

RESOLUTION NO. 2017-199
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WINDWARD RANCH PHASE SEVEN.

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 Seven.

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 \$911,136.47 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$118,843.89 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

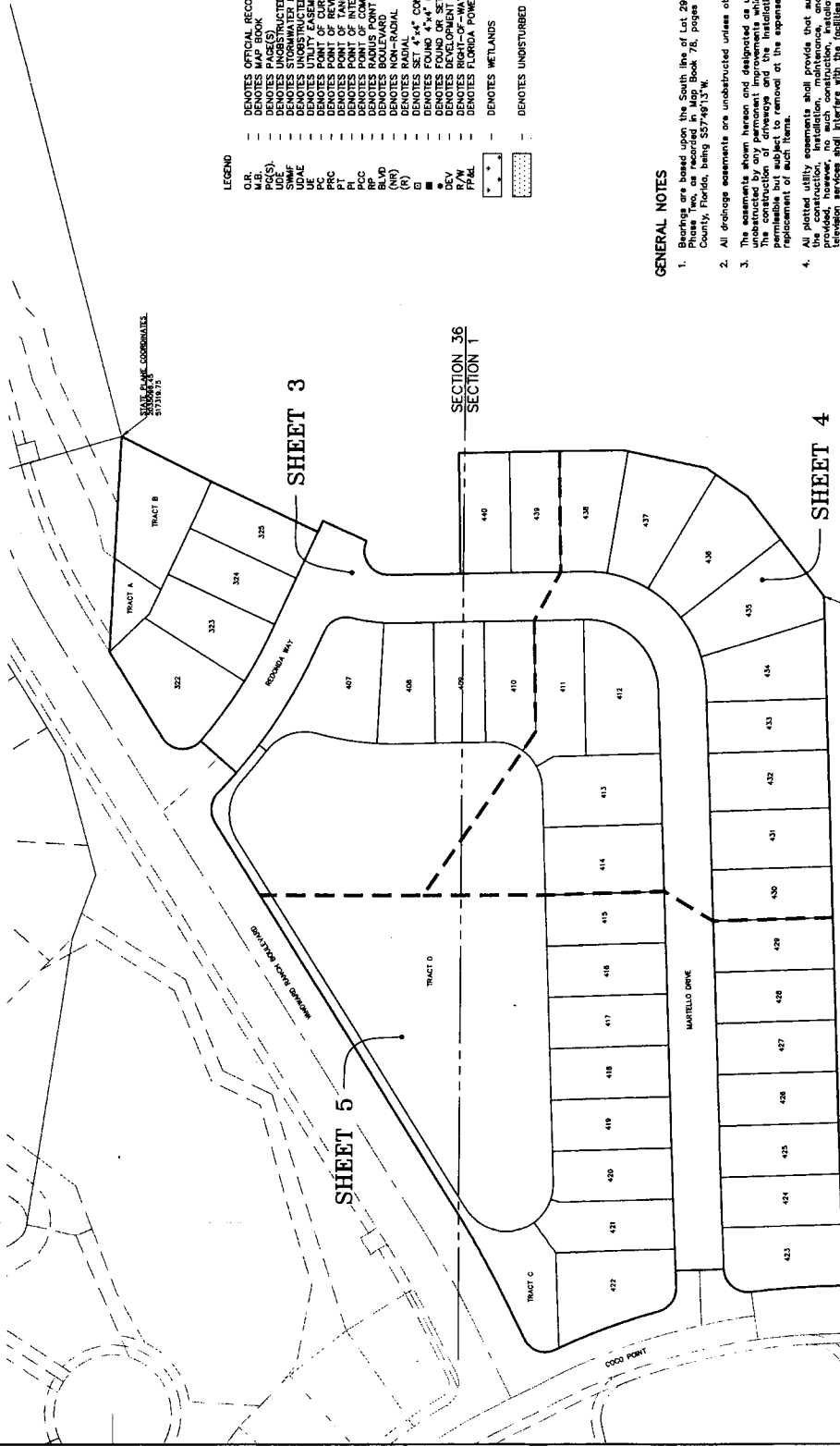
RENDITION DATE 6/22/17



WINDWARD RANCH PHASE SEVEN

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

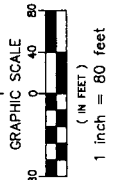
MAP BOOK PAGE _____
SHEET 2 OF 5 SHEETS



- LEGEND**
- DENOTES OFFICIAL RECORDS BOOK
 - DENOTES EASEMENT
 - DENOTES UNSTRUCTURED DRAINAGE EASEMENT
 - DENOTES UNSTRUCTURED DRAINAGE FACILITY
 - DENOTES UNSTRUCTURED DRAINAGE & ACCESS EASEMENT
 - DENOTES UTILITY EASEMENT
 - DENOTES POINT OF CURVATURE
 - DENOTES POINT OF INTERSECTION
 - DENOTES POINT OF TANGENCY
 - DENOTES POINT OF CURVATURE
 - DENOTES POINT OF INTERSECTION
 - DENOTES POINT OF TANGENCY
 - DENOTES RADIUS POINT
 - DENOTES BOULEVARD
 - DENOTES NON-RADIAL
 - DENOTES SET 4" 4" CONCRETE MONUMENT "BTS PRM LB6891"
 - DENOTES FOUND OR SET MAIL & DISC "BTS PRM LB6891"
 - DENOTES RIGHT-OF-WAY
 - DENOTES FLORIDA POWER & LIGHT
 - DENOTES WETLANDS
 - DENOTES UNDISTURBED UPLAND BUFFER

GENERAL NOTES

1. Bearings are based upon the South line of Lot 287, 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 S57°19'13"W.
2. All drainage easements are unabstracted unless otherwise noted.
3. The easements shown hereon and delineated as unabstracted easements shall remain fully unabstracted by any permanent improvements which may impede the use of said easements. The construction of drainage and the installation of fences, hedges and landscaping is the responsibility of the owner. The owner shall be responsible for the removal of or replacement of such items at the expense of each lot owner for the removal and/or replacement of such items.
4. All applied utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, repair, relocation, and operation of electric, gas, or other public utility in the easement. The owner shall be responsible for the installation of a public utility, it shall be solely responsible for the damages.
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 superseded in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted 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 alterations shall be made on any wetland area without the approval of the state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner to obtain all necessary approvals from the appropriate governmental agencies before any necessary written approvals prior to the beginning of any work. The jurisdictional wetlands shown hereon may be superseded and re-certified 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 9907) in U.S. survey feet and are for GIS purposes only.
8. Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
9. That Grant of Easement for Shared Retention Pond, recorded in Official Records Book 3985, page 1, is blanket in nature and not partitioned.



PREPARED BY:
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