

RESOLUTION NO. 2017- 174
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PRESERVE POINTE.

WHEREAS, PALM VALLEY HOLDINGS OF FLORIDA, LLC, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Preserve Pointe.

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 \$658,950.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$85,950.00 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 6th day of June, 2017.

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

BY: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halteman
Deputy Clerk



RENDITION DATE 6/8/17

PRESERVE POINT

MAP BOOK PAGE

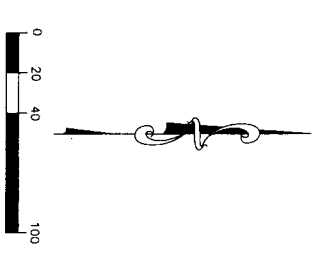
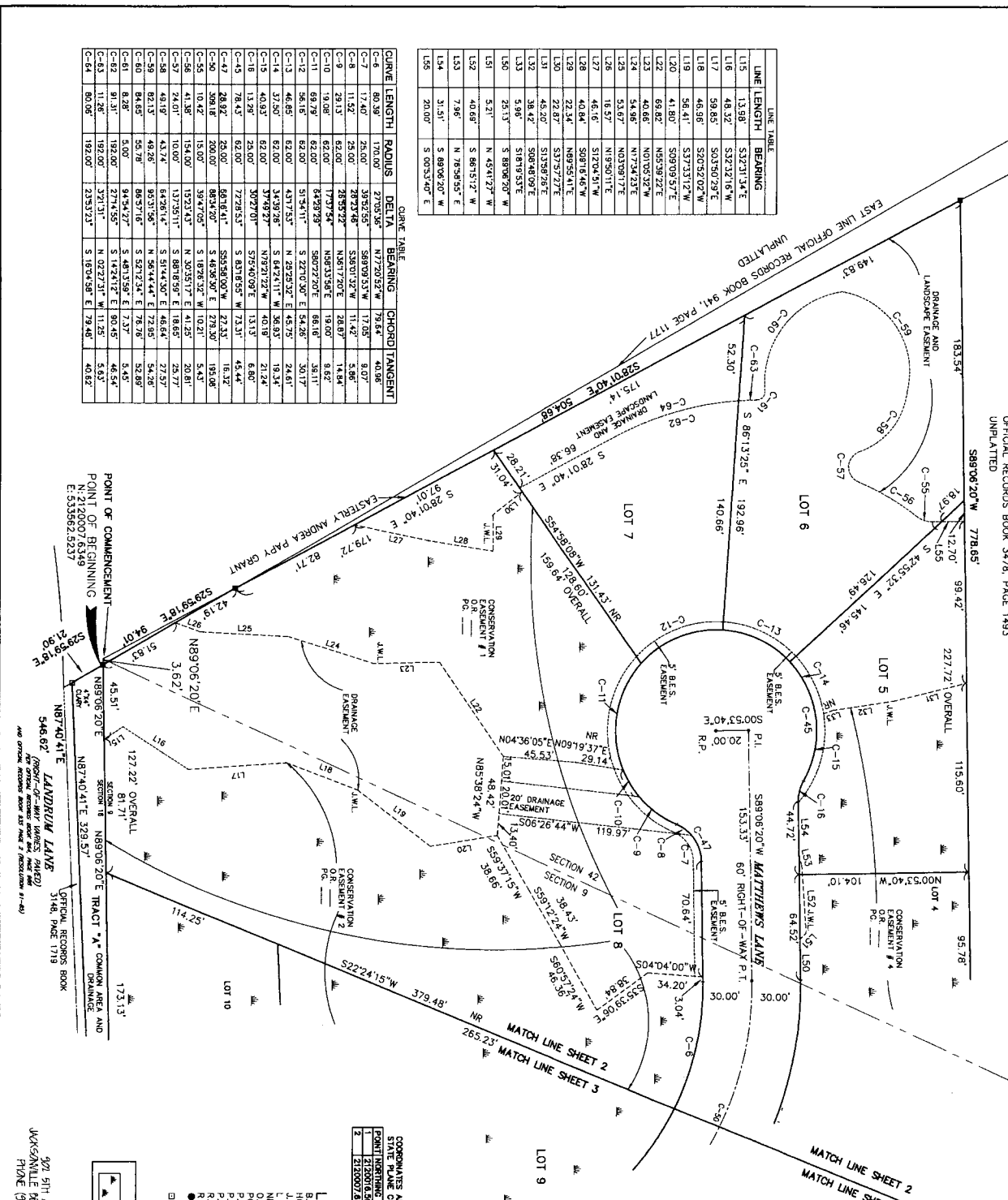
BEING A PART OF GOVERNMENT LOT 3, SECTIONS 9 AND 16, AND PART OF THE ANDREA PAPY GRANT,
SECTION 42, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 3478, PAGE 1493
UNPLATTED

SHEET 2 OF 3

LINE	LENGTH	BEARING
L15	13.98'	S32°31'34"E
L16	48.32'	S32°21'26"W
L17	98.85'	S01°50'29"E
L18	46.98'	S20°52'02"W
L19	56.41'	S37°23'12"W
L20	41.80'	S09°09'57"E
L22	68.82'	N85°38'22"E
L23	40.66'	N07°05'32"W
L24	54.96'	N17°24'23"E
L25	53.67'	N03°09'11"E
L26	18.57'	N19°50'11"E
L27	46.16'	S17°04'51"W
L28	40.04'	S08°18'46"W
L29	22.24'	N69°55'41"E
L30	48.20'	S37°29'22"E
L31	48.20'	S38°28'29"E
L32	38.42'	S88°19'53"E
L33	5.98'	S88°28'20"W
L34	28.13'	S88°28'20"W
L35	5.21'	N45°41'27"W
L32	40.66'	S86°15'12"W
L33	7.96'	N78°54'55"E
L34	31.51'	S89°32'07"W
L35	20.00'	S80°53'40"E

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C-1	80.39'	176.00'	27°05'56"	N72°20'52"W	78.64'	46.08'
C-2	17.40'	25.00'	38°52'56"	S69°03'53"W	17.05'	9.07'
C-3	11.52'	25.00'	28°52'22"	S58°01'32"E	11.42'	5.86'
C-4	11.52'	25.00'	28°52'22"	N48°13'56"E	11.42'	5.86'
C-5	19.08'	62.00'	17°31'54"	N48°13'56"E	18.60'	9.62'
C-6	19.08'	62.00'	17°31'54"	S48°28'29"E	18.60'	9.62'
C-7	56.16'	62.00'	51°54'11"	S22°03'00"E	54.26'	24.61'
C-8	46.85'	62.00'	43°17'53"	N22°53'32"E	45.75'	24.61'
C-9	37.50'	62.00'	34°49'28"	S42°41'11"W	36.83'	19.24'
C-10	40.93'	62.00'	30°27'01"	N72°40'22"W	40.18'	21.24'
C-11	13.28'	25.00'	72°28'53"	S83°18'55"W	13.13'	6.86'
C-12	78.43'	62.00'	66°16'41"	S55°58'00"W	72.33'	45.44'
C-13	28.92'	25.00'	86°16'41"	S48°38'30"E	27.93'	15.00'
C-14	10.42'	15.00'	59°47'05"	S18°28'32"W	10.21'	5.43'
C-15	41.38'	154.00'	15°21'43"	N30°51'17"E	41.25'	20.81'
C-16	74.01'	10.00'	13°25'51"	S80°18'59"E	18.65'	23.77'
C-17	49.19'	43.74'	64°28'14"	S51°44'30"E	46.64'	27.97'
C-18	82.13'	48.26'	95°31'56"	N36°44'44"E	72.95'	54.26'
C-19	84.65'	50.78'	86°57'16"	S27°23'24"E	78.76'	52.89'
C-20	81.31'	192.00'	27°14'55"	S48°33'59"E	77.27'	54.83'
C-21	11.28'	192.00'	37°13'31"	S14°21'52"E	11.25'	5.93'
C-22	80.06'	192.00'	23°53'23"	S18°04'58"E	79.48'	40.82'



CONFORMS TO THE BASED ON NORTH AMERICAN DATUM 1983/2011

POINT	INSTRUMENT	DATE	DESCRIPTION
1	212007/2349	05/13/2007	PLM - SW CORNER TRACT 8
2	212007/2349	05/13/2007	PLM - SW CORNER LOT 8

- LEGEND**
- H.E.S. BEARINGS ENERGY SERVICES
 - H.E.S. BEARINGS ENERGY SERVICES
 - J.W.L. JURISDICTIONAL WETLANDS LINE
 - L.R. NON RADIAL
 - P.C. POINT OF CURVATURE
 - P.I. POINT OF INTERSECTION
 - R.P. RADIUS POINT
 - PERMANENT CONTROL POINT
 - 4"x4" CONCRETE MONUMENT
 - STAMPED P.M. (187)800
 - UNLESS SHOWN OTHERWISE
- MARKER LEGEND**
- CONSERVATION EASEMENT

PREPARED BY:
PH AND ASSOCIATES
307 5TH AVENUE NORTH
PALM BEACH, FLORIDA 33550
PHONE (904) 105-8199

DATE: 05/13/2007
DRAWN BY: JAS
CHECKED BY: JAS
DATE: 05/13/2007

OFFICIAL RECORDS BOOK 3478, PAGE 1493
UNPLATTED

PRESERVE POINTE

BENIG A PART OF GOVERNMENT LOT 3, SECTIONS 9 AND 16, AND PART OF THE ANDREA PAPY GRANT,
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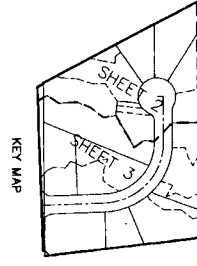
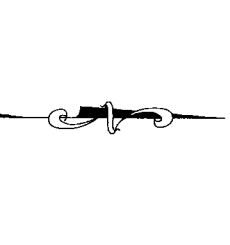
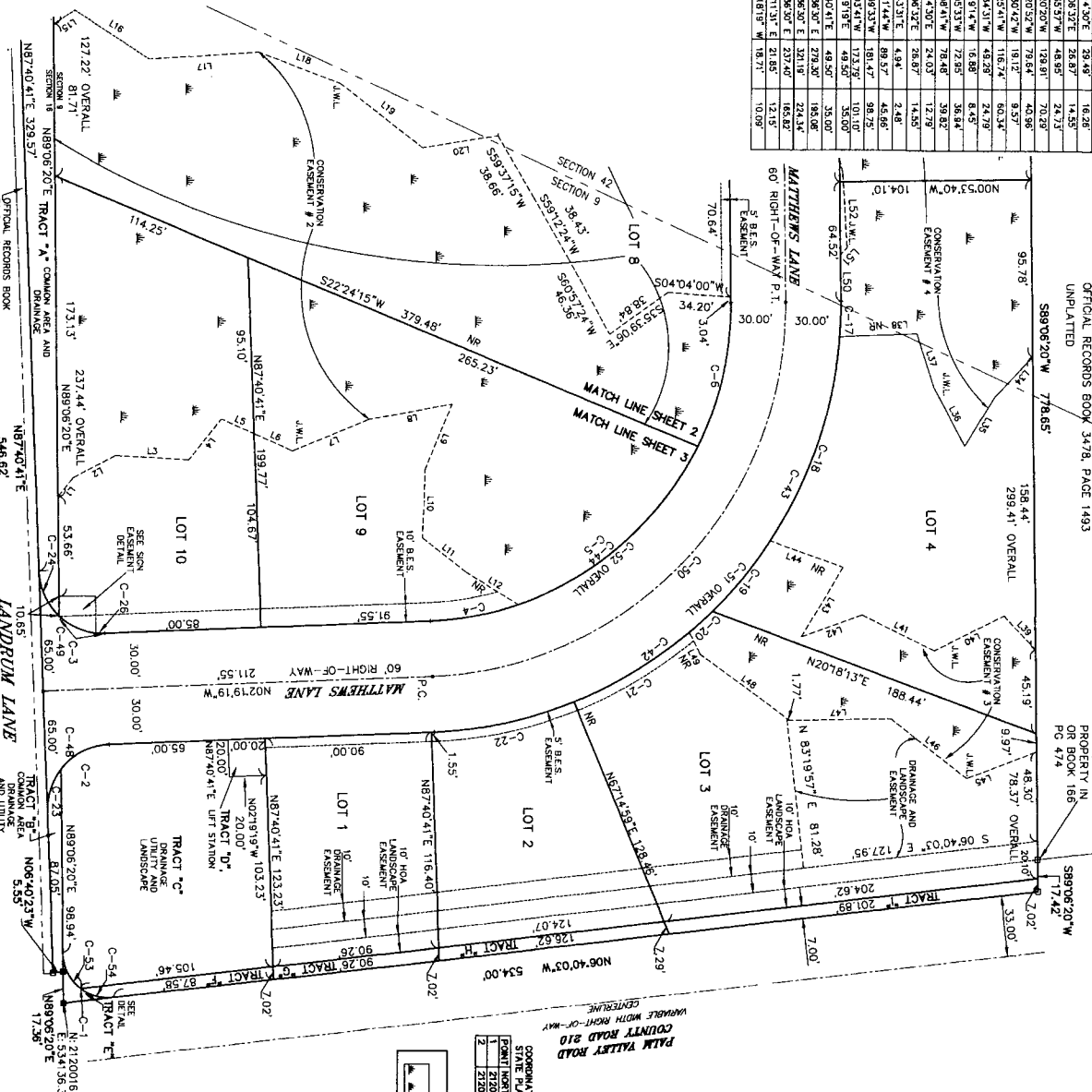
CURVE DATA

CURVE LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C-1	41.22'	23.00°	S47°13'09"E	37.06'	27.66'
C-2	30.45'	35.00°	S27°14'30"E	28.48'	16.28'
C-3	27.57'	35.00°	N05°06'37"E	26.87'	14.59'
C-4	48.12'	170.00°	N10°35'57"W	48.99'	24.73'
C-5	133.29'	170.00°	N41°20'20"W	138.81'	70.28'
C-6	80.39'	170.00°	N77°20'52"W	84.26'	43.88'
C-7	19.15'	230.00°	N88°50'42"W	19.12'	9.57'
C-8	118.03'	230.00°	N7°32'41"W	116.74'	60.33'
C-9	49.39'	230.00°	N20°54'51"W	48.28'	24.79'
C-10	18.89'	230.00°	N2°19'44"W	18.88'	9.45'
C-11	73.26'	230.00°	N15°06'41"W	72.58'	38.84'
C-12	78.86'	230.00°	N12°08'41"W	78.48'	39.82'
C-13	24.53'	35.00°	N12°08'38"E	24.03'	12.79'
C-14	27.57'	35.00°	N05°06'32"E	26.87'	14.59'
C-15	43.94'	35.00°	N01°43'11"E	43.94'	24.8'
C-16	90.19'	230.00°	N33°11'44"W	89.57'	48.66'
C-17	182.54'	230.00°	N37°03'41"W	181.47'	98.75'
C-18	192.41'	35.00°	N37°03'41"W	191.29'	101.10'
C-19	54.98'	35.00°	S47°13'09"E	54.10'	33.00'
C-20	54.98'	35.00°	S27°14'30"E	54.10'	33.00'
C-21	32.81'	200.00°	S45°26'30"E	32.81'	16.08'
C-22	262.80'	170.00°	N48°32'07"E	262.80'	131.3'
C-23	22.67'	25.00°	N 63°11'37"E	22.67'	12.37'
C-24	18.17'	25.00°	S15°18'18"W	18.17'	10.97'

LINE TABLE

LINE NUMBER	LENGTH	BEARING
L1	13.29'	N20°54'51"W
L2	25.86'	N27°56'40"W
L3	40.14'	N20°39'56"W
L4	28.48'	N51°18'16"W
L5	18.31'	N24°04'32"E
L6	22.57'	N24°04'32"E
L7	44.91'	N22°29'51"W
L8	45.58'	N02°28'53"W
L9	38.23'	S87°27'30"E
L10	37.06'	S88°08'43"E
L11	30.12'	N37°45'06"E
L12	33.89'	N20°56'46"E
L13	13.98'	S32°31'34"E
L14	48.32'	S32°32'16"W
L15	59.85'	S20°50'29"E
L16	48.98'	S25°12'02"W
L17	42.81'	S29°09'57"E
L18	42.81'	S29°09'57"E
L19	48.98'	S25°12'02"W
L20	42.81'	S29°09'57"E
L21	48.98'	S25°12'02"W
L22	50.28'	N46°54'45"W
L23	30.82'	N05°07'58"W
L24	33.80'	N42°01'54"E
L25	20.66'	N27°56'40"W
L26	42.81'	N02°29'58"W
L27	30.66'	N27°56'40"W
L28	42.81'	N02°29'58"W
L29	28.15'	S48°33'57"W
L30	42.05'	S28°57'47"E
L31	44.06'	S25°58'37"W
L32	35.06'	S19°55'48"E
L33	43.83'	N59°18'57"W
L34	42.16'	S19°29'38"W
L35	40.55'	N21°02'17"W
L36	55.39'	N40°08'57"E
L37	69.49'	N25°54'57"E
L38	53.11'	N25°11'48"E
L39	5.21'	N 82°02'27"W
L40	40.88'	S 80°51'27"W

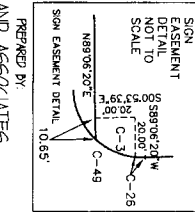
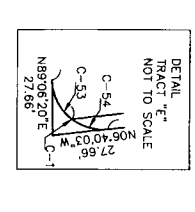
- LEGEND**
- B.E.S. BERKENS ENERGY SERVICES
 - H.O.A. HOMEOWNERS ASSOCIATION
 - L.N.R. LANDSCAPE NURSERY
 - M.W.L. MATTHEWS WILDLANDS
 - N.R. NON RADIAL
 - O.R. ORIGINAL RECORDS BOOK
 - P.C. POINT OF CURVATURE
 - P.I. POINT OF INTERSECTION
 - P.M. POINT OF MANGENCY
 - R.P.S. RADIUS POINT
 - R. RADIUS
 - R.P.C. PERMANENT CONTROL POINT
 - S.E.S. SOUTHWESTERN ENERGY SERVICES
 - S.E.S. STAMPAON 1977/80
 - S.E.S. STAMPAON 1977/80
 - S.E.S. STAMPAON 1977/80
 - UNLESS SHOWN OTHERWISE



COMPUTATIONS MADE ON NORTH AMERICAN DATUM 1983/80 - NAD 83
 STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET
 POINT 1: EAS. 10' (SOUTH) 22.67' (WEST) 52.15' (EAST) 22.67' (NORTH)
 POINT 2: EAS. 10' (SOUTH) 22.67' (WEST) 52.15' (EAST) 22.67' (NORTH)

LAND USE LEGEND

- CONSERVATION EASEMENT
- LANDSCAPE EASEMENT



PREPARED BY: **BH AND ASSOCIATES**
 315 JULIUS BRINE
 PALM BEACH, FLORIDA 33480
 PHONE (561) 221-8581

MAP BOOK PAGE SHEET 3 OF 3