

RESOLUTION NO. 2016- 60
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CHAPPELL FARMS, A REPLAT OF BARTRAM DOWNS UNIT TWO.

WHEREAS, HENRY AND KAREN CHAPPELL, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as CHAPPELL FARMS, which is a replat of Bartram Downs Unit Two.

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 is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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.

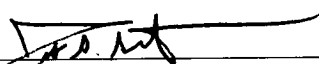
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 1 day of March, 2016.

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

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

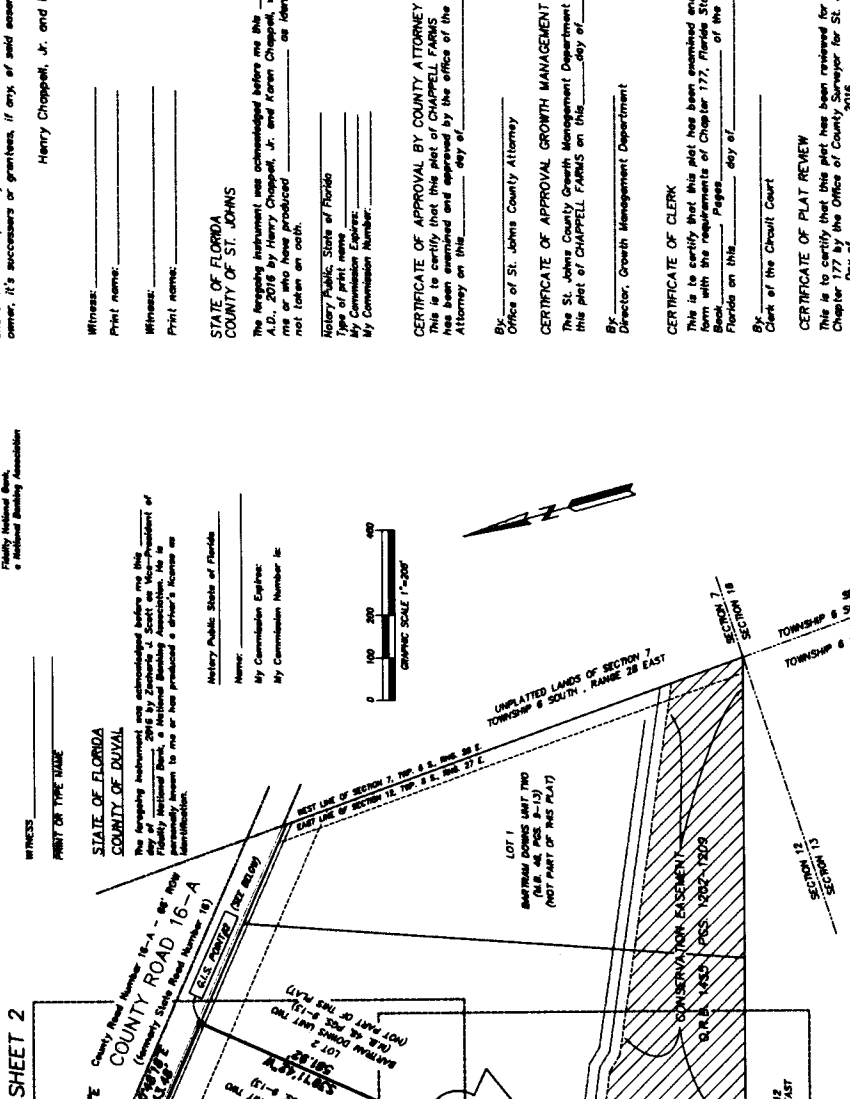
RENDITION DATE 3/3/16



CHAPPELL FARMS

Being a REPLAT OF LOT 3, BARRIAM DOWNS UNIT TWO, AS RECORDED IN MAP BOOK 48, PAGES 9 THROUGH 13, ST. JOHNS COUNTY, FLORIDA AND LYING WITHIN SECTION 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION
 Lot 3, Barriam Downs Unit Two, as recorded in Map Book 48, Pages 9 through 13, of the Public Records of St. Johns County, Florida.
 Containing 22.28 acres, more or less.



CURVE LENGTH	RADIUS	ANGULAR DISTANCE	CHORD BEARING	DELTA
C1	118.82'	20.00'	78.67'	154.87'
C2	176.58'	31.38'	85.12'	159.13.03'

LINE	LENGTH	BEARING
L1	150.15'	S85°02'01\"/>

Symbol	Description
[Hatched Area]	WETLAND AREA
[Dotted Area]	25' UPLAND BUFFERS

SHEET 1 OF 3 SHEETS
 (SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

ADOPTION AND DEDICATION

This is to certify that the undersigned, Henry Chappell, Jr. and Keran Chappell, are the legal owners of the lands described in the caption hereon which said hereafter be known as CHAPPELL FARMS, and have caused the same to be surveyed and plat to be made, and that they have read and approved the plat and correct plat of said lands. All easements on this plat, other than those specifically designated herein, are and shall remain privately owned and the sale and exclusive property of the undersigned owner. It's successors or grantees, if any, of said easements.

Henry Chappell, Jr. and Keran Chappell

Witness: _____ By: HENRY CHAPPELL, JR.

Witness: _____ By: KARAN CHAPPELL

STATE OF FLORIDA COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 2016, by Henry Chappell, Jr. and Keran Chappell, who are personally known to me or who have produced _____ as identification and who have/have not taken an oath.

Henry Public State of Florida
 My Commission Expires: _____
 My Commission Number: _____

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

This is to certify that this plat of CHAPPELL FARMS has been examined and approved by the office of the St. Johns County Attorney on this _____ day of _____ A.D., 2016.

By: _____
 Office of St. Johns County Attorney

CERTIFICATE OF APPROVAL GROWTH MANAGEMENT DEPARTMENT
 The St. Johns County Growth Management Department hereby approves _____ A.D., 2016.

By: _____
 Director, Growth Management Department

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book _____ Pages _____ of the Public Records of St. Johns County, Florida on this _____ day of _____ A.D., 2016.

By: _____
 Clerk of the Circuit Court

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177 by the Office of County Surveyor for St. Johns County, Florida on this _____ day of _____, 2016.

Richard A. Miller, County Surveyor
 Professional Land Surveyor, Fl. Certificate No. 4584

CERTIFICATE OF SURVEYOR

I, _____, a duly licensed and registered Professional Land Surveyor for the State of Florida, do hereby certify that the survey of the lands herein, as shown in the foregoing plat, that said plat is a true and correct representation of the lands surveyed, that the survey was made in accordance with the requirements of Chapter 177, Florida Statutes, and that permanent reference monuments have been placed in accordance with Section 177.081 (7), and permanent control points will be set in accordance with Section 177.081 (6). Signed and sealed this _____ day of _____, A.D., 2016.

By: _____
 Registered Land Surveyor No. 5643
 State of Florida
 Richard A. Miller & Associates, Inc.
 Professional Land Surveyors
 4701 BEACH BLVD., SUITE 200
 JACKSONVILLE, FLORIDA 32216
 LICENSED BUSINESS NO. 5189
 TELEPHONE (904) 721-1229

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of CHAPPELL FARMS has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____ A.D., 2016. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

By: _____
 Chairman, St. Johns County Board of County Commissioners

NOTE: The intended use of these contributions is for the use in preparing applications. The proceeds received from the sale of these contributions will be used to offset the cost of the State's contribution to the Florida Civil Justice System. U.S. Post. 1845/30 - State Photo Contribution - Florida Civil Justice System - U.S. Post.

THE ST. AUGUSTINE RECORD

HENRY & KAREN CHAPPELL
6975 COUNTY ROAD 16-A
SAINT AUGUSTINE FL 32092

Ref.#: 16605281A
P.O.#: 2015-47

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

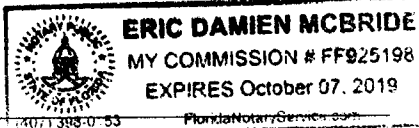
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared NICOLE CORRIVEAU
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a NOTICE OF HEARING
In the matter of CHAPPELL FARMS - HEARING MARCH 1, 2016
was published in said newspaper on 02/15/2016

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this FEB 29 2016 day of

by [Signature] who is personally known to me
or who has produced as identification



(Signature of Notary Public)

(Seal)

COPY NOTICE OF PUBLIC HEARING ON PROPOSED REPLAT NT

Notice is hereby given that a public hearing will be held on March 1, 2016 at 9:00 AM by the Board of County Commissioners at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida to consider a following request:

Proposed Plat of Chappell Farms - Bartram Downs Unit Two being a replat of the following described land located in St. Johns County, Florida:

BEING A REPLAT OF LOT 3, BARTRAM DOWNS UNIT TWO, AS RECORDED IN MAP BOOK 48, PAGES 7 THROUGH 13, ST JOHNS COUNTY, FLORIDA AND LYING WITHIN SECTION 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST JOHNS COUNTY, FLORIDA.

General Location/Address of the Property:

The subject property is located on the south side of County Road 16A adjacent to 6975 County Road 16A within the Bartram Downs Unit Two subdivision.

The application is maintained in the Growth Management Department, St. Johns County Permit Center Building, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact, ADA Coordinator, at (904) 209-0652 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the County Commissioners on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Operations Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The file of this case is available for review by the public in the Development Review Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 500 San Sebastian View, St. Augustine, Florida, 32084.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA BY: Hunter S. Conrad, Its Clerk FILE NUMBER: PLAT 2015-47 Chappell Farms - Bartram Downs Unit Two (replat) 16605281A Feb 15, 2016

THE ST. AUGUSTINE RECORD

HENRY & KAREN CHAPPELL
6975 COUNTY ROAD 16-A
SAINT AUGUSTINE FL 32092

Ref.#: 16631547A
P.O.#: 2015-47

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

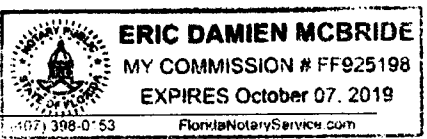
Before the undersigned authority personally appeared **NICOLE CORRIVEAU**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF HEARING**
In the matter of **CHAPPELL FARMS - HEARING MARCH 1, 2016**
was published in said newspaper on **02/27/2016**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this _____ day of **FEB 29 2016**

by *Nicole Corriveau*
or who has produced as identification

who is personally known to me



(Signature of Notary Public)

(Seal)

NOTICE OF PUBLIC HEARING ON PROPOSED REPLAT
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Proposed Plat of Chappell Farms - Bartram Downs Unit Two being a replat of the following described land located in St. Johns County, Florida:

BEING A REPLAT OF LOT 3, BARTRAM DOWNS UNIT TWO, AS RECORDED IN MAP BOOK 48, PAGES 3 THROUGH 12, ST. JOHNS COUNTY, FLORIDA AND LYING WITHIN SECTION 12, TOWNSHIP 6 SOUTH, RANGE 17 EAST, ST. JOHNS COUNTY, FLORIDA.

General Location/Address of the Property:
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The application is maintained in the Growth Management Department, St. Johns County Permit Center Building, St. Augustine, Florida, and may be examined by anyone in interest prior to said hearing.

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IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, persons needing a special accommodations or an interpreter to participate in this proceeding should contact, ADA Coordinator, at (904) 209-0652 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8776, no later than 5 days prior to the date of the hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

This matter is subject to court imposed dual-track procedures. Interested parties should limit contact with the County Commissioners on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Operations Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The file of this case is available for review by the public in the Development Review Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 500 San Sebastian View, St. Augustine, Florida, 32084.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
BY: Numer S. Conrad, its Clerk

FILE NUMBER: 2015-47
Chappell Farms - Bartram Downs Unit Two (replat)
16631547A Feb 27, 2016