

**RESOLUTION NO. 2016- 157**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
GRAN LAKE PHASE 1D.**

**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 1D.

**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.** No Required Improvements Bond will be required for construction.

**Section 3.** No Required Improvements Bond 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.

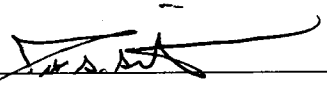
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 7 day of June, 2016.

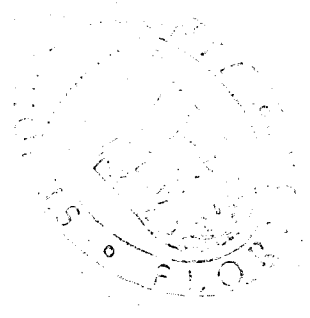
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

  
Deputy Clerk

RENDITION DATE 6/9/16

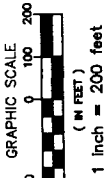


# GRAN LAKE PHASE 1D

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA

**GENERAL NOTES:**  
1. THE INTENDED USE OF STATE PLANE COORDINATES SHOWN HEREON IS FOR GIS BASE MAPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE ST. JOHNS COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT CONTROL POINTS 108 AND 109. ON NORTH AMERICAN DATUM 83/79 - STATE PLANE COORDINATE SYSTEM - FLORIDA EAST ZONE - U.S. FEET.  
2. NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAN. ANY DISCREPANCIES BETWEEN THIS PLAN AND ANY OTHER PLAN ON THIS PLAN THAT MAY BE FOUND IN THE SUBORDINATE PUBLIC RECORDS OF THIS COUNTY.  
3. BEARINGS ARE BASED ON THE EASTERN 1/4M LINE OF PAKETTI ROAD AS BEING INSTRUMENTED AS CALLED FOR IN ORIGINAL RECORDS BOOK 4094, PAGE 1872.  
4. ALL EASEMENTS SHOWN HEREON ARE TO REMAIN UNRESTRICTED.

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	2342.01	596.21	N50°00'00"E	564.70	142°31'11"
C10	90.00	105.99	S11°24'10"W	98.38	87°01'32"
C11	187.00	178.48	S8°45'30"W	170.01	84°04'28"



COUNTY ROAD NO. 13A  
PAKETTI ROAD

GRAN LAKE DRIVE  
WILLOW DRIVE  
LILY DRIVE  
SUNFLOWER DRIVE

STATE PLANE COORDINATE  
N 2034325.56  
E 499506.17

STATE PLANE COORDINATE  
N 20333005.93  
E 498463.26

ANTONIO HUERTAS GRANT  
SECTION 36, T-8-S, R-28-E  
ANTONIO HUERTAS GRANT  
SECTION 41, T-7-S, R-28-E

REMAINDER OF O.R.B. 4094, PAGE 1872  
PART OF THE ANTONIO HUERTAS GRANT BY JAMES B. COOK  
SOUTH, RANGE 28 EAST, TOWNSHIP 7 SOUTH,  
(UNPLATTED LANDS)

REMAINDER OF O.R.B. 4094, PAGE 1872  
PART OF THE ANTONIO HUERTAS GRANT BY JAMES B. COOK  
SOUTH, RANGE 28 EAST, TOWNSHIP 7 SOUTH,  
(UNPLATTED LANDS)

O.R.B. 1091, PAGE 891

O.R.B. 3901, PAGE 1025

SECTION 18 (COULD)  
SECTION 17 (COULD)

BOUNDARY LINE AGREEMENT PER O.R.B. 8, PAGE 801

REMAINDER OF O.R.B. 4094, PAGE 1872  
PART OF THE ANTONIO HUERTAS GRANT BY JAMES B. COOK  
SOUTH, RANGE 28 EAST, TOWNSHIP 7 SOUTH,  
(UNPLATTED LANDS)

O.R.B. 3968, PAGE 1861

5 - DENOTES SHEET NUMBER

LEGEND:  
⊙ - DENOTES P.I. NAIL & BRASS DISK SET ("POP" LB 8991)  
⊞ - DENOTES 4" DIAMETER CONCRETE MONUMENT SET. ("P.O.M." - LB 8991)  
⊕ - DENOTES 1/8" REBAR SET. ("P.R.M." - LB 8991)  
P.L.E. - DENOTES P.L. EASEMENT  
E - DENOTES EASEMENT  
N.T. - DENOTES NON-TANGENT  
O.R.B. - DENOTES ORIGINAL OFFENSE BOOK  
T-8-S - DENOTES TOWNSHIP 8 SOUTH  
R-28-E - DENOTES RANGE 28 EAST

SECTION 18 (COULD)  
SECTION 17 (COULD)  
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SECTION 17 (COULD)

PREPARED BY:  
BARTRAM TRAIL SURVEYING, INC.  
CERTIFICATE OF AUTHORIZATION LB 6691  
LAND SURVEYORS - PLANNERS - ESTIMATING CONSULTANTS  
GREEN COVE SPRINGS, FL 32043  
(904) 234-2224 FAX (904) 234-2238

DATE: 10/13/16

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