

**RESOLUTION NO. 2017- 275**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**JULINGTON LAKES – PHASE 4 UNIT 1.**

**WHEREAS, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Julington Lakes – Phase 4 Unit 1.

**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:

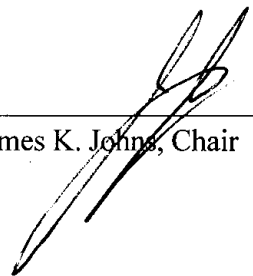
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 5<sup>th</sup> day of September, 2017.

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

BY: \_\_\_\_\_  
James K. Johns, Chair



**ATTEST:** Hunter S. Conrad

Pam Halterman  
Deputy Clerk

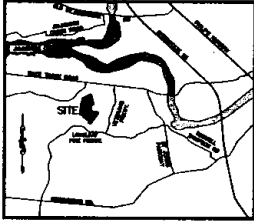
RENDITION DATE 9/7/17



# JULINGTON LAKES - PHASE 4 UNIT 1

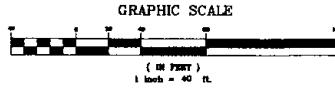
A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.  
 BEING A REPLAT OF TRACT "J", AS SHOWN ON THE PLAT OF JULINGTON LAKES PHASE 3, RECORDED IN MAP BOOK 04,  
 PAGES 29 THROUGH 34 ST. JOHNS COUNTY, FLORIDA.

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



**VICINITY MAP**  
 NOT TO SCALE

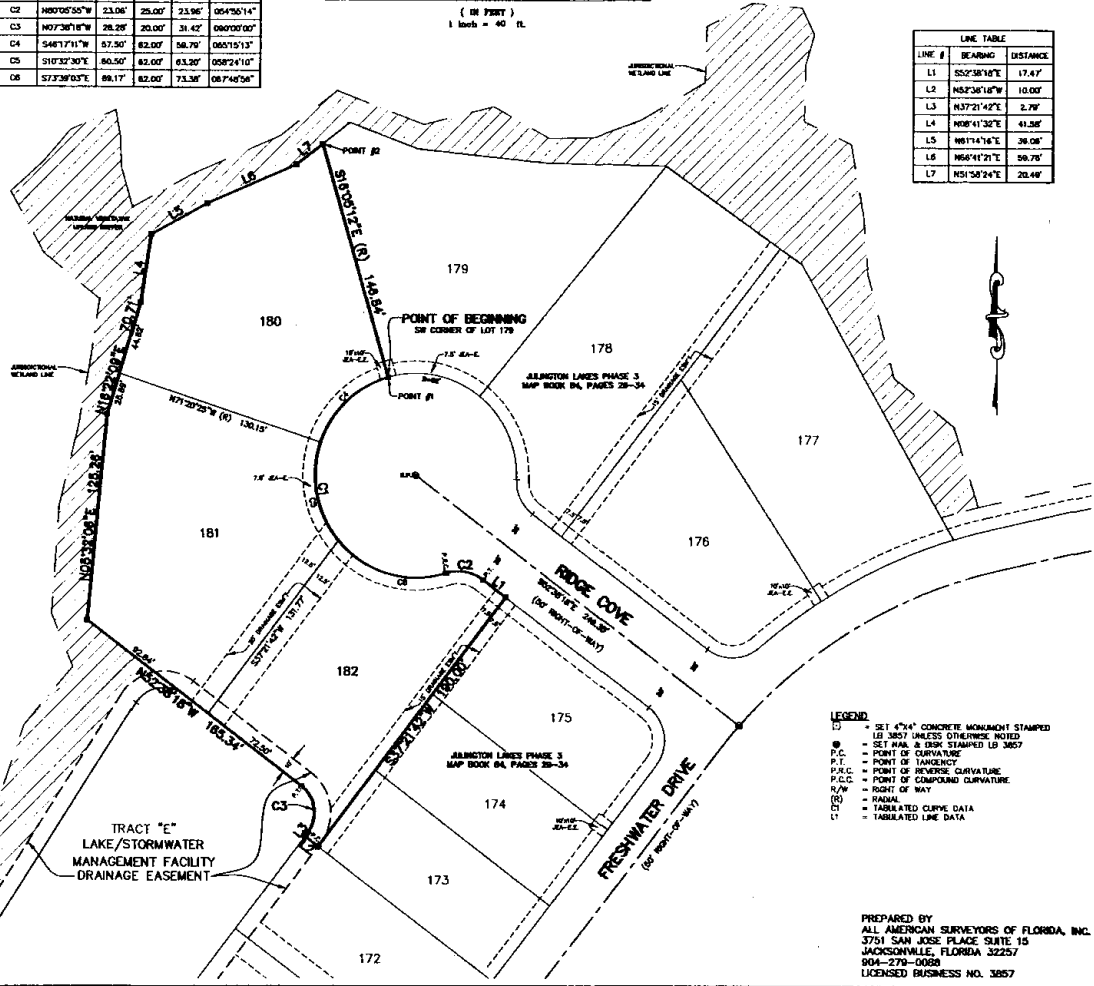
CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S18°40'52"E	123.99	82.00'	186.37'	181°26'19"
C2	N87°02'50"W	23.04	25.00'	23.96'	06°45'04"
C3	N07°36'18"W	26.28	20.00'	31.42'	08°02'00"
C4	S48°17'11"W	57.50	82.00'	58.79'	08°57'13"
C5	S17°32'30"E	80.50	82.00'	63.20'	05°27'41"
C6	S73°30'03"E	86.17	82.00'	73.30'	08°44'58"



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S52°38'18"E	17.47'
L2	N82°38'18"W	10.00'
L3	N37°21'42"E	2.70'
L4	N08°41'32"E	41.28'
L5	N01°14'16"E	28.00'
L6	N66°41'21"E	59.75'
L7	N51°58'24"E	20.49'

POINT	NORTHING	EASTING	DESCRIPTION
1	2065281.10	473762.21	SW CORNER OF LOT 178
2	2065402.18	473721.03	NW CORNER OF LOT 178

- NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF JULINGTON LAKES DRIVE IN THE PLAT OF JULINGTON LAKES - PHASE 1, MAP BOOK 77, PAGES 42-53 AS BEING NORTH 02°54' WEST.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REFERENCE OF THE SUBDIVIDED LAKES (SHOWED) HEREON 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.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF LAWN, 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 ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REPEALED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
  - THE INTENDED USE OF THESE COORDINATES IS FOR DE BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.C.S. GEODETIC NETWORK CONTROL STATION 0492. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/NO - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
  - "JEA-112" DENOTES JEA UTILITY EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS POSSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
  - UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDEVELOPED.
  - SUBJECT TO A TEMPORARY EASEMENT FOR STORAGE AND SURFACE MATERIAL AS RECORDED IN OFFICIAL RECORDS BOOK 4008, PAGE 1330, COMBET C.
  - SUBJECT TO AN EASEMENT FOR BELL SOUTH TELECOMMUNICATIONS AS RECORDED IN OFFICIAL RECORDS BOOK 4347, PAGE 1481.



- LEGEND:**
- IS = SET 4"x4" CONCRETE MONUMENT STAMPED
  - IB (NOT UNLESS OTHERWISE NOTED)
  - ST = SET PAUL & DEK STAMPED LB 3007
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - R/W = RIGHT OF WAY
  - (N) = RADIAL
  - CL = TABULATED CURVE DATA
  - LT = TABULATED LINE DATA

PREPARED BY  
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
 3751 SAN JOSE PLACE SUITE 15  
 JACKSONVILLE, FLORIDA 32225  
 904-278-0088  
 LICENSED BUSINESS NO. 3857