

**RESOLUTION NO. 2017- 251**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SOUTHAVEN PHASE IIA.**

**WHEREAS, SOUTHAVEN LAND ASSOCIATES LLC, A DELAWARE CORPORATION, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Southaven Phase IIA.

**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 \$834,612.50 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$196,612.50 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 1<sup>st</sup> day of August, 2017.

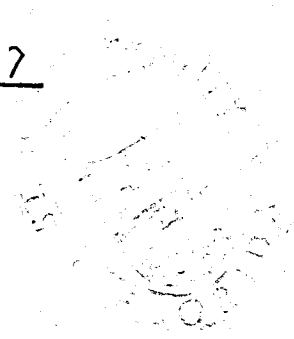
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
James K. Johns, Chair

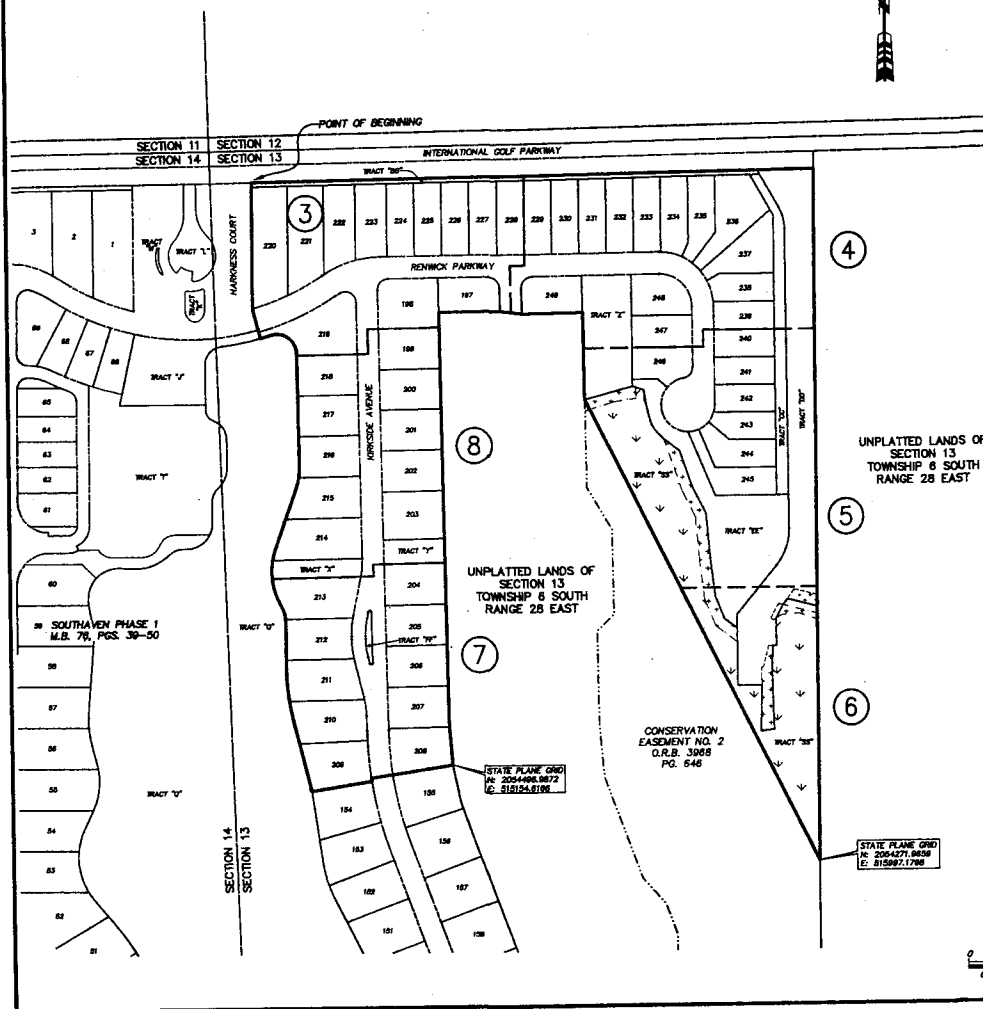
**ATTEST:** Hunter S. Conrad

  
Deputy Clerk

RENDITION DATE 8/3/17



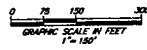
**SOUTHAVEN PHASE IIA**  
 BEING A PORTION OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
 ST. JOHNS COUNTY, FLORIDA.



- NOTES**
- 1) Boundaries shown are referenced to the State Plane coordinates as indicated herein and are based on the Southwestern right of way line of International Golf Parkway as being North 88°12'28" East.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "T0217" (Coordinates 2) coordinates: N: 212500.373 E: 463828.830 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (NAD83) and are in U.S. Survey Feet.
  - 3) **NOTICE:** This plan, as recorded in the public records, is the official depiction of the subdivided lands described herein and will be no other depiction as supported in testimony by any other graphic or digital form of the plan, there may be additional restrictions that are not recorded on this plan but may be found in the Public Records of this county.
  - 4) Tract "T02" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
    - (a) Construction or placing buildings, roads, signs, sidewalks or other advertising, utilities or other structures on or above the ground.
    - (a) Dumping or placing soil or other substances or materials as landfill or dumping or placing of trash, waste or anything in or on the ground.
    - (a) Removing, destroying or trimming trees, shrubs, or other vegetation, except those that are dead or damaged having potential for damage structures.
    - (a) Encouraging, digging or removing loam, peat, gravel, sand, rock or other material substances in such a manner as to affect the surface.
    - (a) Surface use, except for purposes that permit the land or water area to remain substantially in its natural condition.
    - (a) Activities detrimental to drainage, flood control, water conservation, erosion control, and conservation, or fish and wildlife preservation.
    - (a) Acts or uses detrimental to such retention of land or water areas.
    - (a) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or natural significance.
  - 5) Upward buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot coverage area, but not less than 10 feet.
  - 6) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field conditions unless otherwise noted.
  - 7) The lines and top of bank shown herein depict a graphic representation of the proposed lake, and does not represent an actual "as-built" condition.
  - 8) Lands depicted herein are subject to Non-Exclusive Construction and Maintenance Agreement recorded in Official Records Book 3072, Page 140, of the Public Records of St. Johns County, Florida. (Attached in return).

UNPLATTED LANDS OF SECTION 13 TOWNSHIP 6 SOUTH RANGE 28 EAST

- LEGEND**
- DENOTES SET P.M.M. 4"X4" C.M. STAMPED L.S. DATA UNLESS OTHERWISE NOTED
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  - DENOTES P.C.P. STAMPED L.S. DATA UNLESS OTHERWISE NOTED
  - P.M.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONCRETE POINT
  - L.S. LICENSED SURVEYOR
  - ▲ BENCHMARK
  - △ CENTRAL ANGLE AND DISTANCE
  - CHORD BEARING
  - CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I.C. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVATURE
  - POINT OF REVERSE CURVATURE
  - NON-TANGENT
  - M/T TABULATED CURVE DATA
  - L/I TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.E. MAP BOOK PAGE
  - P.O. OFFICIAL RECORDS BOOK
  - F.P. FLORIDA POWER & LIGHT
  - E.M.T. EASEMENT
  - N.A.D. NORTH AMERICAN DATUM
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER



PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824