

RESOLUTION NO. 2022-208
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TRAILMARK EAST PARCEL – PHASE 2 UNIT B.

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 B.

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 \$1,264,105.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$164,883.00 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.

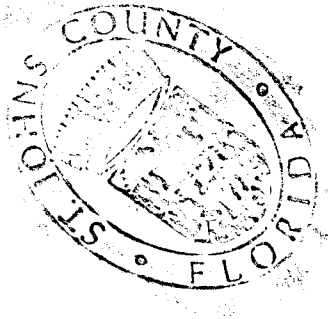
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2 day of August, 2022.

**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

Pam Hatterman
Deputy Clerk



Rendition Date 8/4/22

Trailmark East Parcel – Phase 2 Unit B

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 8 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:

BEGIN 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 SOUTH 81°39'24" EAST, ALONG THE SOUTHERLY LINE OF SAID TRAILMARK EAST PARCEL PHASE 1, A DISTANCE OF 187.25 FEET; THENCE SOUTH 08°20'36" WEST, 182.50 FEET; THENCE SOUTH 81°39'24" EAST, 30.10 FEET; THENCE SOUTH 08°20'36" WEST, 120.16 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, 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 SOUTH 72°29'04" WEST, 36.29 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°12'29" WEST, 408.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, 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 SOUTH 03°18'21" EAST, 81.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°40'11" EAST, 164.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, 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 SOUTH 42°35'36" EAST, 220.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 186.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°08'39" EAST, 183.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 554.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°15'08" EAST, 519.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, 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 SOUTH 11°44'35" EAST, 24.58 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 162.00 FEET, AN ARC DISTANCE OF 224.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°10'59" WEST, 210.36 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 81.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°41'35" WEST, 78.75 FEET; THENCE SOUTH 84°43'48" WEST, 731.87 FEET; THENCE NORTH 12°28'04" WEST, 1434.02 FEET, TO THE SOUTHERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 1 UNIT C, AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 36, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 70°46'16" EAST, ALONG LAST SAID LINE, 134.05 FEET; THENCE NORTH 51°12'29" EAST, CONTINUING ALONG LAST SAID LINE, 197.05 FEET, TO THE SOUTHERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 3 UNIT A, AS RECORDED IN MAP BOOK 86, PAGES 41 THROUGH 44, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1; NORTH 55°58'18" EAST, 80.21 FEET; COURSE NO. 2; NORTH 51°12'29" EAST, 164.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3; NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 455.00 FEET, AN ARC DISTANCE OF 184.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°34'12" EAST, 183.59 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25.24 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 SURVEYED, 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 (7) 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.
3630 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 REQUIRING 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 B 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 B

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 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADoption 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 B (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 RIGHT OF WAY SHOWN ON THIS PLAT AND ALL IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY, AND DESIGNATED HEREON AS AMBERWOOD DRIVE, IS 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 RIGHT OF WAY, ACCESS, UTILITY AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREIN.

TITLE TO TRACTS 2-3, AND 2-4 (ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS AND TRACT 2-7 (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.

THOSE EASEMENTS DESIGNATED AS ST. JOHNS COUNTY UTILITY EASEMENT ARE HEREBY IRRECOVERABLY DEDICATED TO THE COUNTY, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY SYSTEM.

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 THE SUBDIVISION.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" (OR "D.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 TRACTS 2-7 (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, 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: _____

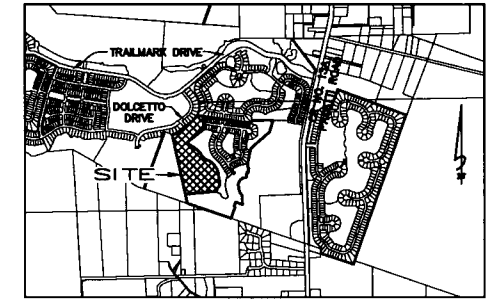
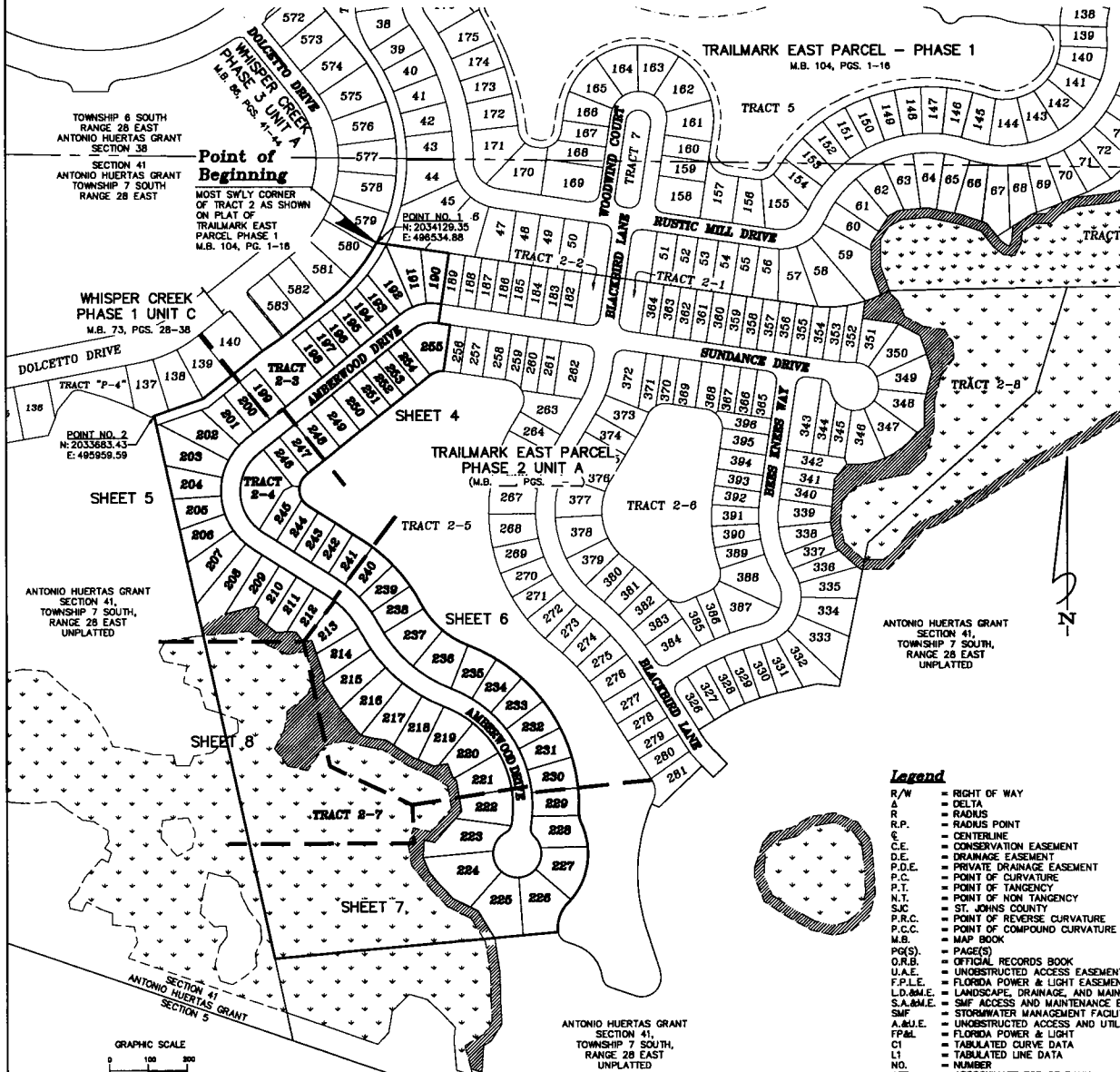
TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2-3 & 2-4	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS



Trailmark East Parcel - Phase 2 Unit B

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

SHEET 3 OF 8 SHEETS
66 LOTS AND 3 TRACTS, IN THIS PHASE



VICINITY MAP
NOT TO SCALE

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 (ELIZEY).
N 2030457.8959 E 524884.1854 ELLZEY 2
N 2030457.8959 E 524884.1854 ELLZEY 2
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2034129.35	496534.88	PRM-MOST N'LY CORNER OF TRACT 2-3
2	2033683.43	495959.59	PRM-MOST W'LY CORNER OF TRACT 2-3

- 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 177.091)
- 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:

O.R.B. 1039, PAGE 834	FP&L EASEMENT AGREEMENT	DOES NOT AFFECT
O.R.B. 3054, PAGE 1298	PARTIAL RELEASE OF EASEMENT	DOES NOT AFFECT
O.R.B. 1185, PAGE 1017	RIVER TRACT GOLF AGREEMENT	BLANKETS SITE
O.R.B. 2407, PAGE 1577	CONVEYANCE AGREEMENT	BLANKETS SITE
O.R.B. 1375, PAGE 15	RIVER TRACT GOLF FACILITY USE AGREEMENT	BLANKETS SITE
O.R.B. 1375, PAGE 64	FIRST AMENDMENT O.R.B. 1375, PAGE 15	BLANKETS SITE
O.R.B. 2450, PAGE 97	RESTRICTIONS, RESERVATIONS, EASEMENTS	BLANKETS SITE
O.R.B. 2450, PAGE 142	AGREEMENT	BLANKETS SITE
O.R.B. 3016, PAGE 1270	FP&L EASEMENT	SHOWN HEREON
O.R.B. 3921, PAGE 893	NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT	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.J.C. = ST. JOHNS COUNTY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - M.B. = MAP BOOK
 - PG(S) = PAGE(S)
 - O.R.B. = OFFICIAL RECORDS BOOK
 - U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
 - F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
 - L.D.&M.E. = LANDSCAPE, DRAINAGE, AND MAINTENANCE EASEMENT
 - S.A.&M.E. = SMF ACCESS AND MAINTENANCE EASEMENT
 - SMF = STORMWATER MANAGEMENT FACILITY
 - A.&U.E. = UNOBSTRUCTED ACCESS AND UTILITY EASEMENT
 - FP&L = FLORIDA POWER & LIGHT
 - CI = TABULATED CURVE DATA
 - L1 = TABULATED LINE DATA
 - NO. = NUMBER
 - ATB = APPROXIMATE TOP OF BANK
 - T.L.O. = TIE LINE ONLY
 - (R) = LOT LINE RADIAL TO R/W
 - S.M.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"

- ☐ DENOTES JURISDICTIONAL WETLANDS
- ▨ DENOTES 25' VEGETATED UPLAND BUFFER

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

SECTION 5, TOWNSHIP 7 SOUTH, RANGE 28 EAST UNPLATTED

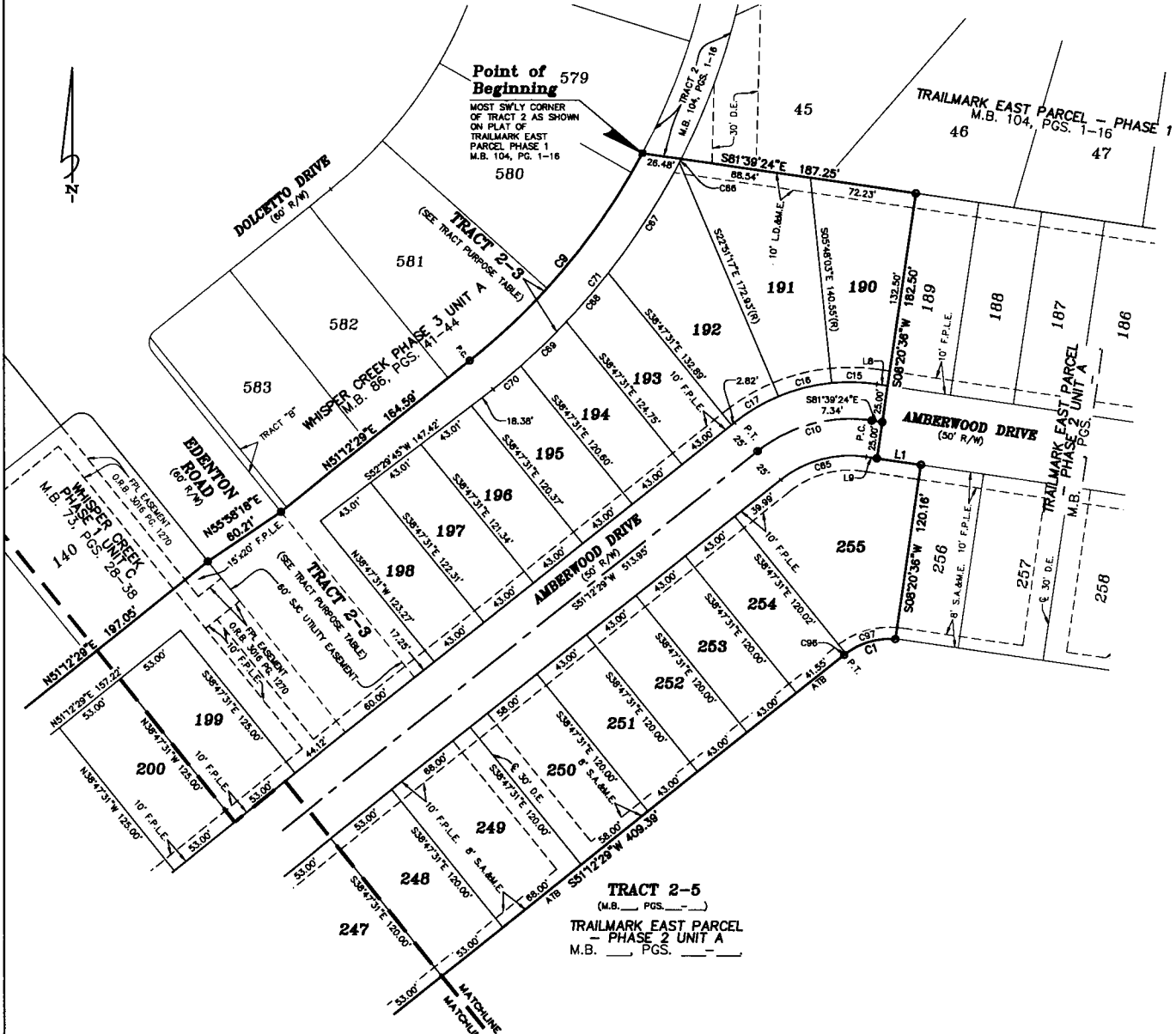
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
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Trailmark East Parcel – Phase 2 Unit B

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 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

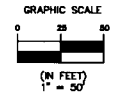


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	37.13'	42°33'11"	S72°29'04"W	36.29'
C9	455.00'	184.88'	23°18'40"	N39°34'12"E	183.58'
C10	100.00'	82.27'	47°08'07"	S74°46'32"W	79.97'
C15	125.00'	30.86'	14°08'39"	S88°43'44"E	30.76'
C16	125.00'	37.21'	17°03'15"	N75°40'20"E	37.07'
C17	125.00'	34.77'	15°58'14"	N59°10'38"E	34.86'
C85	75.00'	61.70'	47°08'07"	S74°46'32"W	59.97'
C86	480.00'	2.80'	0°20'05"	N27°02'06"E	2.80'
C87	480.00'	89.48'	10°40'42"	N32°32'29"E	89.33'
C88	480.00'	43.78'	51°3'32"	N40°29'38"E	43.76'
C89	480.00'	43.22'	5°08'30"	N45°41'07"E	43.20'
C70	480.00'	24.63'	2°58'25"	N49°44'05"E	24.63'
C71	480.00'	203.89'	24°20'14"	N39°02'10"E	202.36'
C96	50.00'	1.45'	1°38'48"	S52°02'23"W	1.45'
C97	50.00'	35.68'	40°53'22"	S73°18'59"W	34.93'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°39'24"E	30.10'
L8	S81°39'24"E	7.34'
L9	S81°39'24"E	7.34'



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES 25' VEGETATED UPLAND BUFFER

TRACT PURPOSE TABLE

TRACTS	PURPOSE
2-3 & 2-4	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS



Trailmark East Parcel – Phase 2 Unit B

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

MAP BOOK PAGE

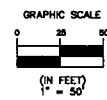
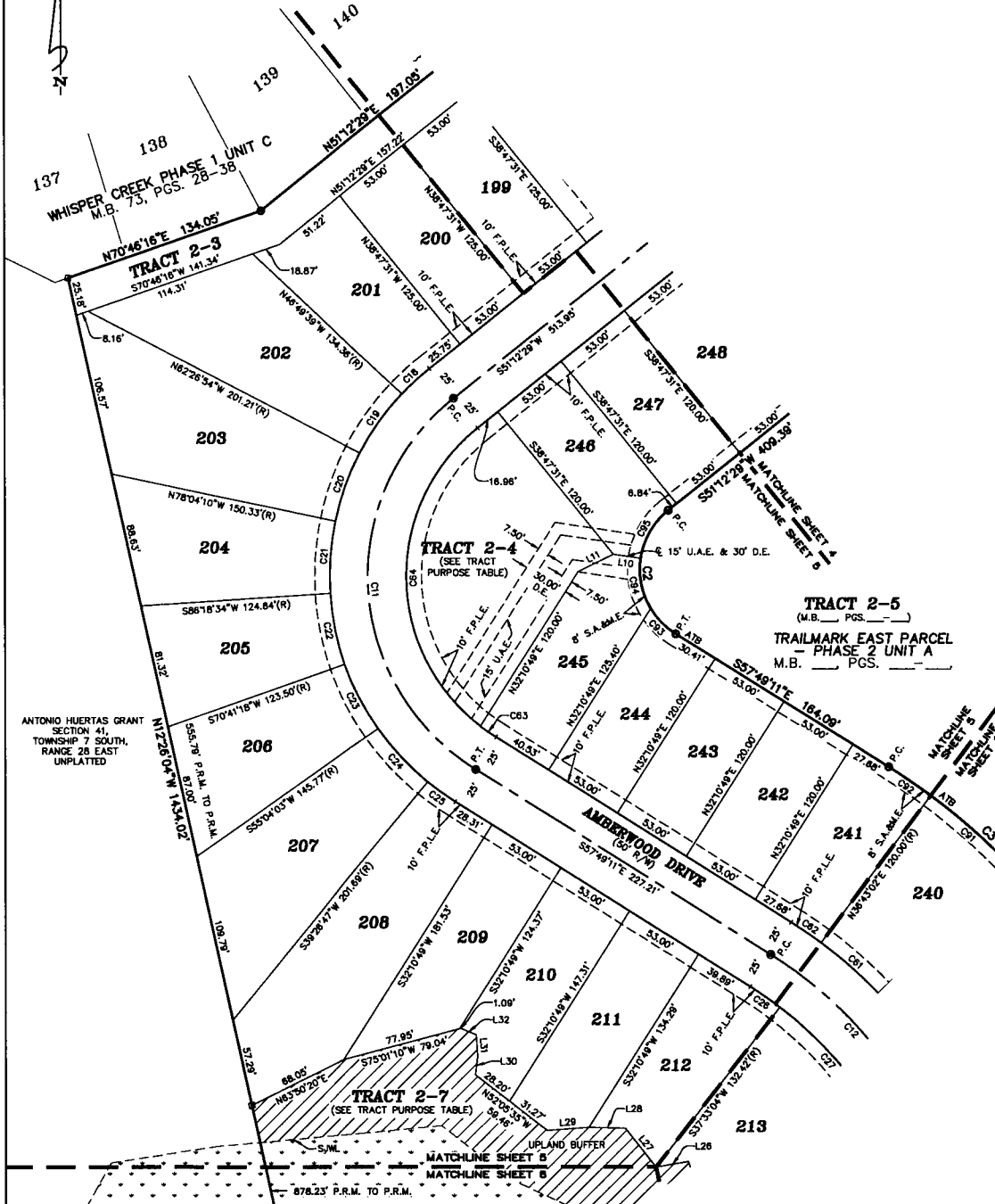
SHEET 5 OF 8 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2-3 & 2-4	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	50.00'	95.14'	109°01'40"	S03°18'21"E	81.43'
C3	420.00'	223.23'	30°27'11"	S42°35'36"E	220.81'
C11	150.00'	285.43'	109°01'40"	S03°18'21"E	244.28'
C12	275.00'	146.16'	30°27'11"	N42°35'36"W	144.45'
C18	175.00'	24.54'	8°02'08"	N47°11'25"E	24.52'
C19	175.00'	47.71'	15°37'16"	N35°21'43"E	47.56'
C20	175.00'	47.71'	15°37'16"	N19°44'28"E	47.56'
C21	175.00'	47.71'	15°37'16"	N04°07'12"E	47.56'
C22	175.00'	47.71'	15°37'16"	N11°30'04"W	47.56'
C23	175.00'	47.71'	15°37'16"	N27°07'16"W	47.56'
C24	175.00'	47.71'	15°37'16"	N42°44'35"W	47.56'
C25	175.00'	22.19'	7°15'56"	N54°11'12"W	22.18'
C26	250.00'	23.43'	5°22'15"	N55°08'04"W	23.43'
C27	250.00'	95.22'	21°49'20"	N41°32'18"W	94.64'
C61	300.00'	49.74'	9°30'02"	S46°31'57"E	48.89'
C62	300.00'	23.78'	4°32'13"	S55°33'05"E	23.75'
C63	125.00'	12.49'	5°43'35"	S54°57'24"E	12.49'
C64	125.00'	225.57'	103°18'05"	S00°26'34"E	196.06'
C91	420.00'	69.64'	9°30'02"	N48°31'57"W	69.56'
C92	420.00'	33.26'	4°32'13"	N55°33'05"W	39.87'
C93	50.00'	23.44'	28°51'45"	N44°23'10"W	31.99'
C94	50.00'	34.43'	39°27'14"	N11°3'49"W	33.75'
C95	50.00'	37.27'	42°42'41"	N29°51'06"E	42.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S81°30'12"E	18.05'
L11	N63°14'27"E	25.73'
L26	N79°59'35"E	21.34'
L27	S36°02'29"E	32.33'
L28	S86°47'55"E	23.66'
L29	N85°46'37"E	27.20'
L30	S06°21'36"W	12.27'
L31	S03°20'29"E	14.08'
L32	S66°11'33"E	10.79'



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES 25' VEGETATED UPLAND BUFFER

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Trailmark East Parcel - Phase 2 Unit B

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

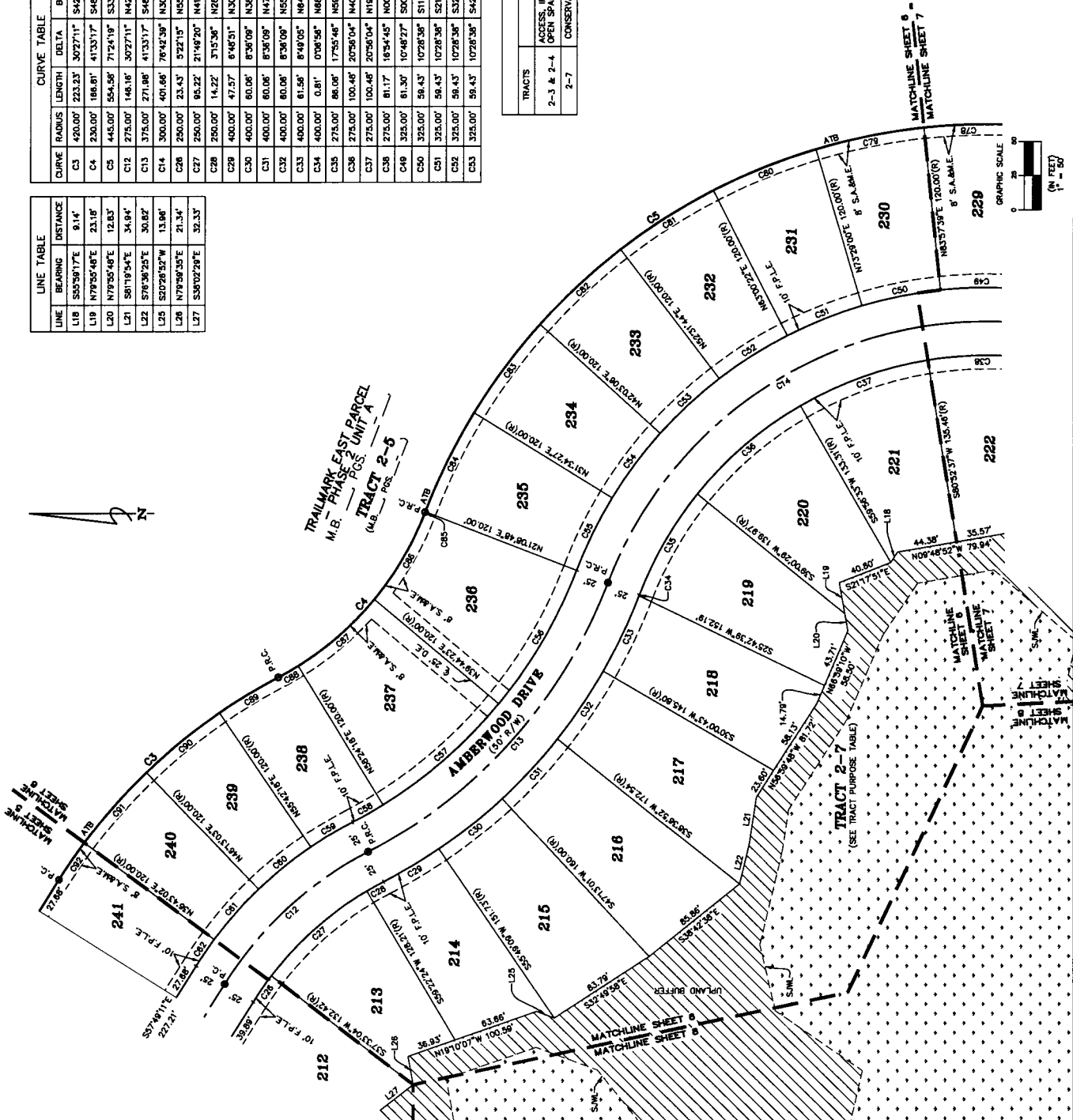
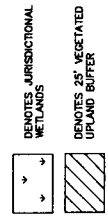
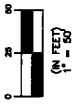
SHEET 6 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L18	S50°59'17"E	9.14'
L19	N79°55'48"E	23.18'
L20	N79°55'48"E	12.83'
L21	S81°19'54"E	34.84'
L22	S76°38'25"E	30.82'
L23	S20°28'52"W	13.94'
L24	N79°56'35"E	21.34'
L27	S38°02'28"E	32.33'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	420.00'	223.23'	302°71'11"	S42°35'36"E	220.91'
C4	230.00'	166.81'	41°33'17"	S48°06'39"E	163.16'
C5	445.00'	554.56'	71°24'19"	S33°13'08"E	519.38'
C12	275.00'	148.16'	302°71'11"	N42°35'36"W	144.45'
C13	375.00'	271.98'	41°33'17"	S48°06'39"E	266.05'
C14	300.00'	401.66'	76°42'39"	N30°33'57"W	372.32'
C26	250.00'	23.43'	9°22'15"	N55°08'04"W	23.43'
C27	250.00'	95.22'	21°48'20"	N41°32'18"W	94.64'
C28	250.00'	14.22'	3°15'38"	N28°39'48"W	14.22'
C29	400.00'	47.57'	6°46'51"	N30°48'25"W	47.54'
C30	400.00'	60.06'	8°36'09"	N36°28'55"W	60.00'
C31	400.00'	60.06'	8°36'09"	N47°05'04"W	60.00'
C32	400.00'	60.06'	8°36'09"	N55°41'13"W	60.00'
C33	400.00'	61.56'	8°49'05"	N64°23'49"W	61.50'
C34	400.00'	0.81'	0°06'58"	N68°51'49"W	0.81'
C35	275.00'	86.06'	17°55'48"	N69°57'24"W	85.70'
C36	275.00'	100.48'	20°56'04"	N40°31'28"W	98.92'
C37	275.00'	100.48'	20°56'04"	N19°35'25"W	98.92'
C38	275.00'	61.17'	18°54'45"	N00°40'00"W	60.88'
C49	325.00'	61.30'	10°48'27"	S00°38'08"E	61.21'
C50	325.00'	59.43'	10°28'38"	S11°16'40"E	59.35'
C51	325.00'	59.43'	10°28'38"	S21°45'19"E	59.35'
C52	325.00'	59.43'	10°28'38"	S32°13'57"E	59.35'
C53	325.00'	59.43'	10°28'38"	S42°42'35"E	59.35'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C54	325.00'	59.43'	10°28'38"	S53°11'14"E	59.35'
C55	325.00'	59.43'	10°28'38"	S63°40'25"W	59.45'
C56	350.00'	113.99'	18°39'40"	S69°35'27"E	113.48'
C57	350.00'	114.02'	18°39'40"	S40°55'38"E	113.52'
C58	350.00'	25.83'	41°34'42"	S28°28'51"E	25.82'
C59	300.00'	36.28'	8°55'42"	S30°48'51"E	36.25'
C60	300.00'	48.86'	9°28'14"	S39°02'19"E	48.82'
C61	300.00'	48.74'	9°30'02"	S48°31'57"E	48.69'
C76	445.00'	86.20'	8°31'23"	N01°46'40"W	86.70'
C78	445.00'	61.37'	10°28'38"	N11°16'40"W	61.26'
C80	445.00'	61.37'	10°28'38"	N21°45'19"W	61.26'
C81	445.00'	61.37'	10°28'38"	N32°13'57"W	61.26'
C82	445.00'	61.37'	10°28'38"	N42°42'35"W	61.26'
C83	445.00'	61.37'	10°28'38"	N53°11'14"W	61.26'
C84	445.00'	61.37'	10°28'38"	N63°39'52"W	61.26'
C85	445.00'	0.14'	0°01'08"	N68°54'44"W	22.00'
C86	230.00'	74.91'	18°39'40"	N69°35'27"W	72.76'
C87	230.00'	74.83'	18°39'40"	N40°55'39"W	74.60'
C88	230.00'	16.87'	41°34'42"	N28°28'51"W	27.76'
C89	420.00'	50.79'	8°55'42"	N30°48'51"W	50.32'
C90	420.00'	69.55'	9°28'14"	N39°02'19"W	69.47'
C91	420.00'	69.64'	9°30'02"	N48°31'57"W	69.58'
C92	420.00'	33.26'	4°32'13"	N55°33'05"W	33.87'

TRACTS	PURPOSE
2-3 & 2-4	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE.
2-5	OPEN SPACE, UTILITIES AND OTHER IMPROVEMENTS
2-7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

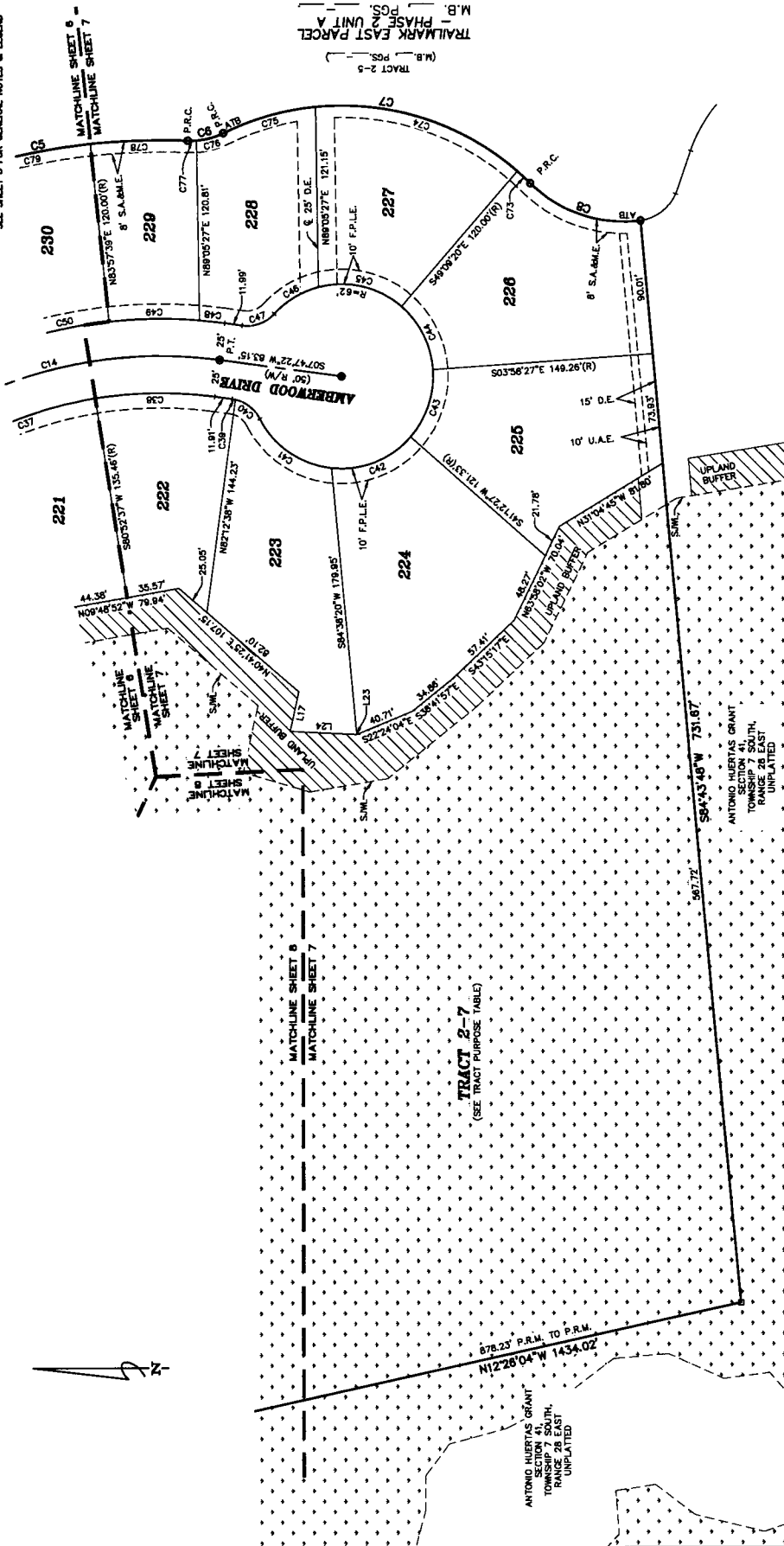



Trailmark East Parcel - Phase 2 Unit B

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

MAP BOOK PAGE

SHEET 7 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



TRAILMARK EAST PARCEL
PHASE 2 UNIT A
(M.B. PGS. 2-5)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	445.00'	554.58'	71.2416°	S31°30'06"E	510.36'
C8	50.00'	24.83'	2827.14'	S114°43'57"E	24.86'
C7	182.00'	224.28'	70°36'23"	S09°19'59"W	210.36'
C8	90.00'	81.50'	81°35'12"	S19°11'35"W	78.75'
C14	300.00'	401.88'	76°42'39"	N33°33'57"W	372.32'
C37	275.00'	100.48'	20°36'04"	N19°35'25"W	99.82'
C38	275.00'	81.17'	18°54'45"	N09°40'00"W	80.86'
C39	25.00'	2.44'	5°35'03"	N10°28'02"E	2.44'
C40	25.00'	21.58'	48°27'01"	N37°50'04"E	20.91'
C41	82.00'	61.11'	58°28'33"	N34°28'18"E	58.87'
C42	82.00'	56.54'	50°11'35"	N21°16'46"W	57.26'
C43	82.00'	48.89'	45°10'53"	N17°23'00"W	47.83'
C44	82.00'	48.89'	45°10'53"	S83°28'08"W	47.83'

CURVE TABLE

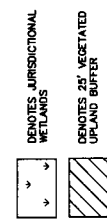
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C45	82.00'	58.84'	55°18'13"	S131°33'57"W	57.55'
C46	82.00'	35.35'	32°40'19"	S30°47'43"E	34.86'
C47	25.00'	23.83'	54°50'28"	S19°42'38"E	23.03'
C48	325.00'	17.14'	3°01'17"	S08°16'44"W	17.14'
C48	325.00'	81.30'	10°48'27"	S00°38'08"E	81.21'
C50	325.00'	98.43'	10°28'36"	S11°16'40"E	59.35'
C73	182.00'	12.05'	3°47'31"	N42°44'25"E	25.08'
C74	182.00'	147.17'	48°19'53"	N17°40'43"E	143.19'
C76	50.00'	19.01'	21°47'14"	N15°04'55"W	20.90'
C77	90.00'	5.82'	6°40'00"	S00°50'56"E	22.78'
C78	445.00'	86.20'	8°31'03"	N01°48'40"W	89.70'
C79	445.00'	81.37'	10°28'36"	N11°16'40"W	81.26'

LINE TABLE

LINE	BEARING	DISTANCE
L17	N177°29'57"W	27.25'
L23	S22°24'04"E	0.26'
L24	S02°37'35"W	44.86'

TRACT PURPOSE TABLE

TRACTS	PURPOSE
2-3 & 2-4	ASSESSES JURISDICTION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS



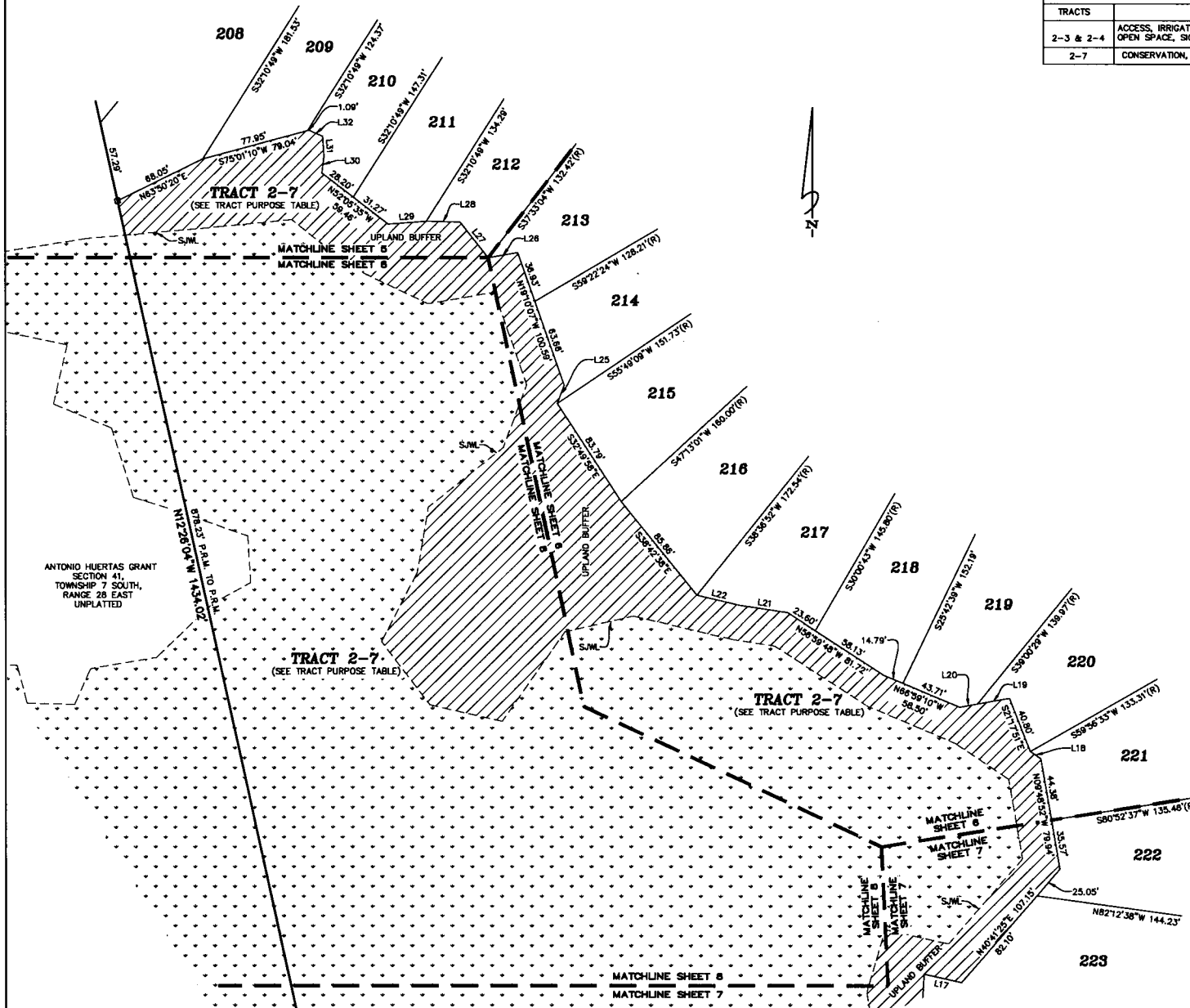
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
MAP BOOK PAGE

SHEET 8 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2-3 & 2-4	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS



LINE TABLE		
LINE	BEARING	DISTANCE
L17	N77°29'57"W	27.25'
L18	S55°59'17"E	9.14'
L19	N79°55'48"E	23.18'
L20	N79°55'48"E	12.83'
L21	S81°19'54"E	34.04'
L22	S76°36'25"E	30.82'
L23	S20°28'52"W	13.98'
L28	N79°59'35"E	21.34'
L27	S38°02'29"E	32.33'
L28	S88°47'55"E	23.68'
L29	N85°46'37"E	27.20'
L30	S06°21'36"W	12.27'
L31	S03°20'29"E	14.08'
L32	S86°11'33"E	10.79'

-  DENOTES JURISDICTIONAL WETLANDS
-  DENOTES 25' VEGETATED UPLAND BUFFER

