

RESOLUTION NO. 2024-      372        
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
TRAILMARK EAST PARCEL - PHASE 3.

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 3.

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 \$1,856,313.38 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$914,914.88 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

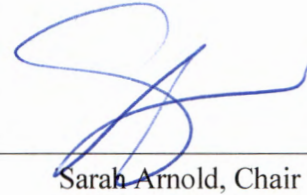
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 17th day of September, 2024.

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

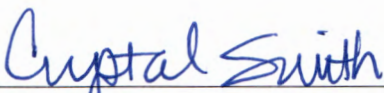
Rendition Date SEP 17 2024

BY: \_\_\_\_\_



Sarah Arnold, Chair

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

  
Deputy Clerk



# Trailmark East Parcel – Phase 3

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 11 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 SOUTHEASTERLY CORNER OF LOT 102, AS SHOWN ON THE PLAT OF TRAILMARK EAST PARCEL – PHASE 1, AS RECORDED IN MAP BOOK 104, PAGES 1 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF A 50 FOOT ACCESS, DRAINAGE & UTILITIES EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2460, PAGE 112, OF SAID PUBLIC RECORDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 12°23'05" WEST, 160.63 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2362.01 FEET, AN ARC DISTANCE OF 604.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°06'51" WEST, 602.70 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 02°05'24" EAST, 868.99 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1566, PAGE 150, OF SAID PUBLIC RECORDS; THENCE SOUTH 87°54'35" WEST, ALONG LAST SAID LINE, A DISTANCE OF 944.82 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 02°05'25" EAST, ALONG SAID LINE, 759.38 FEET, TO THE NORTHERLY LINE OF THE RE-PLAT OF GRACEWOOD ESTATES, AS RECORDED IN MAP BOOK 27, PAGES 4 AND 5, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 71°03'40" WEST, ALONG LAST SAID LINE, 729.21 FEET, TO EASTERLY LINE OF THE PLAT OF TRAILMARK EAST PARCEL – PHASE 2 UNIT C, AS RECORDED IN MAP BOOK 116, PAGES 35 THROUGH 40, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHERLY, EASTERLY, NORTHWESTERLY, AND NORTHEASTERLY, ALONG THE EASTERLY LINE OF SAID TRAILMARK EAST PARCEL – PHASE 2 UNIT C, RUN THE FOLLOWING TWENTY TWO (22) COURSES AND DISTANCES: COURSE NO. 1: NORTH 19°04'05" EAST, 223.22 FEET; COURSE NO. 2: SOUTH 70°55'55" EAST, 1.91 FEET; COURSE NO. 3: NORTH 18°04'05" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 4: NORTHWESTERLY, 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 NORTH 25°59'55" WEST, 35.36 FEET; COURSE NO. 5: NORTH 19°04'05" EAST, 92.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 6: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 2.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°44'02" EAST, 2.63 FEET; COURSE NO. 7: SOUTH 70°55'55" EAST, 168.21 FEET; COURSE NO. 8: NORTH 03°12'33" WEST, 214.97 FEET; COURSE NO. 9: NORTH 40°20'26" WEST, 65.78 FEET; COURSE NO. 10: NORTH 17°40'50" WEST, 103.27 FEET; COURSE NO. 11: NORTH 07°43'04" WEST, 96.99 FEET; COURSE NO. 12: NORTH 18°19'17" EAST, 77.04 FEET; COURSE NO. 13: NORTH 37°17'37" EAST, 59.03 FEET; COURSE NO. 14: NORTH 52°27'04" EAST, 48.87 FEET; COURSE NO. 15: NORTH 79°42'08" EAST, 92.60 FEET; COURSE NO. 16: NORTH 07°01'14" EAST, 121.70 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 17: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 295.00 FEET, AN ARC DISTANCE OF 25.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°28'24" EAST, 25.80 FEET; COURSE NO. 18: NORTH 12°01'58" EAST, 50.00 FEET; COURSE NO. 19: NORTH 07°02'30" EAST, 63.44 FEET; COURSE NO. 20: NORTH 66°09'36" WEST, 22.81 FEET; COURSE NO. 21: NORTH 06°17'52" WEST, 69.00 FEET; COURSE NO. 22: NORTH 11°23'04" EAST, 4.84 FEET, TO EASTERLY LINE OF THE PLAT OF TRAILMARK EAST PARCEL – PHASE 2 UNIT A, AS RECORDED IN MAP BOOK 116, PAGES 18 THROUGH 26, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHERLY, NORTHEASTERLY, AND ALONG THE EASTERLY LINE OF SAID TRAILMARK EAST PARCEL – PHASE 2 UNIT A, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 11°23'04" EAST, 377.90 FEET; COURSE NO. 2: NORTH 48°01'13" EAST, 578.97 FEET; COURSE NO. 3: NORTH 18°53'10" EAST, 285.18 FEET, TO THE SOUTHERLY LINE OF SAID THE PLAT OF TRAILMARK EAST PARCEL – PHASE 1; THENCE EASTERLY, SOUTHEASTERLY, AND ALONG THE SOUTHERLY LINE OF SAID TRAILMARK EAST PARCEL – PHASE 1, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTH 88°53'49" EAST, 260.33 FEET; COURSE NO. 2: SOUTH 77°36'55" EAST, 72.57 FEET; COURSE NO. 3: SOUTH 33°18'32" EAST, 44.49 FEET; COURSE NO. 4: SOUTH 77°03'36" EAST, 147.82 FEET; COURSE NO. 5: SOUTH 81°21'34" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 6: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 10.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°15'28" EAST, 10.86 FEET; COURSE NO. 7: SOUTH 77°03'36" EAST, 142.04 FEET, TO THE POINT OF BEGINNING.

CONTAINING 52.23 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, 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, PLATING, 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 \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 6708  
CLARY & ASSOCIATES, INC.  
3830 CROWN POINT ROAD, JACKSONVILLE, FL 32237  
LICENSE NO. LB3731

## CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF TRAILMARK EAST PARCEL – PHASE 3 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
DONALD A. BRADSHAW, COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 0513





# Trailmark East Parcel – Phase 3

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 11 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 3 (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 RUSTIC MILL DRIVE, ZYDECO COURT, APPLEJACK DRIVE, BRICKSTONE TRACE, AND WINTERFIELD PLACE, 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 "COD", IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS, UTILITY AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREIN.

TITLE TO TRACT 3-1 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS), TRACT 3-3, 3-4 (ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS), AND TRACT 3-5 (PARK), 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 COD, A MUNICIPAL SERVICES TARIFF UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

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

THOSE EASEMENTS DESIGNATED AS ST. JOHNS COUNTY UTILITY EASEMENT ARE HEREBY IRREVOCABLY DEDICATED TO ST. JOHNS COUNTY (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 COD HEREBY ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS AND THE STORMWATER MANAGEMENT FACILITIES WITHIN TRACT 3-2 SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" (OR D.E.), AND "MAINTENANCE AND ACCESS EASEMENT" (OR M.A.A.E.), ARE HEREBY GRANTED TO THE COD 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 3-1 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS) FOR PURPOSES OF PERFORMING MAINTENANCE AND OPERATION OF SAID TRACT AND ANY IMPROVEMENTS THEREON. THE COD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID DRAINAGE IMPROVEMENTS; PROVIDED, HOWEVER, THAT THE COD 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 RESERVES FOR THE COUNTY, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT AND DESIGNATED HEREON AS RUSTIC MILL DRIVE, ZYDECO COURT, APPLEJACK DRIVE, BRICKSTONE TRACE, AND WINTERFIELD PLACE, 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 (FPL), 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 RESERVES FOR 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 LANDS SHOWN HEREON, AND MORTGAGE LENDERS 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 AND DESIGNATED HEREON AS RUSTIC MILL DRIVE, ZYDECO COURT, APPLEJACK DRIVE, BRICKSTONE TRACE, AND WINTERFIELD PLACE.

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., 2024.

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

WITNESS: \_\_\_\_\_  
BY: MICHAEL TAYLOR, VICE PRESIDENT 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024, BY MICHAEL TAYLOR, VICE PRESIDENT OF SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

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

PERSONALLY KNOWN [ ] OR PRODUCED IDENTIFICATION [ ]  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_



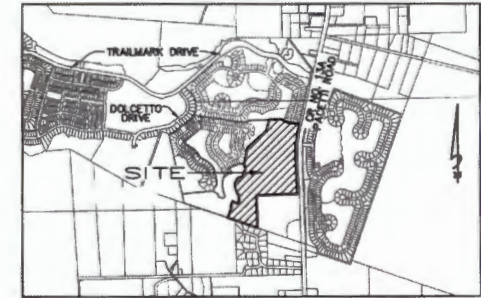


# Trailmark East Parcel - Phase 3

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 11 SHEETS  
44 LOTS AND 5 TRACTS, IN THIS PHASE

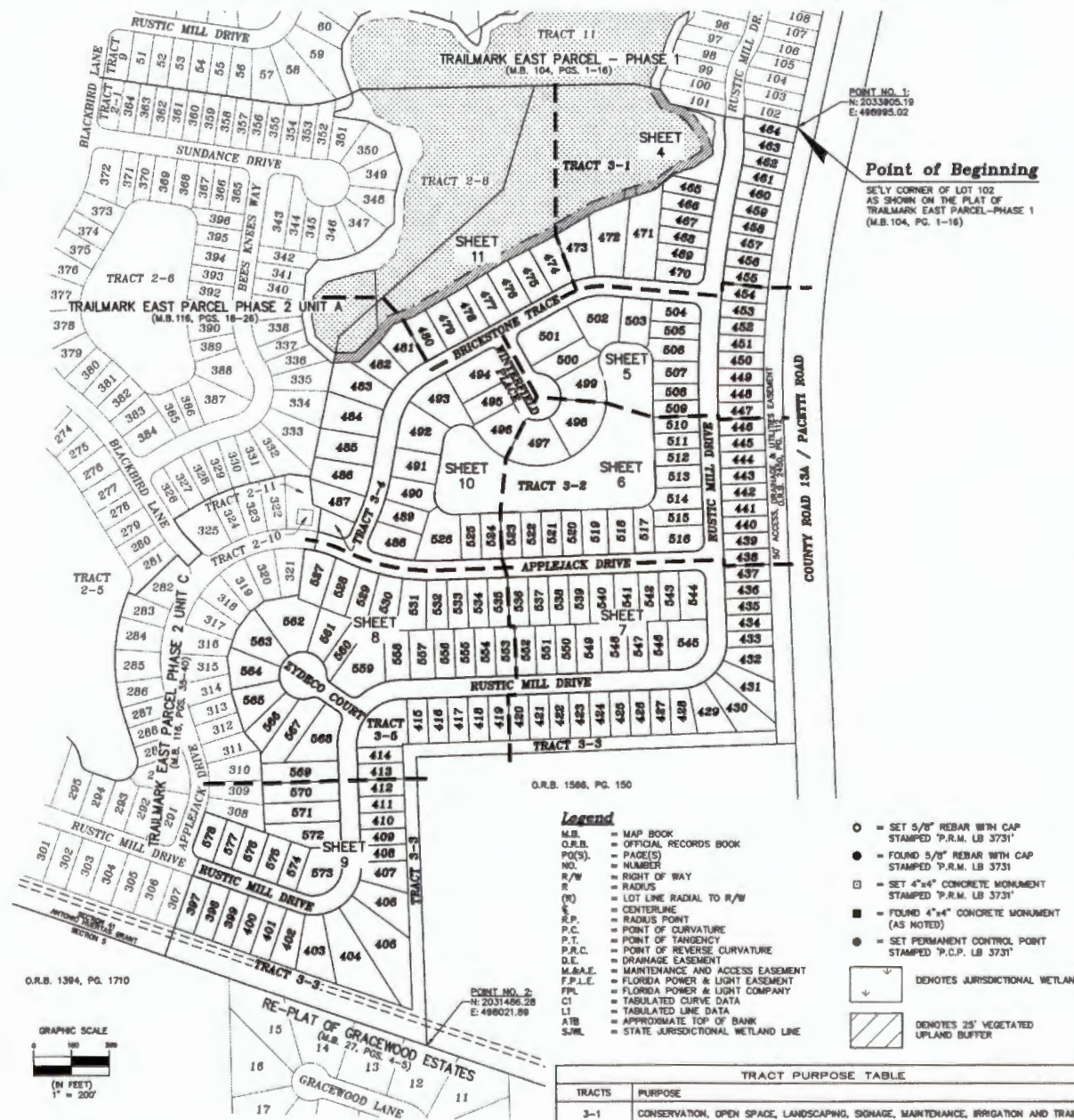


VICINITY MAP  
NOT TO SCALE

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE PLAT OF TRAILMARK EAST PARCEL - PHASE 1 (M.B. 104, PGS. 1-16), AS S172'305" W PER PLAT, AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- THE INTENDED USE OF THESE COORDINATES IS FOR PLATTING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELLZEY).  
N 2082535.8352 E 309877.0129 DURBIN 2  
N 2030457.6869 E 524684.1854 ELLZEY  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983(2011) - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

| POINT | NORTHING   | EASTING   | DESCRIPTION                   |
|-------|------------|-----------|-------------------------------|
| 1     | 2033905.19 | 488995.02 | NELY CORNER OF LOT 484        |
| 2     | 2031486.28 | 488021.88 | MOST S'LY CORNER OF TRACT 3-3 |



POINT NO. 1:  
N: 2033905.19  
E: 488995.02

**Point of Beginning**  
SE'LY CORNER OF LOT 102  
AS SHOWN ON THE PLAT OF  
TRAILMARK EAST PARCEL-PHASE 1  
(M.B. 104, PG. 1-16)

- Legend**
- M.B. = MAP BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.(S) = PAGE(S)
  - NO. = NUMBER
  - R/W = RIGHT OF WAY
  - R = RADIUS
  - (R) = LOT LINE RADIAL TO R/W
  - C = CENTERLINE
  - R.P. = RADIUS POINT
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - D.E. = DRAINAGE EASEMENT
  - M.&A.E. = MAINTENANCE AND ACCESS EASEMENT
  - F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
  - FPLC = FLORIDA POWER & LIGHT COMPANY
  - LI = TABULATED CURVE DATA
  - LI = TABULATED LINE DATA
  - ATB = APPROXIMATE TOP OF BANK
  - S.W.L. = STATE JURISDICTIONAL WETLAND LINE

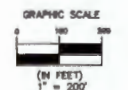
- = SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- = FOUND 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- ↓ = DENOTES JURISDICTIONAL WETLANDS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

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

|                        |  |  |
|------------------------|--|--|
| O.R.B. 1038, PAGE 834  | FPAL EASEMENT AGREEMENT                              | SHOWN HEREON DOES NOT AFFECT BLANKETS SITE |
| O.R.B. 3054, PAGE 1286 | PARTIAL RELEASE OF EASEMENT                          | BLANKETS SITE                              |
| 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 10   | RIVER TRACT GOLF FACILITY USE AGREEMENT              | BLANKETS SITE                              |
| O.R.B. 1375, PAGE 84   | FIRST AMENDMENT O.R.B. 1375, PAGE 15                 | BLANKETS SITE                              |
| O.R.B. 2450, PAGE 87   | RESTRICTIONS, RESERVATIONS, EASEMENTS AGREEMENT      | BLANKETS SITE                              |
| O.R.B. 2450, PAGE 142  | AGREEMENT  | BLANKETS SITE                              |
| O.R.B. 3014, PAGE 1270 | FPAL EASEMENT  | DOES NOT AFFECT BLANKETS SITE              |
| O.R.B. 3921, PAGE 893  | NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT | BLANKETS SITE                              |

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE INTENDED FOR PLATTING PURPOSES.

| TRACTS    | PURPOSE   |
|-----------|---|
| 3-1       | CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS  |
| 3-2       | STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS |
| 3-3 & 3-4 | ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS                                 |
| 3-5       | PARK  |





# Trailmark East Parcel - Phase 3

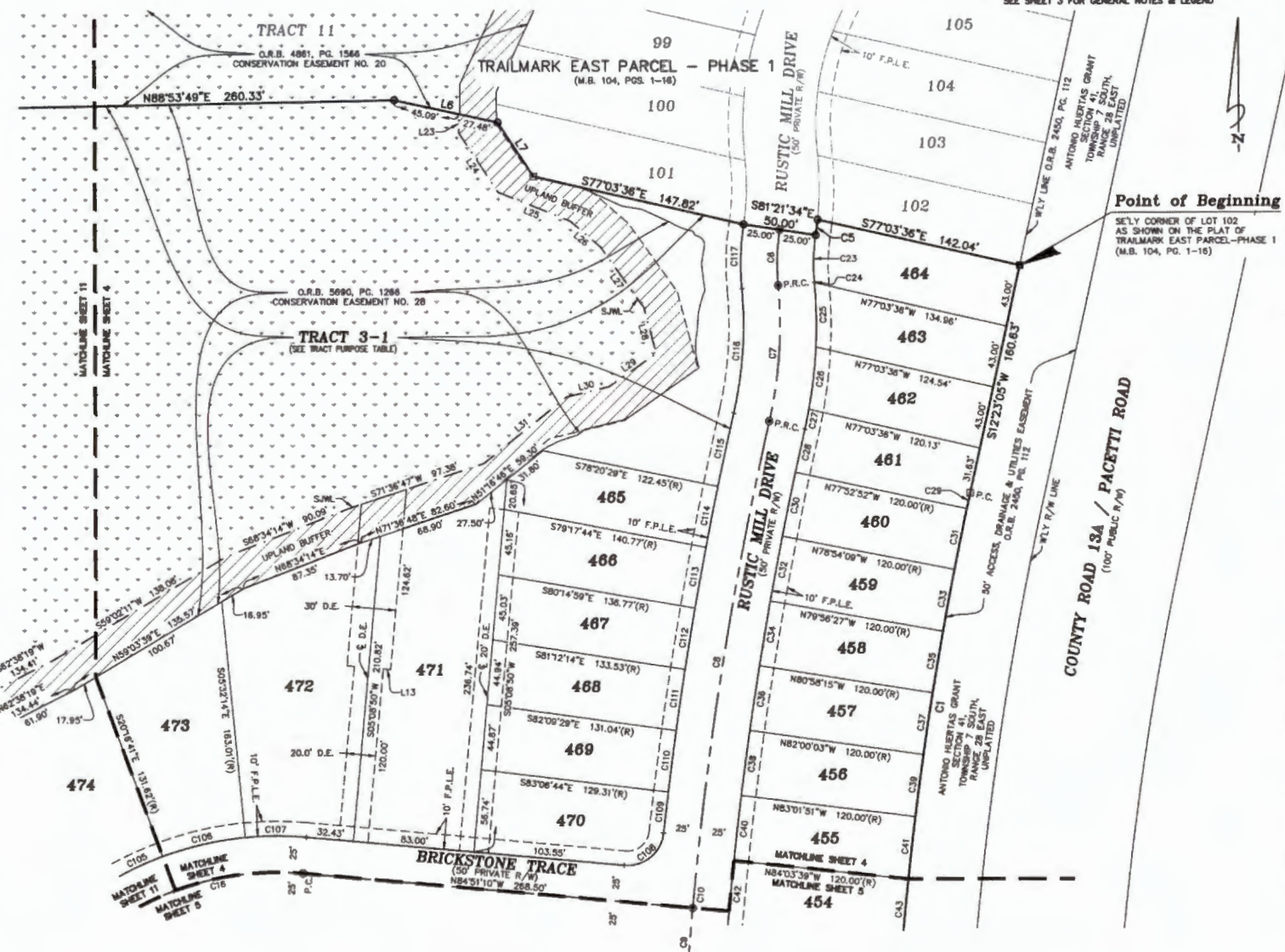
A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

| CURVE TABLE |          |         |           |             |         |
|-------------|----------|---------|-----------|-------------|---------|
| CURVE       | RADIUS   | LENGTH  | DELTA     | BEARING     | CHORD   |
| C1          | 2392.01' | 804.31' | 14°28'30" | S05°08'51"W | 802.70' |
| C5          | 225.00'  | 10.86'  | 2°45'58"  | N07°15'26"E | 10.86'  |
| C8          | 160.00'  | 38.57'  | 13°48'42" | S01°44'05"W | 38.48'  |
| C7          | 300.00'  | 84.17'  | 17°59'08" | S03°48'17"W | 83.78'  |
| C8          | 2537.04' | 338.47' | 7°40'00"  | S08°58'50"W | 338.22' |
| C9          | 2537.04' | 320.47' | 7°41'15"  | S01°31'43"W | 320.28' |
| C10         | 2537.04' | 659.94' | 14°54'14" | S05°21'43"W | 658.08' |
| C16         | 200.00'  | 119.18' | 34°08'48" | S78°04'28"W | 117.44' |
| C23         | 135.00'  | 32.54'  | 13°48'42" | N01°44'05"E | 32.46'  |
| C24         | 325.00'  | 0.36'   | 0°03'50"  | N05°08'21"W | 0.36'   |
| C25         | 325.00'  | 44.36'  | 7°49'24"  | N01°11'43"W | 44.34'  |
| C28         | 325.00'  | 43.30'  | 7°38'02"  | N08°32'00"E | 43.27'  |
| C27         | 324.99'  | 13.97'  | 2°27'48"  | N11°34'55"E | 13.97'  |
| C28         | 2512.04' | 30.46'  | 0°41'41"  | N12°27'59"E | 30.46'  |
| C29         | 2392.01' | 11.08'  | 0°15'58"  | S12°15'07"W | 11.08'  |
| C30         | 2512.04' | 44.78'  | 1°01'17"  | N11°36'30"E | 44.78'  |
| C31         | 2392.01' | 42.64'  | 1°01'17"  | S11°36'30"W | 42.64'  |
| C32         | 2512.04' | 45.53'  | 1°02'18"  | N10°34'42"E | 45.53'  |
| C33         | 2392.01' | 43.36'  | 1°02'19"  | S10°34'42"W | 43.36'  |
| C34         | 2512.04' | 45.16'  | 1°01'48"  | N09°32'39"E | 45.16'  |
| C35         | 2392.01' | 43.00'  | 1°01'48"  | S09°32'39"W | 43.00'  |
| C36         | 2512.04' | 45.16'  | 1°01'48"  | N08°30'51"E | 45.16'  |
| C37         | 2392.01' | 43.00'  | 1°01'48"  | S08°30'51"W | 43.00'  |
| C38         | 2512.04' | 45.16'  | 1°01'48"  | N07°29'03"E | 45.16'  |
| C39         | 2392.01' | 43.00'  | 1°01'48"  | S07°29'03"W | 43.00'  |
| C40         | 2512.04' | 45.16'  | 1°01'48"  | N06°27'15"E | 45.16'  |
| C41         | 2392.01' | 43.00'  | 1°01'48"  | S06°27'15"W | 43.00'  |
| C42         | 2512.04' | 45.16'  | 1°01'48"  | N05°25'27"E | 45.16'  |
| C43         | 2392.01' | 43.00'  | 1°01'48"  | S05°25'27"W | 43.00'  |
| C105        | 225.00'  | 34.12'  | 8°41'17"  | S65°20'41"W | 34.06'  |
| C106        | 225.00'  | 56.02'  | 14°46'27" | S77°04'33"W | 57.88'  |
| C107        | 225.00'  | 41.86'  | 10°41'04" | S89°48'18"W | 41.80'  |
| C108        | 25.00'   | 38.78'  | 88°53'33" | S50°42'04"W | 38.01'  |
| C109        | 2562.04' | 28.31'  | 0°37'59"  | S08°34'17"W | 28.31'  |
| C110        | 2562.04' | 42.67'  | 0°57'15"  | S07°21'54"W | 42.67'  |
| C111        | 2562.04' | 42.67'  | 0°57'15"  | S08°19'09"W | 42.67'  |
| C112        | 2562.04' | 42.67'  | 0°57'15"  | S09°16'24"W | 42.67'  |
| C113        | 2562.04' | 42.67'  | 0°57'15"  | S10°13'39"W | 42.67'  |
| C114        | 2562.04' | 42.67'  | 0°57'15"  | S11°10'54"W | 42.67'  |
| C115        | 2562.04' | 51.65'  | 1°09'18"  | S12°14'11"W | 51.65'  |
| C116        | 275.00'  | 86.32'  | 17°59'08" | S03°49'17"W | 85.97'  |
| C117        | 185.00'  | 44.80'  | 13°48'42" | S01°44'05"W | 44.48'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L6         | S77°36'55"E | 72.57'   |
| L7         | S33°18'32"E | 44.49'   |
| L13        | N84°51'07"W | 5.00'    |
| L23        | S00°40'37"E | 13.06'   |
| L24        | S33°18'18"E | 46.90'   |
| L25        | S88°08'19"E | 53.29'   |
| L26        | S48°51'15"E | 27.92'   |
| L27        | S33°23'39"E | 50.59'   |
| L28        | S14°48'47"E | 32.91'   |
| L29        | S54°41'40"W | 38.73'   |
| L30        | S78°18'24"W | 28.82'   |
| L31        | S51°16'47"W | 73.31'   |



| TRACT PURPOSE TABLE |  |
|---------------------|--|
| TRACTS              | PURPOSE  |
| 3-1                 | CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS |

DENOTES JURISDICTIONAL WETLANDS  
 DENOTES 25' VEGETATED UPLAND BUFFER  
 GRAPHIC SCALE  
 0 25 50  
 (IN FEET)  
 1" = 50'

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 L.R. NO. 3721  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32217  
 (904) 760-2703  
 WWW.CLARYASSOC.COM

**Point of Beginning**  
 SETLY CORNER OF LOT 102  
 AS SHOWN ON THE PLAT OF  
 TRAILMARK EAST PARCEL-PHASE 1  
 (M.B. 104, PG. 1-16)

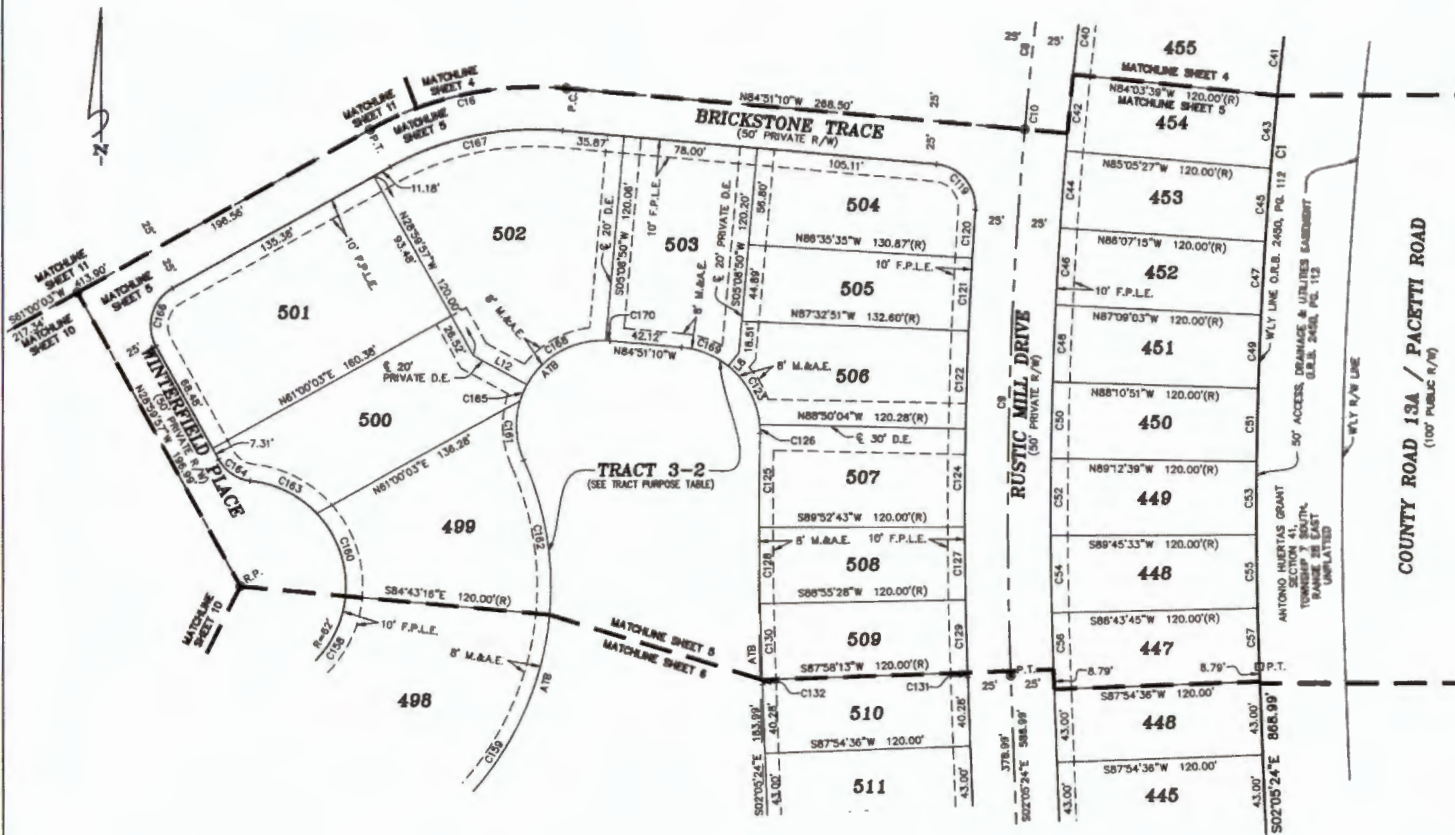


# Trailmark East Parcel - Phase 3

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 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



| TRACT PURPOSE TABLE |   |
|---------------------|---|
| TRACTS              | PURPOSE   |
| 3-2                 | STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L8         | S39°00'11"W | 9.97'    |
| L12        | S81°16'37"E | 35.62'   |



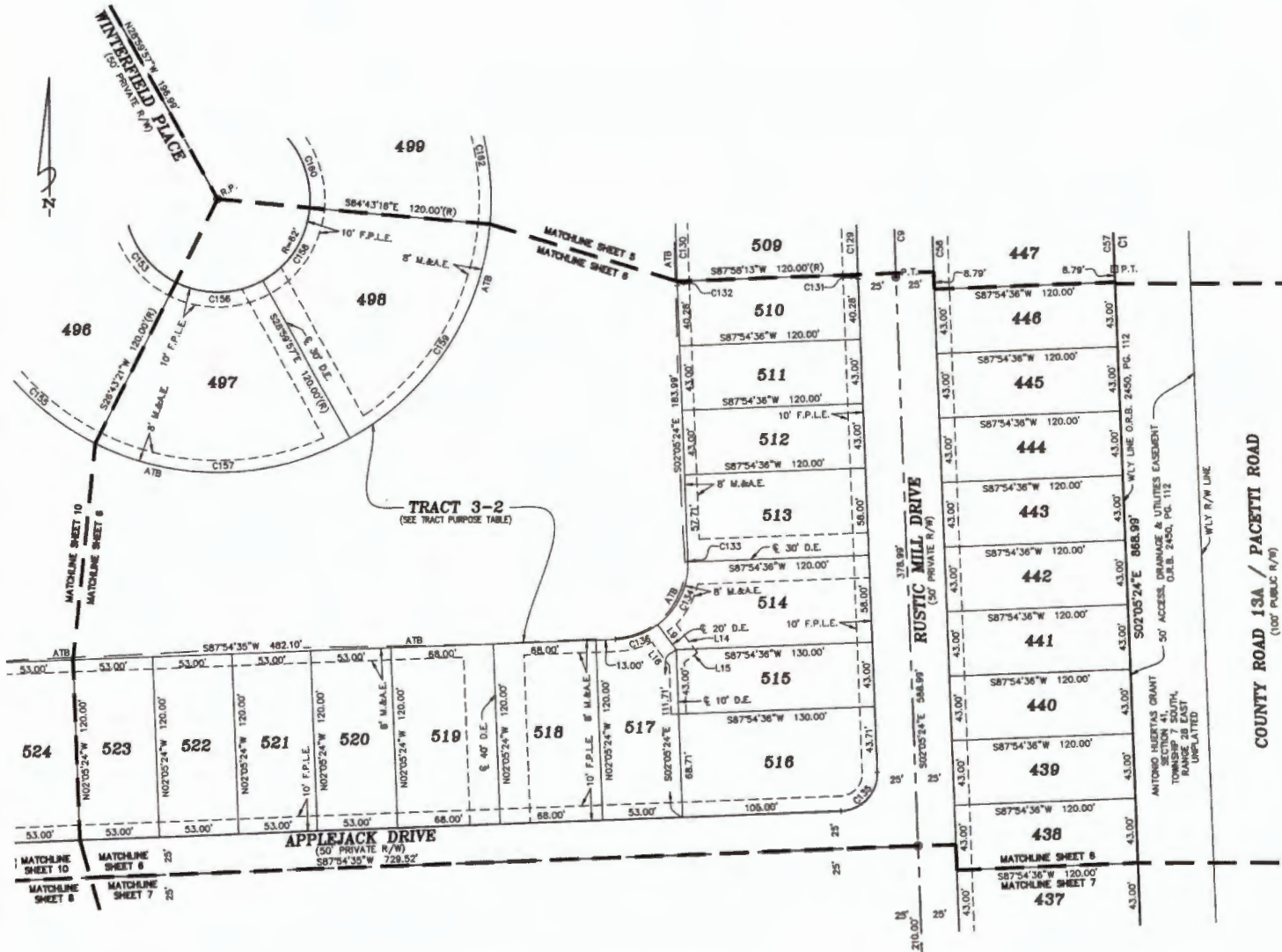
| CURVE TABLE |          |         |            |             |         |
|-------------|----------|---------|------------|-------------|---------|
| CURVE       | RADIUS   | LENGTH  | DELTA      | BEARING     | CHORD   |
| C1          | 2392.01' | 804.31' | 142°28'30" | S05°08'51"W | 802.70' |
| C8          | 2537.04' | 338.47' | 7°40'00"   | S08°58'50"W | 336.22' |
| C9          | 2537.04' | 320.47' | 7°14'15"   | S01°31'43"W | 320.28' |
| C10         | 2537.04' | 656.94' | 14°54'14"  | S05°21'43"W | 658.08' |
| C16         | 200.00'  | 119.18' | 34°08'48"  | S78°04'28"W | 117.44' |
| C40         | 2512.04' | 45.16'  | 1°01'48"   | N06°27'15"E | 45.16'  |
| C41         | 2392.01' | 43.00'  | 1°01'48"   | S08°27'15"W | 43.00'  |
| C42         | 2512.04' | 45.16'  | 1°01'48"   | N05°25'27"E | 45.16'  |
| C43         | 2392.01' | 43.00'  | 1°01'48"   | S05°25'27"W | 43.00'  |
| C44         | 2512.04' | 45.16'  | 1°01'48"   | N04°23'39"E | 45.16'  |
| C45         | 2392.01' | 43.00'  | 1°01'48"   | S04°23'39"W | 43.00'  |
| C46         | 2512.04' | 45.16'  | 1°01'48"   | N03°21'51"E | 45.16'  |
| C47         | 2392.01' | 43.00'  | 1°01'48"   | S03°21'51"W | 43.00'  |
| C48         | 2512.04' | 45.16'  | 1°01'48"   | N02°20'03"E | 45.16'  |
| C49         | 2392.01' | 43.00'  | 1°01'48"   | S02°20'03"W | 43.00'  |
| C50         | 2512.04' | 45.16'  | 1°01'48"   | N01°18'15"E | 45.16'  |
| C51         | 2392.01' | 43.00'  | 1°01'48"   | S01°18'15"W | 43.00'  |
| C52         | 2512.04' | 45.16'  | 1°01'48"   | N00°16'27"E | 45.16'  |
| C53         | 2392.01' | 43.00'  | 1°01'48"   | S00°16'27"W | 43.00'  |
| C54         | 2512.04' | 45.16'  | 1°01'48"   | N00°45'21"E | 45.16'  |
| C55         | 2392.01' | 43.00'  | 1°01'48"   | S00°45'21"W | 43.00'  |
| C56         | 2512.04' | 35.92'  | 0°49'10"   | N01°40'49"W | 35.92'  |
| C57         | 2392.01' | 34.21'  | 0°49'10"   | S01°40'50"E | 34.21'  |
| C118        | 25.00'   | 38.79'  | 88°53'33"  | S40°24'23"E | 35.01'  |
| C120        | 2562.04' | 28.31'  | 0°37'59"   | S03°43'24"W | 28.31'  |
| C121        | 2562.04' | 42.87'  | 0°57'15"   | S02°35'47"W | 42.87'  |
| C122        | 2562.04' | 57.55'  | 1°17'13"   | S01°48'33"W | 57.55'  |
| C123        | 30.00'   | 40.21'  | 48°04'21"  | N27°57'39"W | 39.13'  |
| C124        | 2562.04' | 57.55'  | 1°17'13"   | S00°31'19"W | 57.55'  |
| C125        | 2882.04' | 55.04'  | 1°10'33"   | N00°27'58"E | 55.04'  |
| C126        | 30.00'   | 5.22'   | 5°58'44"   | N01°56'08"W | 5.22'   |
| C127        | 2562.04' | 42.87'  | 0°57'15"   | S00°35'55"W | 42.87'  |
| C128        | 2882.04' | 44.67'  | 0°57'15"   | N00°35'55"W | 44.67'  |
| C129        | 2562.04' | 42.87'  | 0°57'15"   | S01°33'10"E | 42.87'  |
| C130        | 2882.04' | 44.67'  | 0°57'15"   | N01°33'10"W | 44.67'  |
| C131        | 2562.04' | 2.88'   | 0°03'37"   | S02°03'36"E | 2.88'   |
| C132        | 2882.04' | 2.82'   | 0°03'37"   | N02°03'36"W | 2.82'   |
| C158        | 82.00'   | 60.30'  | 55°43'18"  | N33°08'23"E | 57.95'  |
| C159        | 182.00'  | 177.00' | 58°43'18"  | S33°08'23"W | 170.11' |
| C160        | 82.00'   | 62.77'  | 48°45'57"  | N19°08'14"W | 51.19'  |
| C161        | 50.00'   | 35.66'  | 40°51'28"  | S03°31'36"E | 34.80'  |
| C162        | 182.00'  | 92.86'  | 28°14'04"  | S09°20'18"E | 91.86'  |
| C163        | 82.00'   | 43.70'  | 40°25'59"  | N63°42'12"W | 42.85'  |
| C164        | 25.00'   | 23.96'  | 54°55'14"  | N56°27'34"W | 23.05'  |
| C165        | 80.00'   | 10.32'  | 11°48'18"  | S22°48'46"W | 10.30'  |
| C166        | 25.00'   | 39.27'  | 90°00'00"  | N18°00'03"E | 35.38'  |
| C167        | 175.00'  | 104.28' | 34°08'48"  | N78°04'26"E | 102.78' |
| C168        | 90.00'   | 55.48'  | 63°35'22"  | S60°31'04"W | 52.89'  |
| C169        | 50.00'   | 29.54'  | 33°51'21"  | N67°55'29"W | 29.12'  |
| C170        | 50.00'   | 2.47'   | 2°50'08"   | N88°16'13"W | 2.47'   |

# Trailmark East Parcel - Phase 3

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

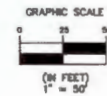
MAP BOOK PAGE

SHEET 6 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



| CURVE TABLE |          |         |           |              |         |
|-------------|----------|---------|-----------|--------------|---------|
| CURVE       | RADIUS   | LENGTH  | DELTA     | BEARING      | CHORD   |
| C1          | 2382.01' | 604.31' | 14°28'30" | S05°08'51\"W | 602.70' |
| C8          | 2537.04' | 320.47' | 7°14'15"  | S01°31'43\"W | 320.28' |
| C56         | 2012.04' | 35.92'  | 0°49'10"  | N01°40'49\"W | 35.92'  |
| C57         | 2382.01' | 34.21'  | 0°49'10"  | S01°40'50\"E | 34.21'  |
| C129        | 2582.04' | 42.87'  | 0°57'15"  | S01°33'10\"E | 42.87'  |
| C130        | 2682.04' | 44.87'  | 0°57'15"  | N01°35'10\"W | 44.87'  |
| C131        | 2582.04' | 2.89'   | 0°03'37"  | S02°03'36\"E | 2.89'   |
| C132        | 2682.04' | 2.82'   | 0°03'37"  | N02°03'36\"W | 2.82'   |
| C133        | 50.00'   | 0.29'   | 0°20'05"  | N01°55'22\"W | 0.29'   |
| C134        | 50.00'   | 48.18'  | 55°12'27" | N25°50'54\"E | 48.34'  |
| C135        | 25.00'   | 39.27'  | 89°59'59" | S42°54'36\"W | 35.38'  |
| C136        | 50.00'   | 30.07'  | 34°27'28" | N70°40'51\"E | 29.82'  |
| C153        | 62.00'   | 82.77'  | 48°45'57" | S38°53'41\"E | 51.18'  |
| C155        | 182.00'  | 98.77'  | 31°05'41" | N47°43'48\"W | 97.57'  |
| C156        | 62.00'   | 60.30'  | 55°43'18" | N88°51'42\"E | 57.95'  |
| C157        | 182.00'  | 177.00' | 55°43'18" | S88°51'42\"W | 170.11' |
| C158        | 62.00'   | 60.30'  | 55°43'18" | N33°08'23\"E | 57.95'  |
| C159        | 182.00'  | 177.00' | 55°43'18" | S33°08'23\"W | 170.11' |
| C160        | 62.00'   | 52.77'  | 48°45'57" | N19°06'14\"W | 51.18'  |
| C162        | 182.00'  | 82.86'  | 29°14'04" | S09°20'18\"E | 91.86'  |

| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L9         | N36°32'52\"W | 20.70'   |
| L14        | N36°32'52\"W | 23.58'   |
| L15        | N53°27'06\"E | 10.80'   |
| L16        | N38°32'52\"W | 19.30'   |



| TRACT PURPOSE TABLE |   |
|---------------------|---|
| TRACTS              | PURPOSE   |
| 3-2                 | STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS |



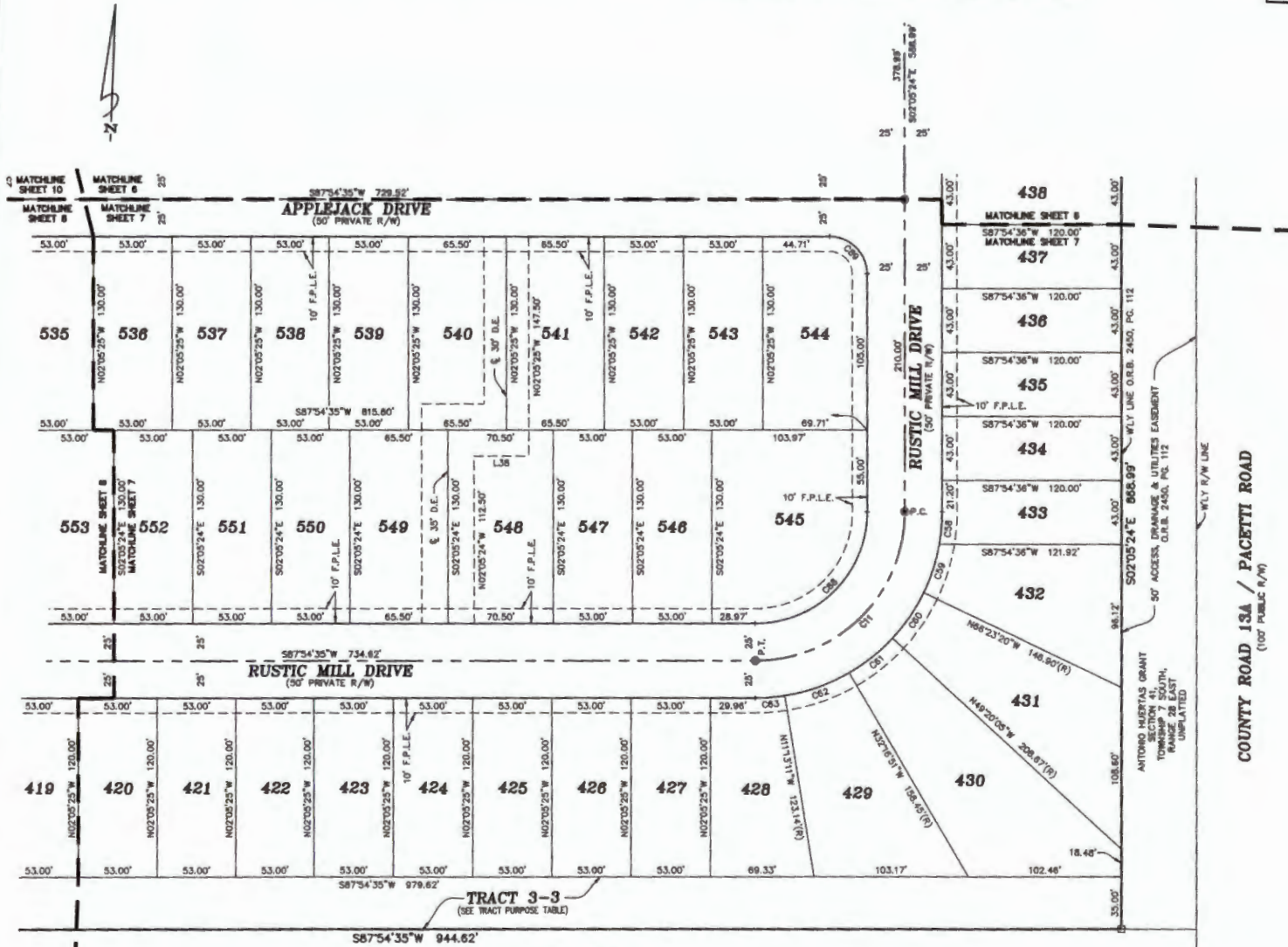


# Trailmark East Parcel - Phase 3

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 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



| CURVE TABLE |         |         |           |                     |
|-------------|---------|---------|-----------|---------------------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | CHORD               |
| C11         | 100.00' | 157.08' | 89°56'59" | 542°54'36"W 141.42' |
| C58         | 125.00' | 21.91'  | 10°02'38" | N02°05'25"W 21.86'  |
| C59         | 125.00' | 34.16'  | 15°38'26" | N15°46'57"E 34.08'  |
| C60         | 125.00' | 37.21'  | 17°03'15" | N32°08'17"E 37.07'  |
| C81         | 125.00' | 37.21'  | 17°03'15" | N48°11'32"E 37.07'  |
| C82         | 125.00' | 45.95'  | 21°03'39" | N68°14'59"E 45.99'  |
| C83         | 125.00' | 18.92'  | 8°07'47"  | N83°20'42"E 18.90'  |
| C88         | 75.00'  | 117.81' | 89°39'59" | S42°54'36"W 108.07' |
| C89         | 25.00'  | 38.27'  | 90°00'01" | S47°08'24"E 35.36'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L38        | N87°04'28"E | 36.77'   |



| TRACT PURPOSE TABLE |   |
|---------------------|---|
| TRACTS              | PURPOSE   |
| 3-3                 | ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS |

O.R.B. 1586, PG. 150  
ANTONIO HUERTAS GRANT  
SECTION 41,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED

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

COUNTY ROAD 13A / PACETTI ROAD  
(100' PUBLIC R/W)



# Trailmark East Parcel - Phase 3

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

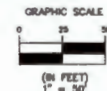
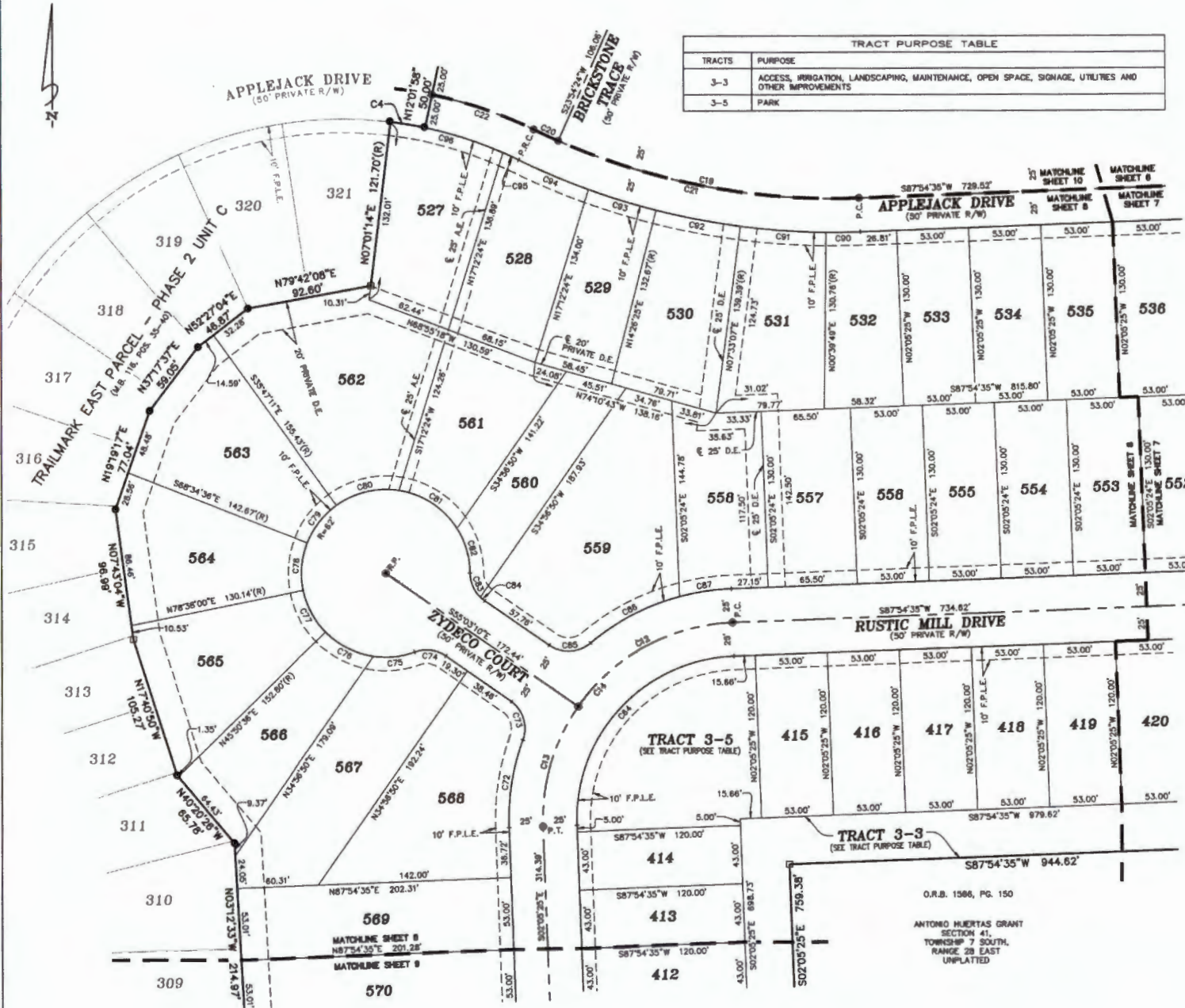
MAP BOOK

PAGE

SHEET 8 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

| TRACT PURPOSE TABLE |   |
|---------------------|---|
| TRACTS              | PURPOSE   |
| 3-3                 | ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS |
| 3-5                 | PARK  |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C4          | 295.00' | 25.81'  | 5'00"44"  | S80°28'24"E | 25.80'  |
| C12         | 145.00' | 134.03' | 52°57'48" | S81°25'43"W | 128.31' |
| C13         | 145.00' | 93.73'  | 37°02'19" | S16°25'43"W | 82.11'  |
| C14         | 148.00' | 227.77' | 80°00'00" | S42°54'35"W | 206.08' |
| C18         | 800.00' | 226.87' | 25°59'49" | N78°05'31"W | 224.92' |
| C20         | 900.00' | 20.00'  | 2°17'32"  | N84°56'50"W | 20.00'  |
| C21         | 900.00' | 248.87' | 28°17'21" | S77°56'44"E | 244.37' |
| C22         | 320.00' | 79.12'  | 14°09'58" | N70°53'03"W | 78.92'  |
| C84         | 120.00' | 188.50' | 80°00'00" | N42°54'35"E | 189.71' |
| C72         | 170.00' | 65.81'  | 22°10'50" | S09°00'00"W | 65.40'  |
| C73         | 25.00'  | 32.76'  | 75°06'34" | S17°28'52"E | 30.49'  |
| C74         | 25.00'  | 23.88'  | 54°58'14" | S82°30'48"E | 23.08'  |
| C75         | 82.00'  | 30.94'  | 28°35'29" | N84°19'19"E | 30.62'  |
| C78         | 82.00'  | 40.28'  | 37°13'35" | S82°46'11"E | 38.56'  |
| C77         | 62.00'  | 35.48'  | 32°47'24" | S27°45'42"E | 35.00'  |
| C78         | 62.00'  | 35.48'  | 32°47'24" | S05°01'42"W | 35.00'  |
| C79         | 62.00'  | 35.48'  | 32°47'24" | S37°46'08"W | 35.00'  |
| C80         | 62.00'  | 48.57'  | 44°52'56" | S78°38'18"W | 47.34'  |
| C81         | 62.00'  | 52.84'  | 48°38'43" | N86°34'52"W | 51.07'  |
| C82         | 62.00'  | 34.78'  | 32°07'38" | N18°11'43"W | 34.31'  |
| C83         | 25.00'  | 18.77'  | 45°18'11" | N22°47'01"W | 19.26'  |
| C84         | 25.00'  | 4.20'   | 9°37'03"  | N50°14'38"W | 4.18'   |
| C85         | 25.00'  | 32.79'  | 75°06'34" | S87°22'33"W | 30.49'  |
| C86         | 170.00' | 74.38'  | 29°04'00" | S82°20'19"W | 73.79'  |
| C87         | 170.00' | 38.88'  | 13°02'14" | S81°23'28"W | 38.60'  |
| C90         | 525.00' | 28.23'  | 2°48'14"  | N89°17'12"E | 28.23'  |
| C91         | 525.00' | 63.12'  | 6°53'18"  | S85°33'32"E | 63.08'  |
| C92         | 525.00' | 63.12'  | 6°53'18"  | S79°00'14"E | 63.08'  |
| C93         | 525.00' | 52.06'  | 5°40'52"  | S72°43'09"E | 52.03'  |
| C94         | 525.00' | 55.69'  | 8°04'38"  | S86°50'23"E | 55.66'  |
| C95         | 285.00' | 12.78'  | 2°28'40"  | S85°02'24"E | 12.78'  |
| C96         | 285.00' | 85.89'  | 18°42'02" | S74°37'45"E | 85.68'  |



O.R.B. 1586, PG. 150  
ANTONIO HUERTAS GRANT  
SECTION 41  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED

**Clary & Associates**  
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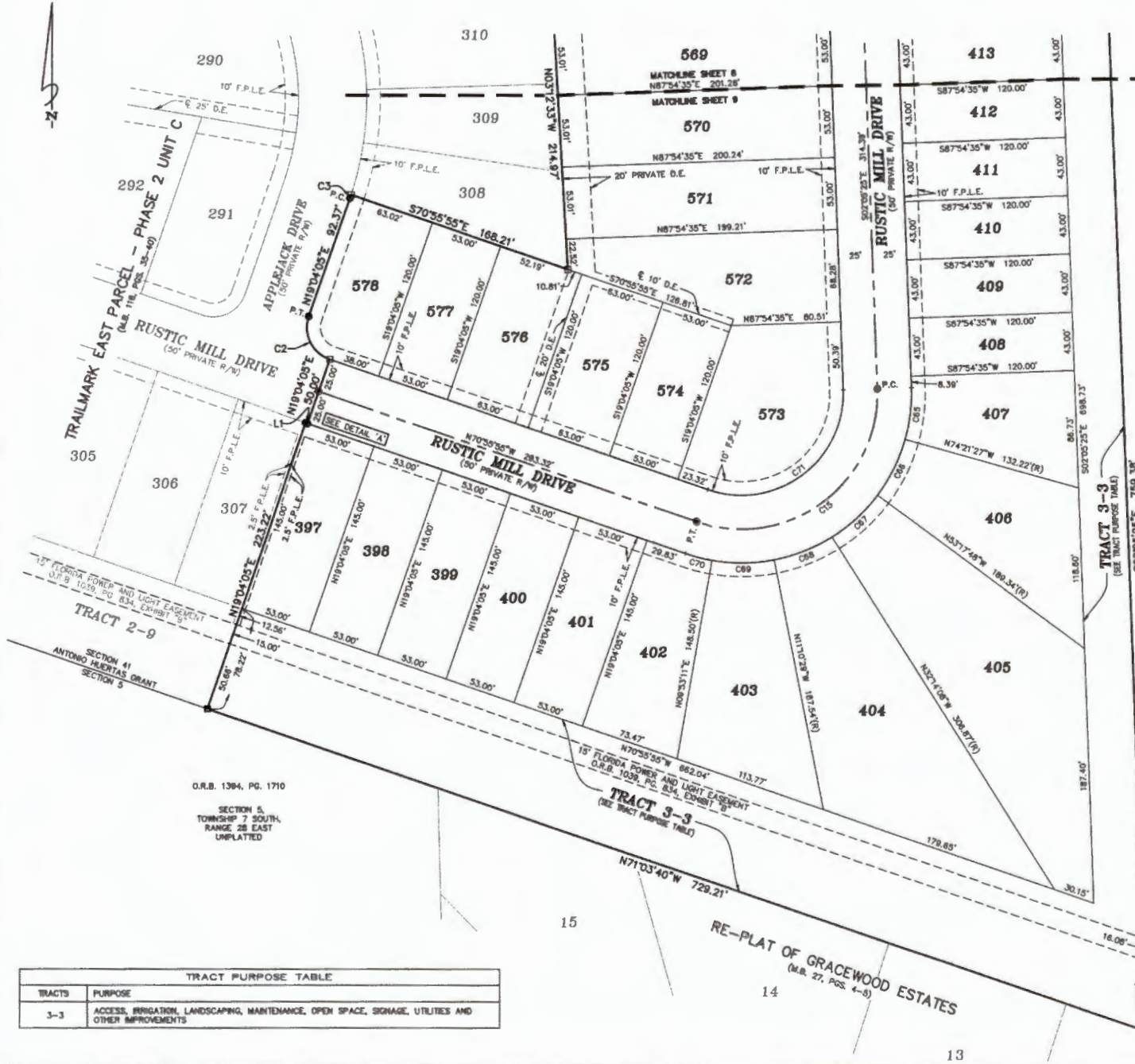


# Trailmark East Parcel - Phase 3

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

MAP BOOK PAGE

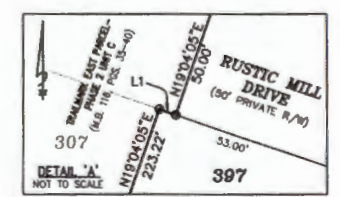
SHEET 9 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



| CURVE | RADIUS  | LENGTH  | DELTA      | BEARING     | CHORD   |
|-------|---------|---------|------------|-------------|---------|
| C2    | 25.00'  | 38.27'  | 80°00'00"  | N25°55'55"W | 35.36'  |
| C3    | 225.00' | 2.63'   | 0°40'07"   | N18°44'02"E | 2.63'   |
| C15   | 100.00' | 184.01' | 111°08'30" | S53°28'20"W | 164.88' |
| C85   | 125.00' | 38.89'  | 17°43'58"  | N06°46'34"E | 38.53'  |
| C86   | 125.00' | 45.95'  | 21°03'39"  | N28°07'23"E | 45.89'  |
| C87   | 125.00' | 45.95'  | 21°03'39"  | N47°4'02"E  | 45.89'  |
| C88   | 125.00' | 45.95'  | 21°03'39"  | N68°17'41"E | 45.89'  |
| C89   | 125.00' | 45.95'  | 21°03'39"  | N89°21'21"E | 45.89'  |
| C70   | 125.00' | 20.03'  | 8°10'54"   | S75°31'22"E | 20.01'  |
| C71   | 75.00'  | 145.51' | 111°08'30" | S53°28'20"W | 123.74' |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S70°55'55"E | 1.51'    |

O.R.B. 1566, PG. 150  
ANTONIO HUERTAS GRANT  
SECTION 41,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
UNPLATTED



| TRACTS | PURPOSE  |
|--------|--|
| 3-3    | ACCESS, IRRIGATION, LANDSCAPING, MAINTNANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS |

RE-PLAT OF GRACEWOOD ESTATES  
(M.B. 27, PGS. 4-5)

**Clary & Associates**  
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# Trailmark East Parcel - Phase 3

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

MAP BOOK PAGE

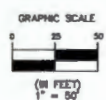
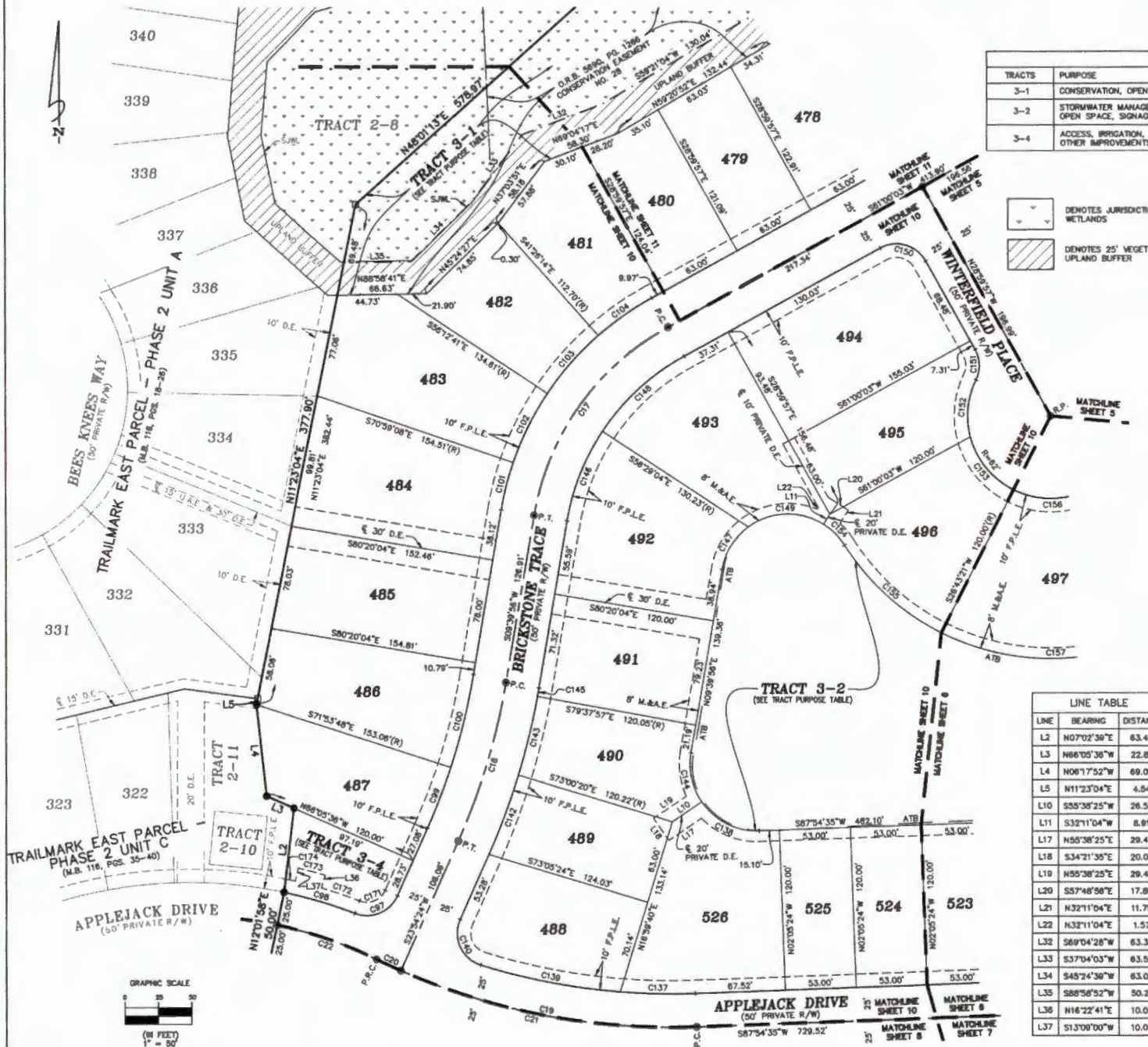
SHEET 10 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

| TRACT PURPOSE TABLE |   |
|---------------------|---|
| TRACTS              | PURPOSE   |
| 3-1                 | CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS  |
| 3-2                 | STORMWATER MANAGEMENT FACILITY, ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS |
| 3-4                 | ACCESS, IRRIGATION, LANDSCAPING, MAINTENANCE, OPEN SPACE, SIGNAGE, UTILITIES AND OTHER IMPROVEMENTS                                 |



| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C17         | 200.00' | 179.18' | 51°20'06" | S35°19'59"W | 173.26' |
| C18         | 500.00' | 124.28' | 14°14'27" | S18°47'10"W | 123.96' |
| C19         | 500.00' | 226.67' | 25°58'48" | N79°05'31"W | 224.92' |
| C20         | 500.00' | 20.00'  | 2°17'32"  | N84°58'50"W | 20.00'  |
| C21         | 500.00' | 246.87' | 28°17'21" | S77°58'44"E | 244.37' |
| C22         | 320.00' | 79.12'  | 14°09'58" | N70°53'03"W | 78.92'  |
| C97         | 25.00'  | 36.11'  | 87°20'07" | S87°34'27"W | 34.52'  |
| C98         | 345.00' | 55.45'  | 9°12'32"  | N73°21'46"W | 55.39'  |
| C99         | 475.00' | 48.11'  | 5°48'12"  | S21°00'18"W | 48.09'  |
| C100        | 475.00' | 66.95'  | 8°26'15"  | S13°53'04"W | 66.89'  |
| C101        | 225.00' | 36.71'  | 8°20'58"  | S14°20'24"W | 36.67'  |
| C102        | 225.00' | 58.02'  | 14°48'27" | S26°24'08"W | 57.86'  |
| C103        | 225.00' | 58.02'  | 14°48'27" | S41°10'33"W | 57.86'  |
| C104        | 225.00' | 48.84'  | 12°28'17" | S34°48'54"W | 48.75'  |
| C137        | 475.00' | 55.99'  | 8°45'14"  | N88°42'48"W | 55.96'  |
| C138        | 50.00'  | 50.38'  | 57°43'50" | S63°13'30"E | 48.28'  |
| C139        | 475.00' | 108.84' | 12°51'48" | N78°54'17"W | 108.42' |
| C140        | 25.00'  | 42.05'  | 98°22'48" | N24°18'58"W | 37.27'  |
| C142        | 525.00' | 63.34'  | 8°54'44"  | N20°27'02"E | 63.30'  |
| C143        | 525.00' | 60.72'  | 8°37'37"  | N13°40'52"E | 60.69'  |
| C144        | 50.00'  | 36.42'  | 44°01'31" | S12°20'49"E | 37.46'  |
| C145        | 525.00' | 6.43'   | 0°42'07"  | N10°01'00"E | 6.43'   |
| C146        | 175.00' | 72.85'  | 23°51'00" | N21°35'26"E | 72.32'  |
| C147        | 50.00'  | 36.42'  | 44°01'38" | S31°40'44"W | 37.46'  |
| C148        | 175.00' | 83.95'  | 27°29'08" | N47°15'28"E | 83.15'  |
| C149        | 50.00'  | 56.77'  | 88°29'32" | S87°56'18"W | 56.27'  |
| C150        | 25.00'  | 38.27'  | 90°00'00" | S73°58'57"E | 35.36'  |
| C151        | 25.00'  | 23.96'  | 54°58'14" | S01°32'21"E | 23.06'  |
| C152        | 82.00'  | 43.75'  | 40°25'59" | S05°42'17"W | 42.85'  |
| C153        | 82.00'  | 52.77'  | 48°45'57" | S38°53'41"E | 51.19'  |
| C154        | 50.00'  | 22.37'  | 25°37'58" | N44°59'57"W | 22.16'  |
| C155        | 182.00' | 99.77'  | 31°05'41" | N47°43'48"W | 97.57'  |
| C156        | 82.00'  | 60.30'  | 55°43'18" | N85°51'42"E | 57.85'  |
| C157        | 182.00' | 177.00' | 55°43'18" | S88°51'42"W | 170.11' |
| C171        | 15.00'  | 22.86'  | 87°20'07" | S87°34'27"W | 20.71'  |
| C172        | 355.00' | 30.14'  | 4°51'50"  | N71°11'24"W | 30.13'  |
| C173        | 355.00' | 20.56'  | 37°13'41" | N75°4'09"W  | 20.56'  |
| C174        | 355.00' | 7.78'   | 1°15'28"  | N77°28'44"W | 7.78'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L2         | N07°02'36"E | 63.44'   |
| L3         | N88°05'38"W | 22.81'   |
| L4         | N06°17'52"W | 69.00'   |
| L5         | N11°23'04"E | 4.54'    |
| L10        | S55°38'25"W | 26.57'   |
| L11        | S32°11'04"W | 6.91'    |
| L17        | N55°38'25"E | 29.44'   |
| L18        | S34°21'35"E | 20.00'   |
| L19        | N55°38'25"E | 29.44'   |
| L20        | S57°48'58"E | 17.80'   |
| L21        | N32°11'04"E | 11.78'   |
| L22        | N32°11'04"E | 1.57'    |
| L32        | S69°04'28"W | 63.34'   |
| L33        | S37°04'03"W | 63.52'   |
| L34        | S48°24'36"W | 63.04'   |
| L35        | S88°58'52"W | 50.21'   |
| L38        | N16°22'41"E | 10.00'   |
| L37        | S13°00'00"W | 10.00'   |



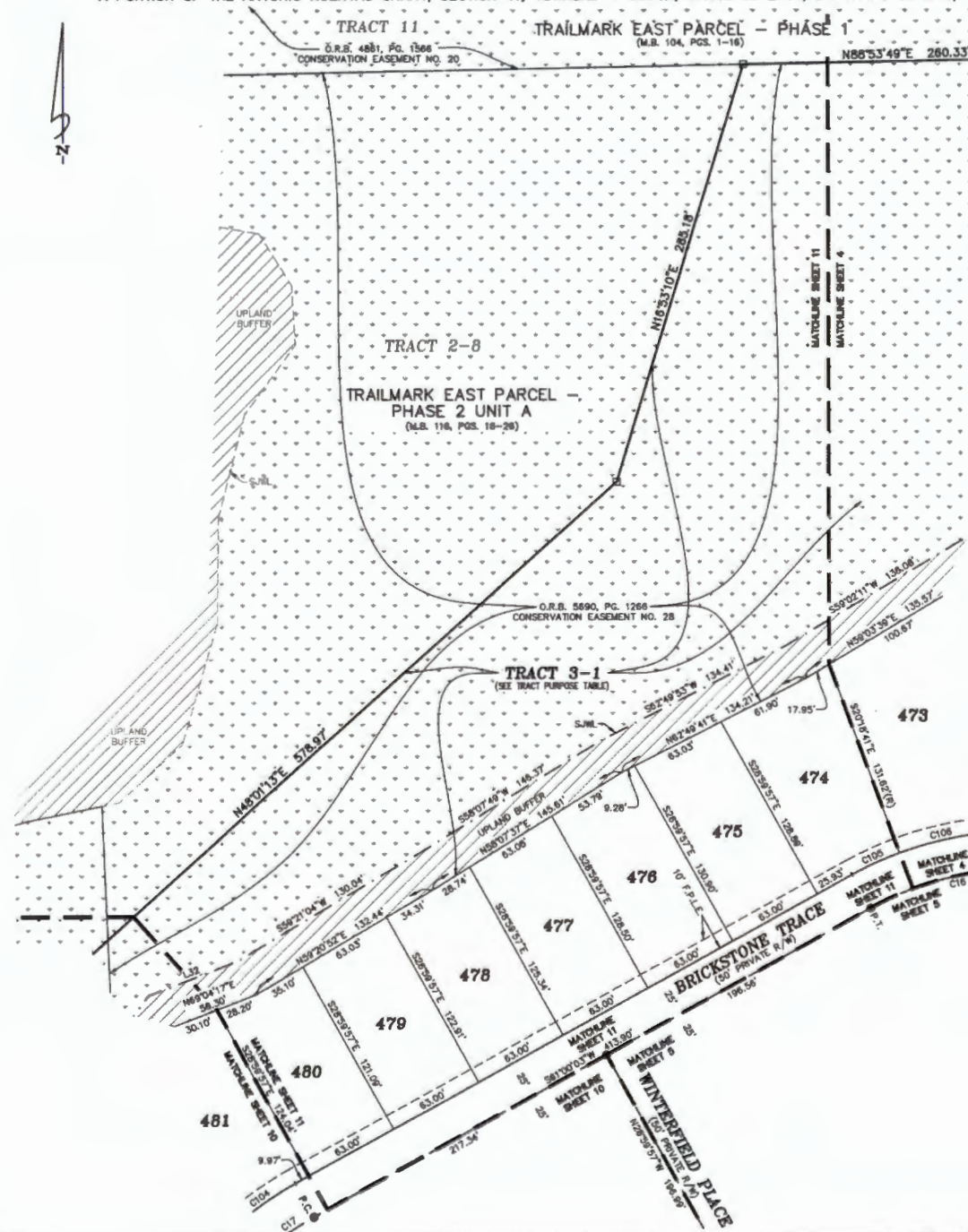


# Trailmark East Parcel - Phase 3

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

MAP BOOK PAGE

SHEET 11 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



| TRACT PURPOSE TABLE |  |
|---------------------|--|
| TRACTS              | PURPOSE  |
| 3-1                 | CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C16         | 200.00' | 118.18' | 34°08'48" | S78°04'26"W | 117.44' |
| C17         | 200.00' | 179.18' | 51°20'06" | S35°18'58"W | 173.26' |
| C104        | 225.00' | 48.84'  | 12°26'17" | S54°46'54"W | 48.75'  |
| C105        | 225.00' | 34.12'  | 8°41'17"  | S85°20'41"W | 34.08'  |
| C106        | 225.00' | 58.02'  | 14°46'27" | S77°04'33"W | 57.88'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L32        | S89°04'28"W | 63.34'   |

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES 25' VEGETATED UPLAND BUFFER

