

RESOLUTION NO. 2017- 198
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WINDWARD RANCH PHASE THREE AND FOUR.

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 Three and Four.

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 \$622,095.23 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$81,142.86 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

Sam Halterman

Deputy Clerk

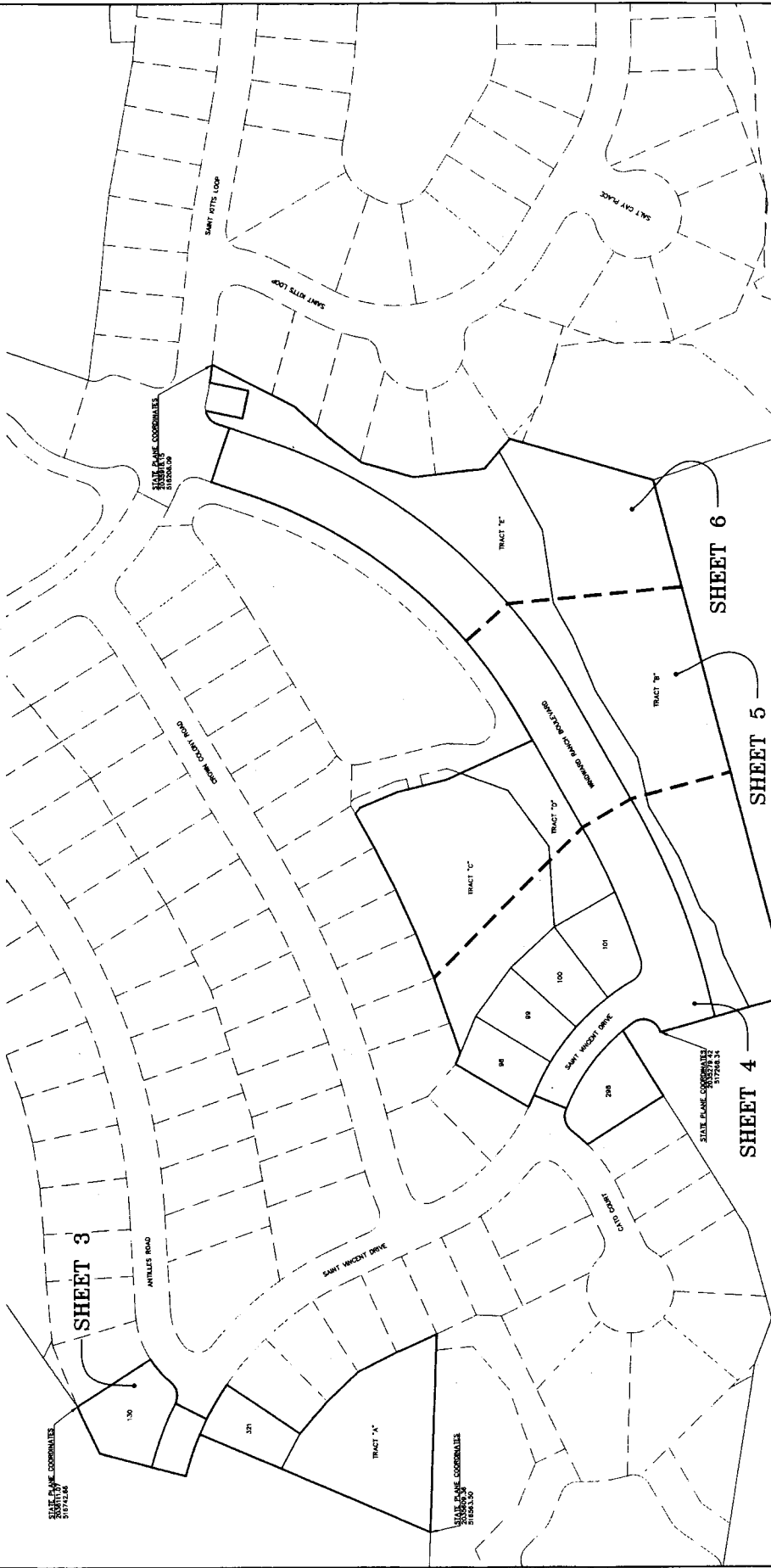
RENDITION DATE 6/22/17



WINDWARD RANCH PHASE THREE AND FOUR

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

MAP BOOK _____ PAGE _____
SHEET 2 OF 6 SHEETS



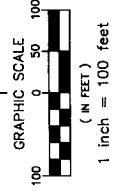
LEGEND

- - - - - OFFICIAL RECORDS BOOK
- --- --- MAP BOOK
- --- --- UNSTRUCTURED DRAINAGE EASEMENT
- --- --- UNSTRUCTURED STORMWATER MANAGEMENT FACILITY
- --- --- UNSTRUCTURED DRIVEWAY & ACCESS EASEMENT
- --- --- POINT OF CURVATURE
- --- --- POINT OF REVERSE CURVATURE
- --- --- POINT OF INTERSECTION
- --- --- POINT OF COMPOUND CURVATURE
- --- --- POINT OF TANGENCY
- --- --- BOUNDARY
- --- --- NON-RADIAL
- --- --- RADIAL
- --- --- CONCRETE MONUMENT THIS ISN 188981*
- --- --- CONCRETE MONUMENT THIS ISN 188981*
- --- --- CONCRETE MONUMENT THIS ISN 188981*
- --- --- FOUND OR SET NAIL & DISC THIS ISN 188981*
- --- --- DEVELOPMENT
- --- --- UNSTRUCTURED
- --- --- FLOOD POWER & LIGHT
- --- --- WETLANDS
- --- --- UNSTRUCTURED UPLAND BUFFER

GENERAL NOTES

1. Bearings are based upon the West line of Lot 131, according to the plat of Windward Ranch Phase Two, as recorded in Map Book 76, pages 10-21 of the Public Records of St. Johns County, Florida, being S23°31'14"E.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain totally 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 in the easements shall not be permitted. The removal of such items shall be at the expense of the owner of such items.
4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television service; provided, however, no such construction, installation, maintenance, and operation of cable television service shall be permitted in the easement unless the cable television company damages the facilities of a public utility. It shall be solely responsible for the damages.

5. NOTICE: This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance be appointed in authority by any other authority than the State of Florida. The boundaries shown on this plot are not to be construed as boundaries of any other land and are not to be recorded on this plot 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 plants shall take place within the jurisdictional wetland line as shown on this plot without the approval of this county and/or any other federal state or local governmental authority having jurisdiction over the wetlands. The applicant shall be responsible for obtaining the necessary written approval prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and reclassified at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 600) in U.S. survey feet and are for GS purposes only.
8. Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
9. That Grant of Easement for Street Retention Fund, recorded in Official Records Book 3865, page 1, is blanket in nature and not applicable.



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