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RESOLUTION NO. 2017-
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TWENTY MILE AT NOCATEE PHASE 4C.**

WHEREAS, HYDRY COMPANY, LLC, A DELAWARE 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 Twenty Mile at Nocatee Phase 4C.

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 \$444,954.20 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$138,976.02 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 7 day of February, 2017.

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

BY: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

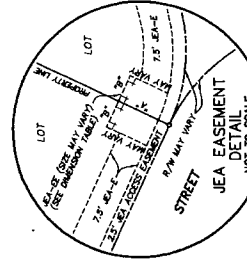
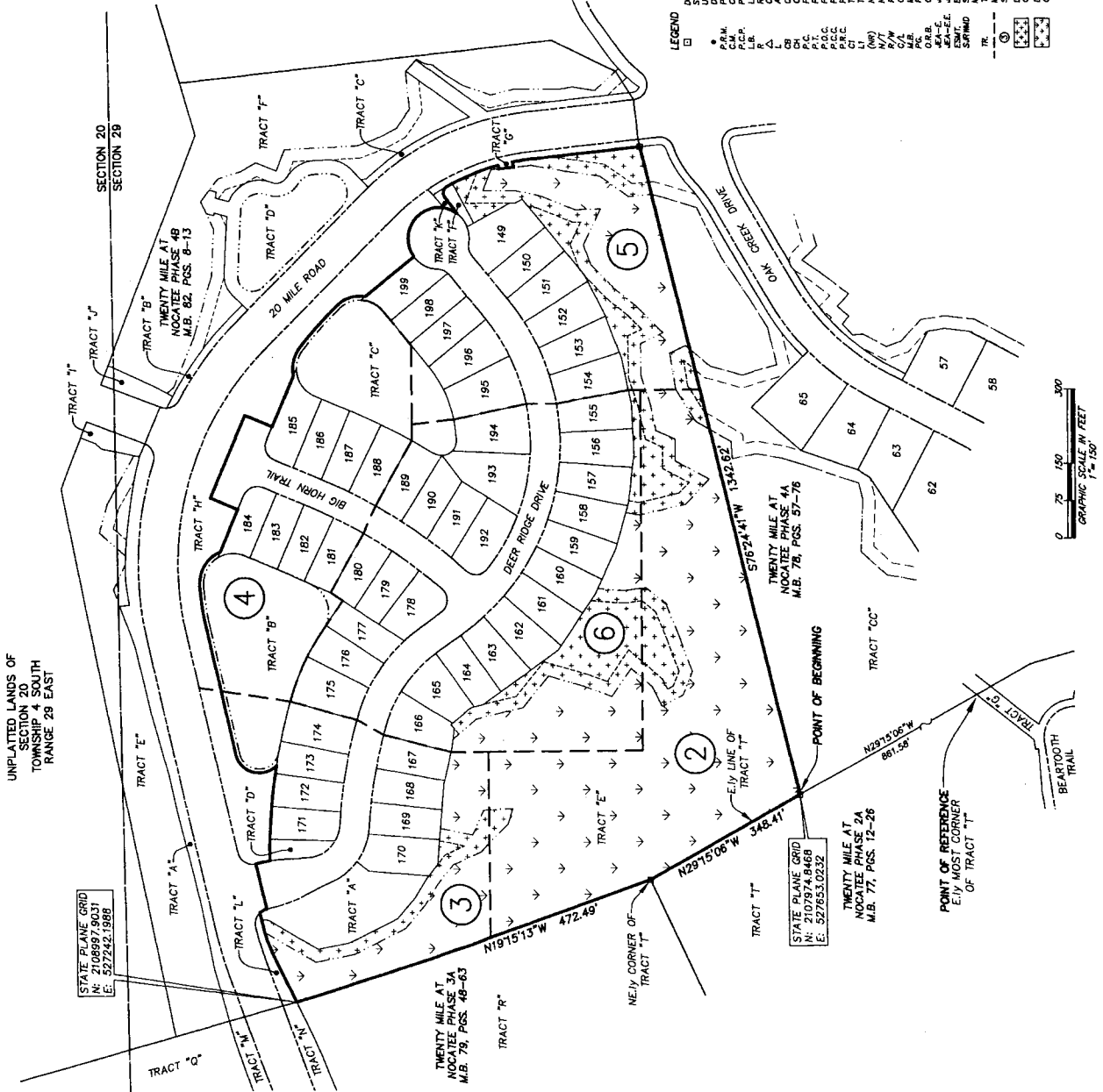
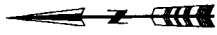


RENDITION DATE 2/9/17

TWENTY MILE AT NOCATEE PHASE 4C

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

- NOTES:**
- Boundaries shown are referenced to the State Plane coordinates as indicated hereon and are based on the Eastern line of Tract "I", Twenty Mile at Nocatee Phase 2A as being North 29°15'06" West.
 - Any easements shown in this plat are shown in the official depiction of the subdivision lands described herein and will in no circumstances be supported in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Official Records of St. Johns County, Florida.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control Station "BART" (FPIN Station 0251) (St. Johns County, Florida) coordinates: 20° 50' 48.910" N, 81° 46' 30.707" W.
 - These certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific heirs, assigns, personal representatives, and assigns. The Owner is permitted to assign its right under such 2.5' Access Easement.
 - Tract "I" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising.
 - Clearing, grubbing, or placing of brush, debris, or other material on landfill or dumping.
 - Removal, destruction or trimming trees, shrubs, or other vegetation.
 - Material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Control, soil conservation, or fill and wildlife habitat preservation.
 - Grass or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or archaeological, or cultural significance.
 - Upland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - As indicated hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979 and Official Records Book 3303, page 571 of the Public Records of St. Johns County, Florida. (Blanket in nature).
 - Book 1321, Page 831 of the Public Records of St. Johns County, Florida, and as amended, (blanket in nature).
 - Land depicted hereon are subject to Restrictions, covenants, conditions and amendments recorded in Official Records Book 1272 of the Public Records of St. Johns County, Florida, and as amended, (blanket in nature).
 - Lands depicted hereon are subject to Grant and Declaration of Easements recorded in Official Records Book 3426, Page 1177 of the Public Records of St. Johns County, Florida, and as amended, (blanket in nature).



JEA DIMENSION TABLE	
1'	TYPICAL JEA
2'	EQUIPMENT EASEMENT
3'	TYPICAL JEA
4'	EQUIPMENT EASEMENT
5'	TYPICAL JEA
6'	EQUIPMENT EASEMENT

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