

RESOLUTION NO. 2015-233
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SOUTHAVEN PHASE 1.

WHEREAS, SOUTHAVEN LAND ASSOCIATES 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 Southaven Phase 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 \$3,614,450.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$808,055.55 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 18th day of August, 2015.

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

BY: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 8/20/15



SOUTHAVEN PHASE 1

BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE	RADIUS	GENERAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C200	45.00'	106°38'28"	63.78'	S54°04'13"E	72.18'
C201	150.00'	20°45'00"	54.32'	S09°37'30"W	54.03'
C202	150.00'	30°28'32"	132.14'	S03°14'16"E	122.91'
C203	75.00'	30°28'32"	39.89'	S15°14'16"E	38.42'
C204	500.00'	14°30'00"	122.17'	S07°00'00"E	121.87'

POINT OF BEGINNING

SECTION 39
ANTONIO HUERTAS GRANT

SECTION 14
SECTION 23

REFERENCE CORNER COMMON TO SECTIONS 14 AND 23 AND SECTION 39, ANTONIO HUERTAS GRANT



- UNPLATTED LANDS OF SECTION 13 TOWNSHIP 6 SOUTH RANGE 28 EAST**
- 500'45'00"E
257.19'
- 520'00'00"W
143.04'
- 102.95'
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
 - DENOTES SET AREA UNLESS OTHERWISE NOTED
 - STAMPED L.B.#324 NOTED DENOTES L.B.#324
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT POINT
 - LICENSED BUSINESS IDENTIFICATION
 - POINT OF CURVATURE
 - POINT ON CURVE
 - R.C. RADIUS
 - Δ CENTRAL ANGLE
 - CHORD BEARING
 - CHORD DISTANCE
 - TABULATED CURVE DATA
 - L/R LEFT OR RIGHT OF WAY
 - C/L CENTERLINE
 - P/B PLAT BOOK
 - P.G. PLAT RECORDS BOOK
 - P.R. FLORIDA REGISTERED PROFESSIONAL ENGINEER
 - F.O.D.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - L.A.R.M. LIMITED ACCESS RIGHT OF WAY
 - DENOTES REFERENCE NUMBER
 - MATCHLINE
 - DENOTES UPLAND BUFFER

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Eastern line of Section 36, Antonio Huertas Grant, as dated North 1937/31 East.
 - 2) Coordinates based on GCS, observation 1985/86, 2) 4936628.300 Geodetic Survey Control Station Coordinate Datum: State Plane values in U.S. survey feet, Florida East Zone, North American Datum (NAD83) (NRS 2011).
 - 3) 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 superceded in authority by any other plat that might be recorded in the Public Records of St. Johns County, Florida, any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited.
 - 4) The lakes and top of bank shown hereon depict a graphic representation of the proposed lakes, and does not represent an actual "AS-BUILT" condition.
 - 5) Tract "S" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes, in favor of the St. Johns River Water Management District, and the purpose of the conservation easement is to protect the public health of the Public Records of St. Johns County, Florida. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited.
 - 6) Upland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - 7) Section lines and quarter section lines depicted hereon are graphic representations only and do not represent actual section lines.
 - 8) Lots depicted hereon are subject to Non-Exclusive Construction and Maintenance Agreement recorded in Official Records Book 3572, Page 145, of the Public Records of St. Johns County, Florida.



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. LB. 3824