

RESOLUTION NO. 2018- 192
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PALENCIA NORTH PHASE III A-5

WHEREAS, LENNAR HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS THE 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-5.

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 **\$263,022.92** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$127,682.22** 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

Reber S. Platt
Deputy Clerk

RENDITION DATE 7/19/2018



PALENCIA NORTH PHASE III A-5

Being a Replat of part of Lots 2 and 3, Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East

MAP BOOK _____ PAGE _____
SHEET 2 OF 13 SHEETS

GENERAL NOTES:

1. THE INTENDED USE OF STATE PLANE COORDINATES SHOWN HEREIN IS FOR GIS BASE MAPPING PURPOSES ONLY. COORDINATES ARE BASED ON NAD 83 - FLORIDA EAST ZONE - U.S. FEET.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL OPINION OF THE SUBMITTED 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 CURRENT PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF TRACT Q, PALENCIA NORTH PHASE III A-5 AS BEING S274°21'W PER SAID PLAT.
4. "FPL-E" DENOTES FPL EASEMENT. FPL WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPAIR THE USE OF SAID EASEMENTS BY FPL. THE INSTALLATION OF FENCES, ROADS AND LANDSCAPING IS PERMITTED BUT SUBJECT TO REMOVAL BY FPL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
5. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
6. STATE JURISDICTIONAL WETLAND LINES SHOWN HEREIN ARE AS SUPPLIED BY ENGINEER.

LEGEND

- Ø - DENOTES PIVOT NAIL & BRASS DISK SET (POP LB 8991)
- - DENOTES 4" X 4" CONCRETE MONUMENT FOUND (LB 3224)
- - DENOTES 4" X 4" CONCRETE MONUMENT SET. (P.R.M. - LB 8991)
- ⊙ - DENOTES 5/8" REBAR SET. (P.R.M. - LB 8991)
- C.I. - DENOTES CENTER OF INTERSECTION
- C.M. - DENOTES CONCRETE MONUMENT
- C.S.A. - COMPENSATORY STORAGE AREA
- FPL - DENOTES FPL
- FPL-E - DENOTES FPL EASEMENT
- H.S. - DENOTES HARBOR
- N.T.S. - DENOTES NOT TO SCALE
- (N) - DENOTES NON-RADIAL LINE
- N.T. - DENOTES NOT-TANGENT
- N.V.L.B. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- O.C.B. - DENOTES OFFICIAL RECORDS BOOK
- P.C. - DENOTES POINT OF CURVATURE
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P.I. - DENOTES POINT OF INTERSECTION (ANGLE POINT)
- P.O.L. - DENOTES POINT ON LINE
- P.R.C. - DENOTES POINT OF REVERSE CURVATURE
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.T. - DENOTES POINT OF TANGENCY
- R - DENOTES RADIAL LINE
- R.P. - DENOTES RADIAL POINT
- R/W - DENOTES RIGHT OF WAY
- S - DENOTES TOWNSHIP 5 SOUTH
- R-29-E - DENOTES RANGE 29 EAST
- S.W.L. - DENOTES STATE JURISDICTIONAL WETLAND LINE
- S.W.M. - DENOTES STORMWATER MANAGEMENT FACILITY
- N.V.L.B. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- W - DENOTES WETLAND

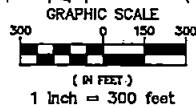
LOT 2 - DENOTES REMAINDER OF LOTS & STREETS PER SAID PLAT OF SOUTHLAND FARMS

Easements Affecting Platted Lands Per Supplied Opinion of Title.

(SURVEYOR'S COMMENTS CAPITALIZED AND IN PARENTHESES)

1. Access and Utilities Easement from Intervest Construction of Jax, Inc. to Marshall Creek Community Development District as set forth in instrument recorded in Book 2827, page 354, as effected by Partial Release of Access and Utilities Easement recorded in Official Records Book 2943, page 1718. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)
2. Grant of Easement and Construction of Access Road (Marsh Front Parcel Access) from Intervest Construction of Jax, Inc. to Pine Island Property Acquisition Company, LLC, recorded January 19, 2005 in Official Records Book 2827, 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 effected by First Amendment with Annexation and Supplemental Declaration of Covenants and Restrictions for Palencia North recorded September 30, 2011 in Official Records Book 3478, Page 656; Assignment of Developer's Rights recorded October 17, 2013 in Official Records Book 3803, Page 1455; Assignment of Developer's Rights recorded December 9, 2013 in Official Records Book 3822, Page 642; Second Amendment and Supplemental Declaration to Declaration of Covenants and Restrictions for Palencia North recorded April 25, 2016 in Official Records Book 4181, Page 1015; Third Supplemental Declaration to Declaration of Covenants and Restrictions for Palencia North recorded November 2, 2016 in Official Records Book 4280, Page 553; and Third Amendment to Declaration of Covenants and Restrictions for Palencia North recorded March 15, 2017 in Official Records Book 4344, Page 807; and Fourth Supplemental Declaration recorded in Official Records Book 4491, Page 1928. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
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8 - DENOTES SHEET NUMBER