

**RESOLUTION NO. 2016-226**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**JULINGTON LAKES – PHASE 2.**

**WHEREAS, TOLL FL XIII 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 Julington Lakes – 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 \$687,436 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$228,449 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 2<sup>nd</sup> day of August, 2016.

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

BY: \_\_\_\_\_

Jeb S. Smith, Chair

**ATTEST:** Hunter S. Conrad

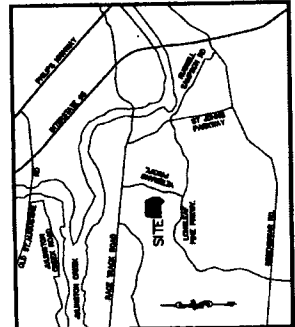
Pam Walterman

Deputy Clerk

RENDITION DATE 8/3/16



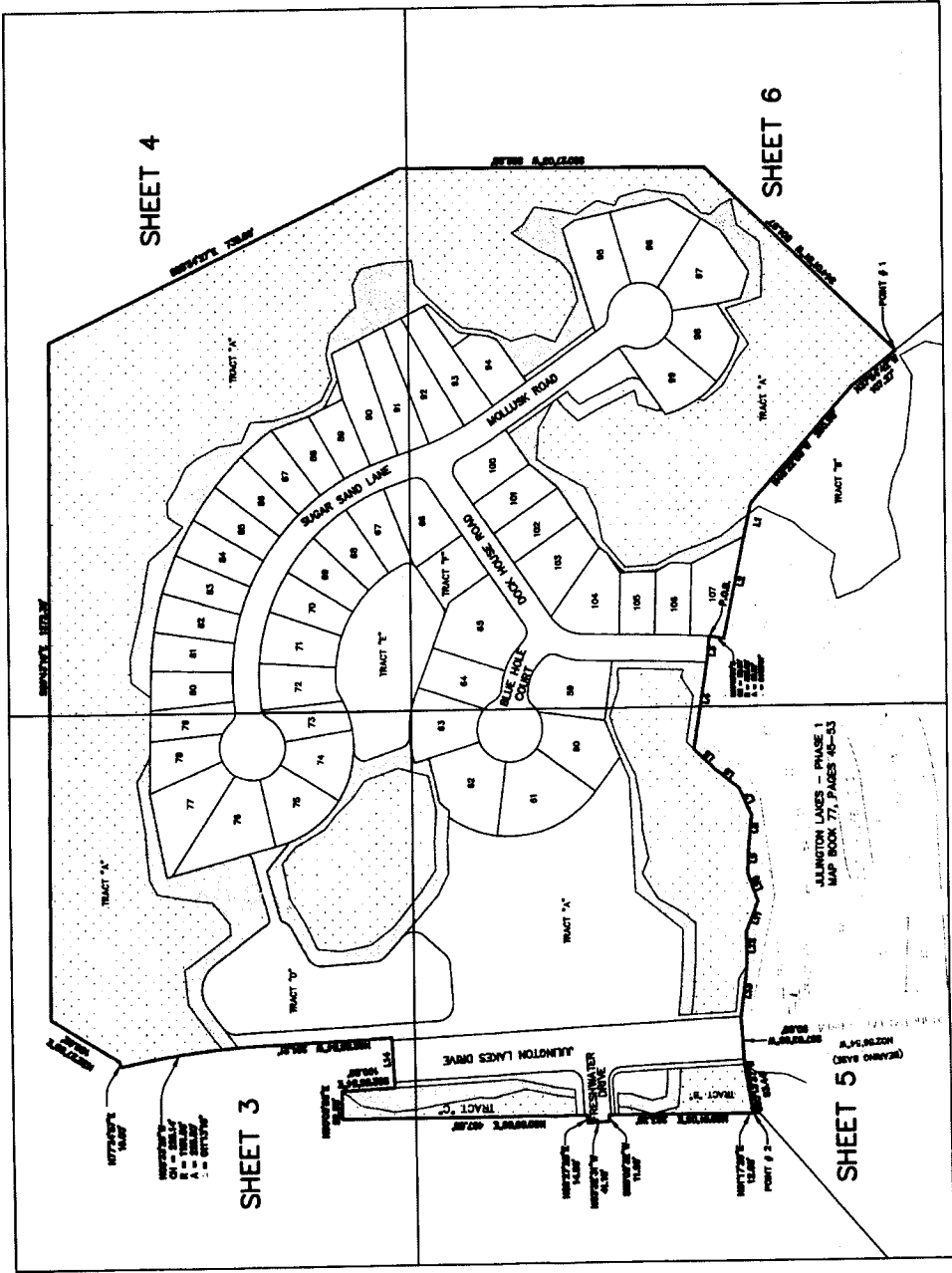
KEY SHEET  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

LINE #	BEARING	DISTANCE
L1	N77°24'17" W	84.27'
L2	N77°24'17" W	184.07'
L3	N87°23'28" W	50.07'
L4	N87°18'57" W	164.84'
L5	S44°17'17" W	85.85'
L6	S27°31'07" W	101.85'
L7	S62°20'18" W	54.88'
L8	N87°23'28" W	80.07'
L9	N77°24'17" W	84.27'
L10	S70°06'47" W	54.18'
L11	N87°18'57" W	80.84'
L12	S84°52'08" W	84.38'
L13	N62°56'47" W	94.11'
L14	INDIFFERENT	84.85'

- NOTES:
- BEARINGS SHOWN HEREIN ARE REFERRED TO THE STATE PLANE COORDINATE SYSTEM FOR THE STATE OF FLORIDA IN THE PLAT OF JULINGTON LAKES - PHASE 1, PLAT BOOK 77, PAGES 45-53 AS BEING NORTH 073°54'45" WEST FROM THE MERIDIAN. THE LOCATION OF THE SURROUNDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND BOUNDARY AS SHOWN ON THIS PLAT AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF ANY PARTY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF CONSTRUCTION AND TO MAINTAIN THE NECESSARY WRITTEN APPROVALS FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
  - THE USE OF THESE COORDINATES IS FOR USE BASED UPON THE GEOGRAPHIC NETWORK CONTROL. STATION DURG. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 83. THE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
  - "EA-U-E" DENOTES SEA UTILITY EASEMENT. SEA WILL ALLOW CERTAIN NON-STRUCTURAL EASEMENTS IN SEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY SEA AT THE REPLACEMENT OF SUCH ITEMS.
  - UP-LAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.



- LEGEND:
- B - 1/4" CONCRETE MONUMENT STAMPED
  - - SET NAIL AND DISK STAMPED LB 3857
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.C.C. - POINT OF COMPOUND CURVATURE
  - R/W - RIGHT OF WAY LINE DATA
  - LI - UNLABELED LINE DATA
  - P.O.B. - POINT OF BEGINNING
  - F.P.A.L. - FLORIDA POWER AND LIGHT
  - EA-U-E - SEA UTILITY EASEMENT
  - EA-E-E - JACKSONVILLE ELECTRIC EQUIPMENT EASEMENT

POINT	NORTHING	EASTING	DESCRIPTION
1	2094812.45	479433.77	S.E. CORNER OF PLAT
2	2094897.25	474403.10	S.W. CORNER OF PLAT

PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3781 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857