

RESOLUTION NO. 2017-197  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
WINDWARD RANCH PHASE SIX.

WHEREAS, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Windward Ranch Phase Six.

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 \$2,398,923.82 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$312,903.11 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.

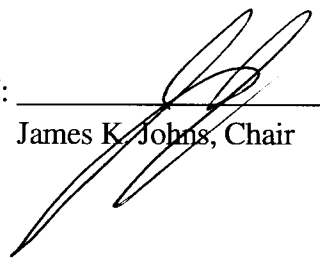
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 20 day of June, 2017.

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

BY: \_\_\_\_\_  
James K. Johns, Chair



**ATTEST:** Hunter S. Conrad



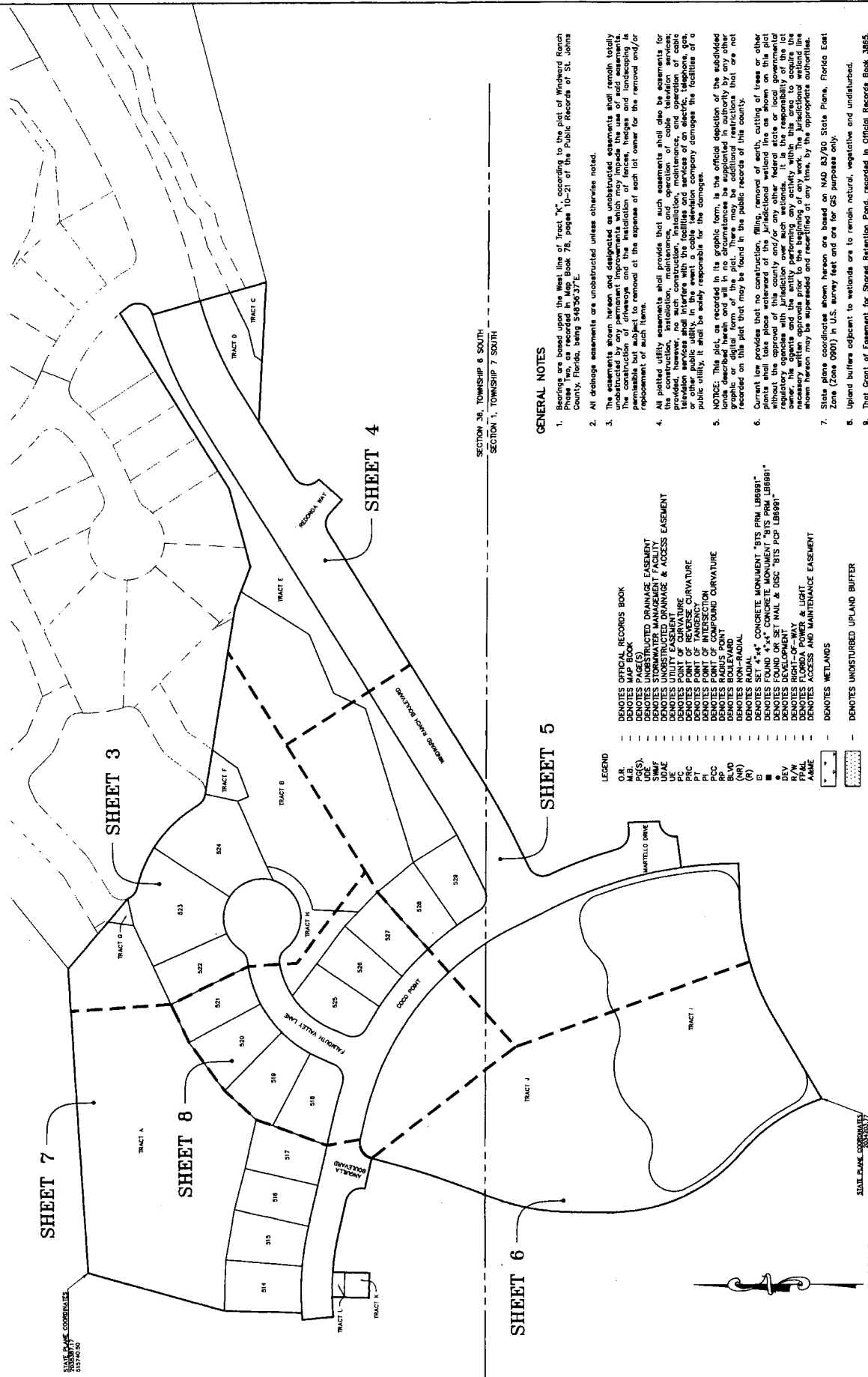
Deputy Clerk

**RENDITION DATE** 6/22/17

# WINDWARD RANCH PHASE SIX

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 8 SHEETS



SECTION 36, TOWNSHIP 6 SOUTH  
SECTION 1, TOWNSHIP 7 SOUTH

### GENERAL NOTES

1. Boundaries are based upon the West line of Tract "X", according to the plat of Windward Ranch Phase Two, as recorded in Map Book 78, pages 10-21 of the Public Records of St. Johns County, Florida, being 5453637E.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown herein and designated as unobstructed easements shall remain unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of such lot owner for the removal and/or replacement of such items.
4. All plotted utility easements shall provide that such easements shall allow be easements for the installation of utility lines and shall be unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of such lot owner for the removal and/or replacement of such items.
5. NOTICE: This plat, as recorded in the public records, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
6. Current law provides that no construction, filling, removal of earth, cutting of trees or other work that may be performed on the land shown on this plat shall be done in a manner that would interfere with the facilities, maintenance, and operation of cable television services and shall interfere with the facilities and maintenance of any electric, telephone, gas, water, sewer, or other utility lines. The person performing any such work shall be responsible for the protection of such public utility. It shall be solely responsible for the damages.
7. NOTICE: This plat, as recorded in the public records, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
8. Current law provides that no construction, filling, removal of earth, cutting of trees or other work that may be performed on the land shown on this plat shall be done in a manner that would interfere with the facilities, maintenance, and operation of cable television services and shall interfere with the facilities and maintenance of any electric, telephone, gas, water, sewer, or other utility lines. The person performing any such work shall be responsible for the protection of such public utility. It shall be solely responsible for the damages.
9. NOTICE: This plat, as recorded in the public records, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
10. State plane coordinates shown herein are based on NAD 83/00 State Plane, Florida East Zone (Zone 0900) in U.S. survey feet and are for GIS purposes only.
11. Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
12. That Grant of Easement for Shared Retention Pond, recorded in Official Records Book 3865, page 1, is shown in nature and not plottable.

- LEGEND
- OR DENOTES OFFICIAL RECORDS BOOK
  - MB DENOTES MAP BOOK
  - PG(S) DENOTES PAGE(S)
  - UNOB UNOBSTRUCTED DRAINAGE EASEMENT
  - UE DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
  - UE DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
  - UE DENOTES UTILITY EASEMENT
  - PT DENOTES POINT OF TANGENCY
  - PC DENOTES POINT OF CURVATURE
  - PCC DENOTES POINT OF COMPOUND CURVATURE
  - RP DENOTES RADIUS POINT
  - BLVD DENOTES BOULEVARD
  - RD DENOTES ROAD
  - (R) DENOTES RADIAL
  - (C) DENOTES SET "4" "4" CONCRETE MONUMENT "SIS PRM LBB981"
  - (C) DENOTES FOUND "4" "4" CONCRETE MONUMENT "SIS PRM LBB981"
  - (C) DENOTES DEVELOPMENT
  - DEV DENOTES DEVELOPMENT
  - R/W DENOTES RIGHT-OF-WAY
  - FLOR DENOTES FLORIDA POWER & LIGHT
  - FRM DENOTES FLOOD PROTECTION
  - MAINT DENOTES ACCESS AND MAINTENANCE EASEMENT
  - WETLANDS DENOTES WETLANDS
  - UBU DENOTES UNDISTURBED UPLAND BUFFER



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
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