

RESOLUTION NO. 2018- 119
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
54 NORTH ROSCOE.

WHEREAS, PONTE VEDRA (2008), LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as 54 North Roscoe.

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 for construction in the amount of \$205,506.00 has been filed with the Clerk's Office.

Section 3. A Required Improvements Bond in the amount of \$99,630.00 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 1 day of May , 2018.

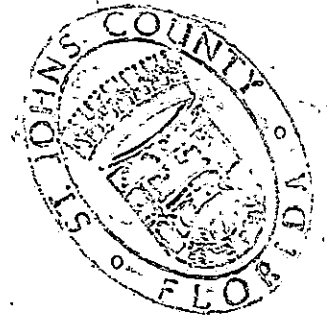
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad

Pam Salterman
Deputy Clerk

RENDITION DATE 5/3/18



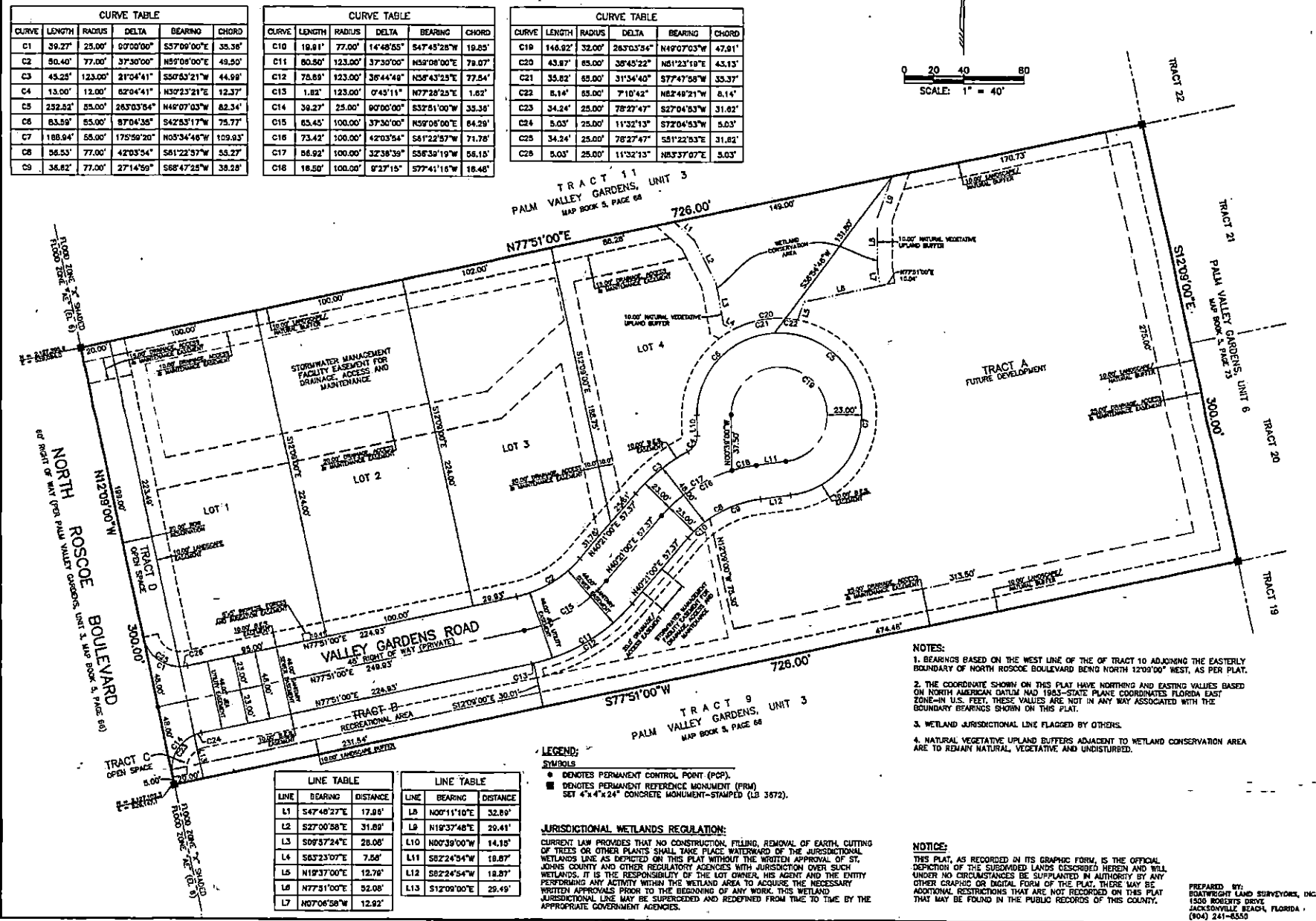
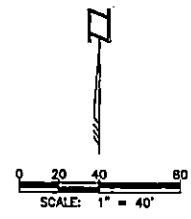
54 NORTH ROSCOE

A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A REPLAT OF TRACT 10, PALM VALLEY GARDENS, UNIT 3 AS RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.27'	25.00'	97°00'00"	S57°09'00"E	35.36'
C2	50.40'	77.00'	37°30'00"	N59°08'00"E	49.50'
C3	43.25'	123.00'	21°04'41"	S50°53'21"W	44.69'
C4	13.00'	12.00'	62°04'41"	N39°23'21"E	12.37'
C5	232.24'	85.00'	263°03'54"	N48°07'03"W	82.34'
C6	83.59'	55.00'	87°04'35"	S42°53'17"W	75.77'
C7	189.94'	58.00'	175°59'20"	N03°34'46"W	109.93'
C8	56.55'	77.00'	42°03'54"	S81°22'57"W	53.27'
C9	36.82'	77.00'	27°14'59"	S68°47'25"W	38.28'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C10	19.81'	77.00'	14°48'55"	S47°45'28"W	19.85'
C11	80.50'	123.00'	37°30'00"	N59°08'00"E	78.07'
C12	78.89'	123.00'	36°44'49"	N58°43'25"E	77.54'
C13	1.82'	123.00'	0°43'11"	N77°28'25"E	1.82'
C14	39.27'	25.00'	97°00'00"	S57°09'00"W	35.36'
C15	65.45'	100.00'	37°30'00"	N59°08'00"E	64.29'
C16	73.42'	100.00'	42°03'54"	S61°22'57"W	71.78'
C17	86.92'	100.00'	32°38'39"	S56°58'19"W	66.18'
C18	18.50'	100.00'	0°27'15"	S77°41'16"W	18.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	146.92'	32.00'	263°03'54"	N48°07'03"W	47.91'
C20	43.87'	65.00'	35°45'22"	N51°23'19"E	43.13'
C21	35.82'	65.00'	31°34'40"	S77°47'58"W	35.37'
C22	8.14'	65.00'	7°10'42"	N62°48'21"W	8.14'
C23	34.24'	25.00'	78°27'47"	S27°04'53"W	31.62'
C24	5.03'	25.00'	11°32'13"	S72°04'53"W	5.03'
C25	34.24'	25.00'	78°27'47"	S51°22'53"E	31.62'
C26	5.03'	25.00'	11°32'13"	N63°37'07"E	5.03'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47°48'27"E	17.89'
L2	S27°00'58"E	31.89'
L3	S09°57'24"E	28.00'
L4	S63°23'07"E	7.58'
L5	N19°37'00"E	12.76'
L6	N77°51'00"E	52.08'
L7	N07°06'58"W	12.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N00°11'10"E	32.84'
L9	N19°37'48"E	20.41'
L10	N00°39'00"W	14.18'
L11	S82°24'54"W	18.87'
L12	S82°24'54"W	18.87'
L13	S12°09'00"E	25.49'

LEGEND:
 * DENOTES PERMANENT CONTROL POINT (PCP).
 ■ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4"x24" CONCRETE MONUMENT-STAMPED (LS 3872).

JURISDICTIONAL WETLANDS REGULATION:
 CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE AS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTRY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

NOTES:
 1. BEARINGS BASED ON THE WEST LINE OF THE OF TRACT 10 ADJOINING THE EASTERLY BOUNDARY OF NORTH ROSCOE BOULEVARD BEND NORTH 12°09'00" WEST, AS PER PLAT.
 2. THE COORDINATE SHOWN ON THIS PLAT HAVE NORTHING AND EASTING VALUES BASED ON NORTH AMERICAN DATUM 1983-STATE PLANE COORDINATES FLORIDA EAST ZONE-IN U.S. FEET. THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BOUNDARY BEARINGS SHOWN ON THIS PLAT.
 3. WETLAND JURISDICTIONAL LINE FLAGGED BY OTHERS.
 4. NATURAL VEGETATIVE UPLAND BUFFERS ADJACENT TO WETLAND CONSERVATION AREA ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN 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.
 PREPARED BY:
 BOATRIGHT LAND SURVEYORS, INC.
 1508 ROBERTS DRIVE
 JACKSONVILLE BEACH, FLORIDA
 (904) 241-6350