

**RESOLUTION NO. 2017- 333**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PINELAND BAY DRIVE EXTENSION PHASE 2.**

**WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN 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 Pineland Bay Drive Extension Phase 2.

**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 \$244,373.82 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$44,448.60 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:

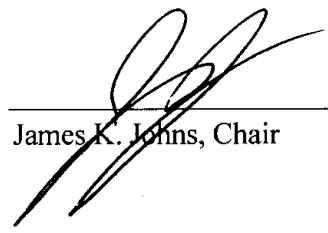
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

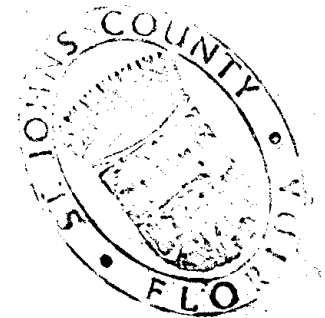
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
James K. Johns, Chair

**ATTEST:** Hunter S. Conrad

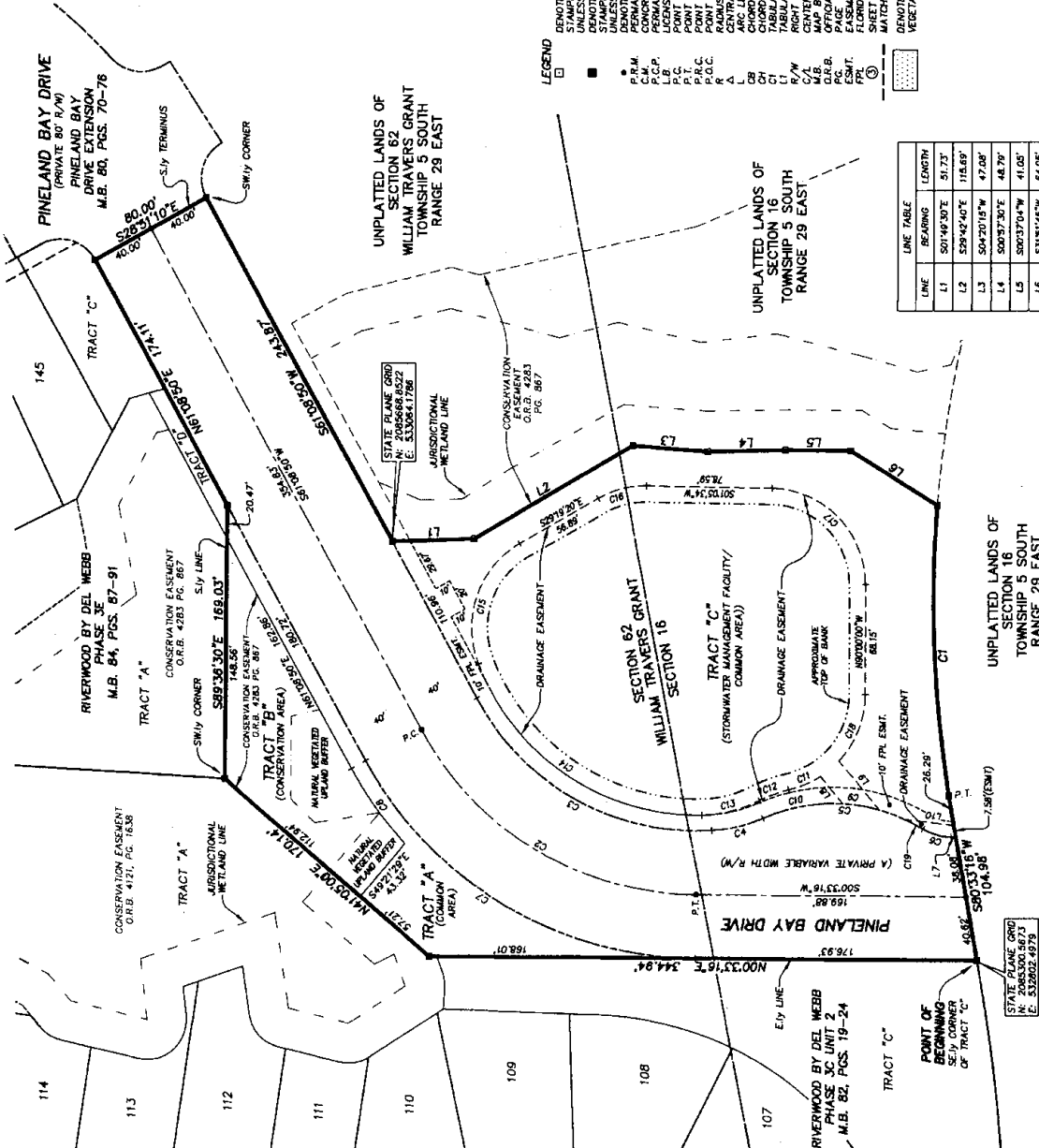
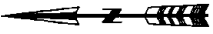
  
\_\_\_\_\_  
Deputy Clerk

**RENDITION DATE** 10/5/17



PINELAND BAY DRIVE EXTENSION PHASE 2  
A PORTION OF SECTION 16, TOGETHER WITH A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the center line of Riverwood by Del Webb Phase 3C, Unit 2, as being North 00°33'16" East.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station (1994 Station 0983) (S. Johns) coordinates: N 207784.810 E 463207.072 North American Datum 1983 (2011) and are in U.S. survey feet.
  - 3) **NOTICE:** This plot, as recorded in its graphic form, is the official depiction of the subject property as shown on the ground. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county. It 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 areas inconsistent with the purpose of the following activities and uses is prohibited. The conservation easement expressly prohibits the following activities and uses:
    - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
    - (b) Placing of trash, waste or unsightly or offensive materials.
    - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
    - (d) Excavating, grading or removing topsoil, rock, gravel, soil, rock or other material from the land.
    - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
    - (f) Any activity that materially disturbs natural water conservation, erosion control, and conservation of fish and wildlife habitat.
    - (g) Acts or uses detrimental to such retention of land or water areas.
    - (h) Acts or uses detrimental to the preservation of the structural integrity or physical characteristics or properties of historical, architectural, archeological, or cultural significance.
    - (i) Upland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
    - (j) Land depicted herein are subject to Developer and Utility Service Agreement recorded in the Public Records of St. Johns County, Florida, (Instrument in natural).
    - (k) Land depicted herein are subject to Term, Conditions, Easements and Restrictions recorded in Official Record Book 3252, Page 438, of the Public Records of St. Johns County, Florida.



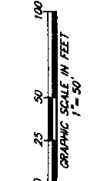
**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	740.00'	135°53'44"	180.72'	S87°33'03"W	180.28'
C2	200.00'	60°32'34"	211.51'	S30°51'03"W	201.79'
C3	160.00'	64°12'00"	178.28'	S39°23'20"W	170.05'
C4	92.00'	209°47'39"	33.39'	S13°58'59"E	33.21'
C5	108.00'	55°34'17"	104.79'	N03°58'20"E	100.89'
C6	34.00'	31°10'12"	18.80'	S16°08'22"W	18.27'
C7	240.00'	60°32'34"	233.81'	S30°51'03"W	242.15'
C8	250.00'	132°01'15"	58.20'	S49°28'45"W	58.08'
C9	108.00'	127°12'35"	23.30'	N09°40'57"E	23.25'
C10	108.00'	27°00'56"	51.95'	N10°12'20"W	51.96'
C11	80.00'	203°11'16"	21.48'	S22°07'57"E	21.38'
C12	72.50'	15°29'29"	18.60'	N19°37'09"W	18.54'
C13	82.00'	26°31'56"	37.97'	S14°05'17"E	37.83'
C14	150.00'	66°48'19"	160.15'	S33°24'22"W	168.80'
C15	80.00'	85°42'09"	96.61'	N70°40'25"W	79.28'
C16	80.00'	30°24'55"	31.85'	N14°08'33"W	31.48'
C17	60.00'	68°34'26"	93.10'	N45°52'47"E	84.04'
C18	80.00'	43°14'51"	45.29'	S09°22'48"E	44.22'
C19	108.00'	77°42'26"	13.65'	N28°06'16"E	13.64'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
  - STAMPED L.B.#224
  - STAMPED T.O.M.P.R.#, 4"x4" C.M.
  - ▲ UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - LEGEND BENCHMARK POINT
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT ON CURVE
  - R RADIUS
  - L ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - TABLED LINE DATA
  - RIGHT OF WAY
  - U.P. UNPLATTED LANDS
  - U.S. OFFICIAL RECORDS BOOK
  - PAGE NUMBER
  - FLORIDA POWER & LIGHT
  - SHEET REFERENCE NUMBER
  - MATCHLINE
  - DENOTES NATURAL
  - VEGETATED UPLAND BUFFER

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S01°49'30"E	51.73'
L2	S29°42'40"E	118.89'
L3	S04°20'15"W	47.08'
L4	S09°37'30"E	48.79'
L5	S31°51'45"W	64.05'
L6	N00°33'16"E	2.87'
L7	N48°31'17"E	22.01'
L8	N48°31'17"E	39.63'
L9	N07°24'32"E	31.47'



PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB. 3824