

**RESOLUTION NO. 2017- 69**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**JULINGTON LAKES – PHASE 3.**

**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 3.

**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 \$820,821.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$228,118.00 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<sup>th</sup> day of March, 2017.

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

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

**ATTEST:** Hunter S. Conrad

Pam Halterman  
Deputy Clerk

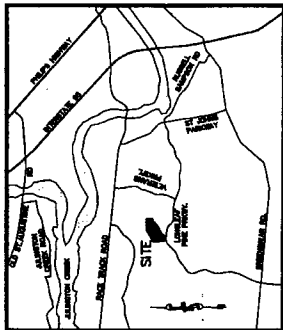
**RENDITION DATE** 3/9/17



# JULINGTON LAKES - PHASE 3

A PORTION OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

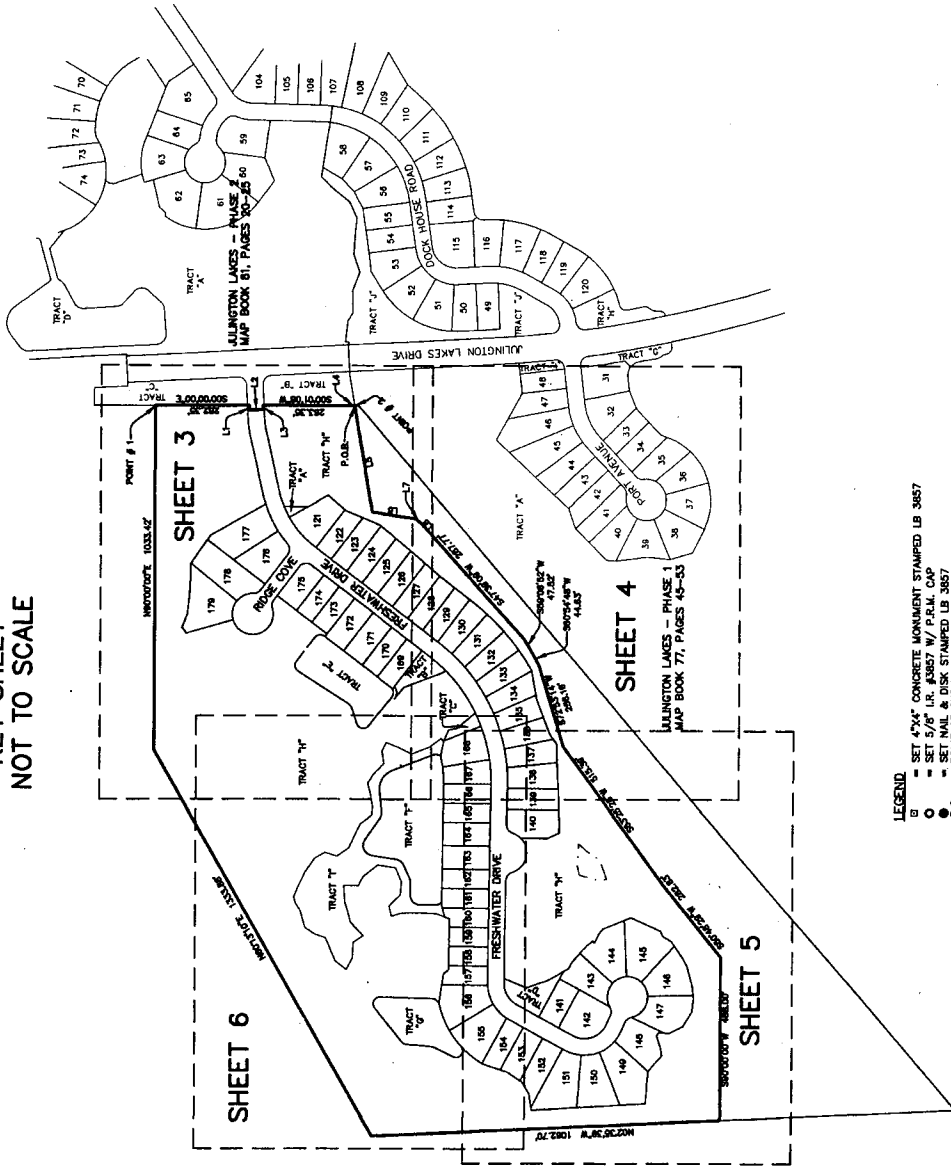
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 6 SHEETS



VICINITY MAP  
NOT TO SCALE

LINE #	BEARING	DISTANCE
L1	S87°27'28" W	14.86'
L2	S84°12'12" E	34.42'
L3	N89°02'22" E	11.87'
L4	S81°22'28" W	12.84'
L5	S80°13'27" E	22.84'
L6	S80°12'28" E	12.85'
L7	S87°17'47" E	23.73'
L8	S47°42'33" W	38.37'

KEY SHEET  
NOT TO SCALE



- LEGEND**
- SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857
  - SET 5/8" I.R. 3/857 W/ P.R.M. CAP
  - SET NAIL & DISK STAMPED LB 3857
  - POINT OF CURVATURE
  - P.C. POINT OF REVERSE CURVATURE
  - P.R.C. POINT OF COMPOUND CURVATURE
  - C/V TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - F.O.B. POINT OF BEGINNING
  - F.O.E. POINT OF END
  - SEA-JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - SEA-EE-JACKSONVILLE ELECTRIC AUTHORITY EASEMENT

- NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCES TO THE STATE PLAT SYSTEM OF FLORIDA. THE MONUMENTS ARE LOCATED ON THE WEST RIGHT-OF-WAY LINE OF JULINGTON LAKES DRIVE IN THE PLAT OF JULINGTON LAKES - PHASE 1, PLAT BOOK 81, PAGES 10-15, AS BEING NORTH 02°50'54" WEST 100.00 FEET WIDE. THE MONUMENTS ARE TO BE SET AT THE POINTS OF BEGINNING AND END OF EACH CURVE AND AT THE POINTS OF BEGINNING AND END OF EACH STRAIGHT LINE. THE MONUMENTS ARE TO BE SET AT THE POINTS OF BEGINNING AND END OF EACH STRAIGHT LINE AND AT THE POINTS OF BEGINNING AND END OF EACH CURVE. THE MONUMENTS ARE TO BE SET AT THE POINTS OF BEGINNING AND END OF EACH STRAIGHT LINE AND AT THE POINTS OF BEGINNING AND END OF EACH CURVE.
  - THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ANY MANNER BY ANY OTHER DEPICTION OF THE SAME. THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT LAW BOOKS THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL BOUNDARIES OF THE PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH MATTERS. THE PLAT IS TO BE CONSIDERED THE AUTHORITY AND THE ENTIRE PERFORMANCE OF ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH MATTERS. THE PLAT IS TO BE CONSIDERED THE AUTHORITY AND THE ENTIRE PERFORMANCE OF ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH MATTERS.
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POINT	NORTHING	EASTING	DESCRIPTION
1	2095498.95	474403.46	N.E. CORNER OF PLAT
2	2094897.55	474403.10	S.E. CORNER OF PLAT

PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
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ORLANDO, FLORIDA 32257  
904-279-4084  
LICENSED BUSINESS NO. 3857