

RESOLUTION NO. 2016- 156
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
GRAN LAKE PHASE 1C.

WHEREAS, GRAN LAKE INC, A FLORIDA CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Gran Lake Phase 1C.

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 \$656,171.65 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$190,952.69 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:

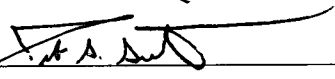
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 7 day of June, 2016.

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

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 6/9/16



GRAN LAKE PHASE 1C

A PORTION OF THE ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SAID ANTONIO HEURTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, BOTH IN ST. JOHN'S COUNTY, FLORIDA

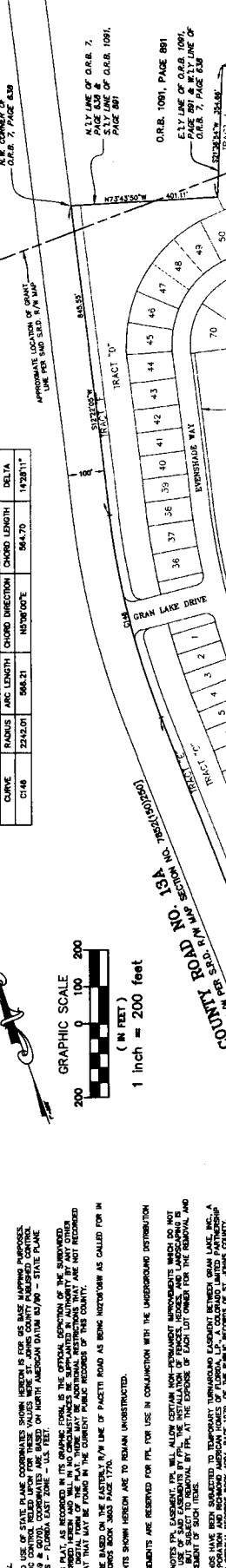
MAP BOOK PAGE

SHEET 2 OF 8 SHEETS

GENERAL NOTES:

1. USE OF STATE PLANE COORDINATES FROM HEREON IS FOR USE IN MAKING PURPOSES. THE ELECTRIC CONTROL TIEED UPON THESE VALUES WERE ST. JOHN'S COUNTY PUBLISHED CONTROL POINTS (2004 & 2010). COORDINATES WILL BE USED FOR THE ENTIRE SURVEY.
2. NOTICES: THIS PLAN AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL LOCATION OF THE SUBDIVISION. LATER REVISIONS, HEREON, AND ALL IN CONNECTIONS THEREWITH ARE SUBJECT TO ANY OTHER PLAN OR INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY. THE PLAN NOT RECORDED ON THIS PLAN MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE EASTERN 1/4 M LINE OF FACETS ROAD AS BEING INTERSECTION AS CALLED FOR IN OFFICIAL RECORDS BOOK 3000 PAGE 1776.
4. ALL EASEMENTS SHOWN HEREON ARE TO REMAIN UNRESTRICTED.
5. SECTION EASEMENTS ARE REQUIRED FOR PL FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
6. "TYP-4" DENOTES THE EASEMENT FOR THE INSTALLATION OF NON-PERMANENT MONUMENTS WHICH DO NOT PERMIT THE USE OF SAID EASEMENT FOR THE INSTALLATION OF PERMANENT MONUMENTS AND UNDERGROUND DISTRIBUTION SYSTEMS FOR THE INSTALLATION OF SUCH ITEMS.
7. PLATTED LANDS HAVE BEEN SUBMITTED TO TEMPORARY TOWNSHIP EASEMENT BY GRAN LAKE, INC., A FLORIDA CORPORATION AND HAS BEEN RECORDED IN OFFICIAL RECORDS BOOK 3000 PAGE 1776. SAID EASEMENT SHALL TERMINATE UPON RECORDING OF THIS PLAN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	CHORD BEARING	DELTA
C148	2242.01	988.31	1587.07	N59°00'E	147°28'11"	



LEGEND

- Ø - 3" IRON PIPE AND BRASS DISK SET (TOP IS 8897)
- - UNLESS OTHERWISE NOTED
- - DENOTES 4" x 4" CONCRETE MONUMENT FOUND (NO I.D.)
- - DENOTES 4" x 4" CONCRETE MONUMENT SET (TYP-4L - LB 8997)
- - DENOTES 1/2" IRON PIPE AND BRASS DISK SET (TOP IS 8897)
- (151.87) - DENOTES DISTANCE TO OPEN SPACE EASEMENT
- CL.D. - DENOTES COMMUNITY DEVELOPMENT DISTRICT
- S. - DENOTES CENTERLINE INTERSECTION
- ESMT. - DENOTES EASEMENT
- FINO - DENOTES FINISH
- FR - DENOTES FIRE EASEMENT
- LD - DENOTES LATERAL DISTANCE
- N.E.S. - DENOTES NON-RADIAL SCALE
- N.E.S. - DENOTES NOT TO SCALE
- O.B.E. - DENOTES OPTICAL RECORDS BOOK
- P.C. - DENOTES POINT OF CURVATURE
- P.I. - DENOTES POINT OF INTERSECTION (ANGLE POINT)
- P.O.B. - DENOTES POINT ON LINE
- P.M.A. - DENOTES PERMANENT REFERENCE MONUMENT
- P.T. - DENOTES POINT OF TANGENCY
- R/W - DENOTES RIGHT OF WAY
- R-28-E - DENOTES RANGE 28 EAST

SECTION 16' (GOLD)
SECTION 17' (GOLD)
SECTION 18' (GOLD)
SECTION 19' (GOLD)
SECTION 20' (GOLD)
SECTION 21' (GOLD)
SECTION 22' (GOLD)
SECTION 23' (GOLD)
SECTION 24' (GOLD)
SECTION 25' (GOLD)
SECTION 26' (GOLD)
SECTION 27' (GOLD)
SECTION 28' (GOLD)
SECTION 29' (GOLD)
SECTION 30' (GOLD)

ANTONIO HEURTAS GRANT SECTION 41, T-7-S, R-28-E
ANTONIO HEURTAS GRANT SECTION 38, T-6-S, R-28-E
O.R.B. 3600 PAGE 1025
O.R.B. 1703 PAGE 488

STATE PLANE COORDINATES N E 501014.45

BOUNDARY LINE AGREEMENT PER O.R.B. PAGE 801
O.R.B. 3068 PAGE 181

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF ST. JOHN'S

SIGNED IN THE PRESENCE OF:
BRANCH BANKING AND TRUST
A Florida corporation

BR: Jan Citron, Senior Vice President
WITNESS: _____
FRONT NAME: _____
FRONT NAME: _____

SIGNED IN THE PRESENCE OF:
BRANCH BANKING AND TRUST
A Florida corporation

BR: Jan Citron, Senior Vice President
WITNESS: _____
FRONT NAME: _____
FRONT NAME: _____

NOTARY SIGNATURE: _____
NOTARY SEAL: _____

SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] PRODUCED AS IDENTIFICATION.

PREPARED BY: BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 115 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2228