

**RESOLUTION NO. 2015- 274**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**COASTAL OAKS AT NOCATEE PHASE 4 UNITS 1, 4 AND 7**

**WHEREAS, TOLL JACKSONVILLE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Coastal Oaks at Nocatee Phase 4 Units 1, 4 and 7.

**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 \$1,659,363.00 has been filed with the Clerks office.

**Section 3.** A Required Improvements Bond in the amount of \$1,373,122.00 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.

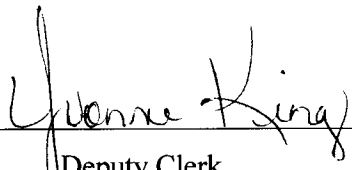
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 15<sup>th</sup> day of September, 2015.

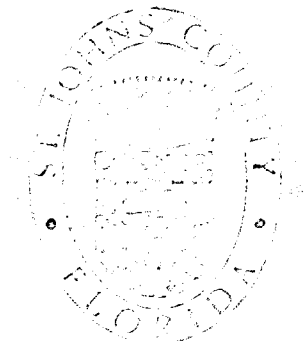
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Priscilla L. Bennett, Chair

**ATTEST:** Cheryl Strickland

  
Deputy Clerk

September 17, 2015

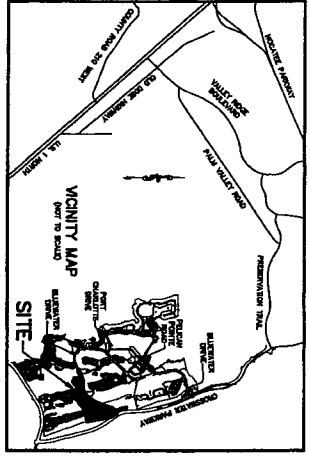


# Attachment 2

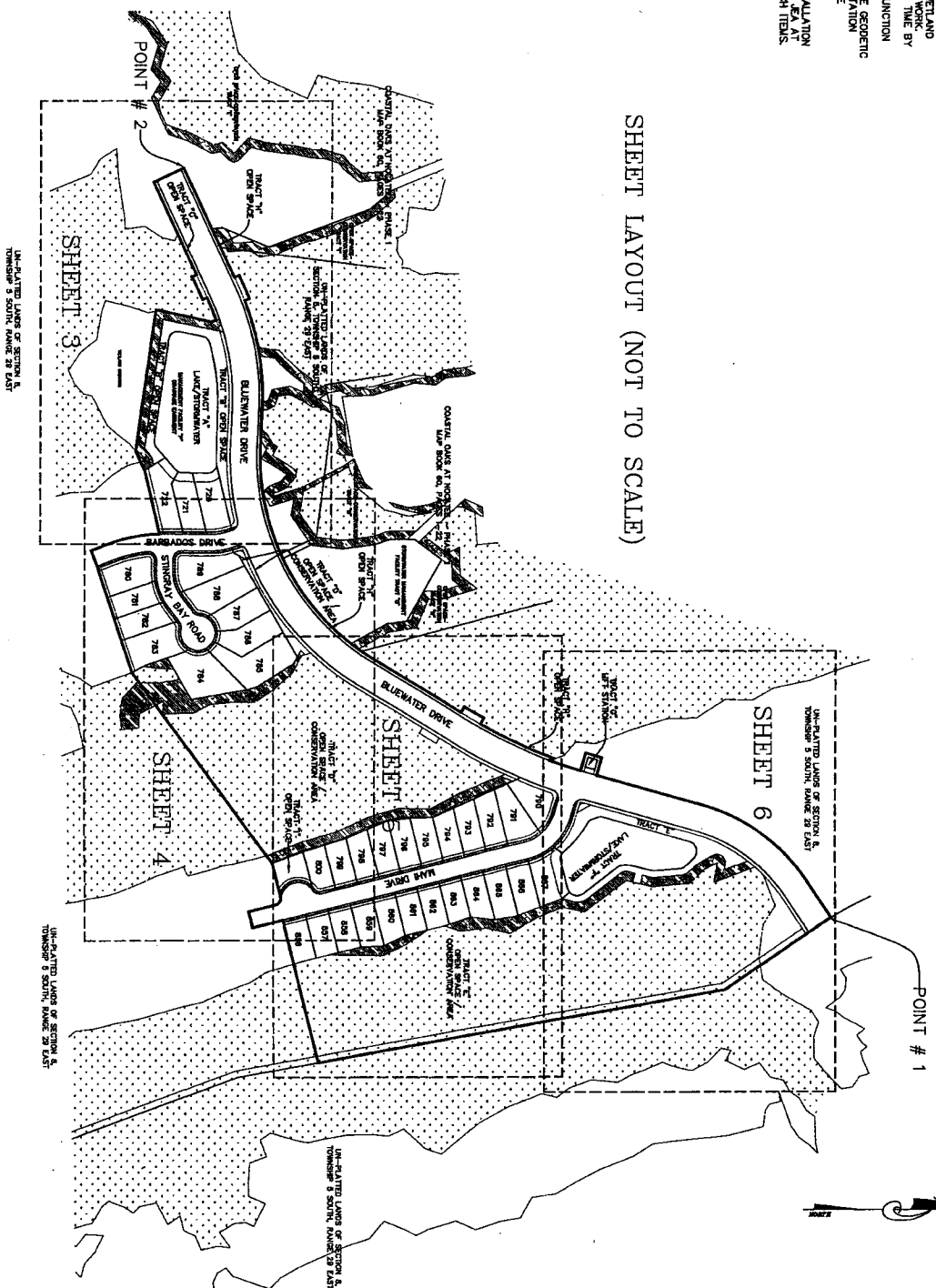
## Plat Map

- NOTES
1. FEATURES SHOWN HEREON ARE REFERRED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF BLUEWATER DRIVE IN THE PLAT OF COASTAL OAKS AT NOCATTEE - PHASE 2B-1 AS BEING NORTH 64°47'48" WEST.
  2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DECLARATION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ANY MANNER BY ANY OTHER RECORDS OR INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER ACTS SHALL BE PERMITTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE COMMENCEMENT OF ANY SUCH ACTIVITY. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
  4. CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONNECTION WITH THE CONSTRUCTION AND OPERATION OF THE TRANSMISSION LINE AND THE INSTALLATION OF THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC DATA RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DURG. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE.
  5. COORDINATE VALUES ARE BASED ON THE U.S. FEET.
  6. CONSTRUCTION SHALL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPAIR THE USE OF SAID EASEMENTS BY EPA. THE INSTALLATION OF FENCES, HERDS, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY EPA AT UPON ORDER FOR EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
  7. PLANT BUFFERZ ARE TO REMAIN NATURALLY RECEIVED AND UNDISTURBED.

POINT	NORTHING	EASTING	DESCRIPTION
1	208868.45	627888.12	FINN - NW CORNER OF PLAT
2	208868.87	627888.23	FINN - NW CORNER OF PLAT



SHEET LAYOUT (NOT TO SCALE)



- LEGEND
- SET 4"x4" CONCRETE MONUMENT STAMPED
  - SET 4"x4" CONCRETE MONUMENT STAMPED
  - SET 3"x3" UNLESS OTHERWISE NOTED
  - SET NAIL & DISK STAMPED LB 3957
  - POINT OF CURVATURE
  - POINT OF BEGINNING
  - POINT OF REVERSE CURVATURE
  - POINT OF COMPOUND CURVATURE
  - RIGHT OF WAY
  - TABULATED CURVE DATA
  - TABULATED CURVE DATA
  - FLORIDA POWER AND LIGHT

PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 115  
904 SAN JOSE FLORIDA 32257  
904 3721 0088  
LICENSED BUSINESS NO. 3957