

RESOLUTION NO. 2018- 187
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
JULINGTON LAKES – PHASE 4 UNIT 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 4 Unit 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 \$855,946.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$120,508.00 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 17th day of July, 2018.

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

BY: Paul M. Waldron

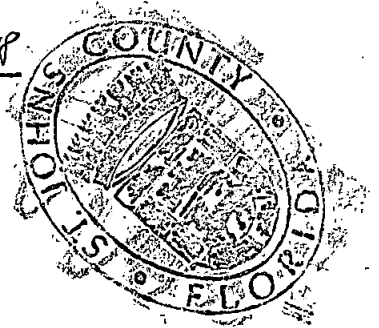
Paul M. Waldron, Vice Chairman

ATTEST: Hunter S. Conrad

Robert S. Platt

Deputy Clerk

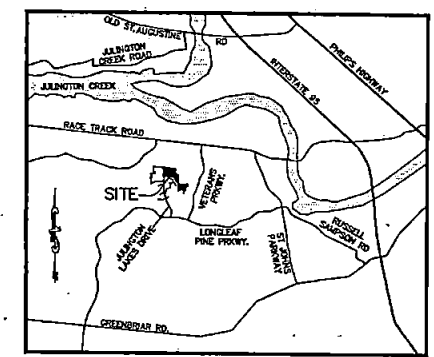
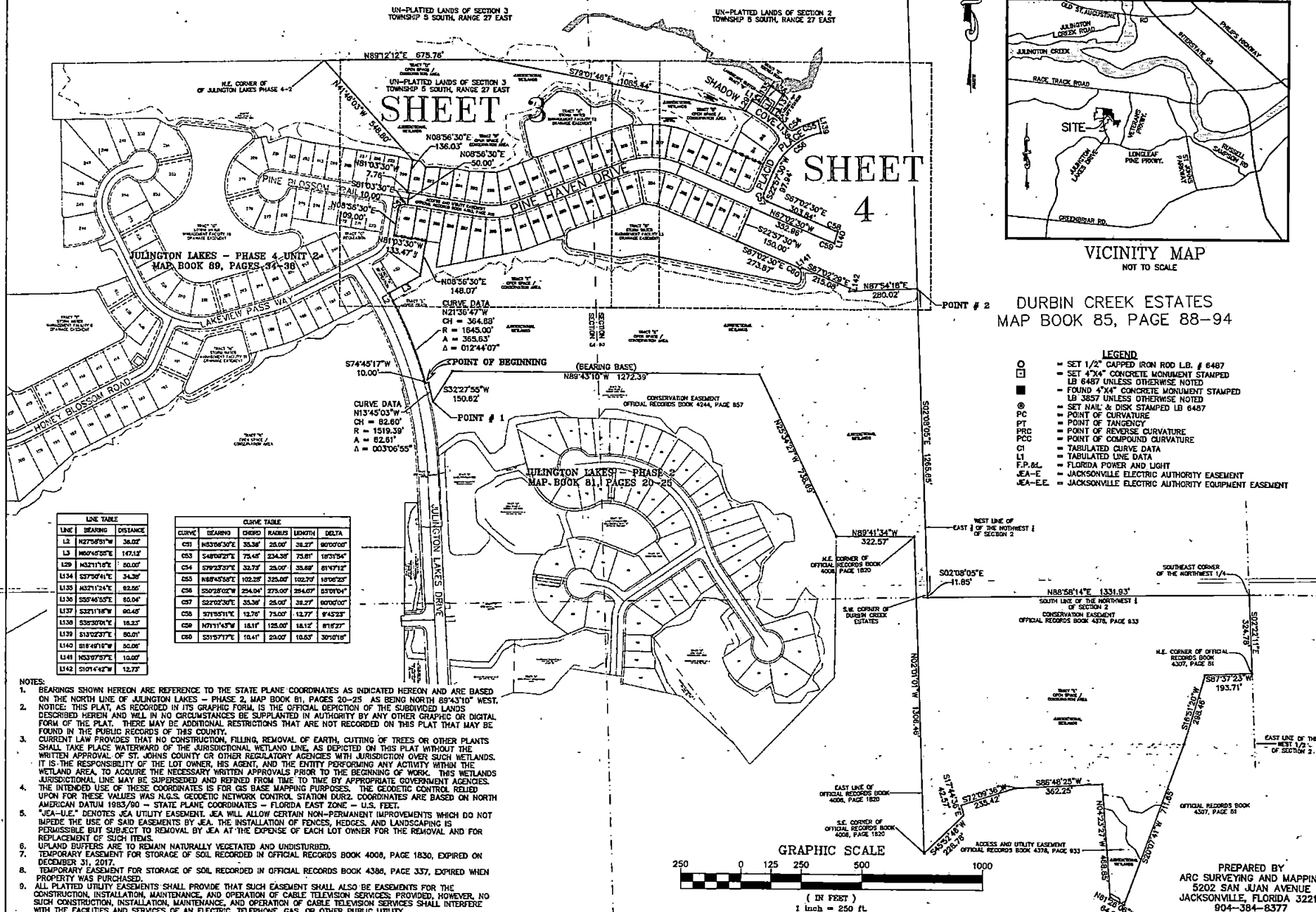
RENDITION DATE 7/19/2018



JULINGTON LAKES - PHASE 4 UNIT 3

A PORTION OF SECTION 2 AND 3, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

POINT	NORTHING	EASTING	DESCRIPTION
1	2096101.87	474516.98	S.W. CORNER OF PLAT
2	2096581.66	476519.85	N.E. CORNER OF PLAT



VICINITY MAP
NOT TO SCALE
DURBIN CREEK ESTATES
MAP BOOK 85, PAGE 88-94

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL & DISK STAMPED LB 6487
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - CI = TABULATED CURVE DATA
 - L1 = TABULATED LINE DATA
 - F.P.&L. = FLORIDA POWER AND LIGHT
 - JE-A-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JE-A-E-E = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

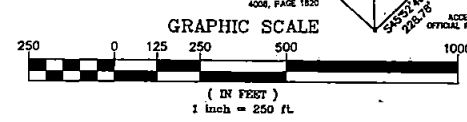
LINE TABLE

LINE	BEARING	DISTANCE
L2	N27°59'07"W	36.02'
L3	N60°45'05"E	147.12'
L29	N32°11'45"E	50.00'
L134	S27°59'41"E	34.30'
L135	N32°11'24"E	82.55'
L136	S85°46'55"E	89.04'
L137	S32°11'18"W	90.42'
L138	S29°30'04"W	18.23'
L139	S13°52'07"E	80.01'
L140	E18°49'16"W	50.00'
L141	N53°37'07"E	100.00'
L142	S10°44'42"W	12.77'

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C91	N23°56'30"E	35.34'	28.00'	38.27'	80°00'00"
C93	S48°29'27"E	75.42'	234.30'	75.81'	107°05'54"
C94	S27°12'37"E	32.77'	26.00'	35.69'	81°07'12"
C95	N48°45'59"E	102.20'	325.00'	102.20'	187°02'28"
C96	S32°28'02"W	254.04'	375.00'	384.07'	83°01'04"
C97	S22°02'30"E	35.36'	28.00'	38.27'	80°00'00"
C98	S71°05'11"E	12.78'	75.00'	12.77'	84°52'28"
C99	N71°14'57"W	18.11'	125.00'	18.12'	81°07'27"
C90	S51°57'17"E	10.41'	25.00'	10.63'	30°01'04"

- NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTH LINE OF JULINGTON LAKES - PHASE 2, MAP BOOK 81, PAGES 20-25 AS BEING NORTH 89°43'10" WEST.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN 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.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REVISED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DUR2. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
 - "JE-A-E" DENOTES JE-A UTILITY EASEMENT. JE-A WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENTS BY JE-A. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JE-A AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
 - UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
 - TEMPORARY EASEMENT FOR STORAGE OF SOIL RECORDED IN OFFICIAL RECORDS BOOK 4008, PAGE 1830, EXPIRED ON DECEMBER 31, 2017.
 - TEMPORARY EASEMENT FOR STORAGE OF SOIL RECORDED IN OFFICIAL RECORDS BOOK 4386, PAGE 337, EXPIRED WHEN PROPERTY WAS PURCHASED.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.



PREPARED BY
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