

**RESOLUTION NO. 2018-274**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**GREENSTONE TOWNHOMES.**

**WHEREAS, D.R. HORTON INC. - JACKSONVILLE, 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 Greenstone Townhomes.

**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 **\$1,161,973.14** has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of **\$249,140.88** 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 4 day of September, 2018.

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

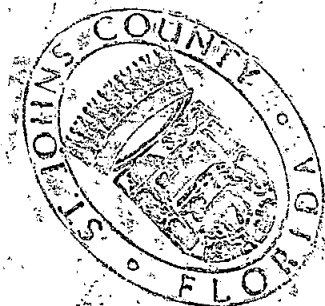
BY: *Henry Dearl*  
Henry Dearl, Chair

ATTEST: Hunter S. Conrad

*Pam Halterman*

Deputy Clerk

RENDITION DATE 9/6/18

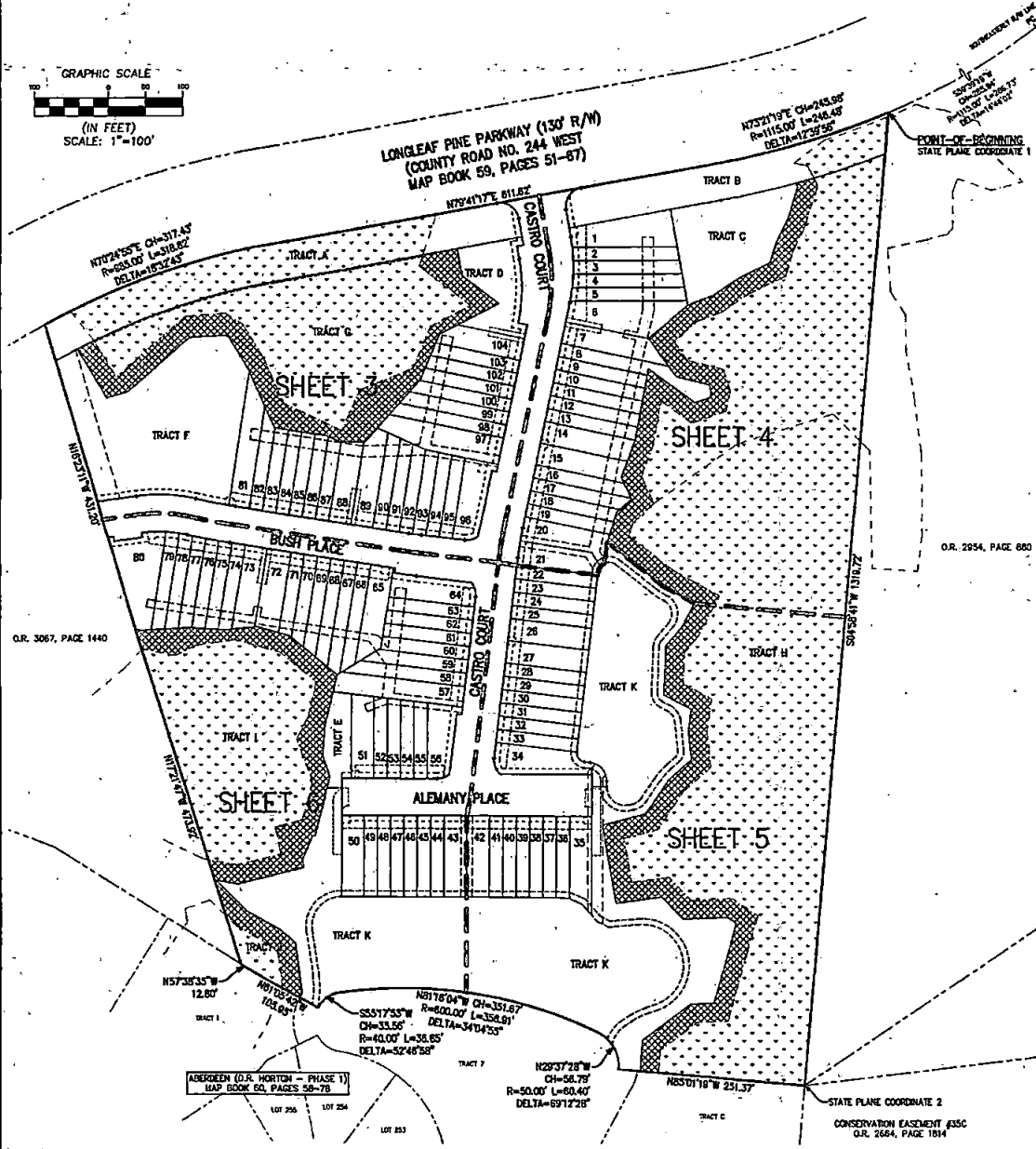
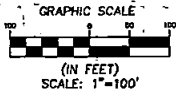


# GREENSTONE TOWNHOMES

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

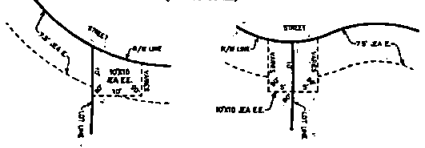
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 6



LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
WM	FOUND 4"x4" CONCRETE MONUMENT (LB 3824), PRM
CM	SET 4"x4" CONCRETE MONUMENT (LB 1754), PRM
OM	SET 1/2" IRON PIPE (LB 1704), PRM
FM	FOUND 4"x4" CONCRETE MONUMENT (LB 1754), PRM
OP	FOUND 1/2" IRON PIPE (LB 1704), PRM
SP	SET PERMANENT CONTROL POINT (LB 1754)
CD	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
POC	POINT OF COMPOUND CURVATURE
POE	POINT ON CURVE
COL(X)	TO EXISTING OR DUTTER FROM LOT CORNER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OF VOLUME
SEDE	STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT
FL	FIRE LANE EASEMENT

### TYPICAL LEA EASEMENT DETAILS (NOT TO SCALE)



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2001822.2223	4687123.33	SE CORNER OF DEPARTMENT, PRM
2	2000823.4814	468876.7133	SE CORNER OF TRACT 'Y', PRM

- NOTES
- BEARING REFERENCE: MATHSIN(W) FOR NORTH LINE OF TRACT 'Y', ADDRESS (O.R. NORTH-PHASE 1), MAP BOOK 60, PAGES 58-78.
  - STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF ARE BASED ON NORTH AMERICAN DATUM 1983, FLORIDA EAST ZONE (FZ01) AND ARE FOR CONVEYANCE PURPOSES ONLY. THE EXISTING CONTROL POINT UPON WHICH THESE VALUES WAS THE EXISTING RECORD PLAT OF ABERDEEN (O.R. NORTH-PHASE 1), MAP BOOK 60, PAGES 58-78.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPPLEMENTED OR MODIFIED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THOSE EASEMENTS DESIGNATED AS "EA E." (EA EASEMENT) AND "EA E.E." (EA EASEMENT) ARE HEREBY PROVISIONALLY DEDICATED TO EA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL, OR OTHER CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN OR OF THE JURISDICTIONAL WETLAND AREA AS CIRCLED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY. THE RESPONSIBILITY OF THE APPLICANT FOR OBTAINING WRITTEN APPROVAL OVER SUCH WETLANDS, IT IS THE RESPONSIBILITY OF THE APPLICANT, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REMOVED FROM THE PLAT BY THE APPROPRIATE GOVERNMENT AGENCIES.
  - UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVERAGED 25 FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, VEGETATE AND UNDISTURBED.
  - SECTION LINES DEPICTED HEREIN ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
  - THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY BE MADE BY THE USE OF SAID EASEMENT BY THE EASEMENT HOLDER. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO RESTRICTIONS BY THE EASEMENT HOLDER AS THE CORNER OF EACH LOT ORDER FOR THE REPAIR AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY BE MADE BY THE USE AND ACCESS OF SAID EASEMENT BY THE EASEMENT HOLDER.
  - THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREIN DEPICT A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONCRETE.
  - EA EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY BE MADE BY THE USE OF SAID EASEMENTS BY EA.
  - EA EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY BE MADE BY THE USE AND ACCESS OF SAID EASEMENTS BY EA.
  - 104 TOTAL LOTS IN THIS PHASE.

Surveyed and Prepared by:  
**RICHARD P. CLARSON**  
AND ASSOCIATES, INC.  
Professional Surveyors and Mappers  
1843 Rialto Avenue Jacksonville, FL 32207  
Phone: 904.764.8282 Telex: 620000000  
-Practicing Surveyors in accordance with Florida Statute 485.21-