

RESOLUTION NO. 2018- 195
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PALENCIA NORTH PHASE III A-3

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-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 **\$439,911.98** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$306,640.68** 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.

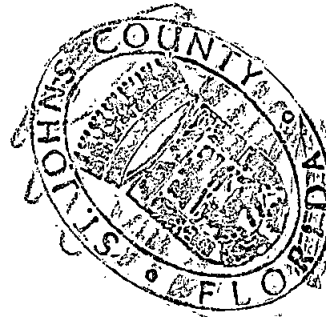
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad

Hunter S. Conrad
Deputy Clerk

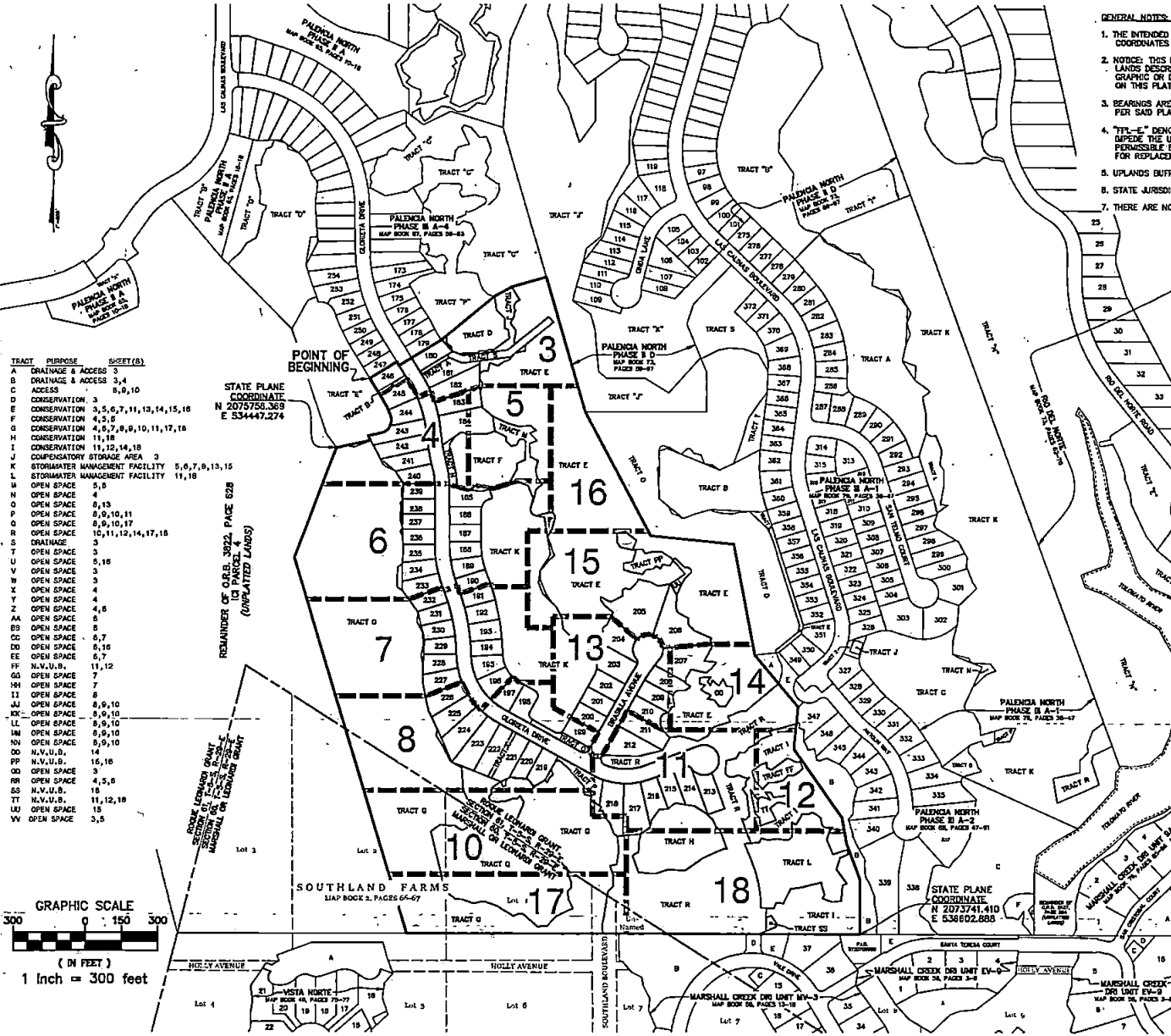
RENDITION DATE: 7/19/2018



PALENCIA NORTH PHASE III A-3

Being a Replat of part of 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 18 SHEETS



- GENERAL NOTES:**
1. THE INTENDED USE OF STATE PLANE COORDINATES SHOWN HEREON IS FOR GS 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 DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED 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-1 AS BEING S27°42'21" PER SAID PLAT.
 4. "FPL-E" EASEMENT: FPL WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENTS BY FPL. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY FPL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
 5. UPLANDS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
 6. STATE JURISDICTIONAL WETLAND LINES SHOWN HEREON ARE AS SUPPLIED BY ENGINEER.
 7. THERE ARE NO PARKS LOCATED WITHIN THIS PLAT.

TRACT PURPOSE SHEET(S)

A	DRAINAGE & ACCESS	3
B	DRAINAGE & ACCESS	3,4
C	ACCESS	3,6,10
D	CONSERVATION	3
E	CONSERVATION	3,5,6,7,11,13,14,15,16
F	CONSERVATION	4,5,6
G	CONSERVATION	4,6,7,8,9,10,11,17,18
H	CONSERVATION	11,18
I	CONSERVATION	11,12,14,18
J	COMPENSATORY STORAGE AREA	3
K	STORMWATER MANAGEMENT FACILITY	5,6,7,9,13,15
L	STORMWATER MANAGEMENT FACILITY	11,18
M	OPEN SPACE	5,9
N	OPEN SPACE	4
O	OPEN SPACE	8,13
P	OPEN SPACE	8,9,10,11
Q	OPEN SPACE	8,9,10,17
R	OPEN SPACE	10,11,12,14,17,18
S	DRAINAGE	3
T	OPEN SPACE	3
U	OPEN SPACE	5,16
V	OPEN SPACE	3
Z	OPEN SPACE	4,8
X	OPEN SPACE	4
Y	OPEN SPACE	4
AA	OPEN SPACE	4,8
BB	OPEN SPACE	8
CC	OPEN SPACE	8,7
DD	OPEN SPACE	8,16
EE	OPEN SPACE	6,7
FF	N.V.U.B.	11,12
GG	OPEN SPACE	7
HH	OPEN SPACE	7
II	OPEN SPACE	8
JJ	OPEN SPACE	8,9,10
KK	OPEN SPACE	8,9,10
LL	OPEN SPACE	8,9,10
MM	OPEN SPACE	8,9,10
NN	OPEN SPACE	8,9,10
OO	N.V.U.B.	14
PP	N.V.U.B.	15,16
QQ	OPEN SPACE	3
RR	OPEN SPACE	4,5,8
SS	N.V.U.B.	18
TT	N.V.U.B.	11,12,18
UU	OPEN SPACE	15
VV	OPEN SPACE	3,5

- LEGEND**
- - DENOTES IRON NAIL & BRASS DISK SET ("POP LB 8991")
 - - DENOTES 4" X 4" CONCRETE MONUMENT FID. ("P.R.M.- LB 8991")
 - - DENOTES 4" X 4" CONCRETE MONUMENT SET. ("P.R.M.- LB 8991")
 - ⊗ - DENOTES 3/8" REBAR FID. ("P.R.M.- LB 8991")
 - C — DENOTES CENTERLINE
 - C.I.L. — DENOTES CENTERLINE INTERSECTION
 - C.M. — DENOTES CONCRETE MONUMENT
 - FND - DENOTES FOUND
 - FPL-E - DENOTES FPL EASEMENT
 - M.B. - DENOTES MAP BOOK
 - N.T.S. - DENOTES NOT TO SCALE
 - (N) - DENOTES NON-RIGID LINE
 - N.T. - DENOTES NOT-TANGENT
 - N.V.U.B. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
 - O.S.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.L. - DENOTES POINT ON LINE
 - P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
 - P.T. - DENOTES POINT OF TANGENCY
 - R/L - DENOTES RADIAL LINE
 - R/W - DENOTES RIGHT OF WAY
 - T-5-S - DENOTES TOWNSHIP 5 SOUTH
 - R-29-E - DENOTES RANGE 29 EAST
 - (Dotted) — DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
 - - - DENOTES WETLAND
 - LOT 2 - DENOTES REMAINDER OF LOTS & STREETS PER SAID PLAT OF SOUTHLAND FARMS

5 - DENOTES SHEET NUMBER

Easements Affecting Platted Lands Per Supplied Opinion of Title:

- (SURVEYOR'S COMMENTS CAPITALIZED AND IN PARENTHESES)**
1. Access and Utilities Easement from Interest Construction of Jax, Inc. to Marshall 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 2943, 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 2627, 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 287; 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 608; Assignment of Developer's Rights recorded October 17, 2013 in Official Records Book 3803, Page 1485; Assignment of Developer's Rights recorded December 9, 2013 in Official Records Book 3822, Page 642; Second Amendment and Supplemental Declaration of Covenants and Restrictions for Palencia North recorded April 25, 2016 in Official Records Book 4181, Page 1015; Third Supplemental Declaration of 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. **(PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)**

