

RESOLUTION NO. 2017- 103
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SEBASTIAN COVE PHASE 3.

WHEREAS, D.R. HORTON, INC. – JACKSONVILLE, A DELAWARE CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Sebastian Cove Phase 3.

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 \$568,176.57 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$164,477.35 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:

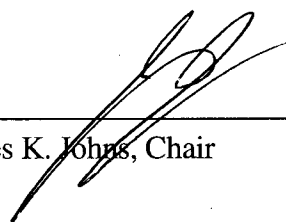
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 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



SEBASTIAN COVE PHASE 3

A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 2 OF 6

NOTES

- COORDINATES SHOWN BASED ON NORTH AMERICAN DATUM 1983. PRO-STATE PLANE COORDINATES-FLORIDA EAST ZONE-11S. THESE VALUES WERE DERIVED FROM THE SEBASTIAN COVE PHASE 1 MAP BOOK. THE GEOMETRIC CONTROL HELD UPON FOR THESE VALUES WAS THE EXISTING RECORD PLAT OF SEBASTIAN COVE PHASE 1, UNIT 1, AS RECORDED IN MAP BOOK 62, PAGES 64-74.
- BEARING REFERENCES, 89°10'07" FOR NORTH LINE OF LOT 202, SEBASTIAN COVE PHASE 1, UNIT 1, AS RECORDED IN MAP BOOK 62, PAGES 64-74.
- NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBMITTED LANDS DESCRIBED HEREIN AND WILL BE CONSIDERED SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. ANY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THOSE EASEMENTS DESIGNATED AS "T.E." ARE HEREBY SPECIFICALLY DEDICATED TO UNDERGROUND ELECTRIC SYSTEMS, SUCCESSORS AND ASSIGNS, FOR ITS NON-OCCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OR TRIMMING OF OTHER PLANTS SHALL BE UNDERTAKEN BY THE LOT OWNER OR HIS SUCCESSORS OR ASSIGNS WITHOUT THE WRITTEN APPROVAL OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE SURFACE RIGHTS AND OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE GOVERNMENT AGENCIES.
- UPLAND BUFFERZ ADJACENT TO WETLANDS ARE AVERAGE 25 FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNDISTURBED EASEMENTS SHALL REMAIN TOTALLY UNDISTURBED BY THE INSTALLATION OF TRENCHES, TRENDS AND LAYOUTS, AND ANY OTHER WORKS THAT MAY BE PERFORMED FOR THE PURPOSES OF THIS PLAT. THE INSTALLATION OF TRENCHES, TRENDS AND LAYOUTS IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE EASEMENT HOLDER AT THE DISCRETION OF THE EASEMENT HOLDER. THE EASEMENT HOLDER SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF SUCH ITEMS.
- THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITY SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL AS-BUILT CONDITIONS.
- TOTAL LOTS: 55

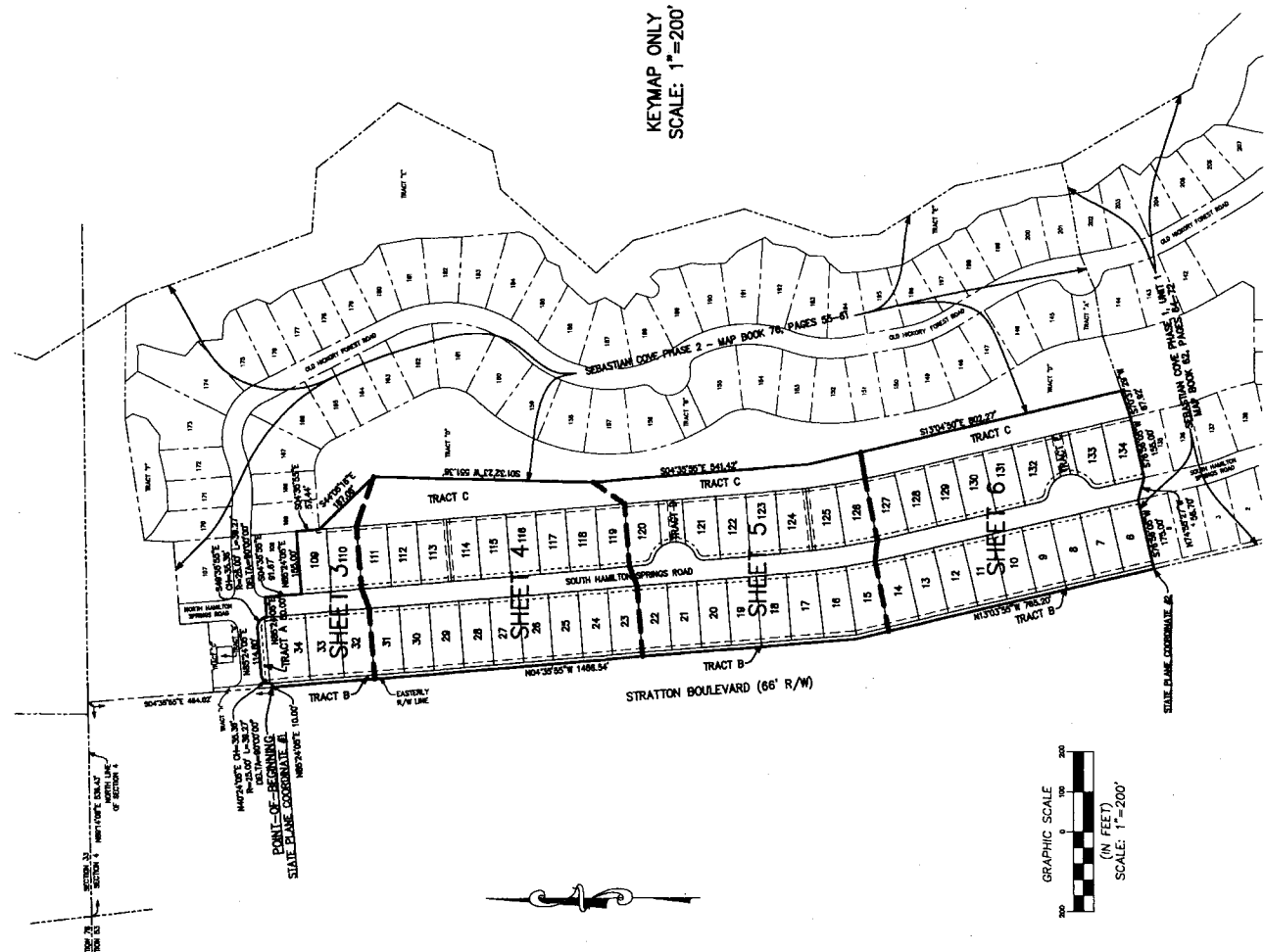
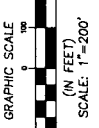
LEGEND

■	STANDARD CONCRETE MONUMENT (S.C.M.) UNLESS NOTED, 5" DIA.
□	SET P.M. CONCRETE MONUMENT (S.P.M.) UNLESS NOTED, 5" DIA.
○	STANDARD 1" LONG, 3/4" RADIUS (S.T.R.) P.M.
●	SET PERMANENT CONTROL POINT (S.P.C.P.)
CH	CURVED DISTANCE
R	RADIUS
PC	POINT OF CURVATURE
PVI	POINT OF VERGENCE
PCC	POINT OF COMPASS CURVATURE
POC	POINT ON CURVE
PT	POINT OF TANGENCY
PR	PERMANENT REFERENCE MARKING
P/M	POINT OF MILEAGE
P/O	POINT OF BEGINNING
D.S.	OFFICIAL RECORDS BOOK OR VOLUME
P.L.	FLORIDA POWER & LIGHT COMPANY
SQ.F.T.	SQUARE FEET

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	204443.000	53510.887	POINT OF BEGINNING
2	203224.891	53722.800	SOUTHWESTERLY CORNER

KEYMAP ONLY
SCALE: 1"=200'



CLARSON ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 JACKSONVILLE, FLORIDA 32207
 PHONE: (904) 386-3933