

RESOLUTION NO. 2015- 382
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WINDWARD RANCH PHASE 2.**

WHEREAS, STANDARD PACIFIC OF FLORIDA., A FLORIDA GENERAL PARTNERSHIP, 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 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 \$833,272.36 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$551,768.13 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:

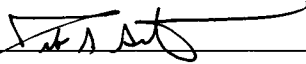
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;

- 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 15th day of December, 2015.

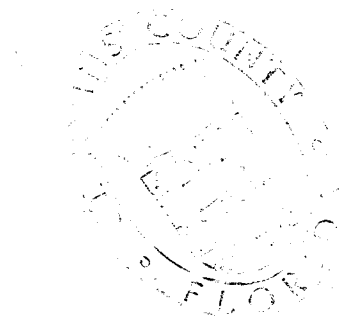
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 12/17/15

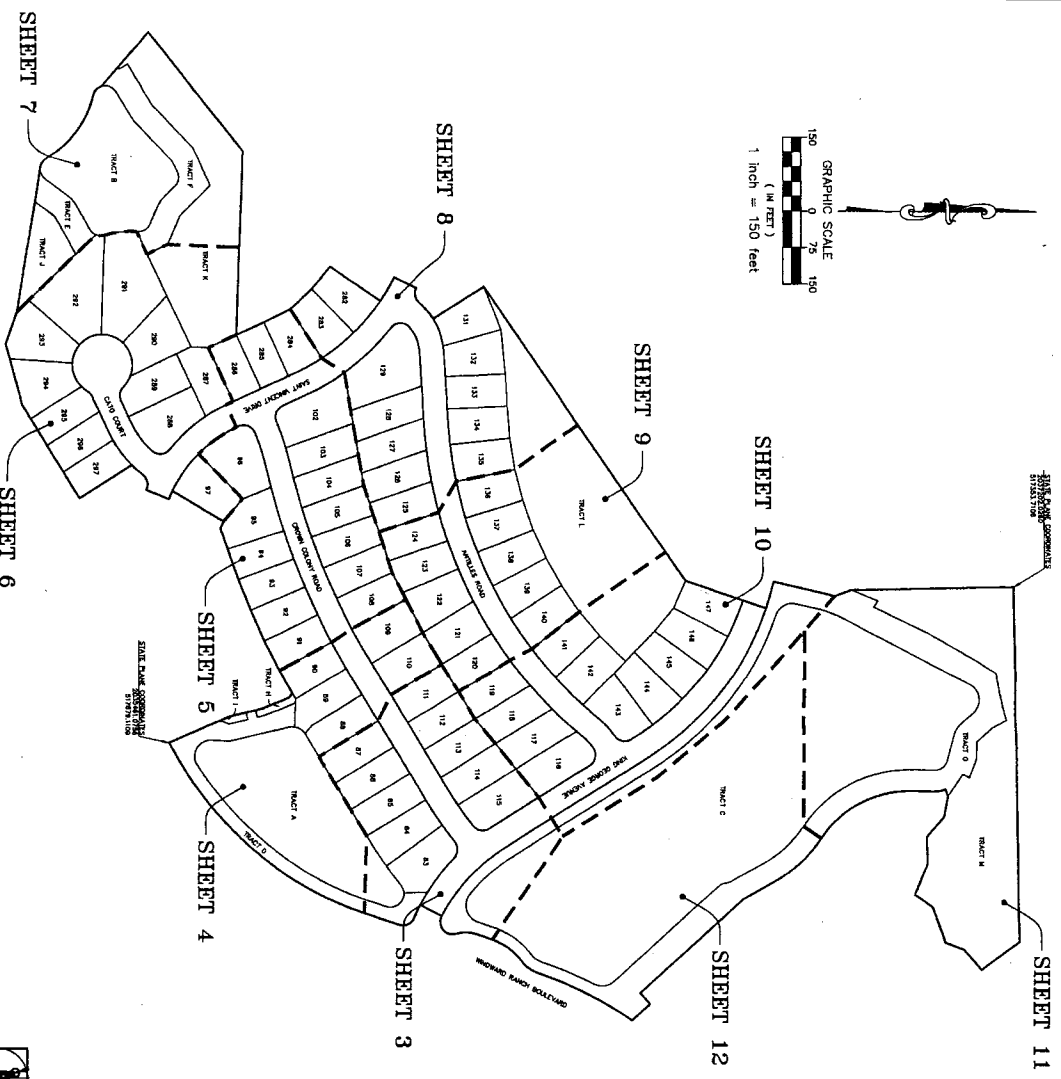
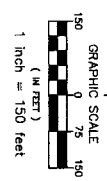


Attachment 2

Copy of Plat

WINDWARD RANCH PHASE TWO
A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET 2 OF 12 SHEETS



PERFORMED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION IS ASSET CONSULTANTS
LAND SURVEYORS
101 COUNTY ROAD 318 SUITE 108
GREEN COVE SPRINGS, FL 32043
(904) 284-2231 FAX (904) 284-2238

- LEGEND**
- DEMONTS OPTICAL RECORDS BOOK
 - D.R.
 - DEMONTS ASB BOOK
 - D.A.
 - DEMONTS UNDISTURBED DRAINAGE EASMENT
 - D.F.
 - DEMONTS UNDISTURBED DRAINAGE EASMENT
 - D.M.
 - DEMONTS POINT OF INTERSECTION
 - D.P.
 - DEMONTS POINT OF INTERSECTION
 - D.R.
 - DEMONTS RADIUS POINT
 - D.C.
 - DEMONTS RADIUS POINT
 - (N)
 - (S)
 - DEMONTS STAY
 - DEMONTS FOUND "C" CONCRETE MONUMENT "318" "SPT 188991"
 - DEMONTS FOUND "C" CONCRETE MONUMENT "318" "SPT 188991"
 - DEMONTS FOUND "C" CONCRETE MONUMENT "318" "SPT 188991"
 - DEMONTS FOUND "C" CONCRETE MONUMENT "318" "SPT 188991"
 - DEMONTS FLORIDA POWER & LIGHT
 - DEMONTS WETLANDS

- GENERAL NOTES**
1. Boundaries are shown upon the field plan of Windward Ranch Phase Two, as recorded in Map Book 75, pages 54 of the public record of St. Johns County, Florida, being 81927/19.
 2. All drainage easements are undisturbed unless otherwise noted.
 3. The easements shown hereon are designated as undisturbed easements and remain subject to the terms and conditions of the original deed instruments which create the same. The construction of driveways and the installation of fences, hedges and landscaping in the replacement of such terms of the easements of each lot cover for the removal and/or replacement of such terms.
 4. All existing utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable, telephone, electric, gas, sewer and water lines, and the installation of such lines, and the replacement of such lines, in the event a cable, telephone company damages the facilities of a utility company.
 5. NOTES: This plat, as recorded in its public form, is the official depiction of the subdivided land contained herein, and will in no circumstances be replaced in authority by any other graphic or digital form of this plat. There may be additional indications that are not shown hereon.
 6. Current law provides that no jurisdiction, right, power or authority of these or other parties shall take place without the jurisdiction vested in the county government. The owner of the county and/or any other entity, state or local government, shall not be responsible for the actions of its employees or agents. The county shall not be held liable for the actions of its employees or agents. The actions of the county shall not be held liable for the actions of its employees or agents. The actions of the county shall not be held liable for the actions of its employees or agents.
 7. State plane coordinates shown hereon are based on NAD 83/99 State Plane, Florida East Zone (Zone 0801) in U.S. survey feet and are for GIS purposes only.
 8. Upward hatched adjacent to wetlands are to remain natural, vegetative and undisturbed.