

RESOLUTION NO. 2018- 194
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PALENCIA NORTH PHASE II C-2

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 II C-2.

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 **\$165,469.28** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$100,138.83** 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.

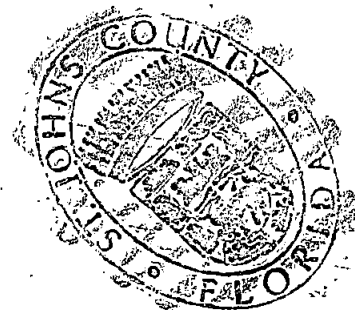
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron
Paul M. Waldron, Vice Chairman

ATTEST: Hunter S. Conrad

Reber L. Platt
Deputy Clerk

RENDITION DATE 7/19/2018



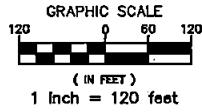
PALENCIA NORTH PHASE II C-2

Being a Replat of all of Tract "F", Palencia North Phase II C-1, according to Map Book 85,
pages 21 through 26, of the Public Records of St. Johns County, Florida
Roque Leonardi Grant, Section 61, Township 5 South, Range 29 East, St. Johns County, Florida

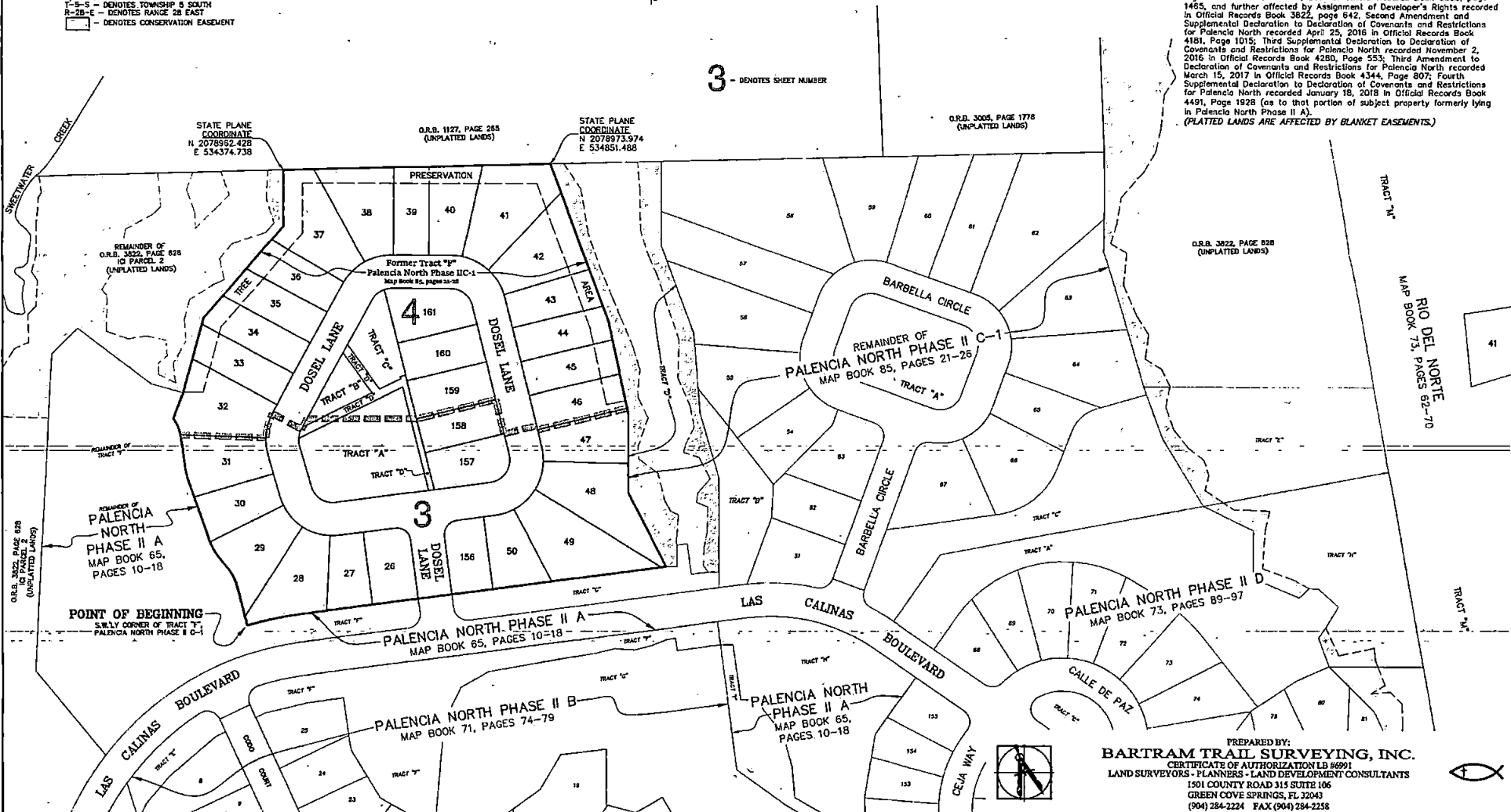
MAP BOOK ___ PAGE ___
SHEET 2 OF 4 SHEETS

LEGEND

- - DENOTES PK NAIL & BRASS DISK SET ("POP LB 6891")
- - DENOTES 4" X 4" CONCRETE MONUMENT FOUND, ("LB 3824")
- - DENOTES 4" X 4" CONCRETE MONUMENT SET, ("P.R.M. - LB 6891")
- (121.15) - DENOTES DISTANCE TO TREE PRESERVATION AREA OR TO TEMPORARY CONSTRUCTION & ACCESS EASEMENT
- DENOTES CENTERLINE
- C.L.I. - DENOTES CENTERLINE INTERSECTION
- C.M. - DENOTES CONCRETE MONUMENT
- F.P.L.-E - DENOTES F.P.L. EASEMENT
- M.S. - DENOTES MAP BOOK
- N.T.S. - DENOTES NOT TO SCALE
- (NR) - DENOTES NON-RADIAL LINE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.C. - DENOTES POINT OF CURVATURE
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.T. - DENOTES POINT OF TANGENCY
- (R) - DENOTES RADIAL LINE
- R/W - DENOTES RIGHT OF WAY
- T-5-S - DENOTES TOWNSHIP 5 SOUTH
- R-28-E - DENOTES RANGE 28 EAST
- DENOTES CONSERVATION EASEMENT



3 - DENOTES SHEET NUMBER



Easements Affecting Platted Lands Per Supplied Title Opinion:
(SURVEYOR'S COMMENTS CAPITALIZED AND IN PARENTHESES)

1. Access and Utilities Easement from Interest Construction of Jax, Inc. to Marsh Creek Community Development District as set forth in instrument recorded in Book 2627, page 354, as affected by Partial Release of Access and Utilities Easement recorded in Official Records Book 2343, page 1716. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)
2. Grant of Easement and Construction of Access Road (Marsh Front Parcel Access) from Interest Construction of Jax, Inc. to Pine Island Property Acquisition Company, LLC, recorded January 19, 2006 in Official Records Book 2827, Page 372. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)
3. Declaration of Covenants and Restrictions for Palencia North recorded in Official Records Book 2778, Page 267, as affected 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 606, and by Assignment of Developer's Rights recorded October 17, 2013 in Official Records Book 3803, page 1465, and further affected by Assignment of Developer's Rights recorded 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; Third Amendment to Declaration of Covenants and Restrictions for Palencia North recorded March 15, 2017 in Official Records Book 4344, Page 807; Fourth Supplemental Declaration to Declaration of Covenants and Restrictions for Palencia North recorded January 18, 2018 in Official Records Book 4491, Page 1928 (as to that portion of subject property formerly lying in Palencia North Phase II A). (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258