

RESOLUTION NO. 2017- 252
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
OAK HAVEN.

WHEREAS, STEVEN R. MERTEN, AND JULIE W. MERTEN AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Oak Haven.

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 1st day of August, 2017.

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

BY: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad

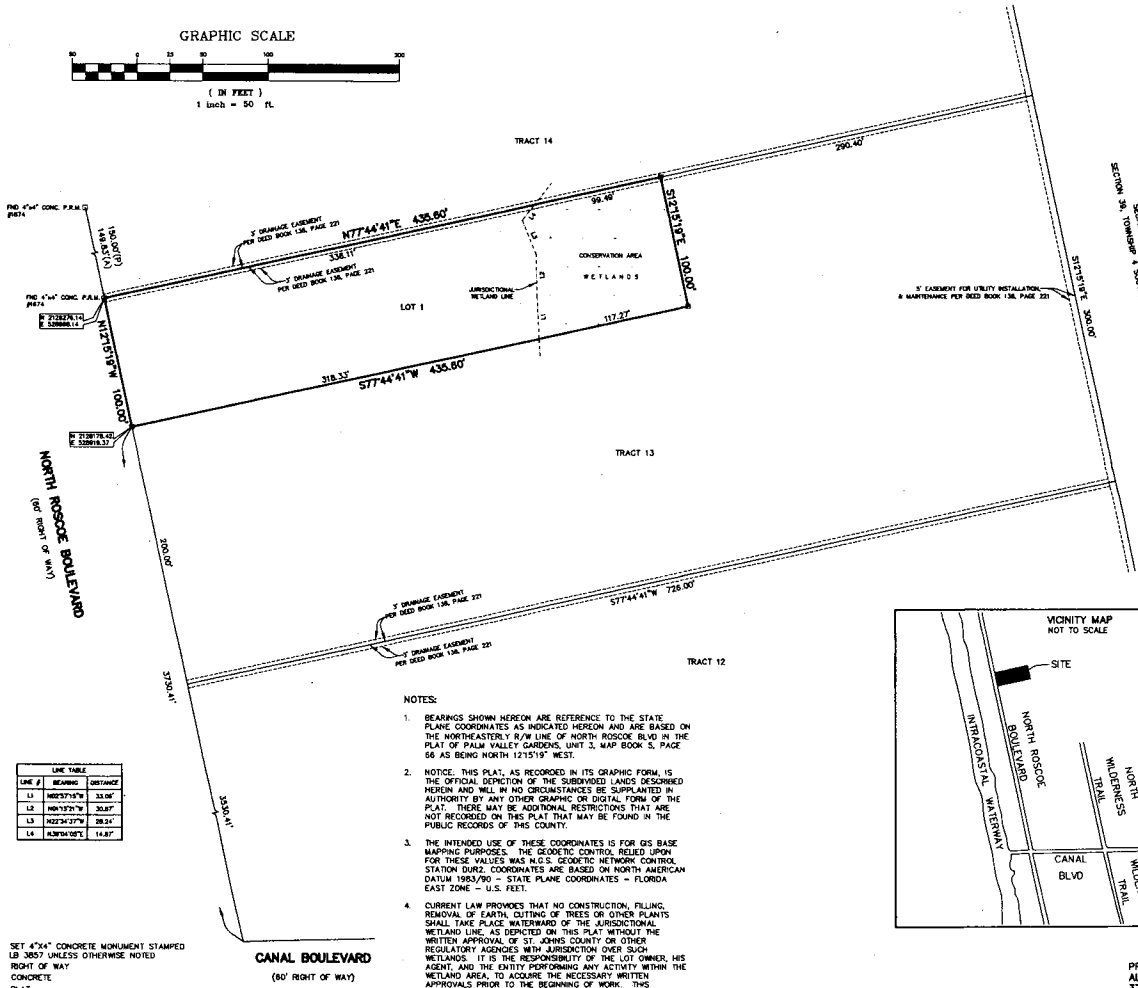
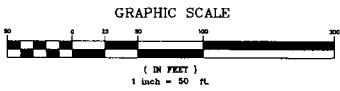
Pam Haltermen
Deputy Clerk

RENDITION DATE 8/3/17



OAK HAVEN

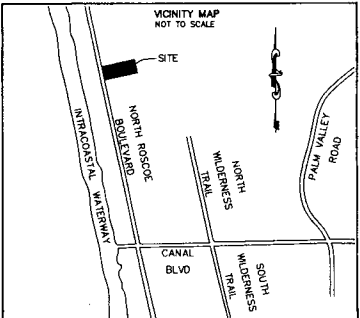
A PORTION OF THE SEBASTIAN ESPINOSA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA
 BEING A REPLAY OF THE NORTH 100 FEET OF THE WEST 435.80 FEET OF TRACT 13, PALM VALLEY GARDENS UNIT 3, AS
 RECORDED IN MAP BOOK 5, PAGE 86, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



UNPLATTED LAND OF
 SEBASTIAN ESPINOSA GRANT, RANGE 29 EAST
 SECTION 39, TOWNSHIP 4 SOUTH, MAP NO. 23

LINE #	BEARING	DISTANCE
L1	N02°57'19" W	33.00'
L2	N04°13'21" W	35.87'
L3	N02°24'27" W	38.24'
L4	N04°04'02" E	12.87'

- NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHEASTERLY R/W LINE OF NORTH ROSCOE BLVD IN THE PLAT OF PALM VALLEY GARDENS, UNIT 3, MAP BOOK 5, PAGE 86 AS BEING NORTH 12°15'19" WEST.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DURZ. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.



- LEGEND:
- ☐ = SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
 - R/W = RIGHT OF WAY
 - CONCL. = CONCRETE
 - (P) = PLAT
 - (A) = ACTUAL
 - LI = TABULATED LINE DATA

PREPARED BY
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 3751 SAN JOSE PLACE SUITE 15
 JACKSONVILLE, FLORIDA 32257
 904-279-0088
 LICENSED BUSINESS NO. 3857