

RESOLUTION NO. 2024-401
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ROCK SPRINGS FARMS REPLAT.

WHEREAS, ROCK SPRINGS FARMS LLC, A FLORIDA 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 Rock Springs Farms Replat.

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 is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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.

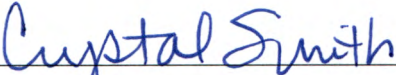
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 1st day of October, 2024.

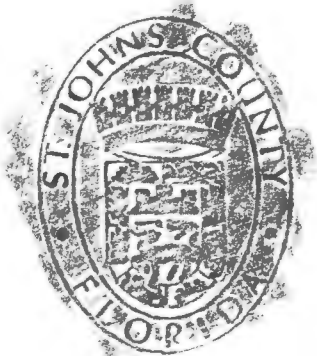
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date OCT 07 2024

BY: 
Sarah Arnold, Chair

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


Deputy Clerk



Attachment 2

Plat Map

ROCK SPRINGS FARMS REPLAT

A PART OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA. BEING A REPLAT OF TRACTS "C", "F", "J", "K", "L", "N", "T", "U", "V" AND "X" OF ROCK SPRINGS FARMS, A PLAT RECORDED IN MAP BOOK 104 PAGES 81 THROUGH 87 SOLELY TO CHANGE THE MAINTENANCE RESPONSIBILITIES, REMOVE CERTAIN PUBLIC ACCESS TRAILS AND CHANGE A CERTAIN EASEMENT OF SAID TRACTS

CAPTION

A REPLAT OF TRACTS "C", "F", "J", "K", "L", "N", "T", "U", "V" AND "X" OF ROCK SPRINGS FARMS, A PLAT RECORDED IN MAP BOOK 104 PAGES 81 THROUGH 87 OF PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTES

- BEARINGS SHOWN HEREON BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE BEARING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 BEING SOUTH 08°17'30" EAST.
- NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE FOUND 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 SUPPLIED IN THE PUBLIC RECORDS OF THIS COUNTY.
- COORDINATED BASED ON NORTH AMERICAN DATUM 1983/00 - STATE PLANE COORDINATES FLORIDA EAST ZONE - U.S. FEET. ESTABLISHED BY GPS OBSERVATION USING A Trimble R12i GNSS RTK RECEIVER AND RUNNING "Trimble Access Version 2023.10 Software".
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO SECTION 177.091(8), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PURPOSE OF THIS REPLAT IS TO REMOVE THE RESPONSIBILITY OF ROCK SPRINGS FARMS HOMEOWNERS ASSOCIATION, INC., TO MAINTAIN TRACTS "C", "F", "N" AND "X" SAID TRACTS WERE CONVEYED TO ST. JOHNS COUNTY AFTER APPROVAL OF THE ORIGINAL PLAT. TO REMOVE THE "PUBLIC TRAIL EASEMENTS" FROM TRACTS "T", "U" AND "V" ACCESS EASEMENTS AND TO CHANGE TRACT "X" FROM A "PUBLIC ACCESS EASEMENT" TO A "MAINTENANCE ACCESS EASEMENT" FROM THE ORIGINAL PLAT.

CONSENT AND SUBORDINATION BY MORTGAGEE

AVALON FINANCIAL GROUP LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS THE HOLDER OF A CERTAIN MORTGAGE ON THE LANDS DESCRIBED IN THE CAPTION HEREON, RECORDED IN OFFICIAL RECORDS BOOK 4626, PAGE 808 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING ADDITION AND DEDICATION AND AGREES THAT MORTGAGEE SHALL BE SUBORDINATED TO THE DEDICATIONS.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2024.

WITNESS: _____ BY: _____
 PRINT NAME: _____ PRINT NAME: _____
 ITS: _____
 WITNESS: _____
 PRINT NAME: _____

STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization, this day of _____, 2024, by _____ for _____.

Notary Public, State of _____
 PRINT NAME: _____
 My Commission Expires _____
 My Commission Number is _____
 Personally Known OR Produced _____
 Type of Identification Produced _____

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, plotted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute Chapter 177, Part 1, that the Permanent Reference Monuments (PRM), Permanent Control Points (PCP) and Lot Corners have been monumented in accordance with Chapter 177.091 Florida Statutes, Chapter 5J-17 Florida Administrative Code and St. Johns County, Florida.

Certified this day of _____, 2024.

JEREMY A. HEWITT, P.S.M.
 Registered Land Surveyor No. LS 7413
 MATTHEWS DESIGN GROUP, LLC, LB 6580
 P.O. BOX 3128, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084

LEGEND

- DBM FPL UE DENOTES DOING BUSINESS AS
- PRM DENOTES FLORIDA POWER AND LIGHT UTILITY EASEMENT
- PCD DENOTES POINT OF REVERSE CURVE
- PT DENOTES PERMANENT REFERENCE MONUMENT
- PC DENOTES POINT OF COMPOUND CURVE
- PT DENOTES POINT OF TANGENCY
- PC DENOTES POINT OF CURVE
- PC DENOTES FOUND PERMANENT CONTROL POINT STAMPED NAIL & DISK "LB 3964"
- PC DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED LB "LB 3604" PRM
- PC DENOTES SET PERMANENT REFERENCE MONUMENT 56" IRON ROD AND CAP STAMPED "LB 8580"
- PC DENOTES RIGHT OF WAY
- PC DENOTES OFFICIAL RECORDS BOOK
- PC DENOTES PLANNED UNIT DEVELOPMENT
- PC DENOTES ST. JOHNS COUNTY UTILITY DEPARTMENT
- PC DENOTES STORM WATER MANAGEMENT FACILITY
- PC DENOTES UTILITY EASEMENT
- PC DENOTES STATE PLANE COORDINATES NORTHING AND EASTING

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this Plat has been approved and accepted by the BOARD OF COUNTY COMMISSIONERS OF St. Johns County, Florida on this _____ day of _____, 2024. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat has been examined and approved by the COUNTY GROWTH MANAGEMENT DEPARTMENT for ST. JOHNS COUNTY, FLORIDA on the _____ day of _____, 2024.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of ROCK SPRINGS FARMS REPLAT, has been examined and reviewed by the office of the St. Johns County Attorney on this _____ day of _____, 2024.

Office of the County Attorney

CERTIFICATE OF CLERK

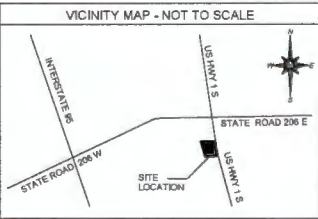
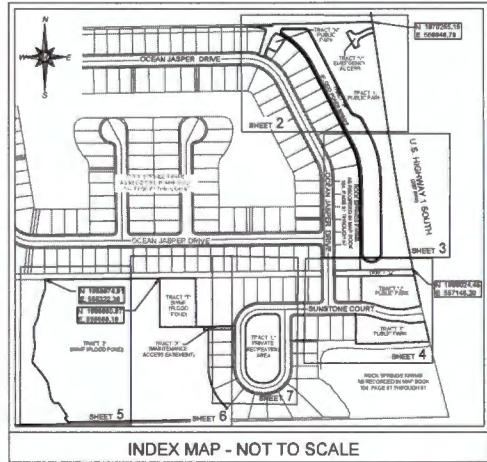
This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book _____ (Page(s) _____) of the public records of St. Johns County, Florida on this _____ day of _____, 2024.

BRANDON J. PATTY
 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, Plotting, by the office of the County Surveyor for St. Johns County, Florida on this _____ day of _____, 2024.

JOE P.S.M. County Surveyor
 P.S.M. LB 3000



ADOPTION AND DEDICATION

This is to certify that Rock Springs Farms LLC, a Florida Limited Liability Company, its successors and assigns ("Owner") is the absolute owner of the lands described in the caption herein known as ROCK SPRINGS FARMS REPLAT, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of these lands.

Tracts "C", "F", "J", "K" and "X" (Public/Recreation areas) will be operated and maintained by ST. JOHNS COUNTY, its successors or assigns. Said tracts, combined provide 7.35 acres, more or less of public/recreation area.

Tracts "L" (Private/Recreation Areas) shown hereon are hereby dedicated to ROCK SPRINGS FARMS Homeowners Association, Inc., its successors and assigns, and will assume all obligation of maintenance and operation thereof under the plat.

Tracts "T" and "U" (Storm Water Management Facility SWMF) shown hereon are hereby dedicated to ROCK SPRINGS FARMS Homeowners Association, Inc., its successors and assigns, the right of ingress and egress over all roads, right of ways, tracts and easements dedicated hereby for the purposes of access, drainage of storm water and for purposes of constructing and maintaining therein drainage facilities and utilities.

Tract "V" (Emergency Access) will be operated and maintained by ST. JOHNS COUNTY, its successors and assigns.

Tract "U" (0.07 Acre Drainage Easement) shown hereon will be operated and maintained by ST. JOHNS COUNTY, its successors or assigns.

Tract "X" (Maintenance Access Easement) shown hereon is hereby dedicated to the ROCK SPRINGS FARMS Homeowners Association, Inc., its successors and assigns, and will assume all obligation of maintenance and operation thereof under the plat. Said Tract provides 0.05 acres, more or less, for pond maintenance access.

The drainage easements as shown on this plat, shall permit ST. JOHNS COUNTY, a political subdivision, its successors and assigns, to discharge all stormwater which may fall or come upon all road rights of way hereby dedicated, into, over, across or through said easements shown hereon.

Access easements and unburdened drainage easements are hereby irrevocably and without reservation dedicated to the ROCK SPRINGS FARMS Homeowners Association, Inc., its successors and assigns, and are subject to the following covenants which shall run with this land.

The undersigned Owners do hereby reserve unto themselves and assigns, an easement over all the lands designated as private unburdened drainage easements and recreation areas shown on the plat, the maintenance responsibilities of which shall be those of the owner, its successors and assigns.

All landscape easements, being non-exclusive easements to install and maintain landscaping, fencing and signage are hereby dedicated to the ROCK SPRINGS FARMS Homeowners Association, Inc., its successors and assigns.

Those easements designated as "FPL Utility Easements" (FPL UE) are hereby irrevocably dedicated to Florida Power & Light (FPL). Its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system.

All utility easements (UE) shown on the plat are hereby irrevocably and without reservations dedicated to ST. JOHNS COUNTY, a political subdivision, its successors and assigns, for its exclusive use in conjunction with its underground utilities. Any other utilities shown on the plat shall also be 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 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. To the extent allowed by said Section 177.091 (28), only cable television service providers specifically authorized by owner to serve the lands shown on the plat shall have the benefit of said cable television service easements.

The easement designated as "AT&T Easement" is hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia Limited Liability Company DBA AT&T Florida, its successors and assigns, for their exclusive use. The easement designated as "AT&T Access Easement" is hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia Limited Liability Company DBA AT&T Florida, its successors and assigns, for their non-exclusive use.

The easement designated "Trail Access Easement" is a private/recreation area and is hereby dedicated to ROCK SPRINGS FARMS Homeowners Association, Inc., its successors and assigns, and will assume all obligation of maintenance and operation thereof under the plat.

All easements shown on this plat, other than those specifically dedicated hereon, are and shall remain privately owned and the sole and exclusive property of the undersigned Owners, their successors and assigns, if any, of said easements. The Owners retain the obligation for maintenance of all easements shown on this plat for drainage or other purposes, provided however, the undersigned Owners reserve the right to assign the obligation for maintenance of said easements to a Community Development District, an Owners Association or other such entity as will assume all obligation for maintenance and operation thereof.

IN WITNESS WHEREOF, OWNERS HAVE EXECUTED THIS PLAT, THIS _____ DAY OF _____, 2024.

IN WITNESS WHEREOF, ROCK SPRINGS FARMS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2024.

WITNESS: _____ BY: _____
 PRINT NAME: _____ PRINT NAME: _____
 AS MANAGER ROCK SPRINGS FARMS LLC
 PRINT NAME: _____

WITNESS: _____
 STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization, this day of _____, 2024, by _____ for _____.

Notary Public, State of _____
 PRINT NAME: _____

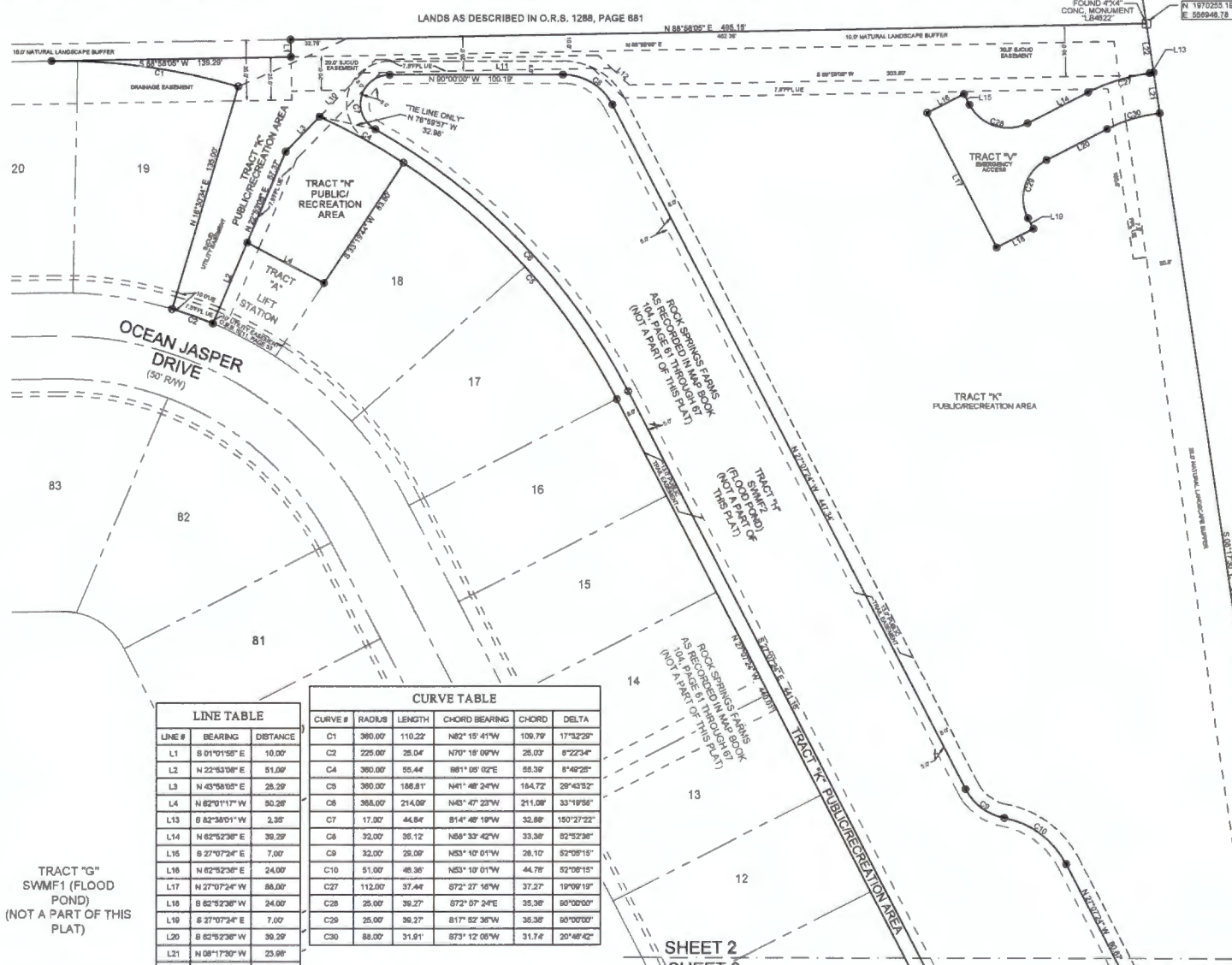
My Commission Expires _____
 My Commission Number is _____

Personally Known OR Produced _____
 Type of Identification Produced _____

MATTHEWS DCCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MIDGINC.COM

ROCK SPRINGS FARMS REPLAT

A PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A REPLAT OF TRACTS "C", "I", "J", "K", "L", "N", "T", "U", "V" AND "X" OF ROCK SPRINGS FARMS, A PLAT RECORDED IN MAP BOOK 104 PAGES 61 THROUGH 67 SOLELY TO CHANGE THE MAINTENANCE RESPONSIBILITIES, REMOVE CERTAIN PUBLIC ACCESS TRAILS AND CHANGE A CERTAIN EASEMENT OF SAID TRACTS



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01°01'50"E	10.00'
L2	N 22°53'08"E	51.09'
L3	N 43°58'05"E	28.29'
L4	N 82°01'17"W	50.26'
L13	S 82°38'01"W	2.35'
L14	N 82°52'38"E	39.29'
L15	S 27°07'24"E	7.00'
L16	N 82°52'36"E	24.00'
L17	N 27°07'24"W	66.00'
L18	S 82°52'38"W	24.00'
L19	S 27°07'24"E	7.00'
L20	S 82°52'36"W	39.29'
L21	N 08°17'30"W	23.96'
L22	N 08°17'30"W	29.82'
L40	S 43°58'05"W	33.80'
L41	S 88°58'05"W	143.99'
L42	N 48°01'55"W	14.14'

CURVE TABLE					
CURVE #	RAD./S	LENGTH	CHORD BEARING	CHORD	DELTA
C1	360.00'	110.22'	N82°15'41"W	109.79'	17°32'29"
C2	225.00'	25.04'	N70°18'09"W	25.03'	6°22'34"
C4	360.00'	55.44'	S81°09'02"E	55.39'	8°49'29"
C5	360.00'	168.81'	N41°48'24"W	164.72'	28°43'52"
C6	368.00'	214.09'	N43°47'23"W	211.08'	33°19'58"
C7	17.00'	44.84'	S14°48'19"W	32.96'	150°27'22"
C8	32.00'	36.12'	N58°33'42"W	33.36'	82°52'38"
C9	32.00'	29.08'	N53°10'01"W	28.10'	52°08'15"
C10	51.00'	48.36'	N53°10'01"W	44.79'	52°08'15"
C27	112.00'	37.44'	S72°27'16"W	37.27'	19°09'19"
C28	25.00'	39.27'	S72°07'24"E	35.36'	80°00'00"
C29	25.00'	39.27'	S11°52'36"W	35.36'	90°00'00"
C30	88.00'	31.91'	S73°12'08"W	31.74'	20°48'42"



TRACT "G"
SWMF1 (FLOOD
POND)
(NOT A PART OF THIS
PLAT)

SHEET 2
SHEET 3

MATTHEWS | BCCM
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 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM

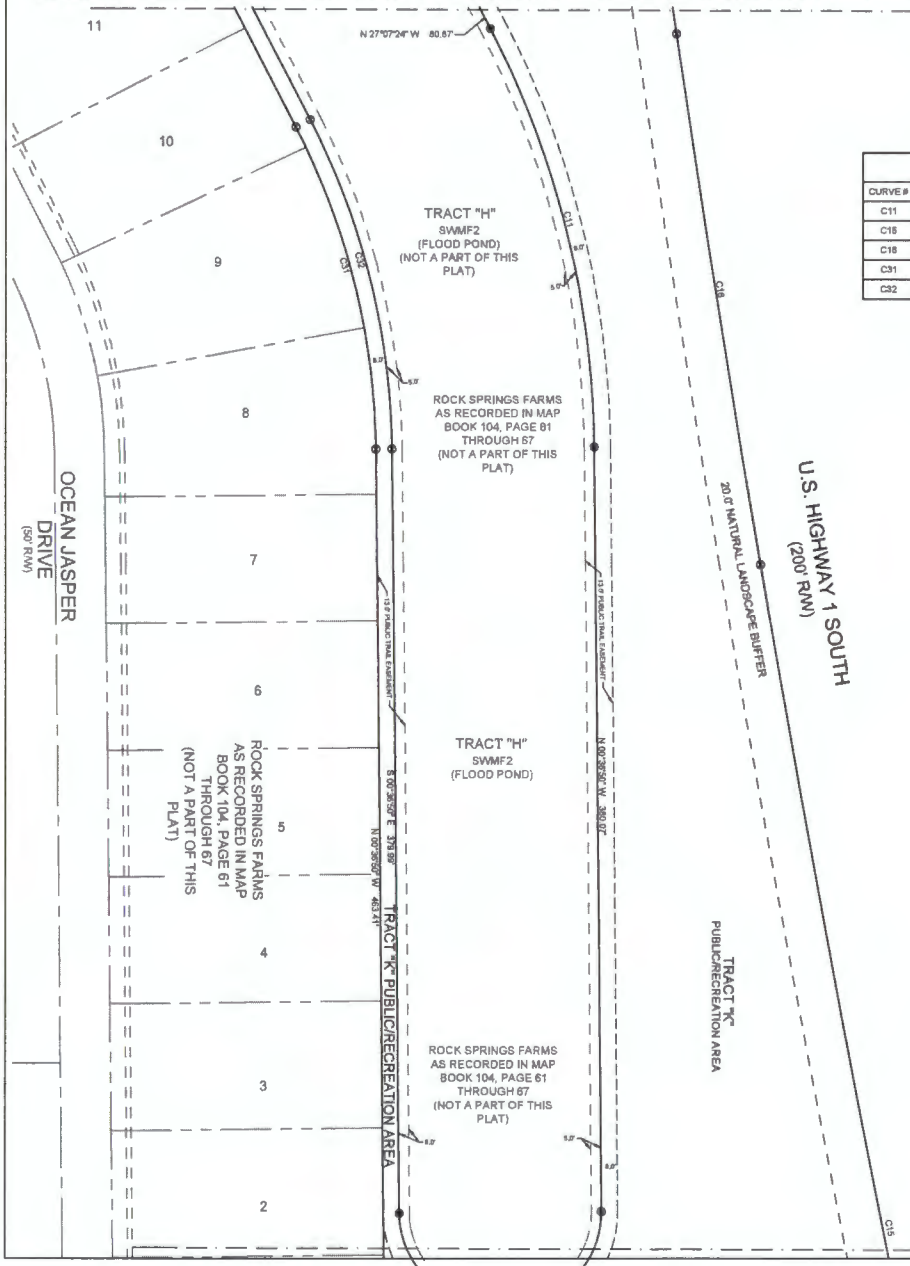
ROCK SPRINGS FARMS REPLAT

A PART OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 'C', 'I', 'J', 'K', 'L', 'N', 'T', 'U', 'V' AND 'X' OF ROCK SPRINGS FARMS, A PLAT RECORDED IN MAP BOOK 104 PAGES 61 THROUGH 67 SOLELY TO CHANGE THE MAINTENANCE RESPONSIBILITIES, REMOVE CERTAIN PUBLIC ACCESS TRAILS AND CHANGE A CERTAIN EASEMENT OF SAID TRACTS

SHEET 2
SHEET 3



CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C11	498.00	218.53	N13° 52' 07" W	214.61	28° 30' 34"
C16	11569.88	596.63	S11° 05' 40" E	596.77	2° 57' 20"
C18	11569.88	267.59	S08° 57' 19" E	267.58	1° 19' 30"
C31	360.00	166.57	N13° 52' 08" W	165.09	28° 30' 36"
C32	366.00	170.27	S13° 52' 07" E	168.75	28° 30' 34"

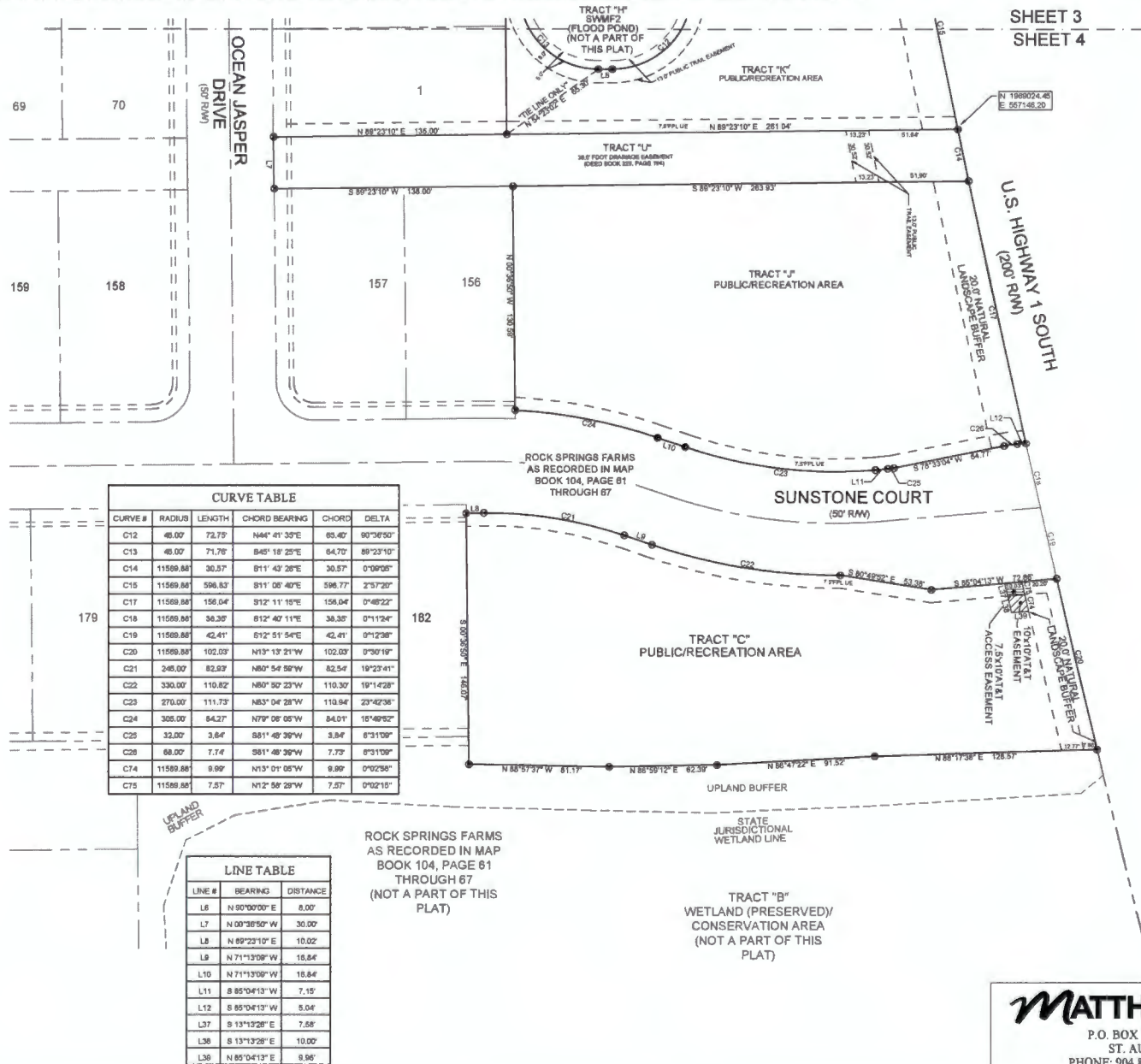


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SHEET 3
SHEET 4

ROCK SPRINGS FARMS REPLAT

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CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C12	46.00'	72.79'	N44° 41' 33"E	65.42'	90°36'50"
C13	46.00'	71.78'	S45° 18' 23"E	64.70'	89°23'10"
C14	11569.66'	30.37'	S11° 43' 26"E	30.57'	0°09'05"
C15	11569.66'	596.83'	S11° 00' 40"E	596.77'	2°37'20"
C17	11569.66'	156.04'	S12° 11' 15"E	156.04'	0°48'22"
C18	11569.66'	36.35'	S12° 40' 11"E	36.35'	0°11'24"
C19	11569.66'	42.41'	S12° 51' 54"E	42.41'	0°12'38"
C20	11569.66'	102.03'	N13° 13' 21"W	102.03'	0°30'19"
C21	246.00'	82.63'	N80° 54' 58"W	82.54'	19°23'41"
C22	330.00'	110.62'	N80° 50' 23"W	110.30'	19°14'28"
C23	270.00'	111.73'	N83° 04' 28"W	110.94'	23°42'38"
C24	306.00'	84.27'	N79° 06' 05"W	84.01'	16°48'52"
C25	32.00'	3.64'	S81° 48' 39"W	3.64'	6°31'09"
C26	66.00'	7.74'	S81° 48' 39"W	7.73'	6°31'09"
C74	11569.66'	9.89'	N13° 01' 05"W	9.89'	0°02'59"
C75	11569.66'	7.57'	N12° 58' 23"W	7.57'	0°02'15"

LINE #	BEARING	DISTANCE
L6	N 90°00'00" E	6.00'
L7	N 00°36'50" W	30.00'
L8	N 89°23'10" E	10.02'
L9	N 71°13'08" W	16.64'
L10	N 71°13'08" W	16.64'
L11	S 85°04'13" W	7.15'
L12	S 85°04'13" W	5.04'
L37	S 13°13'28" E	7.58'
L38	S 13°13'28" E	10.00'
L39	N 85°04'13" E	6.96'

ROCK SPRINGS FARMS AS RECORDED IN MAP BOOK 104, PAGE 61 THROUGH 67 (NOT A PART OF THIS PLAT)

TRACT "B" WETLAND (PRESERVED) CONSERVATION AREA (NOT A PART OF THIS PLAT)



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ROCK SPRINGS FARMS REPLAT

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TRACT "D" WETLAND (PRESERVED) CONSERVATION AREA
 ROCK SPRINGS FARMS AS RECORDED IN MAP BOOK 104, PAGE 61 THROUGH 67 (NOT A PART OF THIS PLAT)

#3 CONSERVATION EASEMENT PG. 1509, ORB 1123

STATE JURISDICTIONAL WETLAND LINE

CONSERVATION EASEMENT#2 ORB 1123, PG. 1509

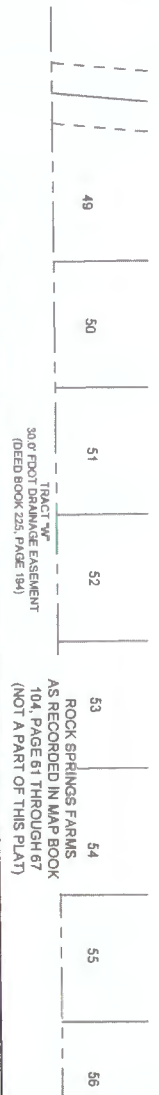
EASEMENT #1 CONSERVATION ORB 1123, PG. 1509



LINE #	BEARING	DISTANCE
L25	N 41°50'44" W	28.25'
L26	N 52°28'34" E	17.13'
L27	N 85°52'38" W	24.57'
L28	N 30°51'09" W	28.44'
L29	N 33°58'13" W	57.47'
L30	N 40°18'09" W	70.71'
L31	N 08°08'48" W	40.50'
L32	N 00°48'09" W	35.27'
L33	N 00°30'28" W	20.48'
L34	N 24°17'16" E	50.90'
L35	N 08°06'14" E	55.64'
L36	N 00°02'47" W	47.06'

TRACT "I"
 SWMF (FLOOD POND)

TRACTS "C", "I", "J", "K", "L", "N", "T", "U", "V" AND "X" AS RECORDED IN MAP BOOK 104, PAGES 81 THROUGH 87
 8.85'± SW 1/4 W 79.53'±
 10.0' NATURAL LANDSCAPED PERIMETER BUFFER
 0 R.R. 4501, PAGE 85



SHEET 5
 SHEET 6

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ROCK SPRINGS FARMS REPLAT

MAP BOOK _____ PAGE _____

SHEET 6 OF 7

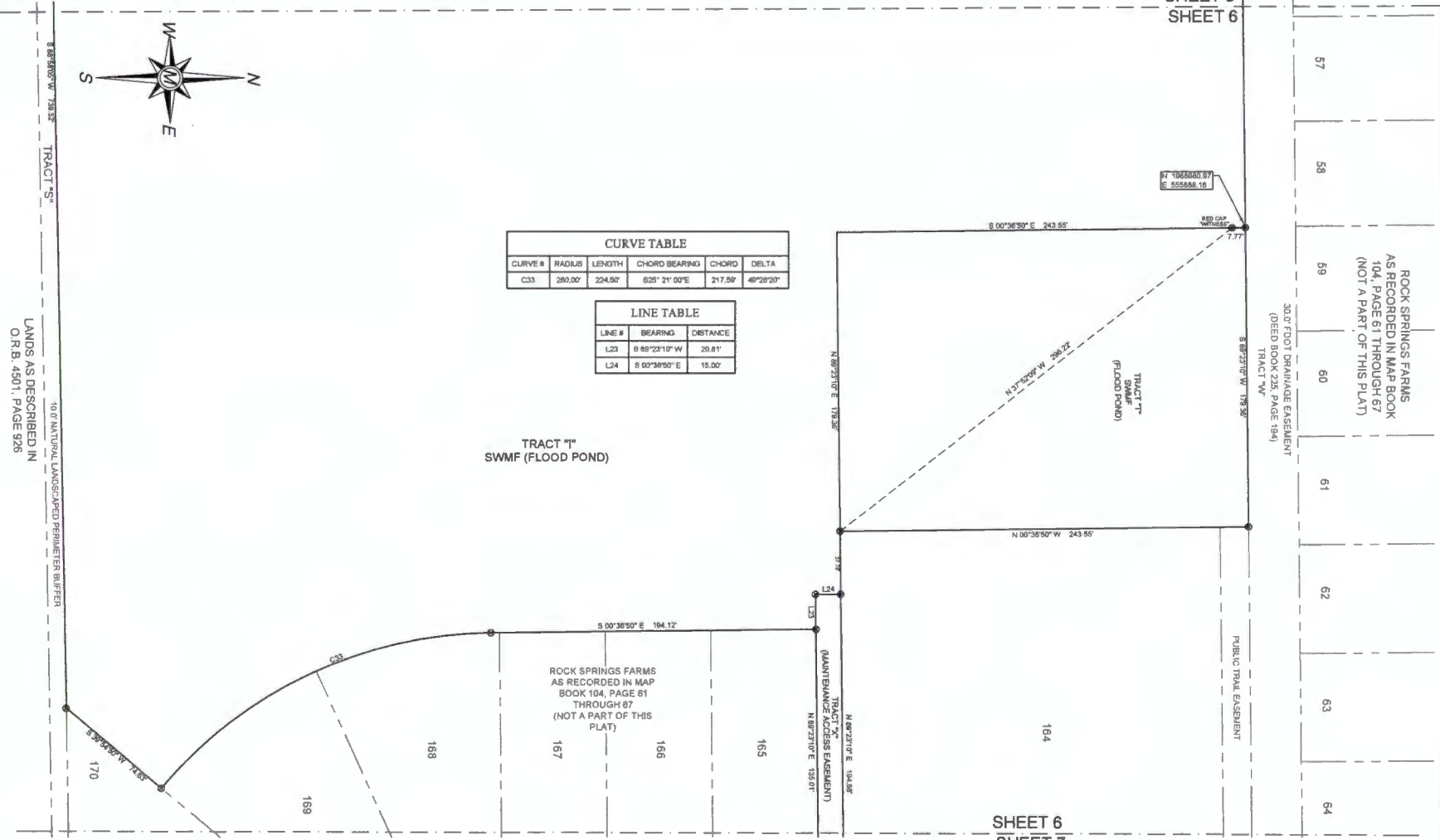
A PART OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA. BEING A REPLAT OF TRACTS "C", "F", "J", "K", "L", "N", "T", "U", "V" AND "X" OF ROCK SPRINGS FARMS, A PLAT RECORDED IN MAP BOOK 104 PAGES 81 THROUGH 87 SOLELY TO CHANGE THE MAINTENANCE RESPONSIBILITIES, REMOVE CERTAIN PUBLIC ACCESS TRAILS AND CHANGE A CERTAIN EASEMENT OF SAID TRACTS

SHEET 5
SHEET 6



CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DELTA
C33	280.00'	224.50'	S 02° 21' 00" E	217.59'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	S 85° 23' 10" W	20.81'
L24	S 00° 36' 50" E	15.00'



SHEET 6
SHEET 7

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ROCK SPRINGS FARMS REPLAT

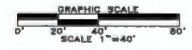
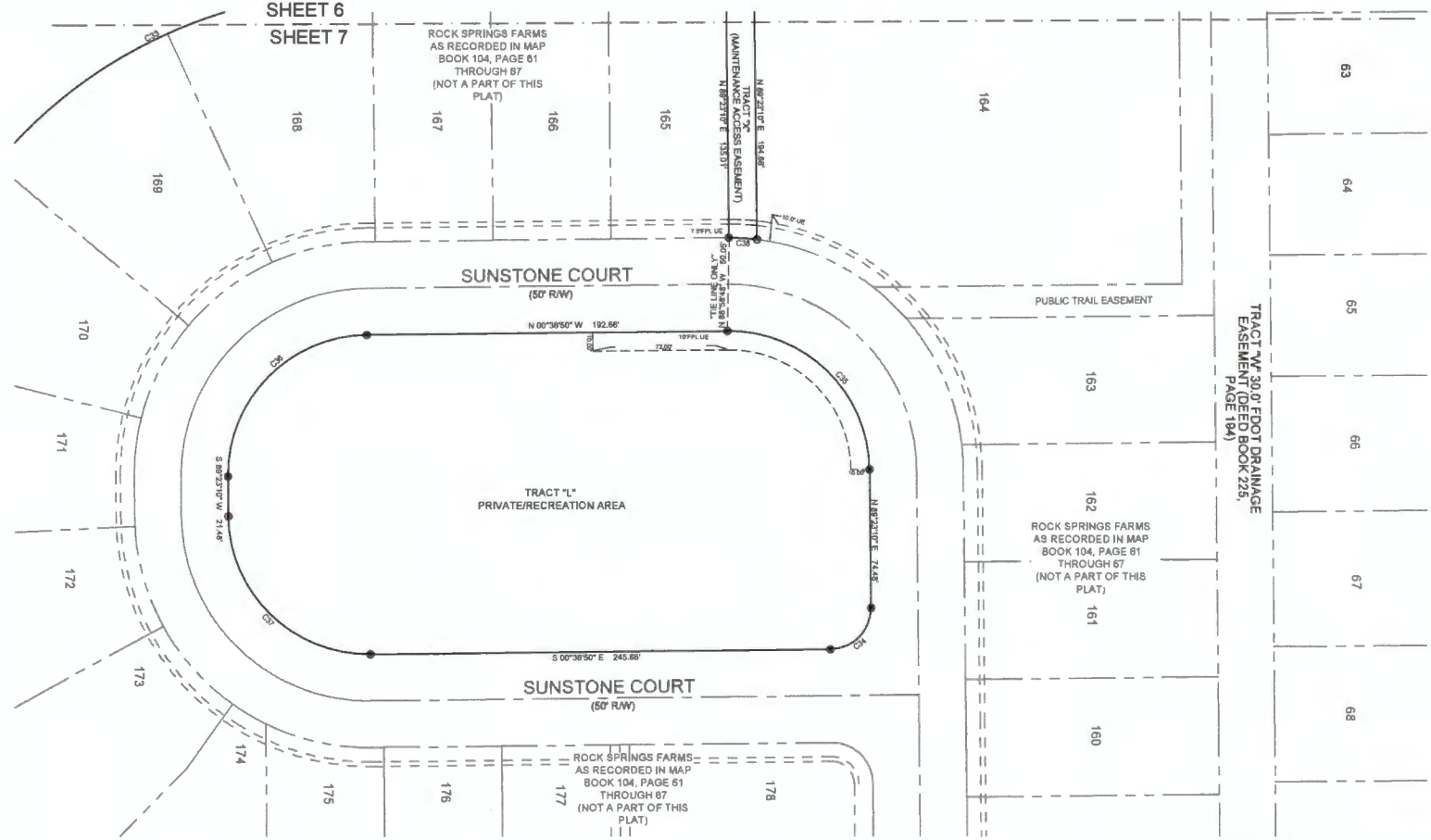
MAP BOOK _____ PAGE _____

SHEET 7 OF 7

A PART OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA. BEING A REPLAT OF TRACTS "C", "T", "U", "J", "K", "L", "N", "T", "U", "V" AND "X" OF ROCK SPRINGS FARMS, A PLAT RECORDED IN MAP BOOK 104 PAGES 61 THROUGH 67 SOLELY TO CHANGE THE MAINTENANCE RESPONSIBILITIES, REMOVE CERTAIN PUBLIC ACCESS TRAILS AND CHANGE A CERTAIN EASEMENT OF SAID TRACTS



CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C33	280.00'	224.90'	S25° 21' 00" E	217.89'	49° 28' 20"
C34	22.00'	34.98'	N45° 38' 50" W	31.11'	90° 00' 00"
C35	75.00'	117.81'	S44° 23' 10" W	108.07'	90° 00' 00"
C36	75.00'	117.81'	S45° 38' 50" E	108.07'	90° 00' 00"
C37	75.00'	117.81'	N44° 23' 10" E	108.07'	90° 00' 00"
C38	125.00'	15.08'	S03° 30' 04" W	15.04'	8° 53' 51"



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