

RESOLUTION NO. 2012- 104  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A PLAT FOR DURBIN CROSSING NORTH PHASE 2F-1.

WHEREAS, DURBIN CROSSING NORTH, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, AND DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as DURBIN CROSSING NORTH PHASE 2F-1.

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 \$31,133.00, has been filed with the Clerk of Courts Office.

Section 3. A Required Improvements Bond in the amount of \$22,437.00 will be 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 a forenamed 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 mortgages 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.

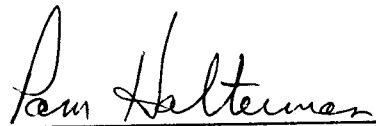
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 3<sup>rd</sup> day of April, 2012.

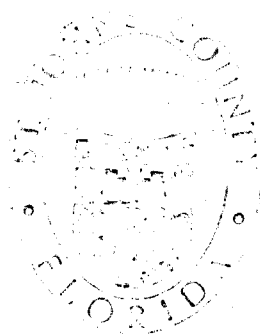
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY:   
Mark P. Miner, Chair

ATTEST: Cheryl Strickland

  
Deputy Clerk

RENDITION DATE 4/5/12



# Attachment 2

## Plat Map

# Durbin Crossing North Phase 2F - Unit 1

A Portion of Section 1, Township 5 South, Range 27 East, St. Johns County, Florida.

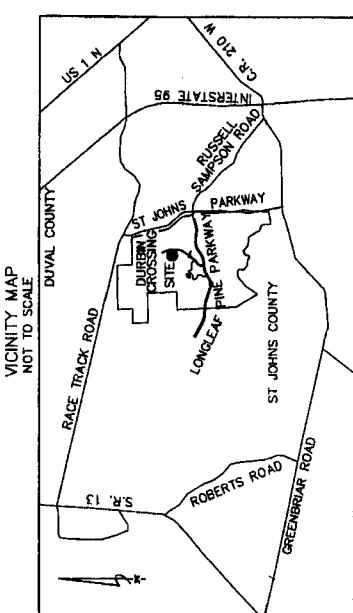
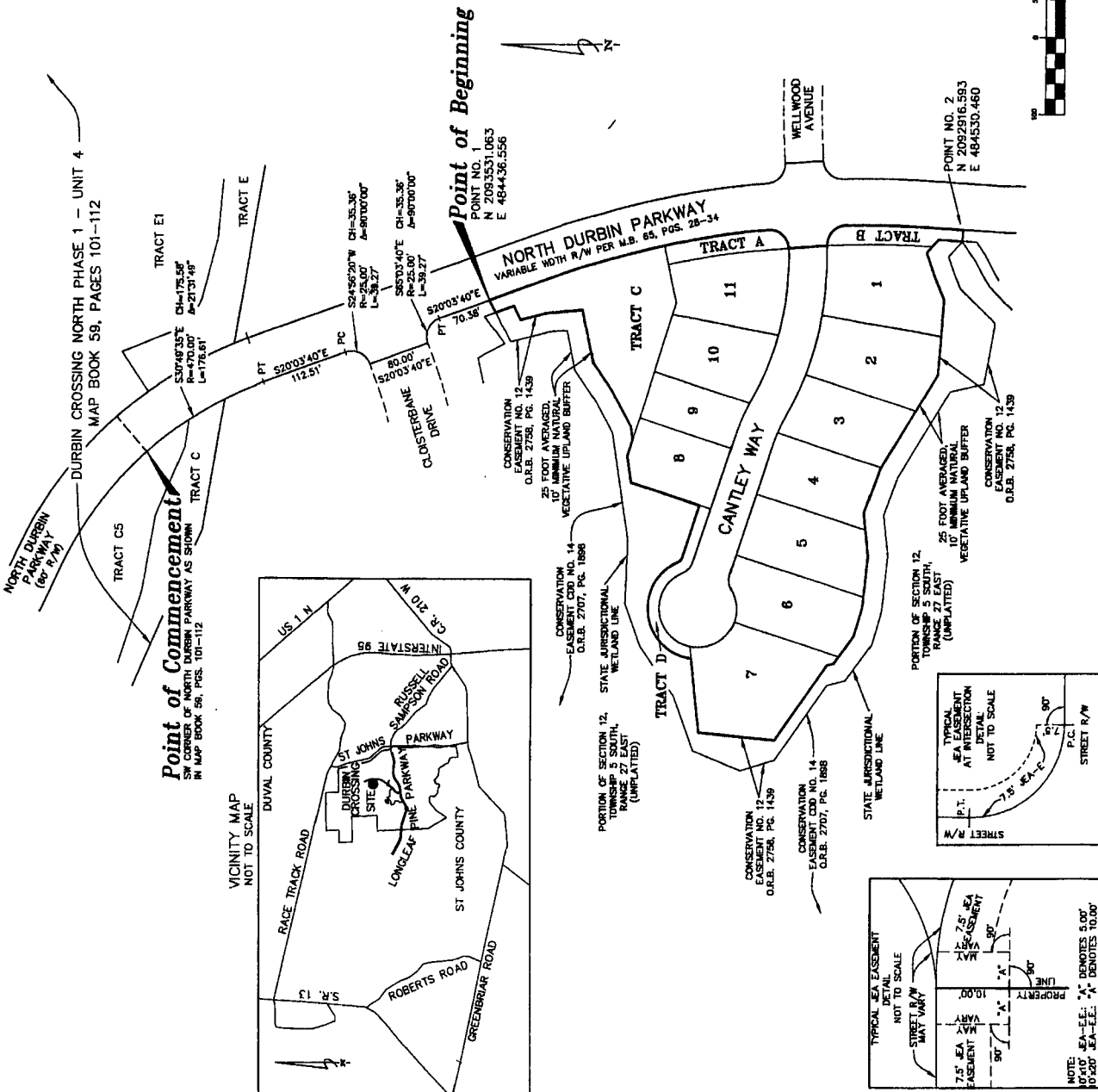
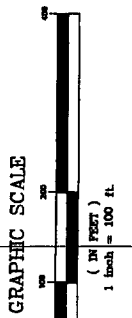
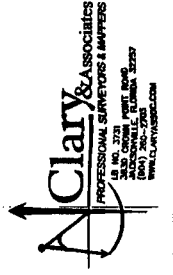
**General Notes**

- BEARINGS SHOWN HEREIN ARE BASED ON THE WESTERLY R/W LINE OF NORTH DURBIN PARKWAY AS S20°03'40"E.
- THE INTENDED USE OF THESE COORDINATES IS FOR AS-BUILT MAPPING PURPOSES. THE GEODETIC CONTROL BELONGS TO THE STATE OF FLORIDA. THESE COORDINATES WERE OBTAINED FROM THE FLORIDA STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET).

POINT IDENTIFICATION	EASTING	NORTHING	DESCRIPTION
1	2093531.063	4844336.556	AT POINT OF BEGINNING
2	2092916.593	4845301.460	PRM-SE CORNER TRACT B

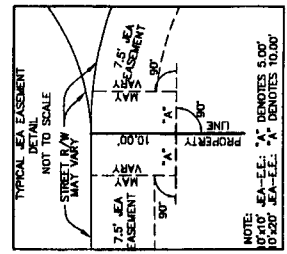
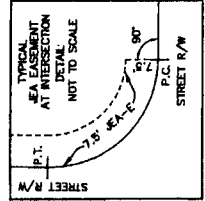
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY INSTRUMENT OR INSTRUMENTS OF RECORD. THERE MAY BE RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS 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.
- CERTAIN EASEMENTS ARE RESERVED FOR SEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "EA-E-E" DENOTES SEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPED THE USE AND ACCESS OF SAID EASEMENT BY SEA.
- "EA-E" DENOTES SEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENT BY THE SEA.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- ALL UPLAND BUFFERS WILL BE DESCRIBED AND STAKED WITH A SALT FENCE/ PROTECTIVE BARBER PRIOR TO ANY LAND CLEARING.

- THE LANDS SHOWN HEREIN ARE SUBJECT TO THE FOLLOWING:
- OR 2008, PG 1077 COVENANTS & RESTRICTIONS
  - OR 2008, PG 1085 DEVELOPER & UTILITY SERVICE AGREEMENT
  - OR 2008, PG 1084 TELECOMMUNICATIONS AGREEMENT
  - OR 2008, PG 391 DEVELOPMENT OF DURBIN CDD
  - OR 2007, PG 699 COVENANTS & RESTRICTIONS
  - OR 2007, PG 777 ASSIGNMENT & ASSUMPTION
  - OR 2007, PG 1578 COVENANTS & RESTRICTIONS
  - OR 2007, PG 698 COVENANTS & RESTRICTIONS
  - OR 2007, PG 771 ASSIGNMENT & ASSUMPTION
  - OR 2007, PG 1584 ASSIGNMENT & ASSUMPTION
  - OR 2007, PG 770 ASSIGNMENT & ASSUMPTION
  - OR 2008, PG 695 RESTRICTION COVENANTS, CDD & EASTS
  - OR 2007, PG 1253 CONSENT OF MONTRACRE
  - OR 2012, PG 1073 CONSENT TO JURISDICTION OF DURBIN CDD
  - OR 2013, PG 308 CONSENT TO JURISDICTION OF DURBIN CDD
  - OR 2013, PG 304 TEMP CONSENT OVER H DURBIN PARKWAY



**Point of Beginning**

POINT NO. 1  
N 2093531.063  
E 4844336.556

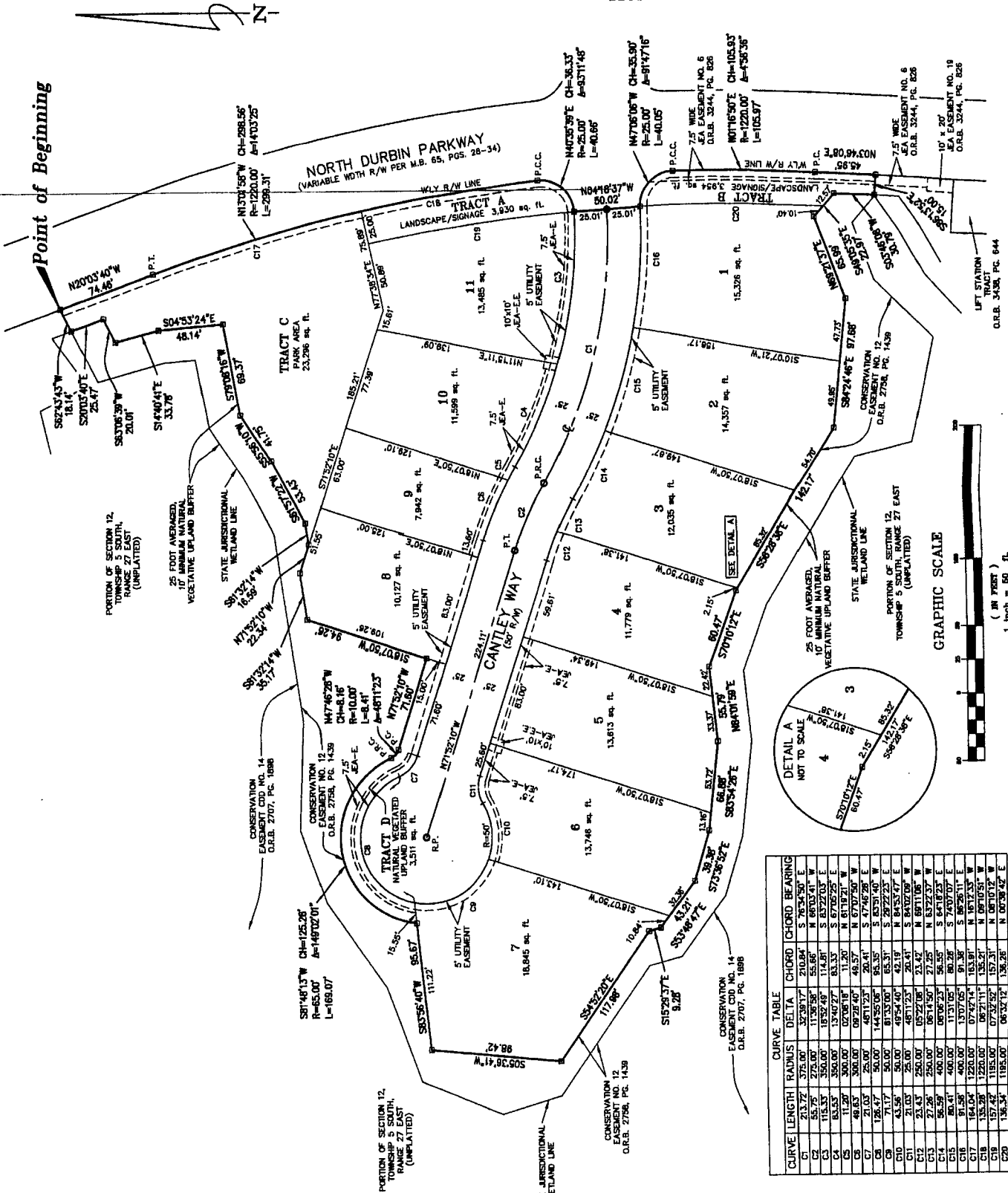


NOTE:  
10'-10' EA-E-E: DENOTES 5.00'  
10'-20' EA-E-E: DENOTES 10.00'

# Durbin Crossing North Phase 2F - Unit 1

A Portion of Section 1, Township 5 South, Range 27 East, St. Johns County, Florida.

SHEET 3 OF 3 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES



- LEGEND**
- R/W = RIGHT OF WAY
  - M.B. = MAP BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - C.S. = CURVE(S)
  - CH = CHORD DISTANCE
  - R = RADIUS
  - Δ = DELTA ANGLE
  - L = ARC LENGTH
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - T.C. = TANGENTIAL CURVE DATA
  - JE-A-E = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - JE-E = JACKSONVILLE ELECTRIC AUTHORITY PERMANENT CONTROL POINT
  - STAMPED P.C.P. LB 3731
  - SET 4" x 4" CONCRETE MONUMENT
  - STAMPED P.R.M. LB 3731



**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 18 W. 27th Street  
 Jacksonville, Florida 32205  
 (904) 259-2760  
 www.claryandassociates.com

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	213.72	375.00	32.3917	210.84	S 78°24'30" E
C2	55.75	275.00	11.9258	55.86	N 86°03'41" E
C3	115.33	350.00	19.5249	114.51	S 83°22'03" E
C4	63.53	350.00	13.4027	63.33	S 87°05'25" E
C5	11.29	300.00	0.29618	11.20	N 81°19'21" W
C6	48.83	300.00	0.29618	48.57	N 81°19'21" W
C7	12.47	50.00	14.5350	12.35	S 83°51'40" W
C8	71.17	50.00	81.5300	65.31	S 28°22'23" E
C9	43.56	50.00	49.5440	42.19	N 84°53'47" E
C10	21.03	25.00	46.1123	20.41	S 84°02'09" W
C11	23.43	250.00	0.52208	23.42	N 89°11'05" W
C12	27.28	400.00	0.67450	27.25	N 83°22'37" W
C13	95.59	400.00	0.67450	95.55	S 84°16'23" E
C14	20.41	400.00	11.3105	20.38	N 86°26'11" E
C15	184.04	1220.00	0.74244	183.81	N 86°12'33" W
C16	135.28	1220.00	0.62711	135.21	N 06°10'51" E
C17	157.42	1185.00	0.73232	157.31	N 06°10'12" W
C18	136.34	1185.00	0.63212	136.26	N 07°38'42" E

