES AND OTHER IMPROVEMENTS	2-5, & 2-6
2-8	CONSERVATION, OPEN SPACE, LANDSCAPING, STORAGE, MAINTENANCE, IRRIGATION AND TRAILS	2-8



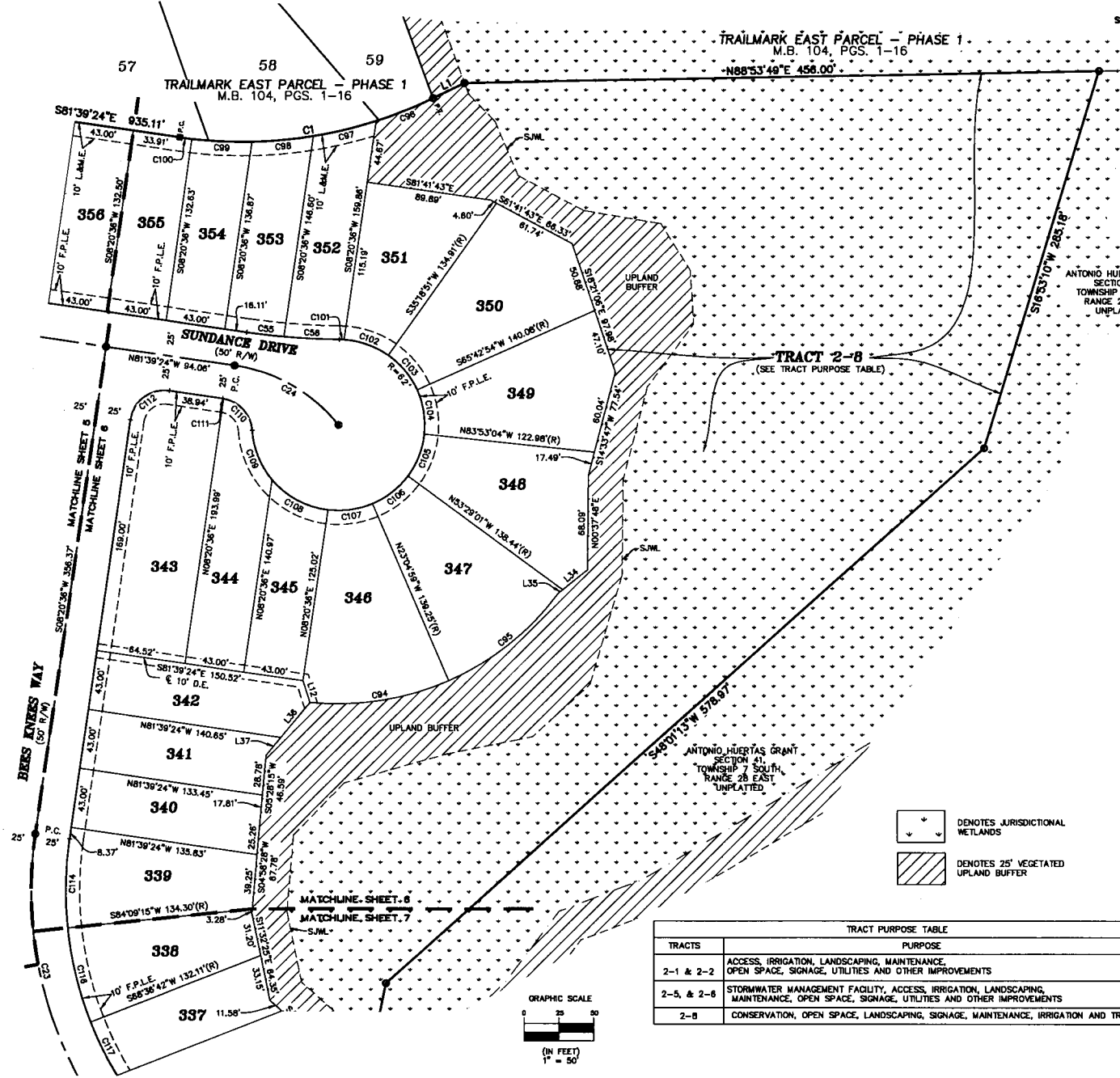
# Trailmark East Parcel - Phase 2 Unit A

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 6 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



TRAILMARK EAST PARCEL - PHASE 1  
M.B. 104, PGS. 1-16

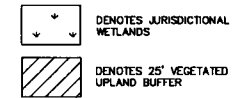
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ANTONIO HUERTAS GRANT  
SECTION 41,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED

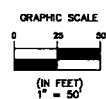
TRACT 2-8  
(SEE TRACT PURPOSE TABLE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°59'47"E	25.02'
L12	N17°35'24"W	16.47'
L34	N50°33'54"E	22.90'
L35	N50°33'54"E	4.47'
L38	N39°33'07"E	32.98'
L37	N39°33'07"E	16.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	312.50'	187.33'	34°20'49"	N81°10'11"E	184.54'
C23	285.00'	201.40'	40°29'23"	S11°54'06"E	197.24'
C24	118.00'	88.28'	43°38'10"	N59°51'19"W	88.16'
C55	500.00'	26.91'	3°05'00"	S83°11'54"E	26.90'
C56	500.00'	38.84'	4°33'55"	S87°01'22"E	38.83'
C94	197.00'	101.99'	29°39'44"	N80°58'24"E	100.85'
C95	197.00'	101.99'	29°39'52"	N51°19'36"E	100.86'
C96	312.50'	44.30'	8°07'20"	N68°03'27"E	44.28'
C97	312.50'	46.41'	8°30'33"	N76°22'23"E	46.37'
C98	312.50'	44.29'	8°07'12"	N84°41'15"E	44.25'
C99	312.50'	43.24'	7°55'42"	S87°17'17"E	43.21'
C100	312.50'	9.09'	1°40'02"	S82°29'25"E	9.09'
C101	62.00'	3.37'	3°06'37"	N87°45'00"W	3.37'
C102	62.00'	34.10'	31°30'33"	N70°28'25"W	33.87'
C103	62.00'	32.90'	30°24'03"	S39°29'08"E	32.51'
C104	62.00'	32.90'	30°24'03"	S09°05'05"E	32.51'
C105	62.00'	32.90'	30°24'03"	S21°18'57"W	32.51'
C106	62.00'	32.90'	30°24'03"	S51°43'00"W	32.51'
C107	62.00'	32.54'	30°04'11"	S81°57'07"W	32.17'
C108	62.00'	46.98'	43°24'50"	N81°18'22"W	45.86'
C109	62.00'	38.96'	36°00'07"	N21°35'54"W	38.32'
C110	25.00'	33.47'	76°43'05"	N41°57'23"W	31.03'
C111	25.00'	0.59'	1°20'29"	N80°59'10"W	0.59'
C112	25.00'	39.27'	90°00'00"	S53°20'36"W	35.36'
C114	260.00'	84.39'	14°11'20"	S01°14'55"W	64.22'
C116	260.00'	70.53'	15°32'34"	S13°37'02"E	70.31'
C117	260.00'	43.20'	9°31'10"	S28°08'54"E	43.15'



TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2-1 & 2-2	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-5, & 2-6	STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-8	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS





# Trailmark East Parcel - Phase 2 Unit A

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

TRACT PURPOSE TABLE

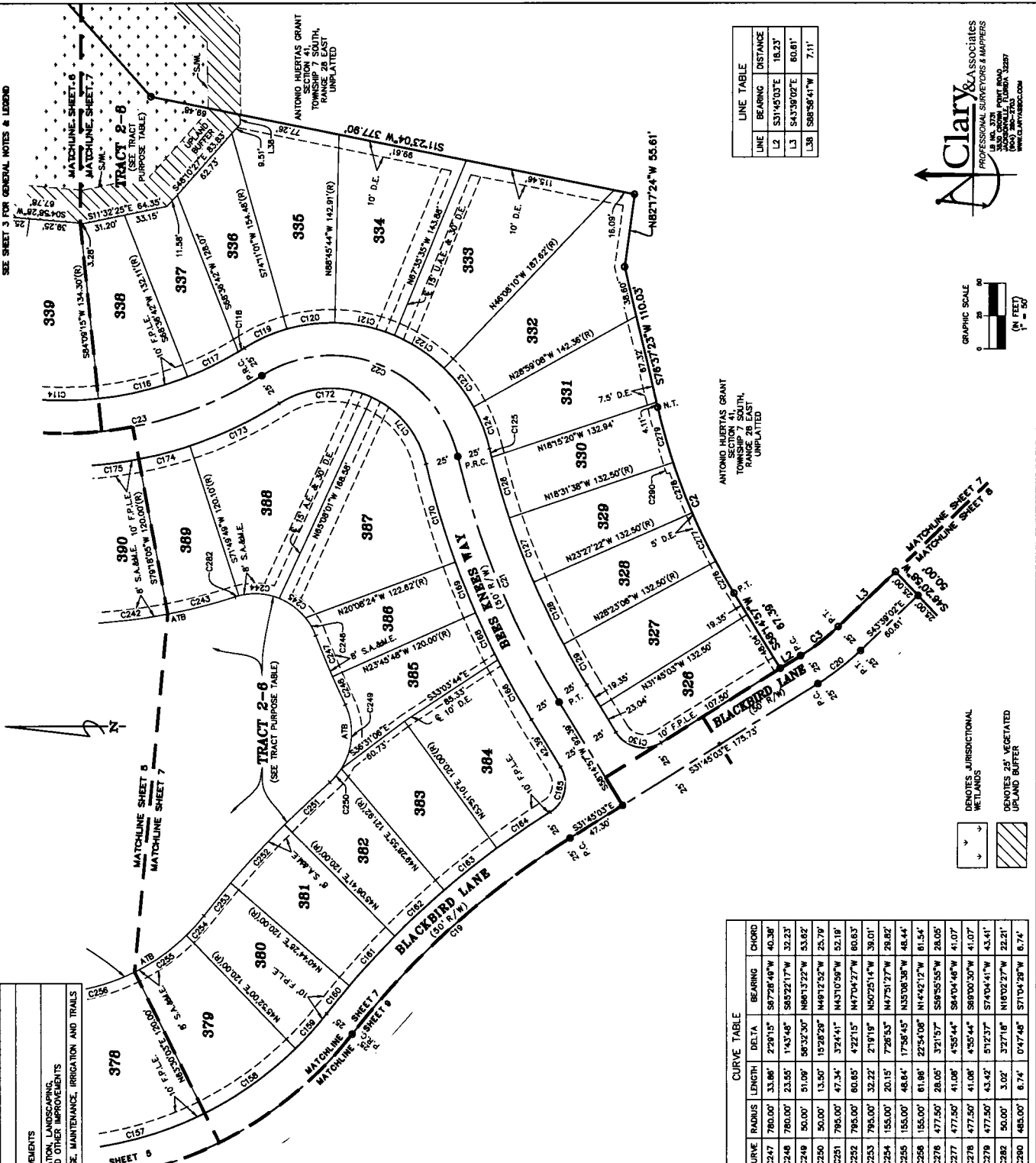
TRACTS	PURPOSE
2-1 & 2-2	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-5, & 2-6	STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-8	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	477.50'	153.63'	18°28'02"	S67°27'56"W	152.97'
C3	175.00'	36.35'	1°53'59"	S37°42'03"E	36.26'
C8	300.00'	498.89'	81°54'40"	S10°37'33"E	363.26'
C18	650.00'	224.97'	18°49'50"	N41°39'56"W	223.95'
C20	280.00'	41.54'	1°53'39"	S37°42'03"E	41.46'
C21	633.00'	203.64'	18°22'28"	S67°26'10"W	202.76'
C22	100.00'	188.84'	108°46'10"	N21°14'18"E	162.59'
C23	265.00'	201.40'	40°29'23"	S11°54'08"E	197.24'
C14	260.00'	64.39'	1°41'20"	S01°14'55"W	64.27'
C18	260.00'	70.53'	1°32'34"	S13°37'02"E	70.31'
C17	260.00'	43.20'	0°31'10"	S28°08'54"E	43.15'
C11	260.00'	5.82'	1°14'18"	S31°31'38"E	5.82'
C19	125.00'	35.83'	18°19'48"	S23°56'03"E	35.81'
C20	125.00'	37.21'	1°03'15"	S07°17'22"E	37.07'
C21	125.00'	47.21'	21°38'18"	S12°03'25"E	46.93'
C22	125.00'	43.79'	20°58'16"	S33°22'12"W	43.53'
C13	125.00'	34.03'	1°58'31"	S68°49'08"W	33.95'
C12	610.00'	6.89'	0°37'43"	S78°18'31"W	6.88'
C12	610.00'	52.48'	4°59'44"	S69°00'30"W	52.46'
C18	610.00'	52.48'	4°59'44"	S64°04'48"W	52.46'
C12	610.00'	35.84'	3°21'57"	S69°55'55"W	35.83'
C13	25.00'	39.27'	90°00'00"	S13°44'57"W	35.36'
C15	275.00'	110.64'	23°03'09"	S14°48'43"E	109.80'
C16	275.00'	85.57'	17°48'43"	S35°13'09"E	85.23'
C16	275.00'	33.75'	7°48'53"	S47°51'27"E	33.72'
C16	875.00'	51.49'	4°22'15"	S47°04'27"E	51.48'
C18	875.00'	51.49'	4°22'15"	S42°42'12"E	51.48'
C16	875.00'	48.19'	4°10'31"	S34°03'35"E	48.18'
C16	25.00'	38.17'	89°48'44"	S76°51'41"E	35.28'
C16	860.00'	52.28'	4°32'18"	N80°31'08"E	52.27'
C18	860.00'	39.73'	2°26'56"	N64°50'43"E	39.72'
C17	860.00'	41.74'	3°37'24"	N69°02'54"E	41.73'
C17	860.00'	77.91'	9°45'47"	N73°14'28"E	77.86'
C17	75.00'	68.10'	5°20'31"	N50°36'37"E	65.79'
C17	310.00'	75.62'	1°35'38"	N25°09'28"W	75.43'
C17	310.00'	40.42'	7°28'16"	N14°28'03"W	40.36'
C17	310.00'	40.42'	7°28'16"	N08°57'47"W	40.36'
C24	430.00'	56.07'	7°28'16"	S08°57'47"E	56.03'
C24	430.00'	53.06'	7°04'11"	S14°14'01"E	51.41'
C24	50.00'	31.86'	36°18'41"	S03°48'33"W	31.13'
C24	50.00'	24.03'	26°49'58"	S36°18'22"W	24.77'
C24	50.00'	13.78'	18°04'37"	S59°41'08"W	17.03'

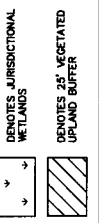
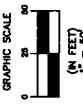
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C247	780.00'	33.86'	2°29'15"	S87°28'48"W	40.38'
C248	780.00'	23.85'	1°43'48"	S88°22'17"W	32.23'
C249	90.00'	51.09'	86°32'30"	N69°13'22"W	53.62'
C250	90.00'	13.50'	15°28'28"	N49°12'52"W	25.79'
C251	785.00'	47.34'	3°24'41"	N43°10'59"W	52.19'
C252	795.00'	80.85'	4°22'15"	N47°04'27"W	80.63'
C253	795.00'	32.22'	2°19'19"	N50°25'14"W	38.01'
C254	155.00'	20.15'	7°28'53"	N47°51'27"W	28.82'
C255	155.00'	61.88'	22°54'08"	N14°42'12"W	61.54'
C256	155.00'	61.88'	22°54'08"	N4°42'12"W	61.54'
C277	477.50'	41.08'	4°55'44"	S64°04'48"W	41.07'
C278	477.50'	41.08'	4°55'44"	S69°00'30"W	41.07'
C282	50.00'	3.02'	3°27'18"	N10°02'27"W	22.21'
C280	485.00'	8.74'	0°47'48"	S71°04'28"W	8.74'



LINE TABLE

LINE	BEARING	DISTANCE
L2	S37°45'03"E	18.23'
L3	S43°39'02"E	60.81'
L3B	S88°58'41"W	7.11'



# Trailmark East Parcel – Phase 2 Unit A

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

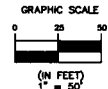
MAP BOOK PAGE

SHEET 8 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

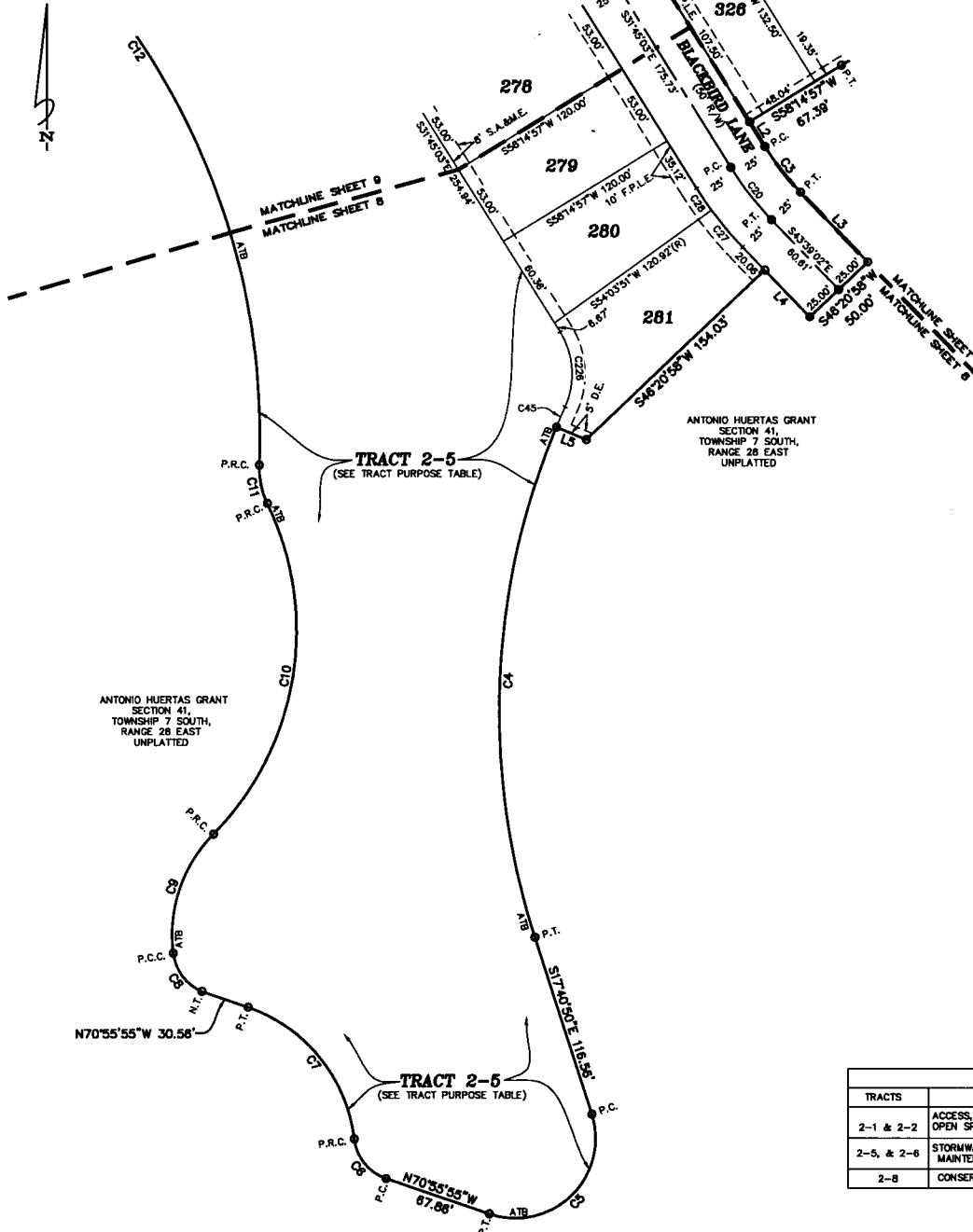
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	175.00'	36.35'	11°33'59"	S37°42'03"E	36.28'
C4	485.00'	327.02'	40°17'38"	S02°27'56"W	320.32'
C5	50.00'	110.81'	128°44'55"	S45°41'38"W	89.40'
C6	30.00'	33.64'	64°14'47"	N38°48'31"W	31.90'
C7	100.00'	112.13'	64°14'47"	N38°48'31"W	108.35'
C8	30.00'	31.15'	59°28'47"	N36°58'54"W	29.77'
C9	90.00'	81.50'	51°53'12"	N18°41'35"E	78.75'
C10	182.00'	224.28'	70°36'23"	N09°19'59"E	210.36'
C11	50.00'	24.83'	28°27'14"	N11°44'35"W	24.58'
C12	445.00'	554.58'	71°24'19"	N33°13'08"W	519.38'
C20	200.00'	41.54'	11°53'59"	S37°42'03"E	41.46'
C27	225.00'	30.30'	7°42'54"	N39°47'35"W	30.27'
C28	225.00'	18.43'	4°11'05"	N33°50'36"W	18.43'
C45	485.00'	13.92'	1°42'56"	S23°28'16"W	13.92'
C226	50.00'	48.94'	56°04'47"	S03°42'40"E	47.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S31°45'03"E	18.23'
L3	S43°38'02"E	60.61'
L4	N43°39'02"W	40.54'
L5	N67°23'11"W	20.23'



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES 25' VEGETATED UPLAND BUFFER

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2-1 & 2-2	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-5, & 2-6	STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-8	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS



ANTONIO HUERTAS GRANT  
SECTION 41,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED

ANTONIO HUERTAS GRANT  
SECTION 41,  
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RANGE 28 EAST  
UNPLATTED

TRACT 2-5  
(SEE TRACT PURPOSE TABLE)

TRACT 2-5  
(SEE TRACT PURPOSE TABLE)

# Trailmark East Parcel – Phase 2 Unit A

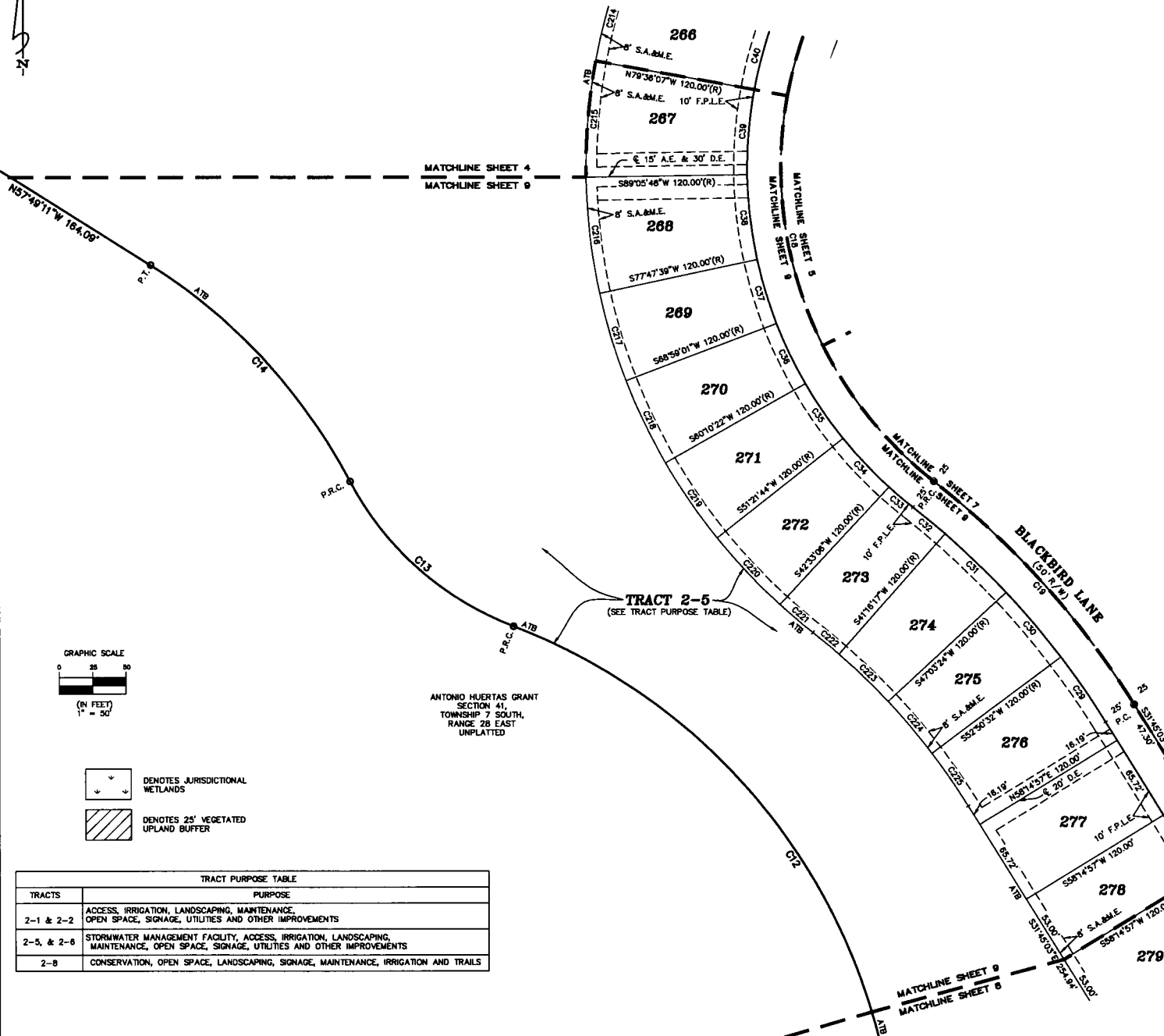
A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 9 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	445.00'	554.58'	71°24'19"	N33°13'08"W	519.38'
C13	230.00'	166.81'	41°33'17"	N48°08'39"W	163.18'
C14	420.00'	223.23'	30°27'11"	N42°35'36"W	220.61'
C18	300.00'	428.89'	81°54'40"	S10°37'33"E	393.28'
C19	850.00'	224.97'	19°49'50"	N41°39'58"W	223.85'
C29	625.00'	58.96'	5°24'25"	N34°27'18"W	58.96'
C30	625.00'	63.11'	5°47'08"	N40°03'02"W	63.06'
C31	625.00'	63.11'	5°47'08"	N45°50'10"W	63.06'
C32	625.00'	31.12'	2°51'10"	N50°08'18"W	31.12'
C33	325.00'	23.44'	4°07'59"	N49°30'54"W	23.44'
C34	325.00'	49.98'	8°48'38"	N43°02'35"W	49.93'
C35	325.00'	49.98'	8°48'38"	N34°13'57"W	49.93'
C36	325.00'	49.98'	8°48'38"	N25°25'19"W	49.93'
C37	325.00'	49.98'	8°48'38"	N16°36'40"W	49.93'
C38	325.00'	64.11'	11°18'09"	N08°33'17"W	64.01'
C39	325.00'	64.10'	11°18'05"	N04°44'50"E	64.00'
C40	325.00'	49.98'	8°48'38"	N14°48'12"E	49.93'
C214	445.00'	68.43'	8°48'38"	S14°48'12"W	68.36'
C215	445.00'	87.77'	11°18'05"	S04°44'50"W	87.63'
C218	445.00'	87.78'	11°18'09"	S08°33'17"E	87.64'
C217	445.00'	68.43'	8°48'38"	S16°36'40"E	68.36'
C218	445.00'	68.43'	8°48'38"	S25°25'19"E	68.36'
C219	445.00'	68.43'	8°48'38"	S34°13'57"E	68.36'
C220	445.00'	68.43'	8°48'38"	S43°02'35"E	68.36'
C221	445.00'	32.10'	4°07'59"	S49°30'54"E	38.91'
C222	505.00'	25.14'	2°51'10"	S50°08'18"E	33.41'
C223	505.00'	50.99'	5°47'08"	S45°50'10"E	50.97'
C224	505.00'	50.99'	5°47'08"	S40°03'02"E	50.97'
C225	505.00'	47.66'	5°24'25"	S34°27'18"E	52.47'



- DENOTES JURISDICTIONAL WETLANDS
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