

**RESOLUTION NO. 2016-134**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PRESERVE AT PALM VALLEY.**

**WHEREAS, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Preserve at Palm Valley.

**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 \$932,003.27 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$169,652.12 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 mortgagees 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:

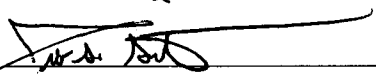
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

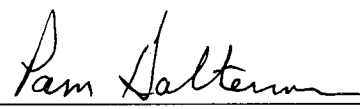
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 17<sup>th</sup> day of May, 2016.

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

BY:   
Jeb S. Smith, Chair

**ATTEST:** Hunter S. Conrad

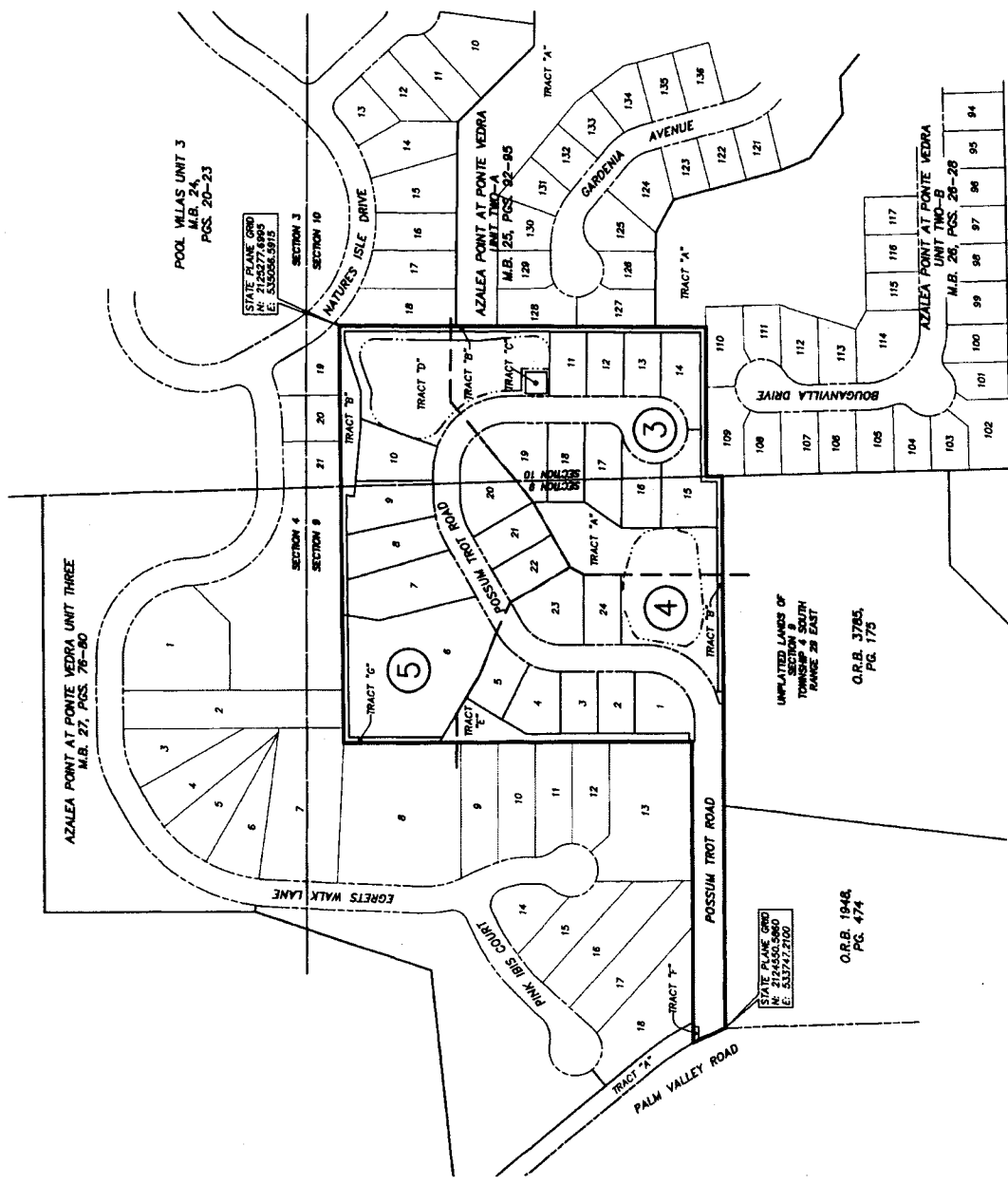
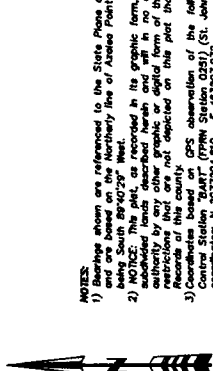
  
Deputy Clerk

**RENDITION DATE** 5/19/16



# PRESERVE AT PALM VALLEY

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 4 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA.



NOTES:  
1) Berceage shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northern line of Azalea Point at Ponte Vedra Unit Two-B or two-C, South 89°42'29" West.  
2) The boundary of the Preserve at Palm Valley as shown in its graphic form is the official depiction of the authority by any other graphic or digital form of the plat. There may be additional boundary information not depicted on this plat but may be found in the Public Records of this county.  
3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "BART" (FPM Station 0257) (St. Johns County, Florida).  
4) The North American Datum (NAD83) (NRS 2011).  
5) Tracts 18 and 19 are subject to a conservation easement pursuant to Section 1805.001, Florida Statutes, Chapter 61, Part 6, Florida Department of Environmental Protection. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement shall include the following activities and uses:  
(a) Construction, including but not limited to, buildings, garages, barns, sheds, utility or other structures on or above the ground.  
(b) Dumping or placing soil or other substance or material on landfill or dumping or spreading material or other substance on the site.  
(c) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material from the site.  
(d) Activities that require the use of heavy equipment, including but not limited to, grading, clearing, excavation, or earth retention.  
(e) Any activity that may be detrimental to the natural resources, biological, archaeological, or cultural significance.  
(f) Any activity that may be detrimental to the preservation of the historical, architectural, or scientific value of the property.  
(g) Any activity that may be detrimental to the physical appearance of the property.  
6) The private drainage easement in favor of Lot 6 is hereby dedicated over and across the private drainage easement area shown on Lots 7 through 10 and the stormwater management facility in Tract 5.

LEGEND  
\* P.A.M. STAMPED 4"X4" C.M.  
- UNLESS OTHERWISE NOTED SHOWN IN THIS PLAT IS A PERMANENT REFERENCE MONUMENT  
CONCRETE MONUMENT  
- IRON PIN  
- LICENSED BUSINESS  
- PAINT  
- METAL ANGLE  
- 1/2" IRON ROD  
- CHAIN  
- POINT OF CURVATURE  
- POINT OF CURVATURE  
- POINT OF CURVATURE  
- TABULATED CURVE DATA  
- TABULATED CURVE DATA  
- RIGHT OF WAY  
- CENTERLINE  
- PAIR  
- PAIR  
- OPTICAL RECORDS BOOK  
- ST. JOHNS COUNTY  
- ST. JOHNS COUNTY UTILITY DEPARTMENT  
- ESM.T.  
- SHEET REFERENCE NUMBER  
- DENOTES UPLOAK BUFFER

PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8850  
CERTIFICATE OF AUTHORIZATION NO. L.R. 3824