

RESOLUTION NO. 2014-292  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A  
PLAT FOR BARTRAM CREEK BOULEVARD

WHEREAS, KB HOMES JACKSONVILLE, LLC., AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bartram Creek Boulevard.

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 \$275,861.00 has been filed with the Clerks office.

**Section 3.** A Required Improvements Bond in the amount of \$154,054.00 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 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 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:

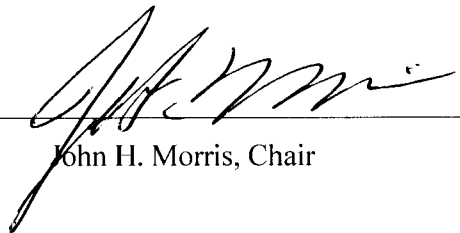
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 21<sup>st</sup> day of October, 2014.

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

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

  
John H. Morris, Chair

ATTEST: Cheryl Strickland



Deputy Clerk

RENDITION DATE 10/23/14



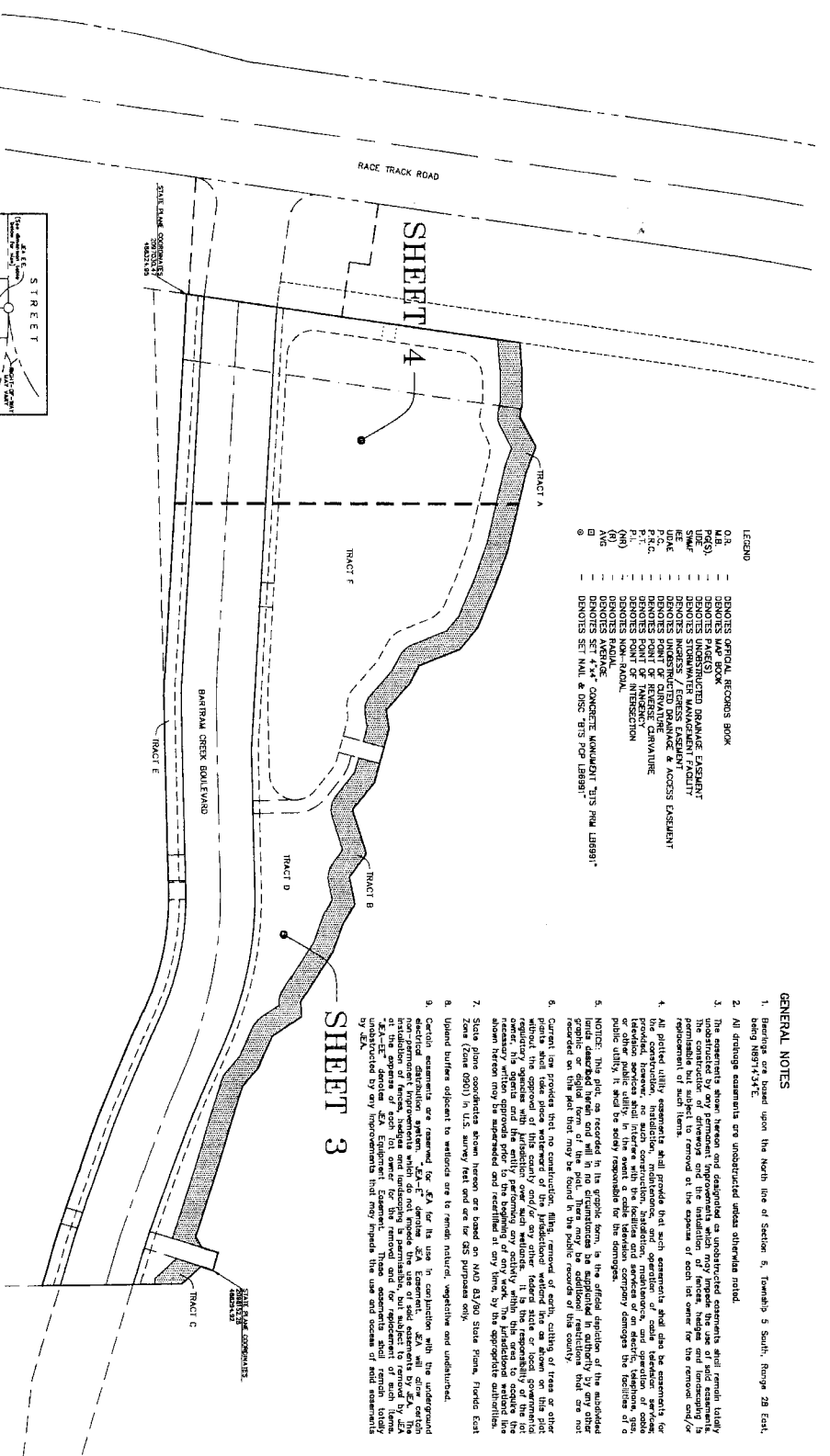
Attachment 2  
Plat Map

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 3992, PAGE 394, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

# BARTRAM CREEK BOULEVARD

MAP BOOK PAGE  
SHEET 2 OF 4 SHEETS

- LEGEND**
- DENOTES OFFICAL RECORDS BOOK
  - M.B. DENOTES MAP BOOK
  - PS(S) DENOTES PAGES(S) SURVEYED
  - SMW DENOTES STORMWATER MANAGEMENT FACILITY
  - HEAK DENOTES HIGHWAY / EGRESS ASSESSMENT
  - P.C. DENOTES POINT OF CURVATURE
  - P.I. DENOTES POINT OF INTERSECTION
  - (NR) DENOTES NON-RADIAL
  - AVG DENOTES AVERAGE
  - ⊖ DENOTES SET INAIL & DISC "BIS" FOR LB8991"

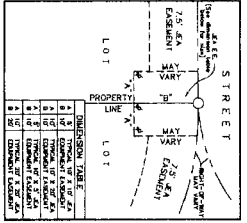


SHEET 4

SHEET 3

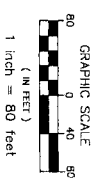
**GENERAL NOTES**

1. Bearings are based upon the North line of Section 6, Township 6 South, Range 28 East, being N89°13'41"E.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain fully unobstructed by any permanent improvements which may impede the use of said easements, and shall be subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
4. All plotted utility easements shall provide that such easements shall also be easements for the corporation, installation, maintenance, and operation of cable television service, telephone service, electric service, gas service, and other utility services. The easements shall also include the building and sections of a electric, telephone, gas, and other utility lines. The easements shall also be subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
5. NOTES: This plot, as recorded in the graphic form, is the official definition of the subdivided lots as described herein and will in no circumstances be superseded in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not stated on this plot that may be found in the public records of this county.
6. Current law prohibits the construction, filing, removal of signs, cutting of trees or other activities that may be detrimental to the public interest. It is the responsibility of the property owner to comply with all applicable laws, rules, regulations, and ordinances of the county, state, and federal government. It is the responsibility of the property owner to obtain all necessary written approvals prior to the beginning of any work. The jurisdiction and the shown herein may be suspended and realigned at any time by the appropriate authority.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 6901) in U.S. survey feet and are for DGS purposes only.
8. Unplanned buffers adjacent to wetlands are to remain natural, vegetative and unobstructed.
9. Certain easements are reserved for EA for its use in conjunction with the underground electrical distribution system. EA-E denotes EA Easement. EA-E will confer certain limited rights to EA for the installation, maintenance, and operation of the system. EA-E easements shall be subject to removal and/or replacement of such items. EA-E easements shall be subject to removal and/or replacement of such items by EA.



EA EASEMENT DETAIL (NOT TO SCALE)

**KEY MAP**



PREPARED BY:  
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