

RESOLUTION NO. 2017- 101
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ARBOR MILL PHASE ONE-B.

WHEREAS, RKS OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Arbor Mill Phase One-B.

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 for construction 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.

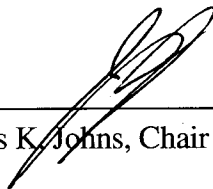
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

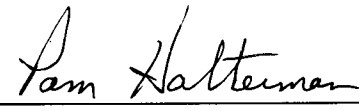
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 4th day of April, 2017.

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

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad



Deputy Clerk

RENDITION DATE 4/6/17



ARBOR MILL PHASE ONE-B

SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA
 BEING A REPLAT OF LOT 207 AND TRACT "D" (PARK), AS SHOWN ON
 THE PLAT OF ARBOR MILL PHASE ONE, AS RECORDED IN MAP BOOK
 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS
 COUNTY, FLORIDA.

PLAT CERTIFICATION LETTER:
 THIS FIRM WAS PROVIDED WITH A PLAT CERTIFICATION LETTER,
 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED
 NOVEMBER 28, 2016, AND THE SEARCH HAS REVEALED THAT THIS
 PROPERTY IS SUBJECT TO:
 a) COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND
 PROVISIONS INCLUDING PRIVATE CHARGES AND/OR ASSESSMENTS
 CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS
 RECORDED IN OFFICIAL RECORDS BOOK 4037, PAGE 1418, AS AFFECTED BY
 THE SUPPLEMENTARY DECLARATION RECORDED IN OFFICIAL RECORDS BOOK
 4287, PAGE 1516.
 b) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER
 MATTERS AS CONTAINED ON THE PLAT OF ARBOR MILL PHASE ONE,
 RECORDED IN MAP BOOK 76, PAGE 80 THROUGH 94, PUBLIC RECORDS OF
 ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES:
 1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF
 WAY LINE OF MILL CREEK ROAD (COUNTY ROAD NO. 16-A) AS BEING S
 48°53'41" E, BASED ON THE ST. JOHNS COUNTY GEODETIC CONTROL USED
 FOR THIS PROJECT (SEE NOTE No. 2)
 2) THE INTENDED USE OF THE STATE PLANE COORDINATE(S) SHOWN
 HEREON IS FOR ST. JOHNS COUNTY GIS MAPPING ONLY. OTHER USE
 BESIDES THAT, WAS NOT THE INTENTION OF THIS SURVEYING FIRM AND
 SHOULD BE INDEPENDENTLY VERIFIED BY THE PERSON(S) OR FIRM(S)
 UTILIZING THESE COORDINATES FOR ANY USE, OTHER THAN THAT STATED
 HEREON.
 THE ST. JOHNS COUNTY GEODETIC CONTROL RELIED UPON FOR THE
 VALUE(S) SHOWN ON THIS PLAT, WERE ST. JOHNS COUNTY GEODETIC
 CONTROL MONUMENTS G071 AND G072.
 THE PUBLISHED VALUES FOR THESE CONTROL POINTS AT THIS TIME
 ARE AS FOLLOWS: G071, NAD 83, E: 488,433.598707,
 G072, NAD 83, E: 488,433.598707,
 G073, NAD 83, E: 488,433.598707,
 G074, NAD 83, E: 488,433.598707,
 COORDINATES ARE IN NORTH AMERICAN DATUM 83/90 (NAD 83/90),
 FLORIDA STATE PLANE COORDINATES, ZONE 901 (FLORIDA EAST).

3) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE
 CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF
 DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE
 TELEVISION SERVICES. PROVIDED HOWEVER THAT SAID CABLE TELEVISION
 SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF
 ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT
 ANY TELEVISION SERVICE COMPANY WANTS TO USE THE FACILITIES OF A PUBLIC
 UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. FS
 177.081(28)

4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL
 OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE
 WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS
 PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND
 OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS.
 IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE
 EMPLOYEE PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE
 THE NECESSARY PERMITS AND TO BE RESPONSIBLE FOR THE BEGINNING OF ANY
 WORK. THIS WETLAND JURISDICTIONAL LINE AND THE BUFFER THEREON ARE
 SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE
 GOVERNMENTAL AGENCIES.

5) OFFICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
 OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND
 WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY
 OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. FS 177.0291(27)
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON
 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS
 COUNTY, FLORIDA.

6) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL,
 VEGETATIVE AND UNDISTURBED.

7) ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE
 SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY
 OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED
 OWNERS, THEIR SUCCESSORS AND GRANTEEES, IF ANY, OF SAID
 EASEMENTS.

ABBREVIATIONS AND SYMBOLS USED IN THIS PLAT:
 ABBREVIATION DEFINITION
 CI TABULATED CURVE TABLE
 L1 TABULATED LINE TABLE
 = EQUALS
 R RADIUS
 D DELTA
 M/LB ARC LENGTH
 PAGES PAGE BOOK
 & AND

SYMBOL DEFINITION
 ■ DENOTES SET 4"x4" CONCRETE
 MONUMENT, STAMPED "PRM, A&J"
 LAND SURVEYORS

PREPARED BY:
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