

RESOLUTION NO. 2015- 151
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WINDWARD RANCH PHASE ONE.

WHEREAS, LENNAR HOMES, 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 Windward Ranch Phase One.

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 \$1,422,329.17 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$552,910.94 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:

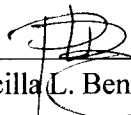
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 19th day of May, 2015.

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

BY: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 5/21/15



Attachment 2

Plat Map

WINDWARD RANCH PHASE ONE

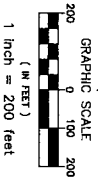
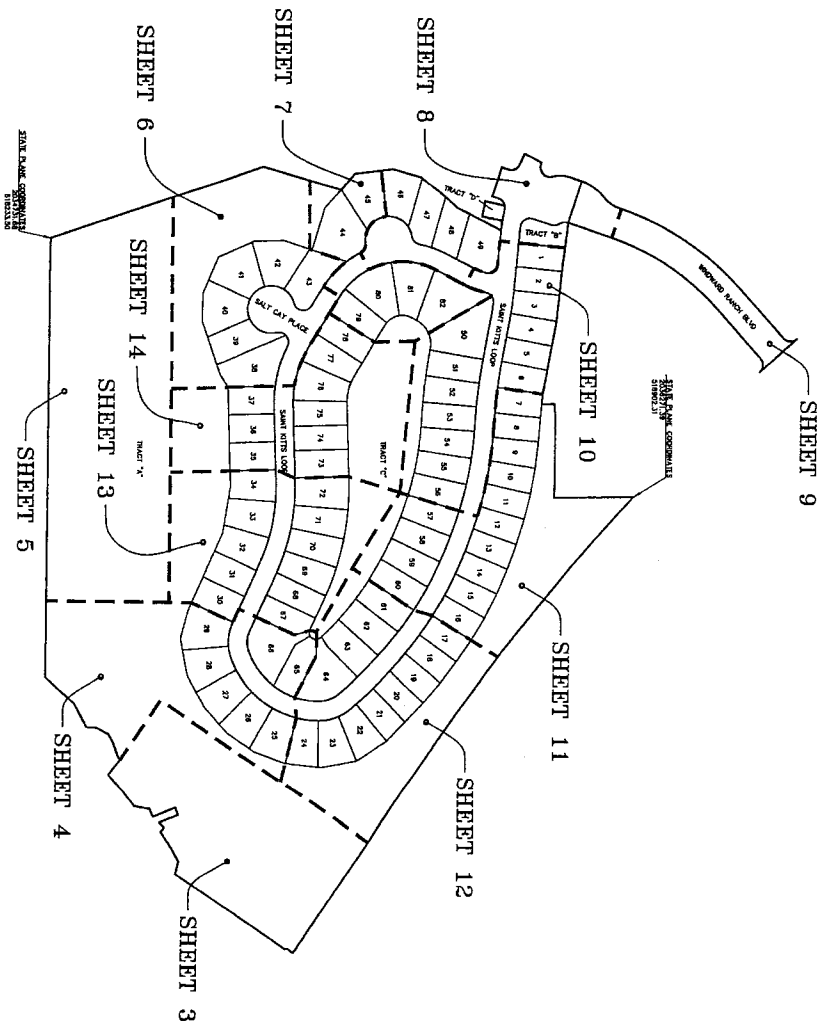
A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET 2 OF 14 SHEETS

- LEGEND**
- DENOTES AERIAL RECORDS BOOK
 - DENOTES PLAT(S)
 - DENOTES UNDEVELOPED MANAGED FOREST
 - DENOTES UNDEVELOPED MANAGED FACILITY
 - DENOTES UNDEVELOPED DRAINAGE & ACCESS EASEMENT
 - DENOTES POINT OF REFERENCE CURVATURE
 - DENOTES POINT OF TANGENCY
 - DENOTES POINT OF INTERSECTION
 - DENOTES POINT OF COMPOUND CURVATURE
 - DENOTES POINT OF
 - DENOTES NON-RADIAL
 - DENOTES RADIAL
 - DENOTES "CONCRETE MONUMENT" SET PER LB9891*
 - DENOTES SET NAIL & DISC "BTS" PER LB9891*
 - DENOTES DEVELOPMENT
 - DENOTES FLORIDA POWER & LIGHT
 - DENOTES METAL NAILS
 - DENOTES UNDISTURBED UP/LAND BUFFER

GENERAL NOTES

1. Bearings are based upon the North line of Whimper Ridge Unit One, being N89°40'10"W.
2. All drainage easements are unadjoined unless otherwise noted.
3. The easements shown herein are designated as unadjoined easements and remain solely for the use and benefit of the land shown on this plat. The construction of any easement is deemed to be subject to removal of the easement and the land thereon is deemed to be subject to removal of the easement of each lot owner for the removal and/or construction of any easement.
4. All related utility easements shall provide that such easements shall remain for the construction, installation, maintenance, and operation of cable television service provided, however, no such construction, installation, maintenance, and operation of cable 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.
5. **NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided 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 public records of this county.
6. Current law provides that no construction, filing, removal of earth, cutting of trees or other activity shall be undertaken on any production wellhead or on any well on this plat until the well has been approved by the appropriate regulatory agency. It is the responsibility of the regulatory operator with jurisdiction over such wellhead. It is the responsibility of the lot owner to obtain all necessary permits and approvals prior to the beginning of any work. The jurisdictional authority shown herein may be superseded and re-certified at any time, by the appropriate authority.
7. State plane coordinates shown herein are based on NAD 83/90 State Plane, Florida East Zone (Zone 0900) in U.S. survey feet and one for GIS purposes only.
8. Upland buffers adjacent to waterbodies are to remain natural, vegetative and undisturbed.



PREPARED BY:
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