

**RESOLUTION NO. 2022-269**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TRAILMARK EAST PARCEL – PHASE 2 UNIT C.**

**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 C.

**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 \$1,970,721.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$257,051.00 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

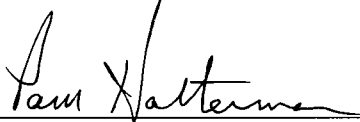
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

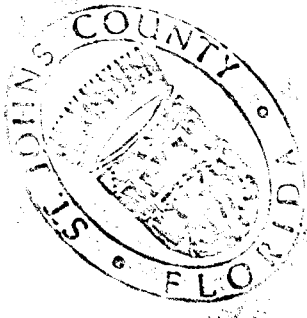
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 2 day of August, 2022.

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

BY:   
Henry Dean, Chair

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

  
Deputy Clerk



Rendition Date 8/4/22

# Trailmark East Parcel – Phase 2 Unit C

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 6 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 FOUR (4) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 81°39'24" EAST, 1122.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2; EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 312.50 FEET, AN ARC DISTANCE OF 167.33 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. 3; NORTH 63°59'47" EAST, 25.02 FEET; COURSE NO. 4; NORTH 88°53'49" EAST, 458.00 FEET; THENCE SOUTH 16°53'10" WEST, 285.18 FEET; THENCE SOUTH 48°01'13" WEST, 578.97 FEET; THENCE SOUTH 11°23'04" WEST, 377.90 FEET, TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 11°23'04" WEST, 4.54 FEET; THENCE SOUTH 08°17'52" EAST, 69.00 FEET; THENCE SOUTH 06°05'36" EAST, 22.81 FEET; THENCE SOUTH 07°02'38" WEST, 83.44 FEET; THENCE SOUTH 12°01'58" WEST, 50.00 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 285.00 FEET, AN ARC DISTANCE OF 23.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°28'24" WEST, 23.80 FEET; THENCE SOUTH 07°01'14" WEST, 121.70 FEET; THENCE SOUTH 79°42'08" WEST, 92.60 FEET; THENCE SOUTH 52°27'04" WEST, 48.87 FEET; THENCE SOUTH 37°17'37" WEST, 59.05 FEET; THENCE SOUTH 18°19'17" WEST, 77.04 FEET; THENCE SOUTH 07°43'04" EAST, 98.98 FEET; THENCE SOUTH 17°40'50" EAST, 105.27 FEET; THENCE SOUTH 40°02'28" EAST, 88.78 FEET; THENCE SOUTH 03°12'33" EAST, 24.87 FEET; THENCE NORTH 70°55'55" WEST, 168.21 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 2.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°44'02" WEST, 2.83 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°04'05" WEST, 92.37 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 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°55'55" EAST, 35.38 FEET; THENCE SOUTH 19°04'05" WEST, 50.00 FEET; THENCE NORTH 70°55'55" WEST, 1.51 FEET; THENCE SOUTH 19°04'05" WEST, 223.22 FEET, TO THE SOUTHERLY LINE OF SAID ANTONIO HUERTAS GRANT, SECTION 41; THENCE NORTH 71°03'41" WEST, ALONG LAST SAID LINE, 1075.49 FEET; THENCE NORTH 12°26'04" WEST, 216.09 FEET; THENCE NORTH 84°43'48" EAST, 731.87 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, 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 SOUTH 36°58'04" EAST, 29.77 FEET; THENCE SOUTH 70°55'55" EAST, 30.56 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 100.00 FEET, AN ARC DISTANCE OF 112.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°48'31" EAST, 108.35 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 30.00 FEET, AN ARC DISTANCE OF 33.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°48'31" EAST, 31.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 70°55'55" EAST, 87.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 110.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°41'38" EAST, 89.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 17°40'50" WEST, 118.36 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 485.00 FEET, AN ARC DISTANCE OF 327.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°27'59" EAST, 320.32 FEET; THENCE SOUTH 87°23'11" EAST, 20.23 FEET; THENCE NORTH 48°20'58" EAST, 154.03 FEET; THENCE SOUTH 43°59'02" EAST, 40.54 FEET; THENCE NORTH 48°20'58" EAST, 50.00 FEET; THENCE NORTH 43°59'02" WEST, 80.81 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 175.00 FEET, AN ARC DISTANCE OF 36.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°42'03" WEST, 36.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 31°45'03" WEST, 18.23 FEET; THENCE NORTH 56°14'57" EAST, 87.39 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 477.50 FEET, AN ARC DISTANCE OF 153.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°27'58" EAST, 152.87 FEET; THENCE NORTH 78°37'23" EAST, 110.03 FEET; THENCE SOUTH 82°17'24" EAST, 55.61 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18.28 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 ON THE PLAT, THAT 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.  
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 REQUESTING 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 C 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 C

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 6 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 C (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 APPLEJACK DRIVE, BLACKBIRD LANE, AND RUSTIC MILL 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 THEREON.

TITLE TO TRACT 2-9 (ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS), TRACT 2-11 (DRAINAGE, UTILITY, OPEN SPACE), AND TRACT 2-12 (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.

TRACT 2-10 (PUMP STATION) IS HEREBY DEDICATED (FEE SIMPLE) TO THE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR UTILITY PURPOSES. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE OF THE LANDSCAPING WITHIN SAID TRACT 9 (PUMP STATION) AND THE CDD AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE AN ACCESS EASEMENT OVER ALL EASEMENTS DESIGNATED ON THIS PLAT AS 'ST. JOHNS COUNTY UTILITY EASEMENT' (OR 'SUJCE') TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE ANY LANDSCAPING, IRRIGATION AND HARDSCAPING FACILITIES; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE TO A PROPERTY OWNERS' ASSOCIATION OR SUCH OTHER ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE UNDER THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AS WELL AS THE CDD (BUT SUBJECT TO THE CDD'S LIMITATIONS OF LIABILITY SET FORTH IN SECTION 788.28, FLORIDA STATUTES) SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY ST. JOHNS COUNTY UTILITY DEPARTMENT ('SUJCD') AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM ANY LANDSCAPING INSTALLED WITHIN SAID 'ST. JOHNS COUNTY UTILITY EASEMENT', OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO THE USE BY SUJCD OF SAID 'ST. JOHNS COUNTY UTILITY EASEMENT'. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

THOSE EASEMENTS DESIGNATED AS ST. JOHNS COUNTY UTILITY EASEMENT ARE HEREBY IRREVOCABLY 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 TRACTS 2-5, AND 2-8 SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" (OR "D.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 2-12 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS) FOR PURPOSES OF PERFORMING MAINTENANCE AND OPERATION OF SAID TRACT 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 APPLEJACK DRIVE, BLACKBIRD LANE, AND RUSTIC MILL 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
2-9	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-10	PUMP STATION
2-11	DRAINAGE, UTILITY, OPEN SPACE
2-12	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

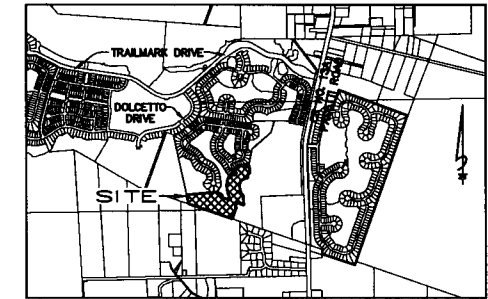
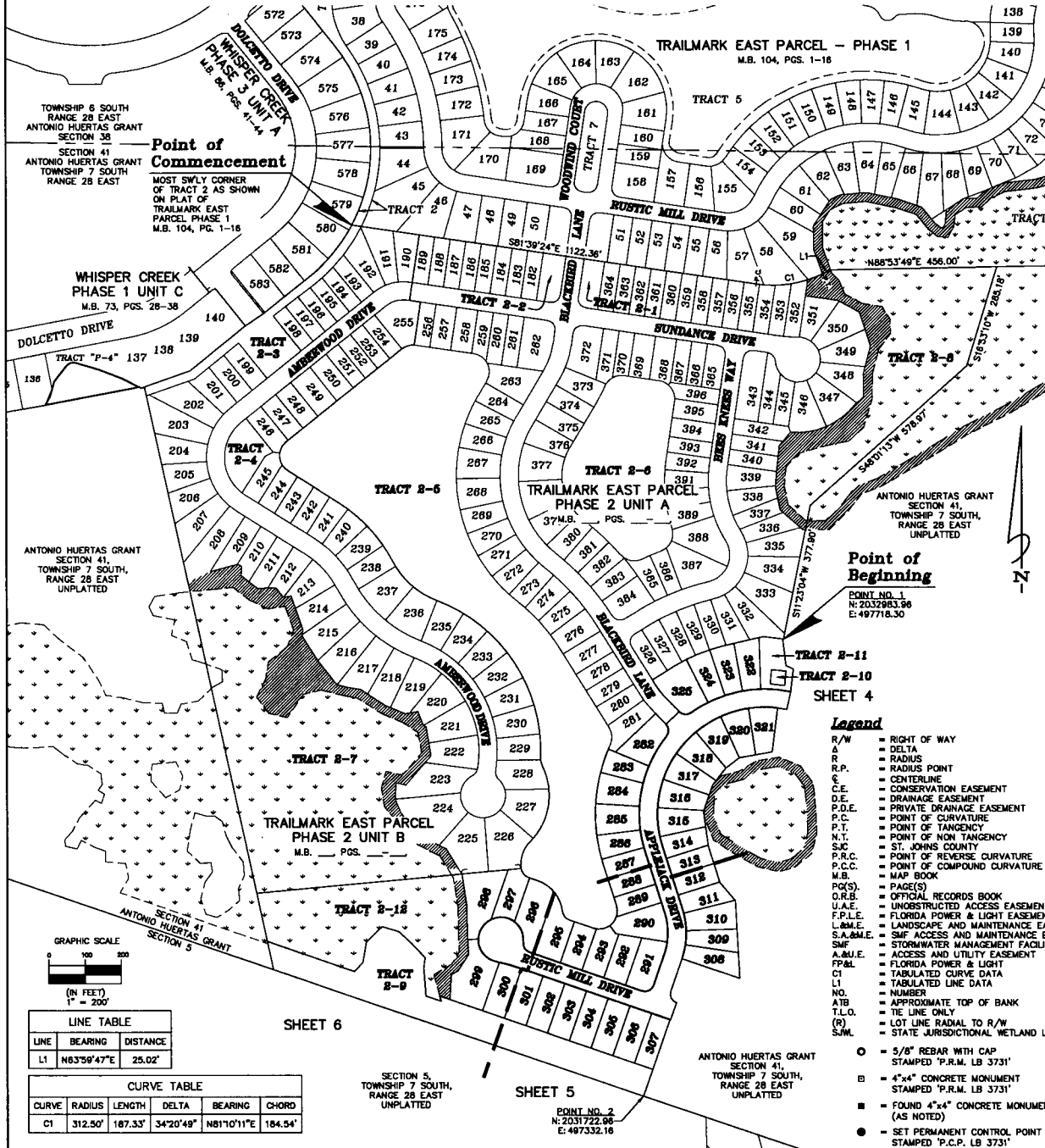


# Trailmark East Parcel - Phase 2 Unit C

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 6 SHEETS  
44 LOTS AND 4 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 (ELZEY).  
N 2092535.6352 E 509677.0129 DURBIN 2  
N 2030457.8959 E 524884.1854 ELZEY  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2032983.96	497718.30	PRM-NELY CORNER OF TRACT 2-11
2	2031722.96	497332.16	PRM-MOST S'LY CORNER OF TRACT 2-9

- 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 177.061)
- 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	NOTES
FP&L EASEMENT AGREEMENT	O.R.B. 1039, PAGE 834	SHOWN HEREON DOES NOT AFFECT BLANKETS SITE
PARTIAL RELEASE OF EASEMENT	O.R.B. 3054, PAGE 1208	
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 AGREEMENT	O.R.B. 2450, PAGE 97	BLANKETS SITE
FP&L EASEMENT	O.R.B. 2450, PAGE 142	BLANKETS SITE
NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT	O.R.B. 3016, PAGE 1270 O.R.B. 3921, PAGE 893	BLANKETS SITE

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

### Legend

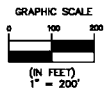
- R/W = RIGHT OF WAY
- Δ = DELTA
- R = RADIUS
- R.P. = RADIUS POINT
- C = CENTERLINE
- C.E. = CONSERVATION EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON TANGENCY
- S.C. = STATE COUNTY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- M.S. = 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.M.A.E. = LANDSCAPE AND MAINTENANCE EASEMENT
- S.A.M.A.E. = SMF ACCESS AND MAINTENANCE EASEMENT
- SMF = STORMWATER MANAGEMENT FACILITY
- A.M.U.E. = ACCESS AND UTILITY EASEMENT
- FP&L = FLORIDA POWER & LIGHT
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- NO. = NUMBER
- ATB = APPROXIMATE TOP OF BANK
- T.L.O. = THE LINE ONLY
- (R) = LOT LINE RADIAL TO R/W
- S.M. = 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



(IN FEET)  
1" = 200'

LINE	BEARING	DISTANCE
L1	N63°59'47"E	25.02'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	312.50'	187.33'	34°20'49"	N81°10'11"E	184.54'

SHEET 6

SECTION 5,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED

SHEET 5

POINT NO. 2  
N: 2031722.96  
E: 497332.16

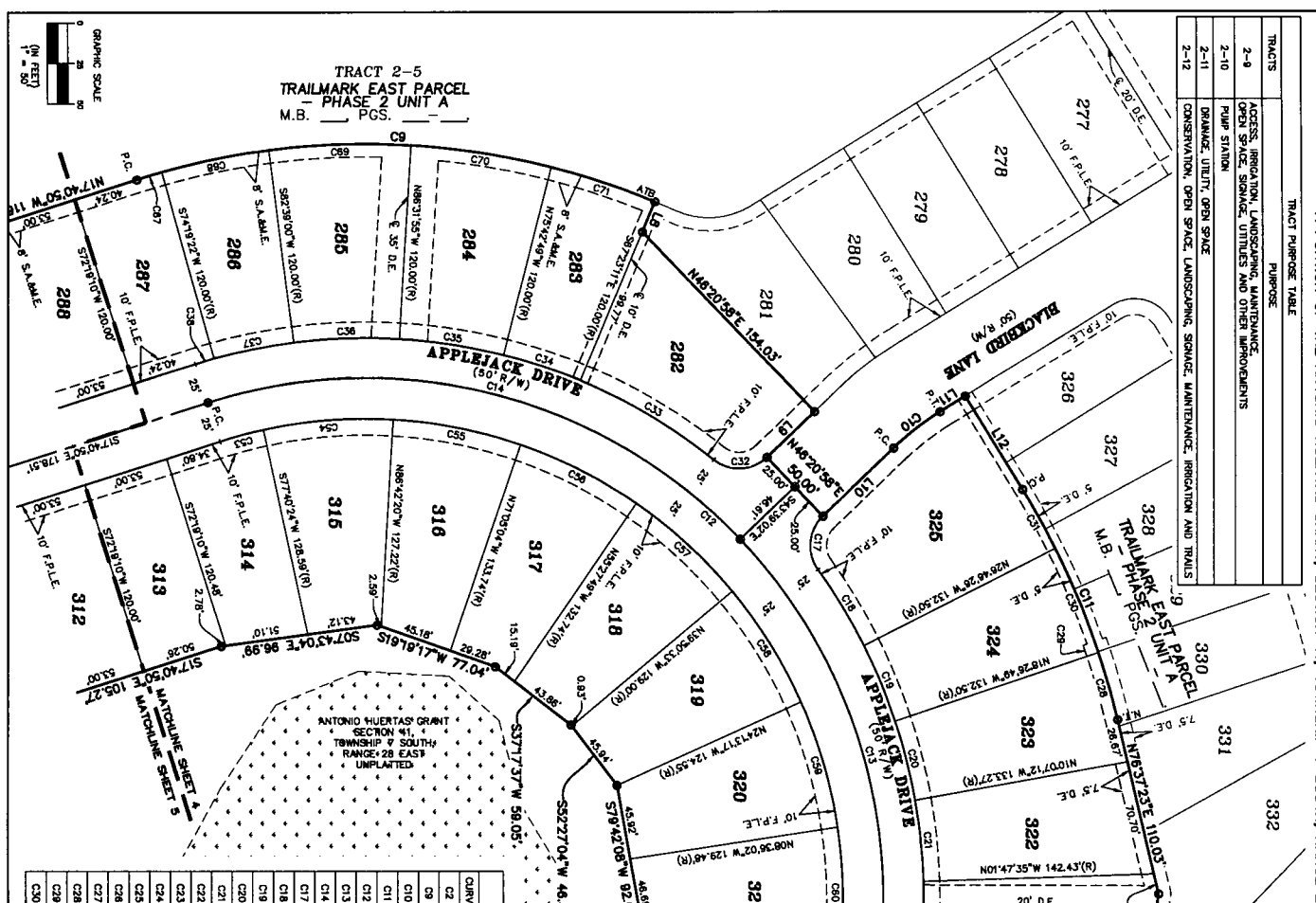
ANTONIO HUERTAS GRANT  
SECTION 41,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 280-2703  
WWW.CLARYASOC.COM

# Trailmark East Parcel - Phase 2 Unit C

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

TRACTS	PURPOSE
2-9	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE
2-10	OPEN SPACE, STORAGE, UTILITIES AND OTHER IMPROVEMENTS
2-11	DRAINAGE, UTILITY, OPEN SPACE
2-12	CONSERVATION, OPEN SPACE, LANDSCAPING, STORAGE, MAINTENANCE, IRRIGATION AND TRAILS



Point of Beginning

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	285.00'	22.81'	570°44'	N80°28'24"W 22.80'	22.80'
C2	485.00'	32.07'	407°12'	N02°27'39"E 320.32'	320.32'
C3	178.00'	38.35'	113°59'	N37°42'03"W 36.28'	36.28'
C4	471.20'	153.83'	182°02'	N87°27'36"E 152.87'	152.87'
C5	320.00'	68.81'	119°42'48"	S42°03'24"W 55.145'	55.145'
C6	320.00'	31.00'	59°41'01"	S74°11'28"W 28.80'	28.80'
C7	25.00'	35.88'	82°14'01"	S14°20'04"W 33.928'	33.928'
C8	345.00'	54.86'	57°06'37"	N54°40'15"E 54.86'	54.86'
C9	345.00'	50.14'	87°03'37"	N67°33'22"E 50.10'	50.10'
C10	345.00'	50.14'	87°03'37"	N75°43'00"E 50.10'	50.10'
C11	345.00'	61.25'	87°03'37"	N84°42'37"E 50.10'	50.10'
C12	345.00'	82.35'	134°03'35"	S84°32'48"E 82.00'	82.00'
C13	345.00'	2.22'	0°22'07"	S88°23'29"W 2.22'	2.22'
C14	345.00'	20.00'	37°19'00"	N88°45'46"W 20.00'	20.00'
C15	345.00'	2.46'	0°24'28"	N87°33'54"W 2.46'	2.46'
C16	345.00'	40.02'	0°38'48"	N84°22'18"W 40.00'	40.00'
C17	345.00'	18.55'	370°44'	N79°30'28"W 18.55'	18.55'
C18	477.20'	42.75'	57°03'48"	N74°07'05"E 42.75'	42.75'
C19	470.00'	7.18'	0°32'36"	S71°06'53"W 7.18'	7.18'
C20	477.20'	86.40'	87°03'37"	N87°23'22"E 86.34'	86.34'

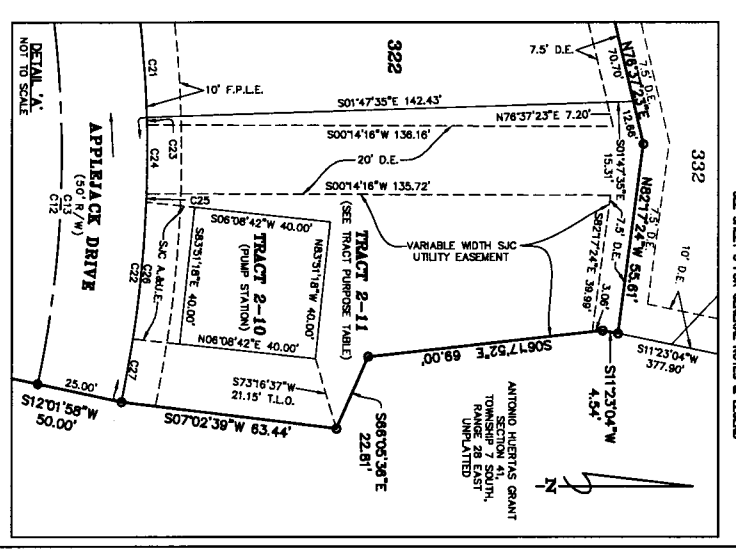
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	477.20'	41.46'	4°58'37"	N80°44'15"E 41.47'	41.47'
C22	25.00'	35.86'	82°14'01"	N02°27'02"W 32.86'	32.86'
C23	345.00'	61.16'	153°10'	N30°35'53"E 59.65'	59.65'
C24	345.00'	50.14'	87°03'37"	N18°27'00"E 50.10'	50.10'
C25	345.00'	65.14'	104°00'	N08°22'38"E 65.04'	65.04'
C26	345.00'	65.14'	104°00'	N01°58'27"W 65.04'	65.04'
C27	345.00'	50.14'	87°03'37"	N11°30'49"W 50.10'	50.10'
C28	345.00'	12.06'	2°00'12"	N18°00'44"W 12.06'	12.06'
C29	295.00'	27.57'	52°14'	S15°00'35"E 27.56'	27.56'
C30	295.00'	80.43'	153°71'6"	S04°30'58"E 80.18'	80.18'
C31	295.00'	80.43'	153°71'6"	S11°06'18"W 80.18'	80.18'
C32	295.00'	80.43'	153°71'6"	S28°43'33"W 80.18'	80.18'
C33	295.00'	80.43'	153°71'6"	S57°36'05"W 80.18'	80.18'
C34	295.00'	80.43'	153°71'6"	S73°25'21"W 80.18'	80.18'
C35	295.00'	80.43'	153°71'6"	S89°23'34"W 80.18'	80.18'
C36	295.00'	16.28'	2°00'12"	N18°00'44"W 16.28'	16.28'
C37	485.00'	67.26'	87°03'37"	N11°30'49"W 67.26'	67.26'
C38	485.00'	67.26'	104°00'	N01°58'27"W 67.26'	67.26'
C39	485.00'	67.26'	104°00'	N08°22'38"E 67.26'	67.26'
C40	485.00'	67.26'	87°03'37"	N18°27'00"E 67.26'	67.26'

LINE	BEARING	DISTANCE
L1	S11°23'04"W	4.54'
L2	S08°17'32"E	68.00'
L3	S08°03'38"E	22.81'
L4	S07°02'39"W	63.44'
L5	S07°23'11"E	20.23'
L6	S43°39'02"E	40.54'
L7	N43°39'02"W	60.61'
L8	N31°46'03"W	18.23'
L9	N58°14'57"E	67.38'
L10	S21°17'24"E	55.61'
L11	S73°18'37"W	21.15'
L12	N82°51'18"W	40.00'
L13	S08°08'42"W	40.00'
L14	S83°51'18"E	40.00'
L15	N08°08'42"E	40.00'

DEPOTES OR VEGETATED UPLAND BUFFER

WETLANDS

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



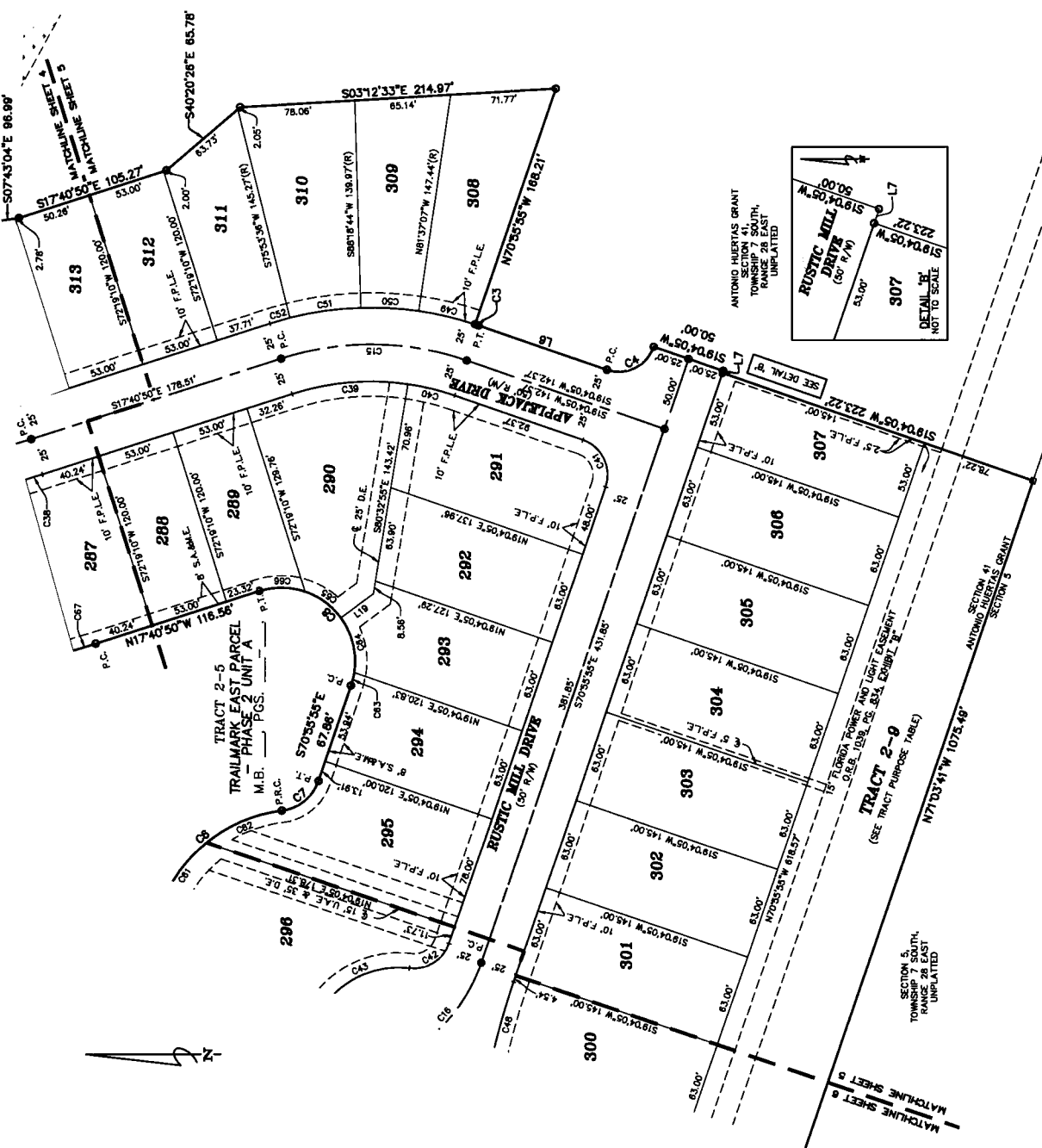
SHEET 4 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



# Trailmark East Parcel - Phase 2 Unit C

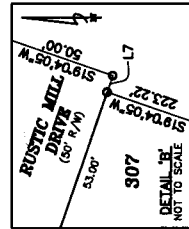
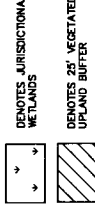
A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 5 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	225.00'	2.83'	0°40'07"	S18°44'02"W	2.83'
C4	25.00'	39.27'	90°00'00"	S26°55'55"E	35.36'
C8	100.00'	112.13'	84°14'47"	S38°48'31"E	106.35'
C7	30.00'	33.84'	84°14'47"	S38°48'31"E	31.80'
C8	50.00'	116.61'	128°44'55"	N45°41'38"E	89.40'
C15	200.00'	126.28'	38°44'25"	N00°41'38"E	126.09'
C16	116.00'	88.28'	43°26'10"	S49°07'50"E	88.16'
C38	345.00'	12.06'	2°00'12"	N18°40'44"W	12.06'
C39	175.00'	78.61'	26°03'56"	N04°38'52"W	78.63'
C40	175.00'	32.63'	10°40'58"	N13°43'36"E	32.58'
C41	25.00'	39.27'	90°00'00"	N84°04'05"E	35.36'
C42	25.00'	34.06'	78°03'34"	S31°34'08"E	31.49'
C43	82.00'	65.32'	60°21'44"	S23°03'15"E	62.34'
C48	500.00'	36.59'	6°42'31"	N74°17'20"W	36.56'
C49	225.00'	39.32'	10°00'43"	S19°23'37"W	38.27'
C50	225.00'	39.54'	10°04'08"	S07°53'21"W	38.49'
C51	225.00'	48.77'	12°25'08"	S07°53'21"E	48.67'
C52	225.00'	14.06'	3°34'49"	S19°53'29"E	14.06'
C61	100.00'	55.86'	37°00'19"	S24°55'45"E	55.14'
C62	100.00'	56.27'	37°14'28"	S22°48'22"E	55.53'
C63	50.00'	9.11'	10°28'03"	S78°08'37"E	9.08'
C64	50.00'	38.10'	44°48'31"	N78°13'46"E	38.11'
C65	50.00'	30.82'	35°05'28"	N28°18'47"E	30.15'
C66	50.00'	31.78'	36°24'53"	N00°31'37"E	31.25'
C67	465.00'	18.26'	2°00'12"	N18°40'44"W	18.26'

LINE	BEARING	DISTANCE
L6	S19°04'05"W	92.37'
L7	N70°55'55"W	1.51'
L18	N88°10'28"W	27.43'



ANTONIO HUERTAS GRANT  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED

SECTION 5,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED

TRACT 2-9  
(SEE TRACT PURPOSE TABLE)

TRACTS	TRACT PURPOSE TABLE PURPOSE
2-9	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-10	PUMP STATION
2-11	DRAINAGE, UTILITY, OPEN SPACE
2-12	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

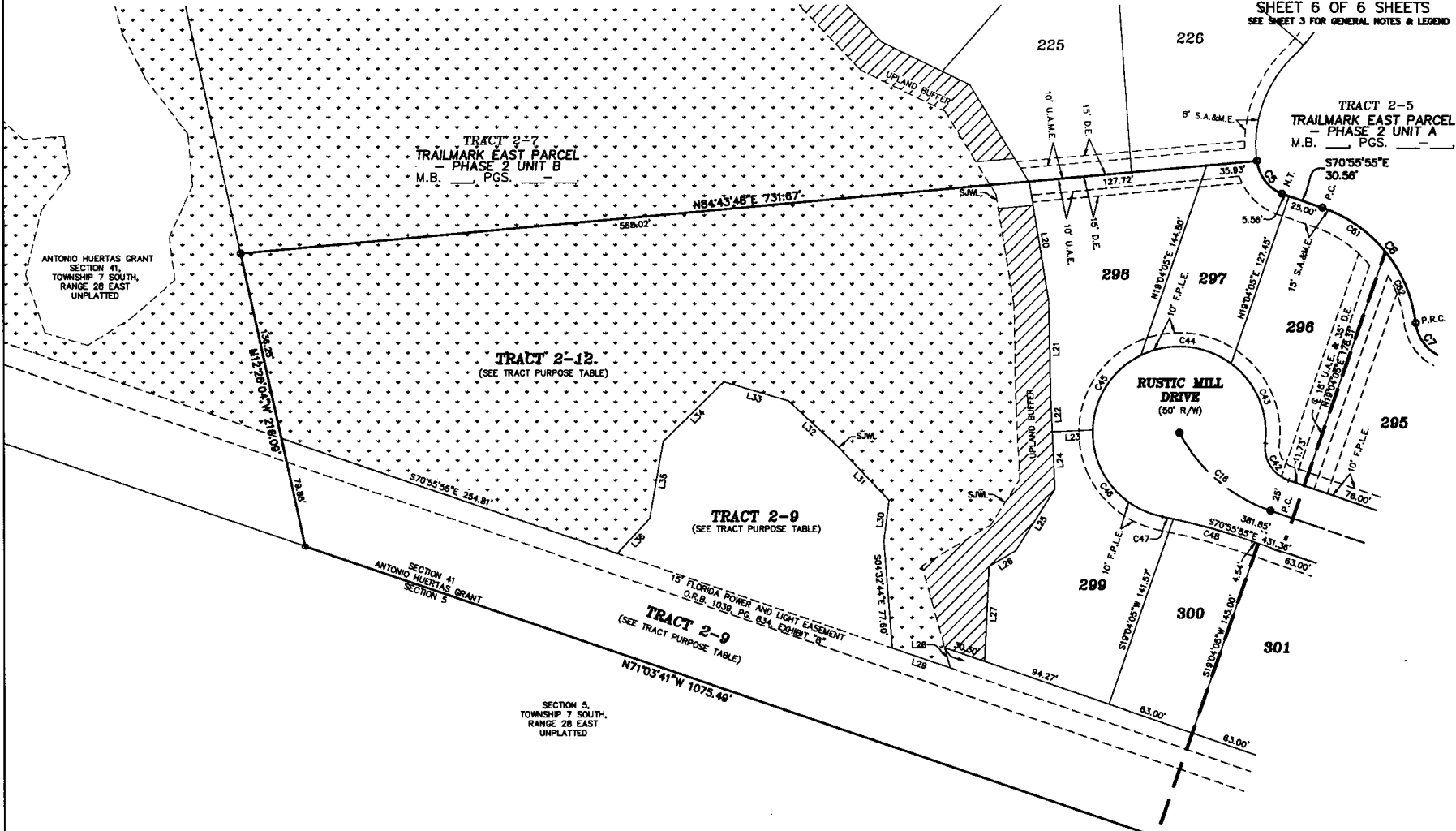


# Trailmark East Parcel - Phase 2 Unit C

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

MAP BOOK PAGE

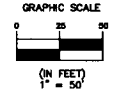
SHEET 6 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	30.00'	31.15'	59°29'47"	S36°56'54"E	29.77'
C6	100.00'	112.13'	64°14'47"	S36°48'31"E	106.35'
C7	30.00'	33.64'	84°14'47"	S36°48'31"E	31.90'
C18	116.00'	88.28'	43°38'10"	S49°07'50"E	88.16'
C42	25.00'	34.08'	78°03'34"	S31°34'08"E	31.49'
C43	82.00'	65.32'	60°21'44"	S23°03'13"E	62.34'
C44	82.00'	68.29'	63°08'24"	S84°47'17"E	64.89'
C45	82.00'	67.13'	62°02'16"	N32°38'23"E	63.90'
C46	82.00'	66.78'	80°12'04"	N36°28'47"W	79.87'
C47	500.00'	8.15'	0°56'03"	N78°06'48"W	8.15'
C48	500.00'	58.59'	8°42'51"	N74°17'20"W	58.56'
C81	100.00'	55.86'	32°00'19"	S54°55'48"E	55.14'
C82	100.00'	56.27'	32°14'28"	S22°48'22"E	55.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S06°12'30"E	87.45'
L21	S01°01'18"E	69.72'
L22	S02°40'30"E	24.28'
L23	S87°19'30"W	29.07'
L24	S02°40'30"E	41.39'
L25	S32°25'35"W	52.64'
L26	S59°03'59"W	22.17'
L27	S02°45'47"W	68.77'
L28	N15°15'18"W	15.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S70°55'55"E	43.83'
L30	S07°36'48"W	29.63'
L31	S43°23'11"E	52.42'
L32	S47°06'14"E	49.35'
L33	S73°26'33"E	48.27'
L34	N45°24'59"E	61.09'
L35	N09°50'21"E	56.74'
L36	N42°41'51"E	34.34'



TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2-9	ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS
2-10	PUMP STATION
2-11	DRAINAGE, UTILITY, OPEN SPACE
2-12	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

