

**RESOLUTION NO. 2017-200**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PALM VALLEY GARDENS UNIT 3 ~ TRACT 7 REPLAT.**

**WHEREAS, ROSCOE PARTNERS, 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 Palm Valley Gardens Unit 3 ~ Tract 7 Replat.

**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 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

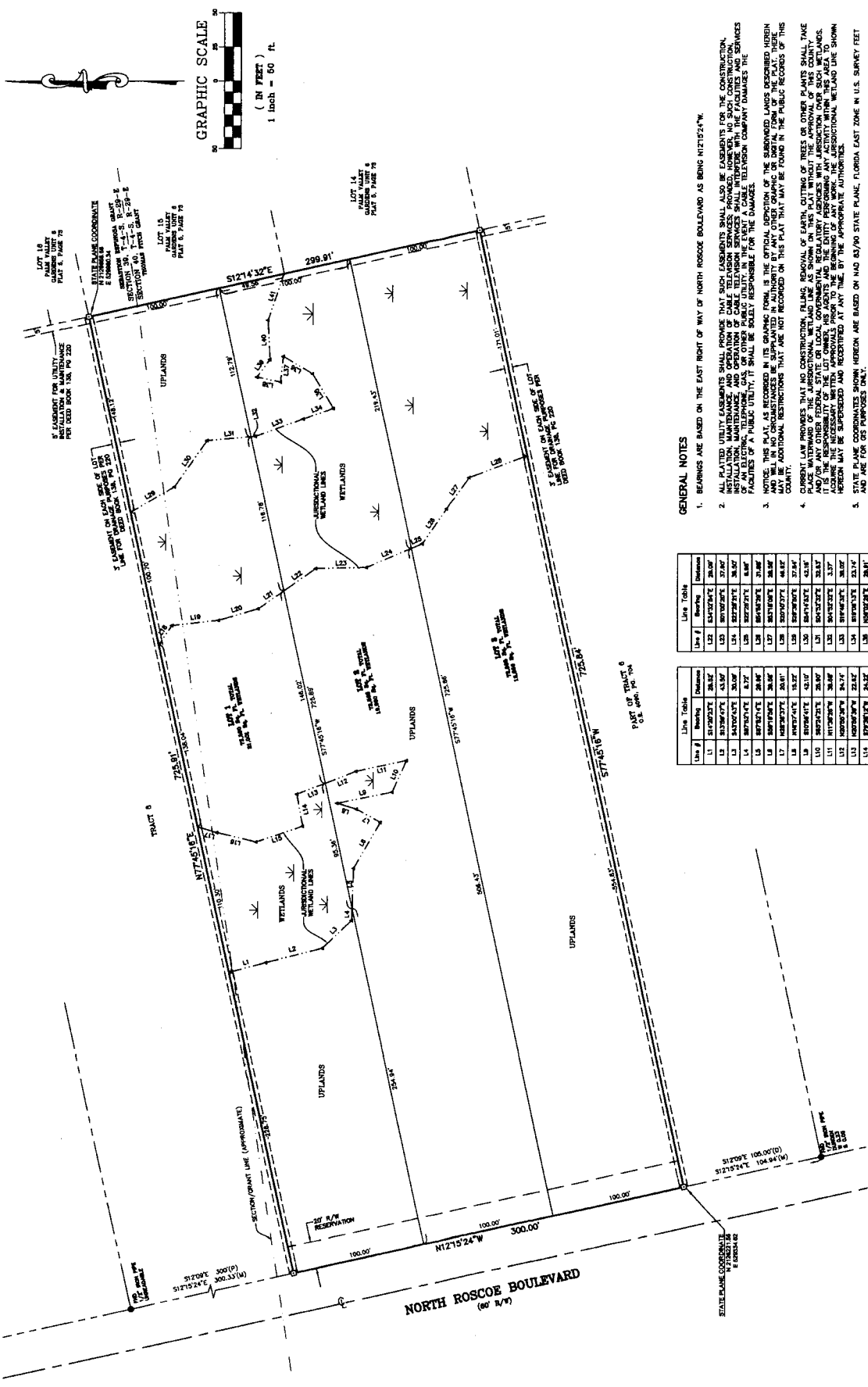


# PALM VALLEY GARDENS UNIT 3

## TRACT 7 REPLAT

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

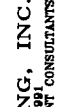
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE(S) 86, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA Lying WITHIN SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, (SEBASTIAN ESPINOSA GRANT) AND SECTION 40, TOWNSHIP 4 SOUTH, RANGE 29 EAST, (THOMAS FITCH GRANT), ST. JOHNS COUNTY, FLORIDA



- LEGEND**
- DENOTES OFFICIAL RECORDS BOOK
  - O.R. DENOTES OFFICIAL RECORDS BOOK
  - PAGE DENOTES OFFICIAL RECORDS BOOK PAGE
  - DENOTES SET 3/4" CONCRETE MONUMENT THIS PLAN L188981
  - DENOTES SET 3/4" CONCRETE MONUMENT THIS PLAN L188981
  - DENOTES SET 1/2" CONCRETE MONUMENT THIS PLAN L188981
  - DENOTES SET 1/4" CONCRETE MONUMENT THIS PLAN L188981
  - R/W DENOTES RIGHT-OF-WAY
  - R-25-E DENOTES RANGE 25 EAST
  - T-4 DENOTES TOWNSHIP 4
  - S DENOTES SECTION

- GENERAL NOTES**
- BEARINGS ARE BASED ON THE EAST RIGHT OF WAY OF NORTH ROSCOE BOULEVARD AS BEING N1215°24'W.
  - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF CABLE TELEVISION SERVICES. THE FACILITIES OF CABLE TELEVISION SERVICES SHALL BE PROTECTED AND SHALL NOT BE SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - NOTICE: THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER GRAPHIC OR WRITTEN FORM OF THE PLAT, THERE, OR ANY OTHER RECORDS OF THE COUNTY OR STATE OF FLORIDA.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THIS COUNTY. THE JURISDICTIONAL WETLAND LINE IS SHOWN ON THIS PLAT AS THE LINE THAT SEPARATES THE UPLANDS FROM THE WETLANDS. THE JURISDICTIONAL WETLAND LINE IS SHOWN ON THIS PLAT AS THE LINE THAT SEPARATES THE UPLANDS FROM THE WETLANDS. THE JURISDICTIONAL WETLAND LINE IS SHOWN ON THIS PLAT AS THE LINE THAT SEPARATES THE UPLANDS FROM THE WETLANDS. THE JURISDICTIONAL WETLAND LINE IS SHOWN ON THIS PLAT AS THE LINE THAT SEPARATES THE UPLANDS FROM THE WETLANDS.
  - NO PART OF THIS PLAT SHALL BE CONSIDERED VALID UNLESS THE NECESSARY WRITTEN APPROVALS FROM THE BEGINNING OF ANY WORK, THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND REDEFINED AT ANY TIME, BY THE APPROPRIATE AUTHORITIES.
  - NO PART OF THIS PLAT SHALL BE CONSIDERED VALID UNLESS THE NECESSARY WRITTEN APPROVALS FROM THE BEGINNING OF ANY WORK, THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND REDEFINED AT ANY TIME, BY THE APPROPRIATE AUTHORITIES.

Line #	Bearing	Distance	Line #	Bearing	Distance
11	S12°02'41"W	28.50'	12	S84°52'54"E	28.50'
12	S12°02'41"W	28.50'	13	S12°02'41"W	28.50'
13	S12°02'41"W	28.50'	14	S12°02'41"W	28.50'
14	S12°02'41"W	28.50'	15	S12°02'41"W	28.50'
15	S12°02'41"W	28.50'	16	S12°02'41"W	28.50'
16	S12°02'41"W	28.50'	17	S12°02'41"W	28.50'
17	S12°02'41"W	28.50'	18	S12°02'41"W	28.50'
18	S12°02'41"W	28.50'	19	S12°02'41"W	28.50'
19	S12°02'41"W	28.50'	20	S12°02'41"W	28.50'
20	S12°02'41"W	28.50'	21	S12°02'41"W	28.50'
21	S12°02'41"W	28.50'	22	S12°02'41"W	28.50'
22	S12°02'41"W	28.50'	23	S12°02'41"W	28.50'
23	S12°02'41"W	28.50'	24	S12°02'41"W	28.50'
24	S12°02'41"W	28.50'	25	S12°02'41"W	28.50'
25	S12°02'41"W	28.50'	26	S12°02'41"W	28.50'
26	S12°02'41"W	28.50'	27	S12°02'41"W	28.50'
27	S12°02'41"W	28.50'	28	S12°02'41"W	28.50'
28	S12°02'41"W	28.50'	29	S12°02'41"W	28.50'
29	S12°02'41"W	28.50'	30	S12°02'41"W	28.50'
30	S12°02'41"W	28.50'	31	S12°02'41"W	28.50'
31	S12°02'41"W	28.50'	32	S12°02'41"W	28.50'
32	S12°02'41"W	28.50'	33	S12°02'41"W	28.50'
33	S12°02'41"W	28.50'	34	S12°02'41"W	28.50'
34	S12°02'41"W	28.50'	35	S12°02'41"W	28.50'
35	S12°02'41"W	28.50'	36	S12°02'41"W	28.50'
36	S12°02'41"W	28.50'	37	S12°02'41"W	28.50'
37	S12°02'41"W	28.50'	38	S12°02'41"W	28.50'
38	S12°02'41"W	28.50'	39	S12°02'41"W	28.50'
39	S12°02'41"W	28.50'	40	S12°02'41"W	28.50'
40	S12°02'41"W	28.50'	41	S12°02'41"W	28.50'
41	S12°02'41"W	28.50'	42	S12°02'41"W	28.50'
42	S12°02'41"W	28.50'	43	S12°02'41"W	28.50'
43	S12°02'41"W	28.50'	44	S12°02'41"W	28.50'
44	S12°02'41"W	28.50'	45	S12°02'41"W	28.50'



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
CERTIFICATE OF AUTHORIZATION LB #6991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1001 COUNTY ROAD 316 SUITE 106  
GULF BREEZE, FLORIDA 32561  
(904) 284-8224 FAX (904) 284-2258

