

RESOLUTION NO. 2015- 250  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SEBASTIAN COVE PHASE 2.

WHEREAS, D.R. HORTON, INC.- JACKSONVILLE, A DELAWARE CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Sebastian Cove Phase 2.

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 \$1,121,874.35 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$214,855.95 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 1 day of September, 2015.

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

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

Priscilla L. Bennett, Chair

**ATTEST:** Cheryl Strickland

Colin S. Platt

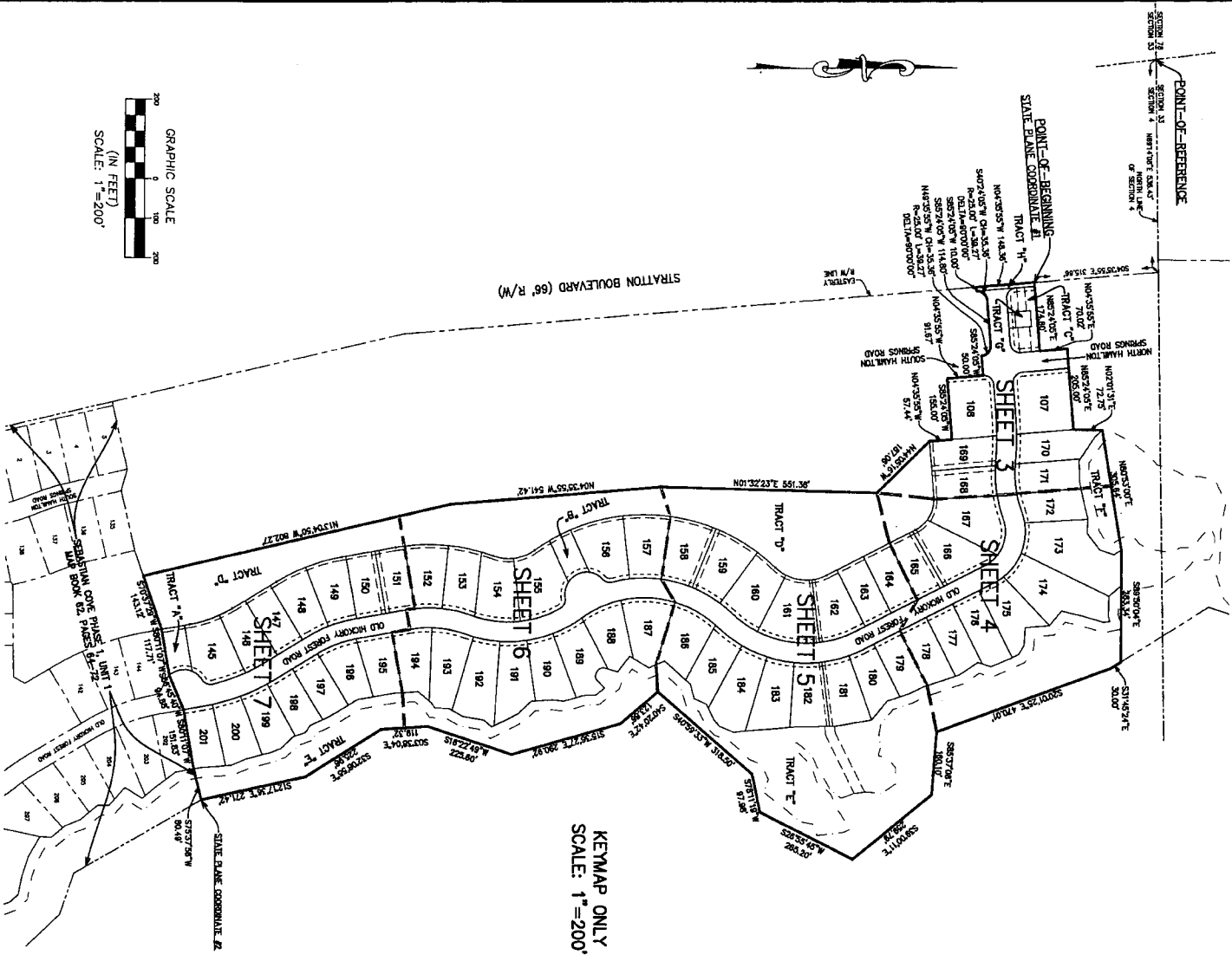
Deputy Clerk

**RENDITION DATE** 9/3/2015

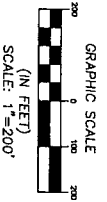
Attachment 2  
Plat Map

# SEBASTIAN COVE PHASE 2

A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



KEYMAP ONLY  
SCALE: 1"=200'




- NOTES
1. COORDINATES SHOWN BASED ON NORTH AMERICAN DATUM 1883/NA-STATE PLANE COORDINATES-FLORIDA EAST ZONE-115 FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GAS MAPPING PURPOSES. THE GEODETIC CONTROL REFLECTED UPON FOR THESE VALUES WAS THE EXISTING RECORD PLAT OF SEBASTIAN COVE PHASE 1.
  2. BEARING REFERENCE: S170°17'11.71" W FOR NORTH LINE OF LOT 202, SEBASTIAN COVE PHASE 1, UNIT 1, AS RECORDED IN MAP BOOK 02, PAGES 64-72.
  3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL INTENTION OF THE SUBDIVIDER LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED OR AMENDED BY ANY OTHER MAP OR INSTRUMENT OF THE PLAT, RECORD OR INSTRUMENT, RESERVATIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  4. THOSE EXISTING DEPOSITED AS "T" ARE HEREBY REPEALEDLY REPEALED TO REMAIN VALID WITH ITS UNDERGROUND ELECTRIC SYSTEM, SUCCESSIONS AND ASSONS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  5. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PLUMB, SIGNAL, OR EARTH CUTTING, OR OTHER WORK SHALL BE DONE WITHIN OR OF THE JURISDICTION, WELLS AND LINES AS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH MATTERS. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO OBTAIN ALL NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WRITTEN APPROVAL, LINE MAY BE SUPERSEDED AND REBORN FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
  6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVOIDED AS FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
  7. SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
  8. THE EXISTENTS SHOWN HEREON AND DESCRIBED AS UNRECORDED EXISTENTS SHALL REMAIN TOTALLY UNRECORDED BY ANY INSTRUMENT AND SHALL NOT BE SUPERSEDED OR AMENDED BY ANY INSTRUMENT OF THE PLAT. THE CONSTRUCTION OF EXISTENTS AND LINES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER FOR THE REMOVAL AND/OR RECONSTRUCTION OF SUCH ITEMS. THE EXISTENTS SHOWN HEREON AND DESCRIBED AS UNRECORDED EXISTENTS SHALL REMAIN TOTALLY UNRECORDED BY ANY INSTRUMENTS THAT MAY IMPAIR THE USE AND ACCESS OF SAID EXISTENT BY THE EXISTENT HOLDER.
  9. THE APPROXIMATE TOP OF BANK OF THE ST. JOHNS RIVER MANAGEMENT FACILITY SHOWN HEREON REPRESENTS A GRAPHIC REPRESENTATION BASED ON CROSS-SECTION PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL AS-BUILT CONDITIONS.
  10. TOTAL LOTS: 59

LEGEND

■	ROUND 6"X6" CONCRETE MONUMENT (UB 2010), UNLESS NOTED, PER
□	SET 4"X4" CONCRETE MONUMENT (UB 1704), PER
●	SET 4" TONG, 3/4" REBAR (UB 1704), PER
⊙	SET PERMANENT CONTROL POINT (UB 1704)
○	CHISEL POINTS
R	RANGE
L	LAND DESIGN
E	POINT OF CENTERLINE
ET	POINT OF CENTERLINE
PC	POINT OF CENTERLINE
POC	POINT OF CENTERLINE
PM	PERMANENT REFERENCE MARK
(N)	NATURAL EXISTENT
(N)	RIGHT OF WAY
OK	OFFICIAL RECORDS BOOK OR VALUE
FL	FLORIDA POWER & LIGHT COMPANY
SUIT	SQUARE FEET

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2034579.884	532420.005	POINT OF BEGINNING
2	2032498.271	531725.919	SOUTHWESTERLY CORNER


**CLARSON AND ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 JACKSONVILLE, FLORIDA, 32207  
 PHONE: (904)-398-2823