

RESOLUTION NO. 2017- 313
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
DOLPHIN COVE.

WHEREAS, NEW ATLANTIC BUILDERS, INC., A FLORIDA CORPORATION, AND ST. JOHNS COUNTY, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Dolphin Cove.

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 \$161,967.90 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$91,827.90 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 3rd day of October, 2017.

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

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad

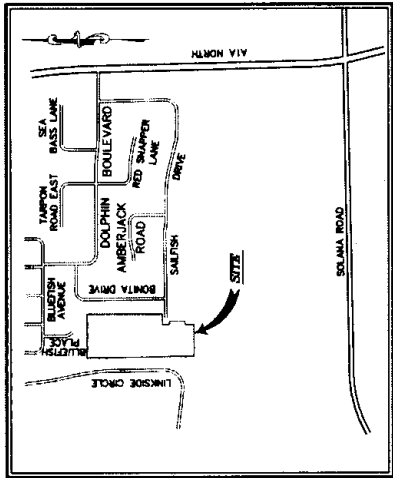

Deputy Clerk

RENDITION DATE 10/5/17

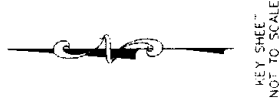


DOLPHIN COVE

BEING A REPEAT OF A PORTION OF TRACT "C" AND ALL OF TRACT "D", DE LEON SHORES UNIT THREE, MAP BOOK 12, PAGE 36, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 6, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



VICINITY MAP
(NOT TO SCALE)



KEY SHEET
NOT TO SCALE

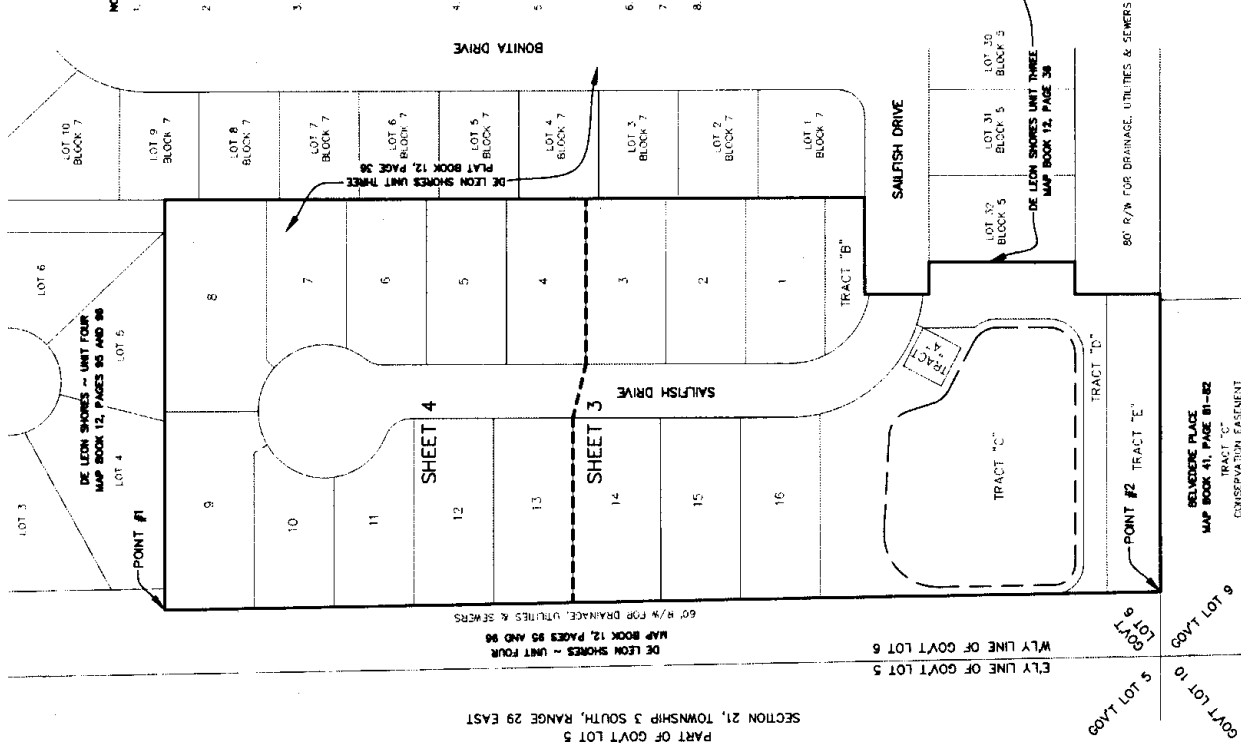
CERTIFICATE OF PLAT REVIEW
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS DAY OF _____ A.D. 2017.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 4584

CERTIFICATE OF SURVEYOR
I, JAMES S. HARRISON, COUNTY SURVEYOR AND MAPPER, LICENSE NUMBER 2847, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDEVELOPED, BEING A PORTION OF TRACT "C" AND ALL OF TRACT "D", DE LEON SHORES UNIT THREE, ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS _____ DAY OF _____ A.D. 2017.

JAMES S. HARRISON
COUNTY SURVEYOR AND MAPPER, LICENSE NUMBER 2847
ALL AMERICAN SURVEYORS OF FLORIDA, INC.



NOTES

- BEARINGS SHOWN HEREON ARE REFERENCES TO THE STATE PLAT SYSTEM. BEARINGS ARE TO BE INTERPRETED AS BEING ON THE CENTERLINE OF BONITA DRIVE AS SHOWN ON THE PLAT OF DE LEON SHORES UNIT THREE, MAP BOOK 12, PAGE 36, AS BEING NORTH 00°00'49" WEST.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE BOUNDARIES OF THE LANDS DESCRIBED HEREON. IT IS THE RESPONSIBILITY OF THE SURVEYOR TO OBTAIN 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, PLUMBING, MECHANICAL, ELECTRICAL, OR OTHER TRADES SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE APPROVAL OF THE APPROPRIATE AGENCIES. 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 WETLANDS TO OBTAIN THE NECESSARY PERMITS AND APPROVALS PRIOR TO THE BEGINNING OF WORK. THESE APPROVALS PRIOR TO THE BEGINNING OF WORK IN THESE WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND CANCELLED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
- THE INTENDED USE OF THESE COORDINATES IS FOR LOT 5 BASE STATION. THESE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83) STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
- "B.E.S." DENOTES BEACHES ENERGY SERVICES. B.E.S. WILL NOT BE RESPONSIBLE FOR THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY B.E.S. AT THE DISCRETION OF B.E.S. FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- WETLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
- DE LEON SHORES PART B EASEMENT AREA PER ORB 3293, PAGE 1014, SHALL REMAINE UPON PLAT RECORDING.
- EASEMENT RECORDED IN ORB 2849, PAGE 195 BLANKETS SITE.

POINT	NORTHING	EASTING	DESCRIPTION
1	2145100.25	501847.87	N.W. CORNER OF PLAT
2	2144186.83	501822.87	S.W. CORNER OF PLAT

LEGEND

- 4" x 4" CONCRETE MONUMENT STAMPED LB 3857
- 4" x 4" CONCRETE MONUMENT STAMPED LB 3857
- UNLESS NOTED OTHERWISE
- SET MAIL & DISK STAMPED LB 3857
- (R) RADIAL
- P/C POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF BEGINNING CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R/W RIGHT OF WAY
- UT UTILITIES
- LI LABELED LINE DATA
- P.O.B. POINT OF BEGINNING
- B.E.S. BEACHES ENERGY SERVICES
- M.A.E. MAINTENANCE ACCESS EASEMENT
- ORB - OFFICIAL RECORDS BOOK
- PG. - PAGE

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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904-279-0066
LICENSED BUSINESS NO. 3857