

**RESOLUTION NO. 2018- 278**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**BANNON LAKES PHASE 1B-1B**

**WHEREAS, PULTE HOME COMPANY LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND RREF III-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bannon Lakes Phase 1B-1B.

**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 \$671,952.28 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$103,529.48 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:

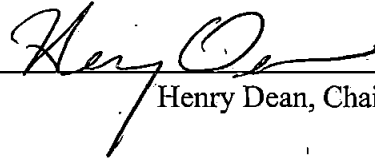
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 21<sup>st</sup> day of August, 2018.

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

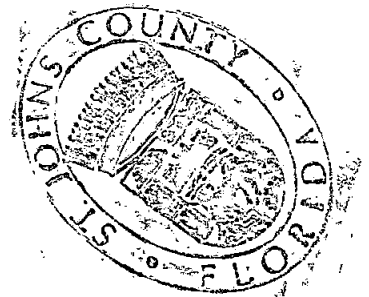
BY:   
Henry Dean, Chair

**ATTEST:** Hunter S. Conrad, Clerk



Deputy Clerk

**RENDITION DATE** 8/24/18

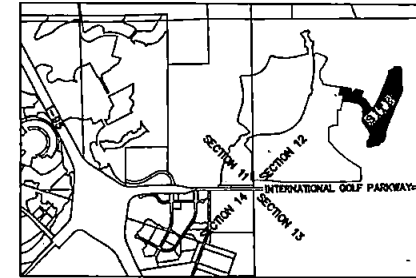


# BANNON LAKES PHASE 1B-1B

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 5 SHEETS  
31 LOTS AND 13 TRACTS, THIS PHASE



VICINITY MAP  
NOT TO SCALE

### General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF INTERNATIONAL GOLF PARKWAY AS N89°36'40"E (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NOS ADJUSTMENT).

2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051  
G050 N 2053870.5021 E 518532.7636  
G051 N 2058674.3146 E 518432.1345

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2052971.91	5167444.98	PRM-NELY CORNER OF TRACT 21
2	2056386.17	516091.49	PRM-NELY CORNER OF LOT 26

3. 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)

4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.

5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.

6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

7. CERTAIN EASEMENTS ARE RESERVED FOR PP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

8. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

9. EACH EASEMENT SHOWN ON THIS PLAT AND DESIGNATED AS AN UNOBTSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPIDE THE USE OF SAID UNOBTSTRUCTED EASEMENT BY AUTHORIZED PERSONS OR ENTITIES. THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH AFFECTED LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

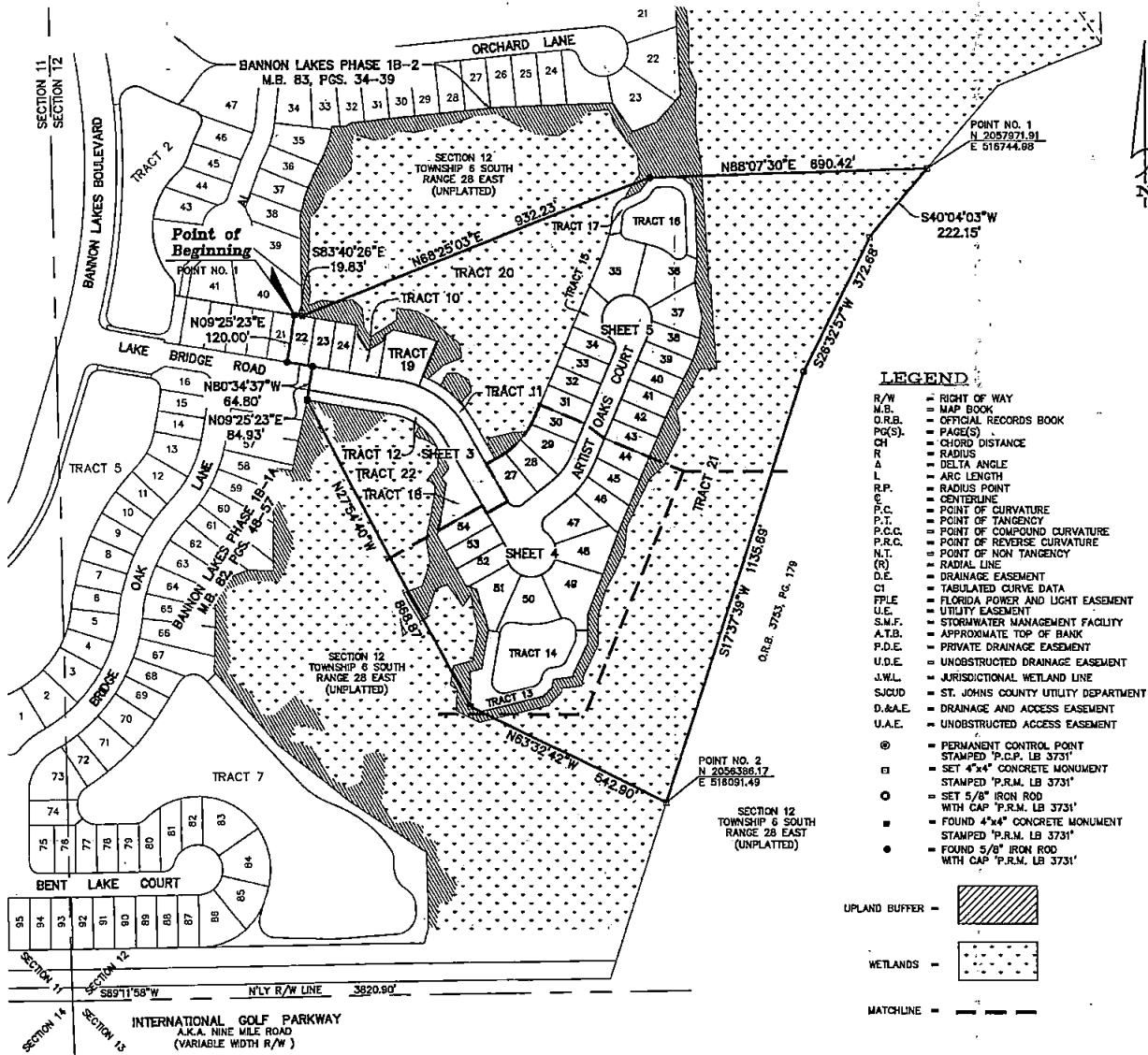
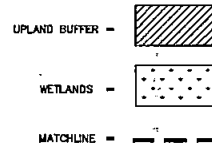
10. THE NUMBERING OF LOTS ON THIS PLAT ONLY INCLUDES LOTS NUMBERED 22-THROUGH-24 AND -27 THROUGH AND INCLUDING 54. THE NUMBERING OF TRACTS ON THIS PLAT ONLY INCLUDES TRACTS NUMBERED 10 THROUGH AND INCLUDING 22.

### THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.B. 975, PG. 668	FLORIDA POWER AND LIGHT EASEMENTS	DOES NOT BURDEN PROPERTY
O.R.B. 1350, PG. 119	INGRESS AND EGRESS EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4003, PG. 1384	TEMPORARY CONSTRUCTION EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4112, PG. 1887	CONSERVATION EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4135, PG. 1711	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4135, PG. 1734	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4135, PG. 1751	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4135, PG. 1773	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4143, PG. 242	MASTER DECLARATION	BLANKETS LOTS 22-24, 27-54 AND TRACTS 10-19
O.R.B. 4143, PG. 840	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4156, PG. 1609	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4156, PG. 1939	ACCESS AND UTILITY EASEMENT	BLANKETS LOTS 22-24, 27-54 AND TRACTS 10-19
O.R.B. 4156, PG. 827	AMENDED MASTER DECLARATION	BLANKETS LOTS 22-24, 27-54 AND TRACTS 10-19
O.R.B. 4173, PG. 1541	UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4175, PG. 1339	CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 4256, PG. 270	AMENDED COMMUNITY DECLARATION	BLANKETS LOTS 22-24, 27-54 AND TRACTS 10-19

### LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- N.T. = POINT OF NON TANGENCY
- (R) = RADIAL LINE
- D.E. = DRAINAGE EASEMENT
- CI = TABULATED CURVE DATA
- FPLE = FLORIDA POWER AND LIGHT EASEMENT
- U.E. = UTILITY EASEMENT
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- A.T.B. = APPROXIMATE TOP OF BANK
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- U.D.E. = UNOBTSTRUCTED DRAINAGE EASEMENT
- J.W.L. = JURISDICTIONAL WETLAND LINE
- S.U.C.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT
- D.&A.E. = DRAINAGE AND ACCESS EASEMENT
- U.A.E. = UNOBTSTRUCTED ACCESS EASEMENT
- ⊙ = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- ⊠ = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = SET 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
- ⦿ = FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"



COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

