

RESOLUTION NO. 2018- 175  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
TWENTY MILE AT NOCATEE PHASE 5B.

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 5B.

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 \$2,383,256.29 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$502,215.16 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:

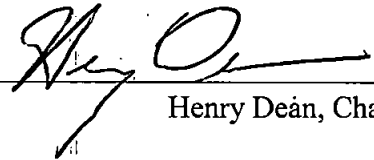
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 19 day of June, 2018.

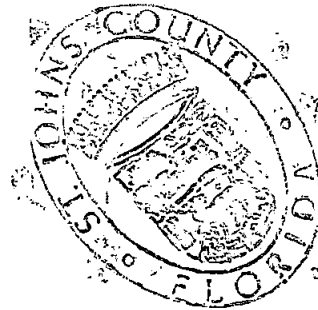
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Henry Dean, Chair

ATTEST: Hunter S. Conrad

  
Deputy Clerk

RENDITION DATE 6/22/18

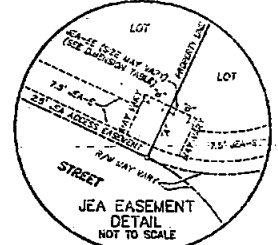
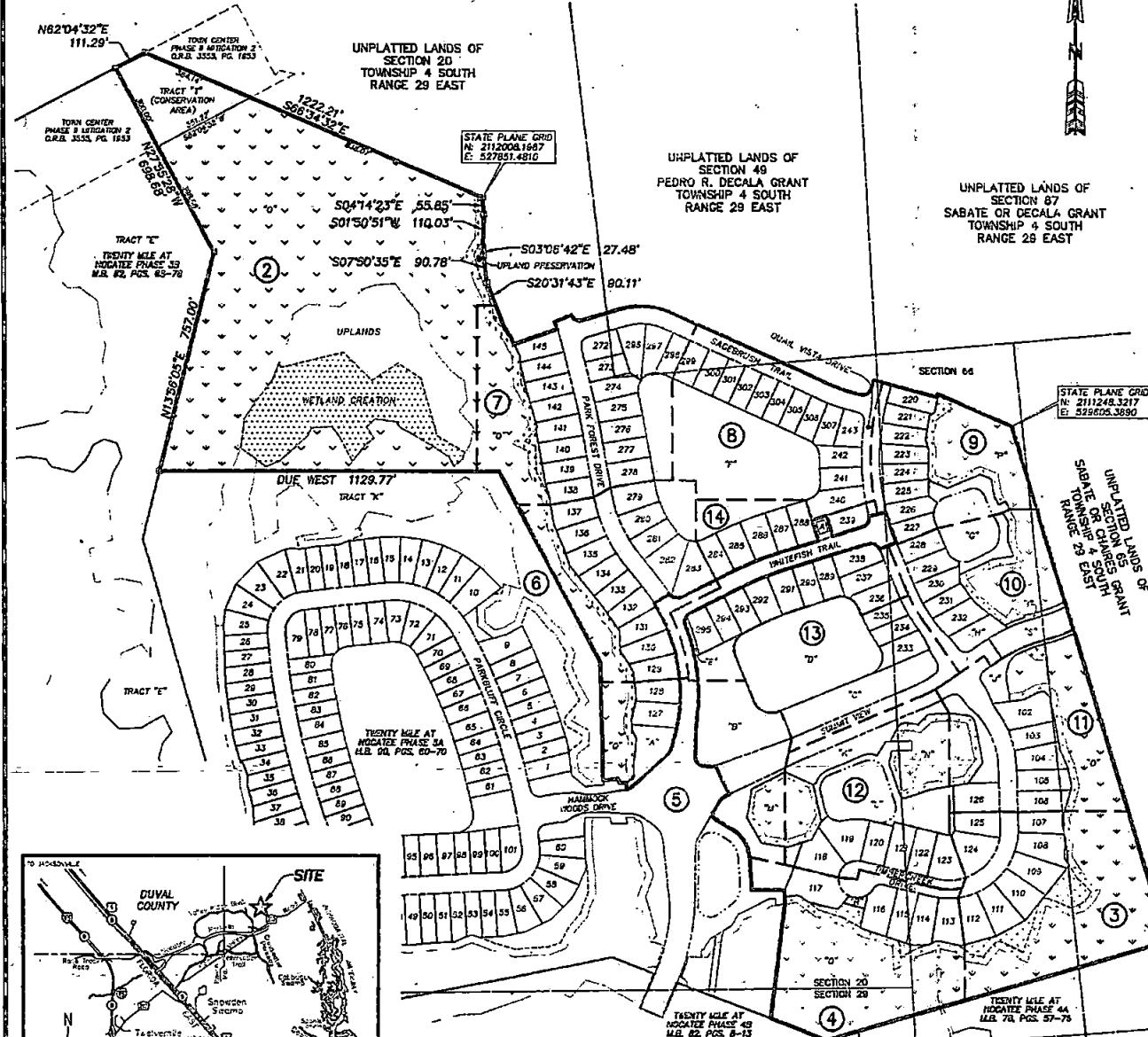


# TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA:

**NOTES**

- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the North-south line of Twenty Mile at Nocatee Phase 5A, as being South 73°33'06" West.
- Coordinates based on GPS observation of the following National Geodetic Survey Control Station WREO (Jacksonville 2) coordinates: N 2182506.373 E 493662.530 North American Datum 1983 (NAD 83) and U.S. Survey Feet.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and not in no circumstances to 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.
- These certain easements denoted as "25' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 25' Access Easement.
- Tracts M, N, O, P, Q and R are subject to a conservation easement pursuant to Section 704.09, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
  - Construction or placing buildings, roads, signs, antennas or other advertising, utilities or other structures on or above the ground.
  - Dumping or placing ash or other substance or material on land or dumping or placing of trash, waste or unsightly or offensive materials.
  - Removing, destroying or trimming trees, shrubs, or other vegetation.
  - Excavating, digging or removing items, soil, gravel, rock or other 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.
  - Activities detrimental to wildlife, flood control, water conservation, erosion control, soil conservation, or man and wildlife habitat preservation.
  - Acts or uses detrimental to such retention of sand or water areas.
  - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
- Vegetated/Natural Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and permanent a 25 foot minimum width along contiguous wetlands, and a 25 foot average width, 15 foot minimum width along isolated wetlands.
- Section lines and quarter section lines depicted hereon are graphic representations only and do not affect field measure unless otherwise noted.
- Certain easements are reserved for IEA for use in conjunction with the underground electrical distribution system.
- IEA-E denotes IEA Easement. IEA will allow certain non-permanent improvements which do not impede the use of said easements by IEA. The installation of fences, ditches and landscaping is permissible but subject to removal by IEA at the expense of each lot owner for the removal and for replacement of such items.
- IEA-EE denotes IEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by IEA.
- Lands depicted hereon are subject to Development and Utility Service Agreement recorded in Official Records Book 3368, Page 1976, Official Records Book 3368, page 371 and Official Records Book 3672, Page 314 of the Public Records of St. Johns County, Florida, (blanket in nature).
- Lands depicted hereon are subject to Declarations recorded in Official Records Book 3321, Page 631 of the Public Records of St. Johns County, Florida, and as amended, (blanket in nature).
- Lands depicted hereon are subject to Restrictions, covenants, conditions and easements recorded in Official Records Book 3368, Page 1247 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 3428, Page 1117 of the Public Records of St. Johns County, Florida, and as amended, (blanket in nature).



Symbol	Typical Dimension	Notes
A	10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
C	15'	TYPICAL 15'x10' JEA EQUIPMENT EASEMENT
D	15'	TYPICAL 15'x15' JEA EQUIPMENT EASEMENT

- LEGEND**
- DENOTES SET P.R.M., 4"x4" CM STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" CM STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LUCIDATED BUSINESS POINT OF CURVATURE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (R) NON-RADIAL
  - T.C. TABULATED CURVE DATA
  - L.C. TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - MAP BOOK PAGE
  - IEA-E IEA ELECTRIC EASEMENT
  - IEA-EE IEA EQUIPMENT EASEMENT
  - ESH. EASEMENT
  - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY MATCHLINE
  - ① SHEET REFERENCE NUMBER
  - ⊞ DENOTES LANDS WITHIN CONSERVATION EASEMENT
  - ⊞ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

**SURVEYOR'S CERTIFICATE**  
 Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part I, Chapter 177, Florida Statutes.  
 Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Damon J. Kelly  
 Professional Surveyor and Mapper  
 State of Florida Registered Surveyor No. 6294

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32228 .(904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

