

RESOLUTION NO. 2016- 312
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TWENTY MILE AT NOCATEE PHASE 4B**

WHEREAS, HYDRY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Twenty Mile at Nocatee Phase 4B.

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 \$1,591,025.35 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$345,866.64 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:

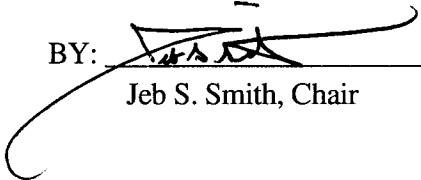
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 18th day of October, 2016.

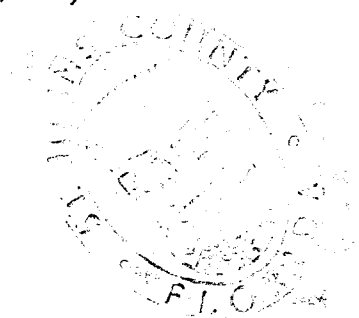
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 10/21/16



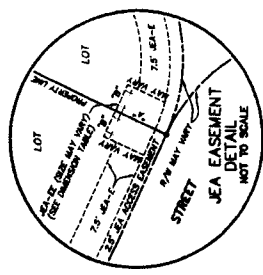
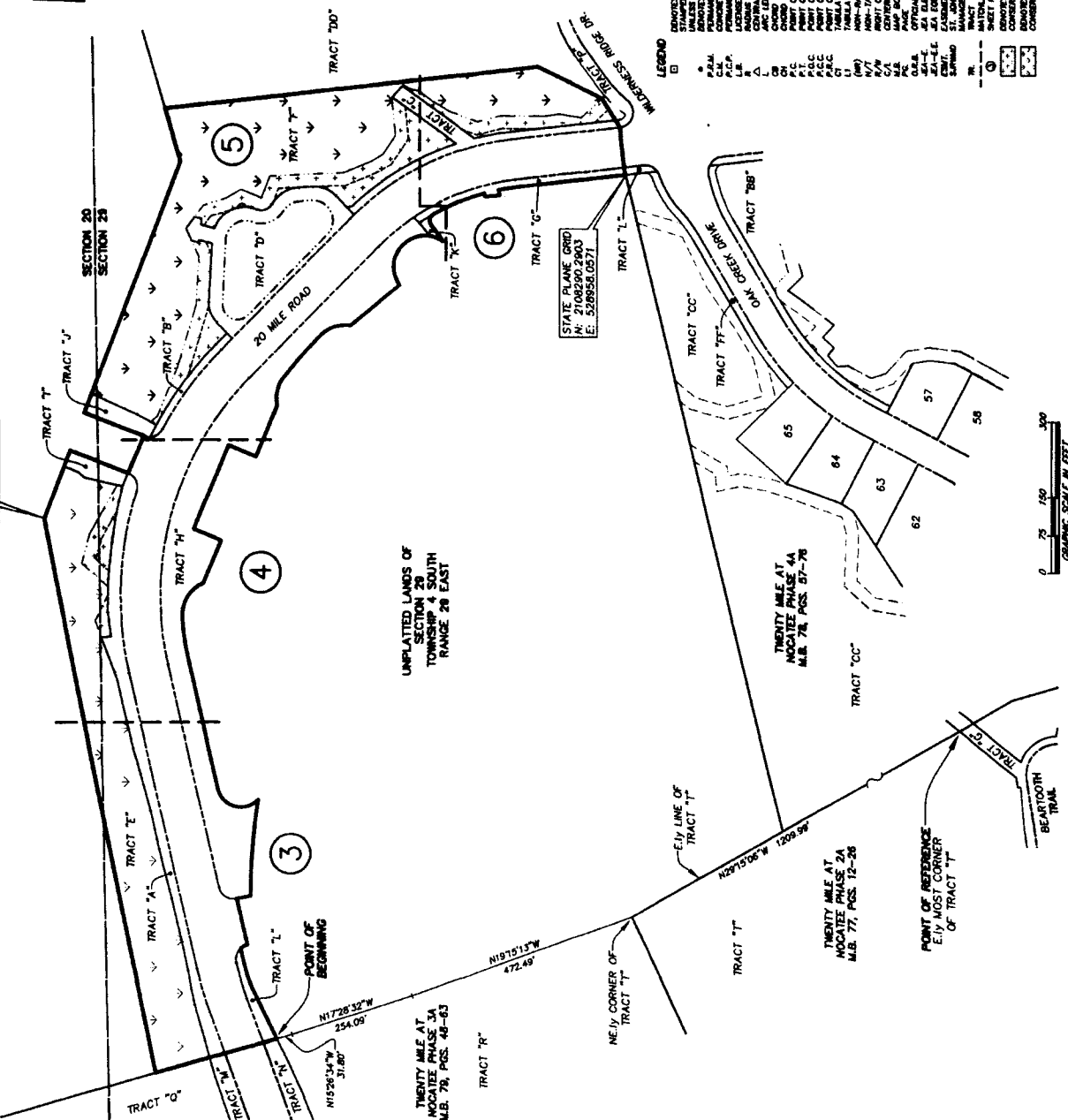
TWENTY MILE AT NOCATEE PHASE 4B

A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

UNPLATTED LANDS OF
SECTION 20
TOWNSHIP 4 SOUTH
RANGE 29 EAST

STATE PLANE GRID
N: 2108290.2903
E: 528958.0571

- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinate as indicated herein and are based on the Eastern line of Tract "T", Twenty Mile at Nocatee Phase 2A, as being North 29°15'00" West.
 - 2) NOCATEE Phase 2A, as recorded in its graphic form, is the official depiction of the same and shall prevail over any other graphic or digital form of this plat. There may be additional restrictions that are not depicted on this plat that may be found in the original record.
 - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "BART" (FPM Station 0251) (St. Johns) survey near Florida East Zone, coordinates: N: 2077284.810 E: 483267.072
 - 4) The easements shown herein and designated as unimproved easements shall remain totally unimproved by any permanent improvements which may be made hereon, and the easements shall remain unimproved. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the authorized representative of each lot owner for the removal and/or replacement of such items.
 - 5) The easements shown herein and designated as unimproved/easements shall remain totally unimproved by any improvements that may be made hereon, and the easements shall remain unimproved.
 - 6) Three certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such easements.
 - 7) Tracts "A" and "B" are subject to a conservation easement pursuant to Section 75-106, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in, or use of the conservation easement area inconsistent with the purposes and objectives of the conservation easement shall be prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, road signs, billboards or other advertising.
 - (b) Ditches or other structures on or above the ground.
 - (c) Retaining, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, sand, rock or other material.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities and construction that require utility construction, erosion control or other engineering, geotechnical or hydrological engineering.
 - (g) Acts or uses detrimental to the preservation of the structural integrity or physical stability or natural appearance or properties of historical, architectural, archaeological or natural resources.
 - (h) Any activity that would require the removal of natural resources.
 - 8) Updated buffers adjacent to wetlands are to remain natural, vegetative, and unimproved.
 - 9) Unimproved easements are subject to Restrictions and Utility Service Agreements recorded in Official Records Book 2358, Page 1978 and Official Records Book 3300, page 571 of the Public Records of St. Johns County, Florida. (Notwithstanding to the Public Records of St. Johns County, Florida, and as amended (blanket in nature).
 - 10) Lands depicted herein are subject to Restrictions, covenants, conditions and restrictions recorded in Official Records Book 2358, Page 1978 and Official Records of St. Johns County, Florida, and as amended (blanket in nature).
 - 11) Lands depicted herein are subject to Grant and Declaration of Easements recorded in Official Records Book 3420, Page 1117 of the Public Records of St. Johns County, Florida, and as amended (blanket in nature).



JEA DIMENSION TABLE

TRACT	TRACT AREA	EASEMENT WIDTH	EASEMENT LENGTH
A	10,110.74	10.00	10.00
B	10,110.74	10.00	10.00
C	10,110.74	10.00	10.00
D	10,110.74	10.00	10.00
E	10,110.74	10.00	10.00
F	10,110.74	10.00	10.00
G	10,110.74	10.00	10.00
H	10,110.74	10.00	10.00
I	10,110.74	10.00	10.00
J	10,110.74	10.00	10.00
K	10,110.74	10.00	10.00
L	10,110.74	10.00	10.00
M	10,110.74	10.00	10.00
N	10,110.74	10.00	10.00
O	10,110.74	10.00	10.00
P	10,110.74	10.00	10.00
Q	10,110.74	10.00	10.00
R	10,110.74	10.00	10.00
S	10,110.74	10.00	10.00
T	10,110.74	10.00	10.00

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3824