

RESOLUTION NO. 2016- 116
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PARK PLACE.

WHEREAS, RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO 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 Park Place.

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 \$674,729.37 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$250,806.28 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:

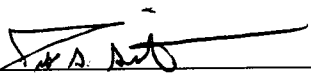
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 19 day of April, 2016.

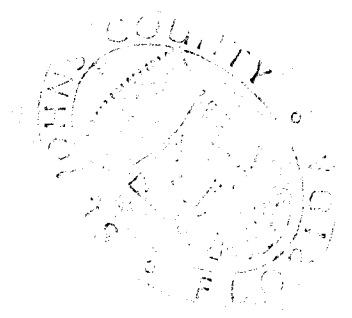
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 4/21/16



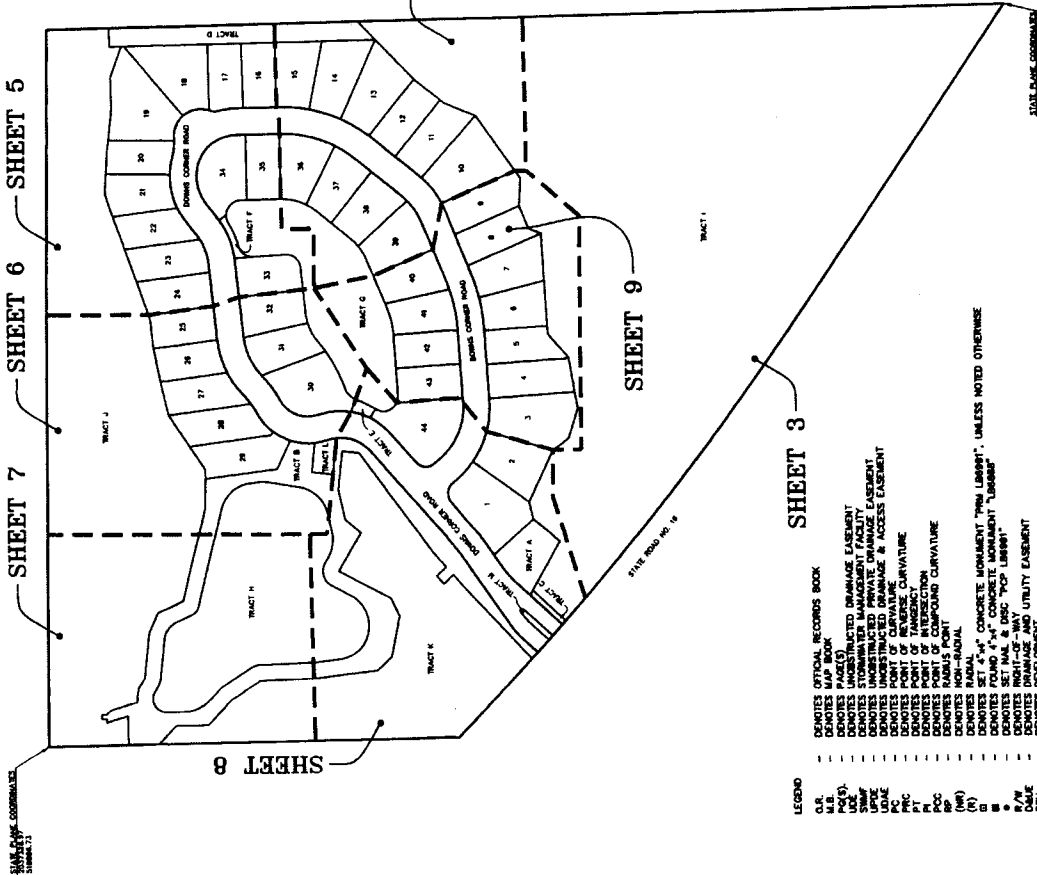
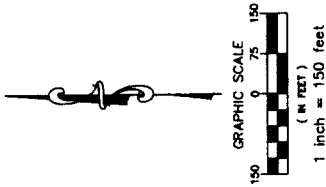
P A R K P L A C E

A TRACT OF LAND LYING WITHIN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

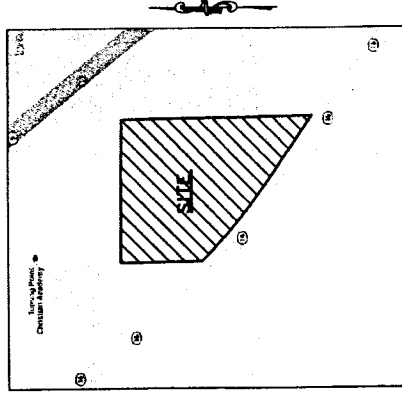
MAP BOOK PAGE _____
SHEET 2 OF 9 SHEETS

GENERAL NOTES

1. Boundaries are based upon the North line of the Southeast 1/4 of Section 36, Township 6 South, Range 28 East, St. Johns County, Florida, being N89°32'20"W.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown herein are unobstructed easements and remain fully enforceable against all successors in title to the land shown herein. The construction of easements and the installation of fences, hedges and landscaping or other improvements are subject to the approval of each lot owner for the removal and/or replacement of such items.
4. All plotted utility easements and easements that such easements shall be easements for electric, gas, water, sewer, telephone, cable television, and other utilities. The easements shall be easements for the installation, maintenance, and operation of cable television systems and utilities with the facilities and services of electric, telephone, gas, water, sewer, telephone, and other utilities. The easements shall be easements for the installation, maintenance, and operation of public utility. It shall be solely responsible for the easements.
5. **NOTICE:** This plat, as recorded in its public form, is the official depiction of the subdivided lands described herein and will be the prima facie evidence of the same. It shall be the responsibility of the applicant to verify the accuracy of the information shown herein and to take any necessary steps to correct any errors or omissions that are not reflected on this plat that may be found in the public records of the county.
6. Current law provides that no contract, agreement, or other instrument, whether in writing or otherwise, shall be enforceable against the State of Florida without the approval of this county and/or any other federal state or local governmental authority having jurisdiction over such contract, agreement, or other instrument. The applicant shall obtain all necessary approvals prior to the beginning of any work. The jurisdictional website the applicant may be suppressed and restricted at any time by the appropriate authorities.
7. State plane coordinates shown herein are based on NAD 83/70 State Plane, Florida East Zone (Zone 0803) in U.S. survey feet and are for GS purposes only.
8. Updated buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.



VICINITY MAP
NOT TO SCALE



- ### LEGEND
- U.S. DENOTES OFFICIAL RECORDS BOOK
 - PAGE(S) DENOTES PAGE(S)
 - STAMP DENOTES LIMITED DRAINAGE EASEMENT
 - STAMP DENOTES STORMWATER MANAGEMENT FACILITY
 - STAMP DENOTES UNOBSTRUCTED PRIVATE EASEMENT
 - STAMP DENOTES UNOBSTRUCTED PUBLIC UTILITY EASEMENT
 - STAMP DENOTES POINT OF CURVATURE
 - STAMP DENOTES POINT OF REVERSE CURVATURE
 - STAMP DENOTES POINT OF INTERSECTION
 - STAMP DENOTES POINT OF COMPOUND CURVATURE
 - STAMP DENOTES POINT OF TANGENCY
 - STAMP DENOTES NON-RADIAL
 - STAMP DENOTES RADIUS
 - STAMP DENOTES 1/4" CONC. CURB/SLAB "THICK LIBERTY", UNLESS NOTED OTHERWISE
 - STAMP DENOTES 1/2" CONC. CURB/SLAB "THICK LIBERTY"
 - STAMP DENOTES 1/2" CONC. CURB/SLAB "THICK LIBERTY"
 - STAMP DENOTES 1/2" CONC. CURB/SLAB "THICK LIBERTY"
 - R/W DENOTES RIGHT-OF-WAY
 - U/L DENOTES UNDISTURBED UPLAND BUFFER
 - DEVELOPMENT DENOTES DEVELOPMENT
 - FLORIDA DENOTES FLORIDA POWER & LIGHT COMPANY
 - FLORIDA DENOTES FLORIDA POWER & LIGHT COMPANY
 - FLORIDA DENOTES FLORIDA POWER & LIGHT COMPANY
 - FLORIDA DENOTES FLORIDA POWER & LIGHT COMPANY
 - FLORIDA DENOTES UNDISTURBED UPLAND BUFFER

PREPARED BY:
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