

**RESOLUTION NO. 2017-393**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PALENCIA NORTH PHASE III A-2.**

**WHEREAS, LENNAR HOMES, LLC, A FLORIDA 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 Palencia North Phase III A-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 \$268,997.34 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$52,626.95 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 5<sup>th</sup> day of December, 2017.

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

BY: Henry Dean  
Henry Dean, Chair

**ATTEST:** Hunter S. Conrad

Pam Halterman  
Deputy Clerk

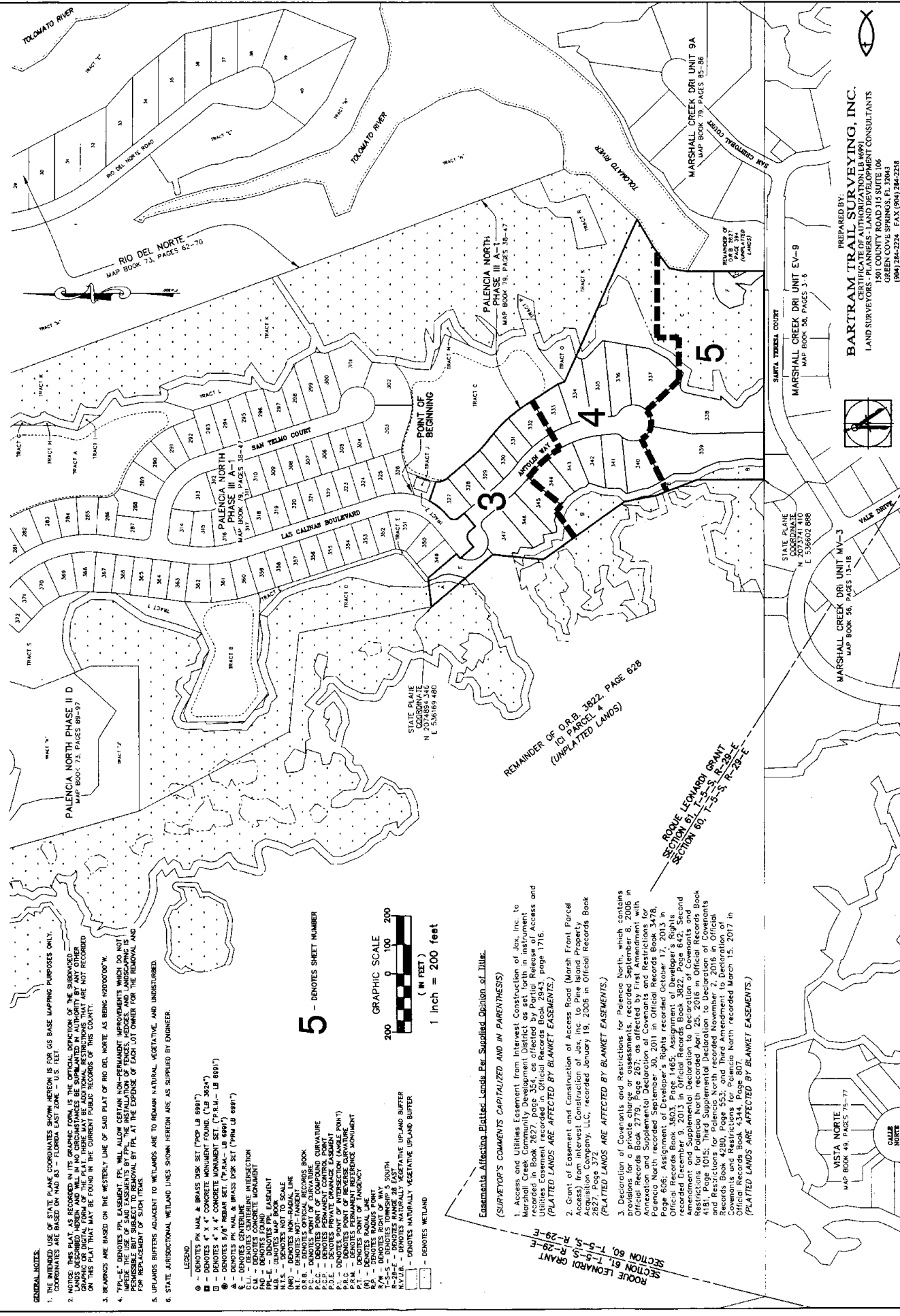
**RENDITION DATE** 12/6/17



# PALENCIA NORTH PHASE III A-2

## PART OF THE ROQUE LEONARDI GRANT, SECTION 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE  
SHEET 2 OF 5 SHEETS



**GENERAL NOTES:**

1. THE INTERIOR USE OF STATE PLANE COORDINATES SHOWN HEREIN IS FOR GS BASE MAPPING PURPOSES ONLY. COORDINATES ARE BASED ON NAD 83 - TOWNSHIP EAST ZONE - 18S 11E.
2. UNLESS OTHERWISE NOTED, ALL SURVEYS AND MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACTS OF THE STATE OF FLORIDA AND THE FEDERAL GOVERNMENT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE WESTERLY LINE OF SAID PLAT OF RIO DEL NORTE AS BEING 102°00'00".
4. "P.L.E." DENOTES PERMANENT EASEMENT. P.L.E. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPAIR THE USE OF SAID EASEMENTS BY THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMITTED. THE INSTALLATION OF SUCH IMPROVEMENTS SHALL BE AT THE EXPENSE OF EACH LOT OWNER FOR THE RECORD, AND FOR REPLACEMENT OF SUCH ITEMS.
5. UPLANDS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
6. STATE JURISDICTIONAL WETLAND LINES SHOWN HEREIN ARE AS SUPPLIED BY ENGINEER.

**LEGEND:**

- - DENOTES PIN NAIL & BRASS DISK SET (P.P.M. LB 8991')
- - DENOTES 4" x 4" CONCRETE MONUMENT FOUND. (C.L.B. 3624')
- - DENOTES 4" x 4" CONCRETE MONUMENT SET. (P.P.M. LB 8991')
- - DENOTES 5/8" REBAR SET. (P.P.M. LB 8991')
- - DENOTES CENTERLINE BRASS DISK SET (P.P.M. LB 8991')
- - DENOTES CENTERLINE INTERSECTION
- C.L.I. - DENOTES CENTERLINE INTERSECTION
- F.A.D. - DENOTES FOUND
- P.L.E. - DENOTES PERMANENT EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- (N.P.) - DENOTES NON-RADIAL LINE
- P.C. - DENOTES POINT OF CURVATURE
- P.C.R. - DENOTES POINT OF CURVATURE RADIAL
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P.O.I. - DENOTES POINT OF INTERSECTION (ANGLE POINT)
- P.R.C. - DENOTES POINT OF REVERSE CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- (R) - DENOTES RADIAL LINE
- R/W - DENOTES RIGHT OF WAY
- R-29-S - DENOTES TOWNSHIP 5 SOUTH
- R-29-E - DENOTES RANGE 29 EAST
- N.V.L.B. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- N.V.L.B. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- - DENOTES WETLAND

**5 - DENOTES SHEET NUMBER**

**GRAPHIC SCALE**  
200 100 0 100 200  
(IN FEET)  
1 inch = 200 feet

**ESSEMENTS AFFECTING ENLARGED LOTS PER SUPPLIED OPINION OF ILLIC.**  
(SURVEYOR'S COMMENTS CAPITALIZED AND IN PARENTHESES)

Access and Utilities Easement from Intervest Construction of Jax, Inc. to Intervest Construction of Jax, Inc. recorded in Official Records Book 2627, Page 354, as affected by Partial Release of Access and Utilities Easement recorded in Official Records Book 2943, page 1716.  
(PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)

2. Grant of Easement and Construction of Access Road (March Front Parcel Acquisition) from Intervest Construction of Jax, Inc. to Pine Island Property Acquisition Company, LLC, recorded January 19, 2006 in Official Records Book 2627, Page 372.  
(PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)

3. Declaration of Covenants and Restrictions for Palencia North, which contains provisions for a private charge or assessments, recorded September 8, 2006 in Official Records Book 2779, Page 267; as affected by First Amendment with Palencia North recorded September 30, 2011 in Official Records Book 3478, Page 606; Assignment of Developer's Rights recorded October 17, 2013 in Official Records Book 3803, Page 1465; Assignment of Developer's Rights recorded December 9, 2013 in Official Records Book 3822, Page 642; Second Amendment to Declaration of Covenants and Restrictions for Palencia North recorded March 25, 2016 in Official Records Book 4181, Page 1015; Third Supplemental Declaration of Covenants and Restrictions for Palencia North recorded November 2, 2016 in Official Records Book 4344, Page 807; and Amendment to Declaration of Covenants and Restrictions for Palencia North recorded March 15, 2017 in Official Records Book 4344, Page 807.  
(PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)

ROQUE LEONARDI GRANT  
SECTION 61, T-5-S-18-R-29-E  
SECTION 61, T-5-S-18-R-29-E

STATE PLANE COORDINATE  
N 2053747.810  
E 536922.080

PALENCIA NORTH PHASE III A-1  
MAP BOOK 73, PAGES 38-47

PALENCIA NORTH PHASE II D  
MAP BOOK 73, PAGES 69-97

ROQUE LEONARDI GRANT  
SECTION 61, T-5-S-18-R-29-E

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