

RESOLUTION NO. 2017- 137
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PALENCIA NORTH PHASE II C-1.

WHEREAS, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT; AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Palencia North Phase II C-1.

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.

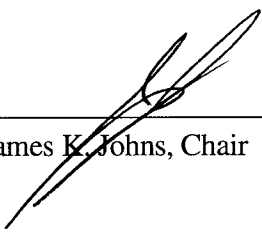
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 2nd day of May, 2017.

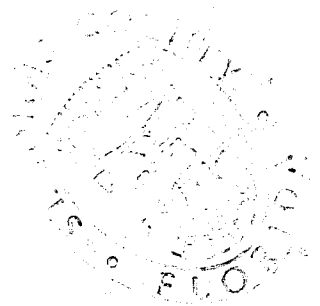
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 5/4/17



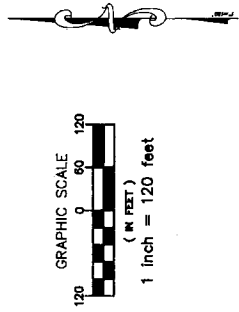
PALENCIA NORTH PHASE II C-1

Being a Replat of all of Palencia North Phase II C, according to Map Book 73, pages 83 through 88, of the Public Records of St. Johns County, Florida
 Rogue Leonardi Grant, Section 61, Township 5 South, Range 29 East, St. Johns County, Florida

MAP BOOK _____ PAGE _____
 SHEET 2 OF 6 SHEETS

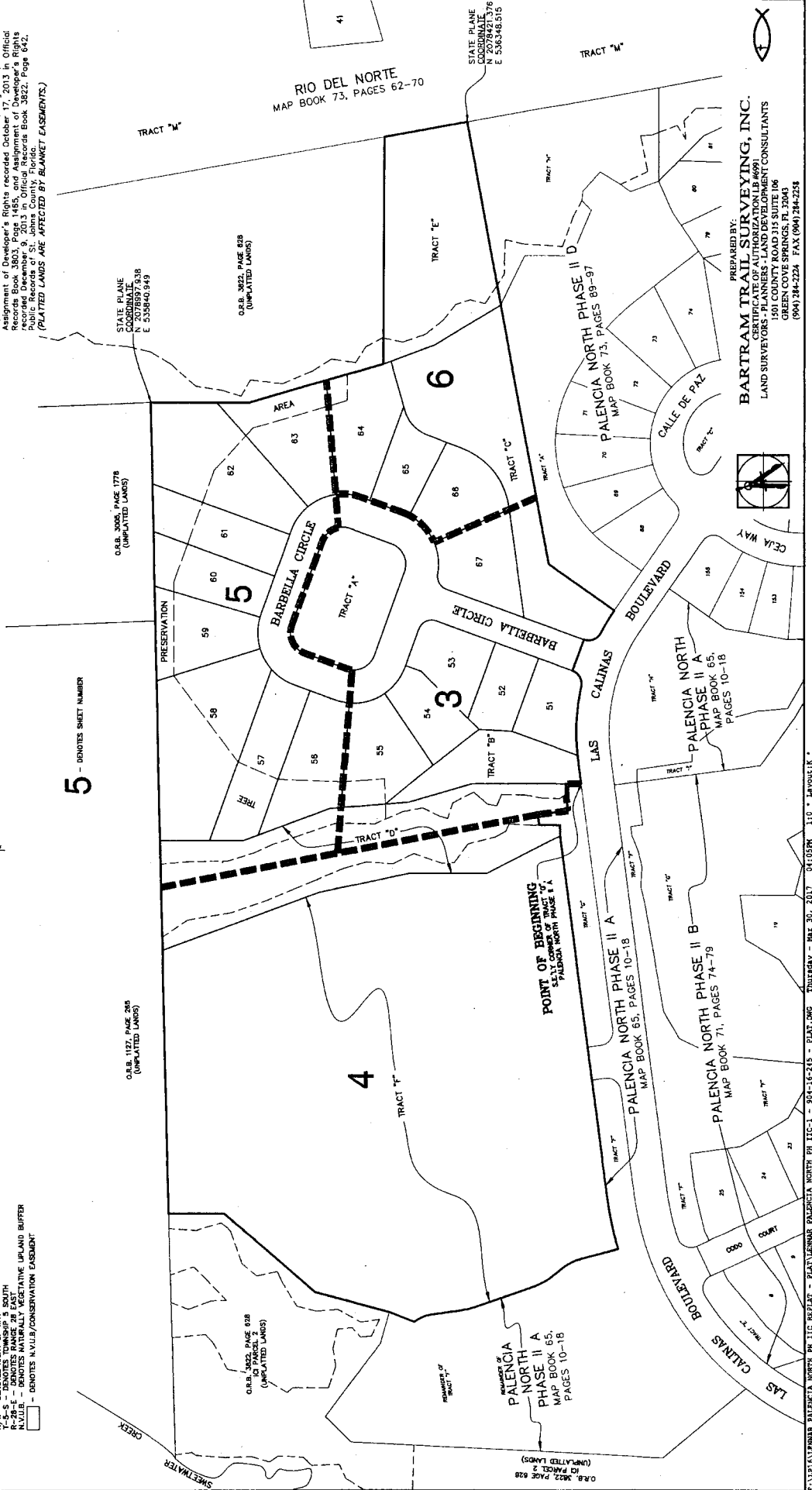
Easements Affecting Platted Lands Per Supplied Plat Certification Report:

- (SUPERVISOR'S COMMENTS CAPITALIZED AND IN PARENTHESES)
- Access and Utilities Easement from Interest Construction of Jax, Inc. recorded in Book 2027, Page 354, as affected by Partial Release of Access and Utilities Easement recorded in Official Records Book 2627, Page 372. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS)
 - Grant of Easement and Construction of Access Road (Moran Front Property) recorded in Interest Construction of Jax, Inc. Official Records Book 2627, Page 372. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS)
 - Declaration of Covenants and Restrictions for Palencia North, which contains provisions for a private charge or assessments, recorded in Official Records Book 2627, Page 372. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS)
 - Declaration of Covenants and Restrictions for Palencia North, recorded in Official Records Book 2627, Page 372. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS)
 - Assignment of Developer's Rights recorded October 17, 2013 in Official Records Book 3603, Page 1485, and Assignment of Developer's Rights recorded December 9, 2013 in Official Records Book 3822, Page 642. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS)



- LEGEND**
- - DENOTES 1/4" NAIL & BRASS DISK SET ("TOP LB 8991")
 - - DENOTES 4" X 4" CONCRETE MONUMENT FOUND ("LB 3824")
 - - DENOTES 5/8" IRON SET ("TOP LB - LB 8991")
 - (21187) - DENOTES DISTANCE TO TREE PRESERVATION AREA OR TO TEMPORARY CONSTRUCTION & ACCESS EASEMENT
 - - DENOTES CENTERLINE INTERSECTION
 - - DENOTES MAP BOOK EASEMENT
 - - DENOTES MAP BOOK EASEMENT
 - - DENOTES NON-ADJACENT LINE
 - - DENOTES OFFICIAL RECORDS BOOK
 - - DENOTES PERMANENT CONTROL POINT
 - - DENOTES PERMANENT MONUMENT
 - - DENOTES POINT OF BEGINNING
 - - DENOTES RADIAL LINE
 - - DENOTES TOWNSHIP 5 SOUTH
 - - DENOTES RANGE 29 EAST
 - - DENOTES NATURAL BARRIER (WATER OR LAND BUFFER)
 - - DENOTES N.V.L.B./CONSERVATION EASEMENT

5 - DENOTES SHEET NUMBER



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB 46991
 LAND SURVEYORS AND PLAT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258