

RESOLUTION NO. 2022-336
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
STILLWATER PHASE 1D.

WHEREAS, WCI COMMUNITIES, 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 Stillwater Phase 1D.

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 \$379,249.72 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$285,963.32 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

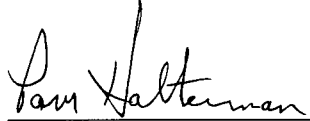
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20 day of September, 2022.

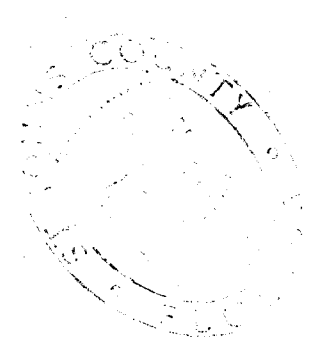
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 9/22/22



STILLWATER PHASE 1D

Part of Section 14, Township 5 South, Range 27 East, St. Johns County, Florida

MAP BOOK ___ PAGE ___
SHEET 1 OF 3 SHEETS

CAPTION:

A parcel of land lying in Section 14, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northwesterly corner of Tract "R", STILLWATER PHASE 1B, according to Plat Book 110, pages 1 through 29, of the Public Records of said County; thence along the Easterly right-of-way line of proposed County Road 223 as described in Official Records Book 3329, page 825, Exhibit "C", of said Public Records, (also being the Westerly line of STILLWATER PHASE 1C, according to Plat Book 115, pages 51 through 78, of said Public Records) run the following 2 courses: 1) N08°58'50"W, 3,494.01 feet to the point of curvature in Tract "DD" of said STILLWATER PHASE 1C; 2) N08°58'50"W, 130.00 feet to a point of cusp of a curve concave to the Northeast and having a radius of 25.00 feet, said point of cusp being on the Southerly line of Tract "BB", said STILLWATER PHASE 1C; thence along said line, run the following 2 courses: 1) Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S53°58'50"E, 35.36 feet, an arc distance of 39.27 feet to the point of tangency; 2) N81°01'10"E, 168.84 feet to the point of curvature of a curve concave to the South and having a radius of 540.00 feet; thence continue along said Southerly line of Tract "BB", and then along the Easterly projection thereof, Easterly along the arc of said curve, subtended by a chord bearing and distance of S89°15'14"E, 182.46 feet, an arc distance of 183.34 feet to the point of tangency, said point being on the Westerly projection of the Southerly line of Tract "M", said STILLWATER PHASE 1C; thence along said projection, and then along said Southerly line of Tract "M", S79°31'38"E, 384.41 feet to the Southeasterly corner thereof; thence along the Easterly line of said Tract "M", N10°09'05"E, 56.16 feet to the Northeasterly corner thereof; thence along the Southerly line of Tract "L", said STILLWATER PHASE 1C, S79°50'55"E, 60.32 feet to the Southeasterly corner of thereof; thence along the Southerly projection of the Easterly line of said Tract "L", S10°28'22"W, 56.50 feet; thence departing said projection, S79°31'38"E, 175.00 feet to a point on a curve concave to the Northeast and having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S52°57'44"E, 22.36 feet, an arc distance of 23.18 feet to the point of tangency, said point being on the Westerly projection of the Southerly line of Tract "S", said STILLWATER PHASE 1C; thence along said projection, and then along last said Southerly line, S79°31'38"E, 341.13 feet to the point of curvature of a curve concave to the Southwest and having a radius of 530.00 feet; thence continue along said Southerly line, Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S65°49'22"E, 251.13 feet, an arc distance of 253.54 feet; thence departing said line, S37°52'54"W, 60.00 feet to a point on a curve concave to the Southwest and having a radius of 470.00 feet, said point being on the Northerly line of Tract "Z", said STILLWATER PHASE 1C; thence along said line, and Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N65°49'22"W, 222.70 feet, an arc distance of 224.84 feet to the point of tangency; thence continue along said line, and then on the Westerly projection thereof, N79°31'38"W, 341.13 feet to the point of curvature of a curve concave to the Southeast and having a radius of 25.00 feet; thence departing said projection, Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S55°28'22"W, 35.36 feet, an arc distance of 39.27 feet to the point of tangency; thence S10°28'22"W, 20.00 feet; thence N79°31'38"W, 50.00 feet to a point on a curve concave to the Southwest and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N34°31'38"W, 35.36 feet, an arc distance of 39.27 feet; thence N10°28'22"E, 10.00 feet to the Easterly projection of the Northerly line of Tract "V", said STILLWATER PHASE 1C; thence along said projection, and then along last said Northerly line N79°31'38"W, 539.42 feet to the point of curvature of a curve concave to the South and having a radius of 460.00 feet; thence continue along said Northerly line, and Westerly along the arc of said curve, subtended by a chord bearing and distance of N89°15'15"W, 155.43 feet, an arc distance of 156.18 feet to the point of tangency; thence continue along said line, and then along the Northerly line of aforesaid Tract "DD", S81°01'10"W, 168.84 feet to the point of curvature of a curve concave to the Southeast and having a radius of 25.00 feet; thence continue along said Northerly line of Tract "DD", Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S36°01'10"W, 35.36 feet, an arc distance of 39.27 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 2.77 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

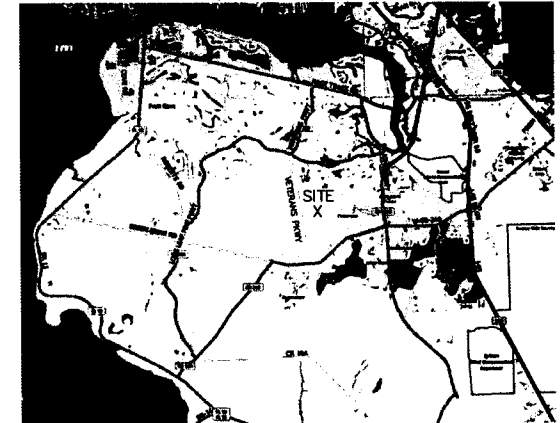
GENERAL NOTES:

1. THE INTENDED USE OF STATE PLANE COORDINATES SHOWN HEREON IS FOR GIS BASE MAPPING PURPOSES ONLY. COORDINATES ARE BASED ON NAD 83 - FLORIDA EAST ZONE - U.S. FEET.
2. 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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE WESTERLY LINE OF SAID STILLWATER PHASE 1C AS BEING N08°58'50"W AS PER SAID PLAT.
4. QUARTER-SECTION LINES SHOWN HEREON ARE APPROXIMATE ONLY.

LEGEND

- ⊙ - DENOTES PK NAIL & BRASS DISK SET ("POP LB 6991")
- - DENOTES 4" x 4" CONCRETE MONUMENT FOUND. ("LB 6991")
- - DENOTES 4" x 4" CONCRETE MONUMENT SET
- ⊕ - DENOTES 5/8" REBAR FOUND. ("P.R.M. - LB 6991")
- - DENOTES 5/8" REBAR SET. ("P.R.M. - LB 6991")
- ⊖ - DENOTES CENTERLINE
- C.M. - DENOTES CONCRETE MONUMENT
- ESMT. - DENOTES EASEMENT
- EA-E. - DENOTES SEA EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- N.V.U.B. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.C. - DENOTES POINT OF CURVATURE
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P.I. - DENOTES POINT OF INTERSECTION (ANGLE POINT)
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.T. - DENOTES POINT OF TANGENCY
- R/W - DENOTES RIGHT OF WAY
- R-28-E - DENOTES RANGE 28 EAST
- S.J.W.L. - DENOTES STATE JURISDICTIONAL WETLAND LINE
- T-5-S - DENOTES TOWNSHIP 5 SOUTH
- ▭ - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- ⊙ - DENOTES WETLAND

VICINITY MAP
(not to scale)



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 16991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 116
GREEN COVE SPRINGS, FL 32041
(904) 284-2224 FAX (904) 284-2258



STILLWATER PHASE 1D

Part of Section 14, Township 5 South, Range 27 East, St. Johns County, Florida

MAP BOOK ___ PAGE ___
SHEET 2 OF 3 SHEETS

CERTIFICATE OF APPROVAL – GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plot of STILLWATER PHASE 1D, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this _____ day of _____ A.D., 2022.

Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plot of STILLWATER PHASE 1D, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____ A.D., 2022.

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW – COUNTY ATTORNEY

This is to certify that this plot of STILLWATER PHASE 1D, has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____ A.D., 2022.

Office of the St. Johns County Attorney

CERTIFICATE OF CLERK

This is to certify that this plot 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.

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, Part 1, Platting, by the Office of the County Surveyor for St. Johns County, Florida on this _____ day of _____ A.D., 2022.

Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
License Number LS 4564

SURVEYOR'S CERTIFICATE

This is to certify that this plot is a true and correct representation of the lands surveyed, platted and described in the caption; that the plot was prepared under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177, Part 1, Platting; that the Permanent Reference Monuments (PRM) have been set, Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this _____ day of _____ A.D., 2022

John S. Adams, P.L.S.
Professional Land Surveyor
License Number LS 4469



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION I.P. #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
15th COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



ADOPTION AND DEDICATION:

This is to certify that WCI COMMUNITIES, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as STILLWATER PHASE 1D, and the Owner has caused the same to be surveyed and subdivided and that this plot, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road designated as STILLWATER BOULEVARD is hereby dedicated to Stillwater Community Development District, its successors and assigns, which will assume all obligation of maintenance and operation thereof under the plat.

Tract A (Lift Station) is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns in fee simple; which will assume all obligation of maintenance and operation thereof under the plat.

Title to Tract B (the Landscape Buffer Tract) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, and other public utilities and ingress and egress in connection with JEA's use of the Pump Station Tract.

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA 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 the Landscape Buffer Tract, or any part thereof, except to the extent arising from or incidental to JEA's use of the Pump Station Tract or JEA's easement upon the Landscape Buffer Tract. 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. JEA shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JEA in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials; provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JEA shall replace same with the closest reasonable replacement therefore.

That easement designated as "JEA-E." is hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

That easement designated as "JEA UTILITY EASEMENT" is hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with the installation, maintenance, and use of water reuse, water, sewer, and/or other public utilities; provided however, that no parallel utilities may be installed within said easements.

That easement designated as "13' ESMT. TO JEA FOR INGRESS & EGRESS" is hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E. easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E. easement, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E. easement.

Owner hereby reserves unto itself the right of ingress and egress over all property and easements for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements for said purposes.

The Owner does hereby reserve to itself, its successors and assigns, an easement for ingress and egress over any easements shown on this plat. In addition, any utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

The Owner hereby irrevocably and without reservation dedicates to St. Johns County, a political subdivision, its successors and assigns, easements over, upon, and under the road right-of-way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance and use of the utilities of St. Johns County, a political subdivision, together with the right of St. Johns County, a political subdivision, its successors and assigns, of ingress and egress to and over said road right-of-way designated hereon.

The Owner, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under the road right-of-way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road right-of-way designated hereon.

Owner hereby reserves and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands remaining privately owned by it.

In witness whereof, the Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of the Board of Directors.

OWNER: WCI COMMUNITIES, LLC
a Delaware limited liability company

By: _____ Witness _____ Witness _____
Scott Kelling Vice President Print Name Print Name

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [] physical

presence or [] online notarization, this _____ day of _____, 2022,
by Scott Kelling as Vice President for WCI COMMUNITIES, LLC.

Notary Public, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number is: _____

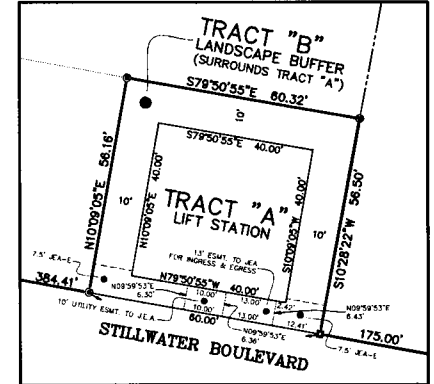
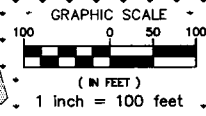
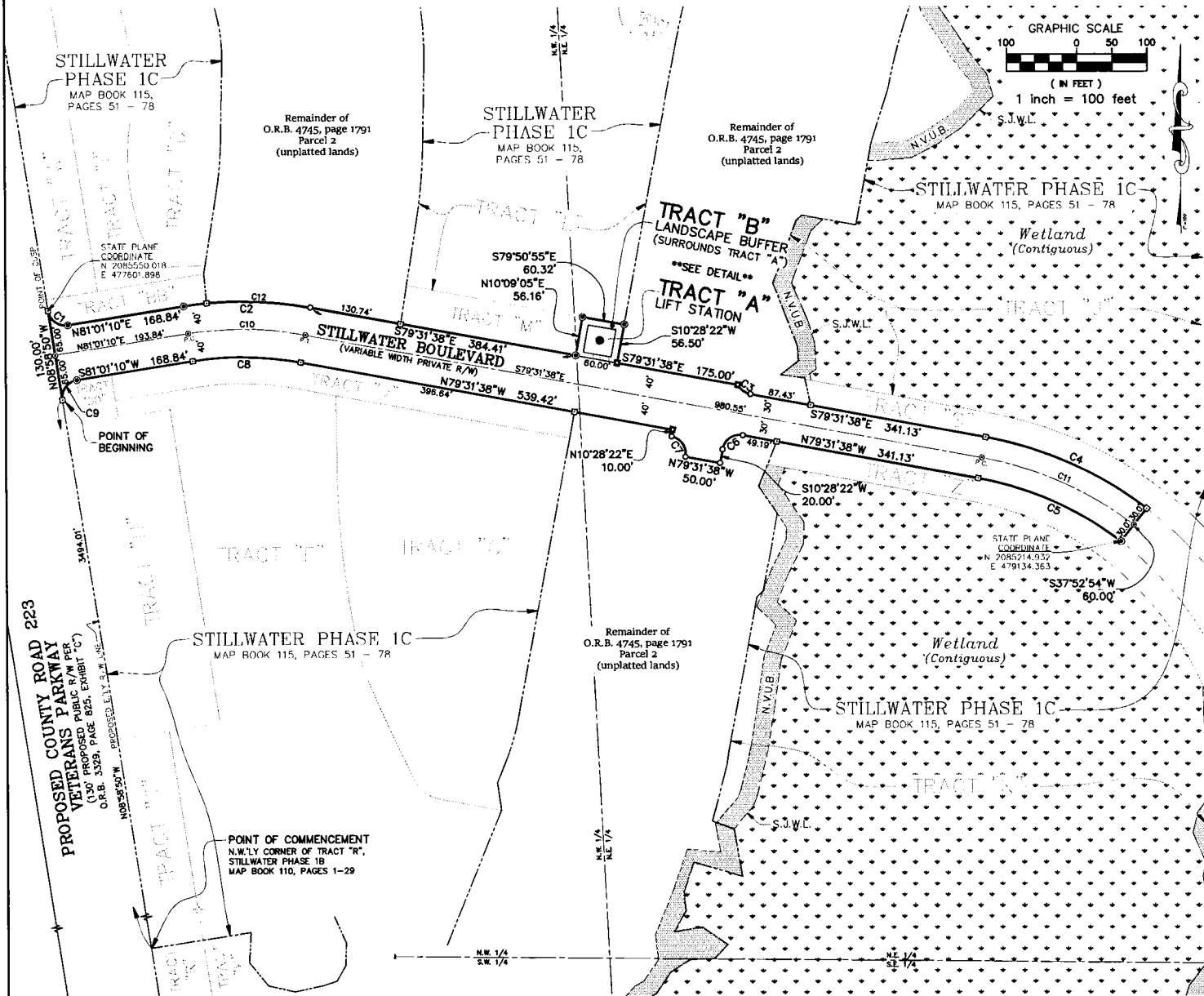
Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

STILLWATER PHASE 1D

Part of Section 14, Township 5 South, Range 27 East, St. Johns County, Florida

MAP BOOK ___ PAGE ___
SHEET 3 OF 3 SHEETS



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	25.00	39.27	S53°58'50"E	35.36	90°00'00"
C2	540.00	183.34	S89°15'14"E	182.46	19°27'12"
C3	25.00	23.18	S52°57'44"E	22.38	53°07'48"
C4	530.00	253.54	S65°49'22"E	251.13	27°24'32"
C5	470.00	224.84	N65°49'22"W	222.70	27°24'32"
C6	25.00	39.27	S55°28'22"W	35.36	90°00'00"
C7	25.00	39.27	N34°31'38"W	35.36	90°00'00"
C8	480.00	158.18	N89°15'15"W	155.43	19°27'13"
C9	25.00	39.27	S36°01'10"W	35.36	90°00'00"
C10	500.00	169.76	S89°15'14"E	168.85	19°27'12"
C11	500.00	239.19	S65°49'22"E	236.81	27°24'32"
C12	540.00	150.30	N87°30'04"W	149.82	15°56'52"

PROPOSED COUNTY ROAD 223
VETERANS PARKWAY
(130' PROPOSED PUBLIC R/W PER
O.R.B. 5389, PAGE 825, EXHIBIT "C")
O.R.B. 5389, PAGE 825, EXHIBIT "C"
PROPOSED 1/4 S.W. 1/4

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