

RESOLUTION NO. 2018- 251
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TWENTY MILE AT NOCATEE PHASE 5C.

WHEREAS, HYDRY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Twenty Mile at Nocatee Phase 5C.

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 **\$1,413,995.40** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$381,320.94** 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:

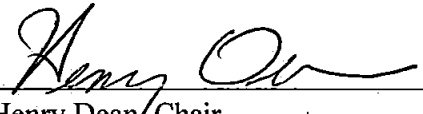
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 21st day of August, 2018.

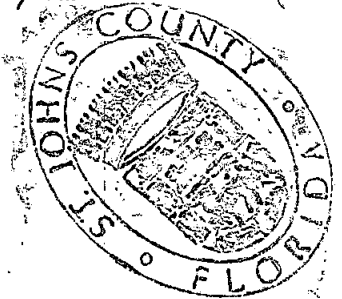
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 8/24/18

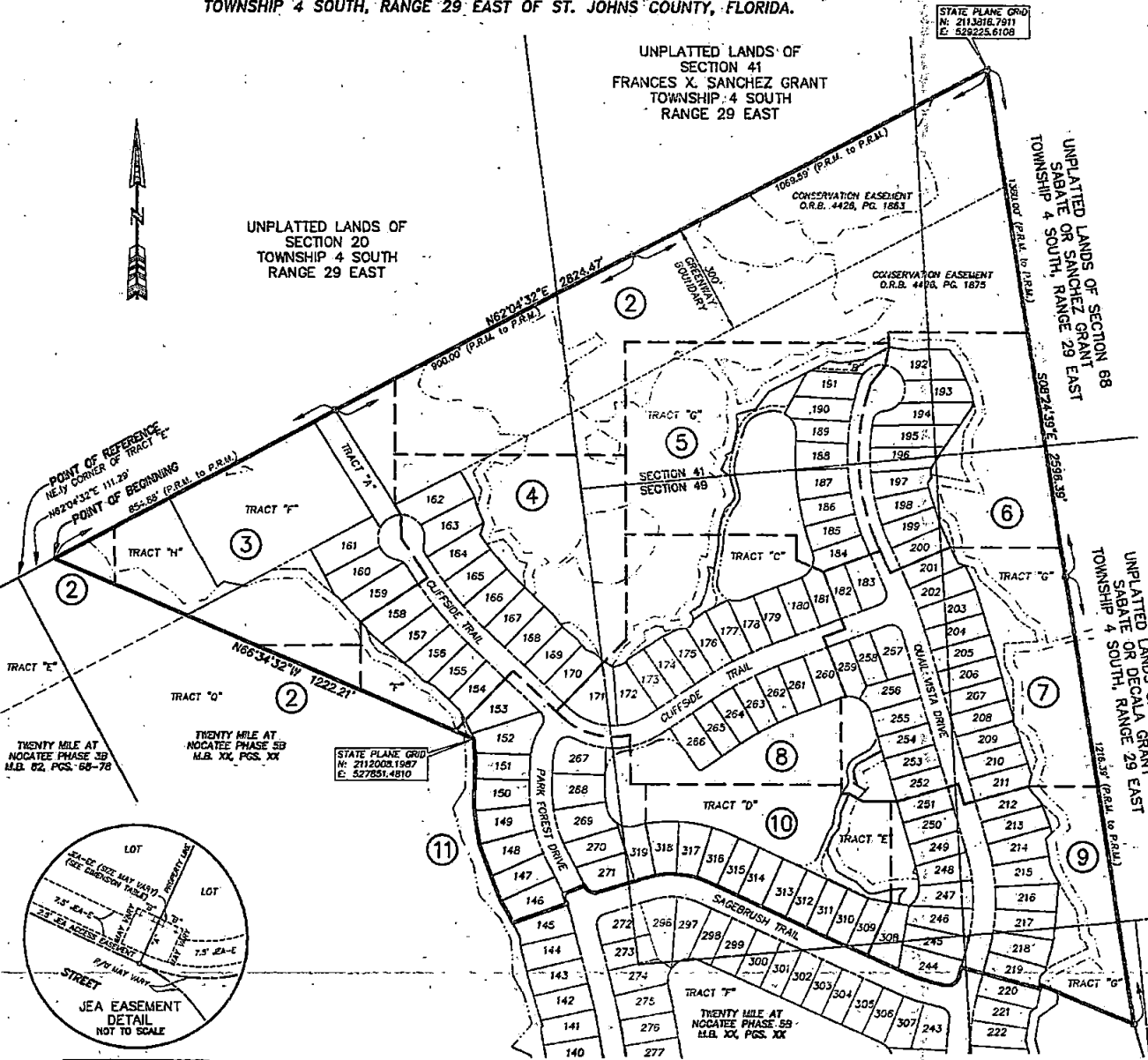


TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

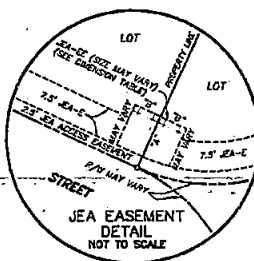
MAP BOOK PAGE

SHEET 2 OF 11 SHEETS



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northern line of Twenty Mile at Nocatee Phase 5C, as being North 62°04'32" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREC" (Jacksonville 2) coordinates: 11 2102504.373 E 483662.830 Coordinate Datum: State Plane (Florida East Zone, North American Datum 1983 (2011)) and are in U.S. survey feet.
 - 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 supported 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.
 - 4) Those certain easements denoted as "25' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 25' Access Easement.
 - 5) Tracts "E", "F", "G" and "H" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction of plochy buildings, roads, signs, structures or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, grading or removing soil, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
 - 6) Vegetated/Natural Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot minimum width along contiguous wetlands, and 25 foot overlap, 15 foot minimum width along isolated wetlands.
 - 7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measures unless otherwise noted.
 - 8) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 - 9) JEA-E denotes JEA Easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
 - 10) JEA-E-E denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.
 - 11) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 3359, Page 1979 and Official Records Book 3325, page 577 of the Public Records of St. Johns County, Florida, and as amended (blanket in nature).
 - 12) Lands depicted hereon are subject to Declaration recorded in Official Records Book 3321, Page 631 of the Public Records of St. Johns County, Florida, and as amended (blanket in nature).
 - 13) Lands depicted hereon are subject to Restrictions, covenants, conditions and easements recorded in Official Records Book 3356, Page 1247 of the Public Records of St. Johns County, Florida, and as amended (blanket in nature).
 - 14) Lands depicted hereon are subject to Grant and Declaration of Easements recorded in Official Records Book 3428, Page 1117 of the Public Records of St. Johns County, Florida, and as amended (blanket in nature).

- LEGEND**
- GEODESIC SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824
 - UNLESS OTHERWISE NOTED GEODESIC FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824
 - ★ UNLESS OTHERWISE NOTED GEODESIC P.C.P., STAMPED L.B.#3824
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.D. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.V. POINT OF VANGUARD
 - P.C.C. POINT OF COMPILING CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - U.M.-M.A. UTM-METRIC ADJUSTMENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - G/L CENTERLINE
 - M.P. MAP BOOK
 - P.E. PAGE
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E-E JEA EQUIPMENT EASEMENT
 - E.M. EASEMENT
 - HATCHLINE
 - ① SHEET REFERENCE NUMBER
 - UNPLATTED LANDS WITHIN CONSERVATION EASEMENT
 - CONSERVATION EASEMENT



JEA DIMENSION TABLE

24' 10"	TYPICAL 10'x10' JEA
10' 6"	EQUIPMENT EASEMENT
24' 10"	TYPICAL 12'x12' JEA
12' 6"	EQUIPMENT EASEMENT
24' 2.5"	TYPICAL 7.5'x10' JEA
10' 1"	EQUIPMENT EASEMENT



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8590
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824