

RESOLUTION NO. 2018- 342
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
GRAN LAKE PHASE 2.

WHEREAS, GRAN LAKE, INC., A FLORIDA CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Gran Lake Phase 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 \$776,024.28 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$237,065.82 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 16 day of October, 2018.

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

BY: _____

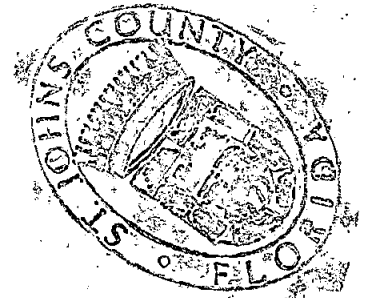

Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk



Deputy Clerk

RENDITION DATE 10/18/18



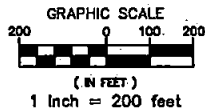
GRAN LAKE PHASE 2

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___
SHEET 2 OF 9 SHEETS

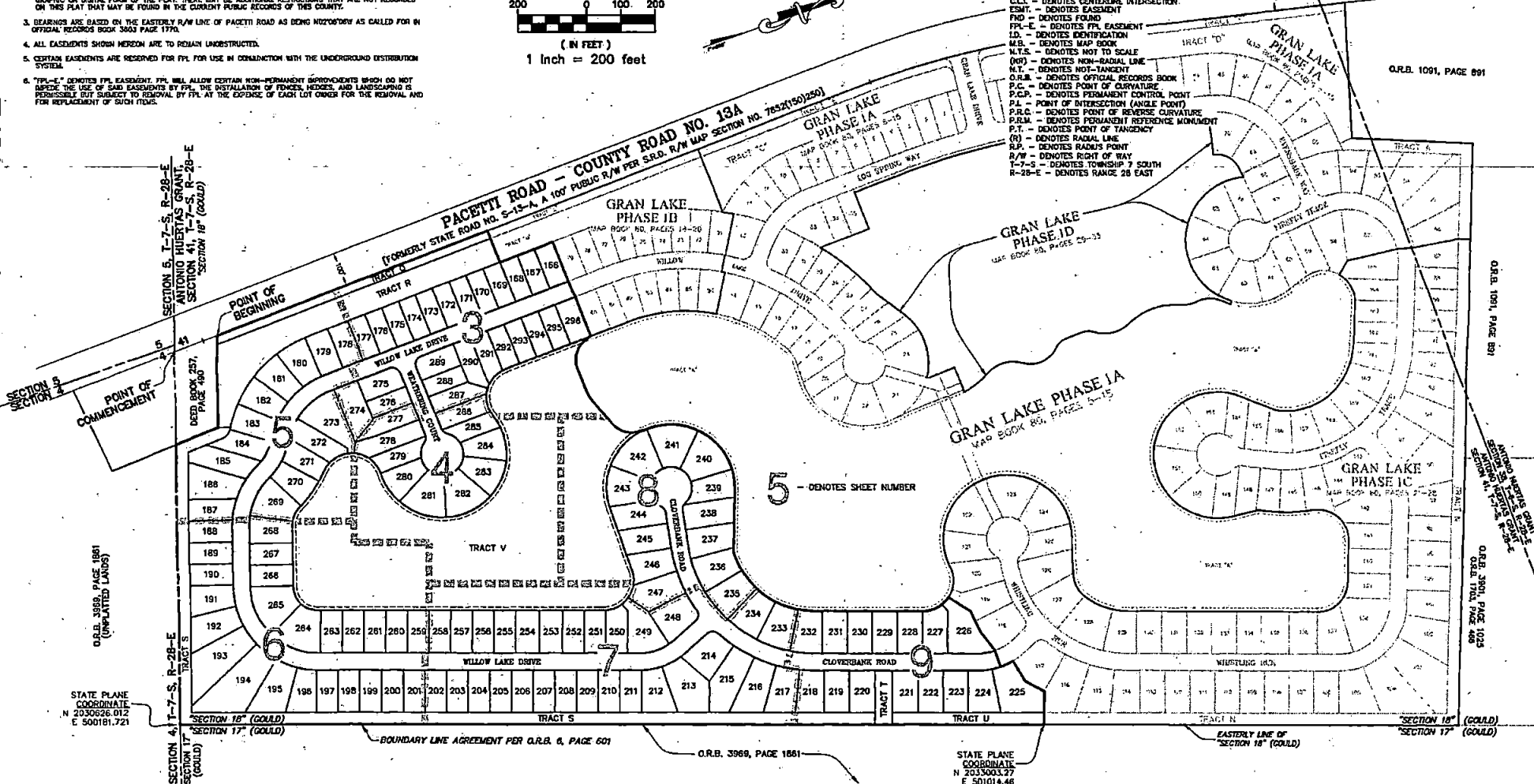
GENERAL NOTES:

1. THE INTENDED USE OF STATE PLANE COORDINATES SHOWN HEREON IS FOR BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE ST. JOHNS COUNTY PUBLISHED CONTROL POINTS (CGS# 82070). COORDINATES ARE BASED ON NORTH AMERICAN DATUM 83/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
2. NOTICED: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LOTS DESCRIBED HEREON AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED 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 CURRENT PUBLIC RECORDS OF THIS COUNTY.
3. DEPARTURES ARE BASED ON THE EASTERN R/W LINE OF PACETTI ROAD AS BEING METROPOLITAN AS CALLED FOR IN OFFICIAL RECORDS BOOK 3848 PAGE 1770.
4. ALL EASEMENTS SHOWN HEREON ARE TO REMAIN UNRESTRICTED.
5. CERTAIN EASEMENTS ARE RESERVED FOR FPL FOR USE IN CONNECTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
6. "FPL-E" DENOTES FPL EASEMENT. FPL WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT AFFECT 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.



LEGEND

- ⊙ - DENOTES IRON NAIL & BRASS DISK SET ("POP-UP 8991") UNLESS OTHERWISE NOTED
- ⊠ - DENOTES 4" X 4" CONCRETE MONUMENT FOUND. ("P.A.M. - LB 6991")
- ⊞ - DENOTES 4" X 4" CONCRETE MONUMENT SET. ("P.A.M. - LB 6991")
- ⊙ - DENOTES 5/8" REBAR SET. ("P.A.M. - LB 6991")
- (121.16) - DENOTES DISTANCE TO OPEN SPACE EASEMENT
- E - DENOTES CENTERLINE
- CLL - DENOTES CENTERLINE INTERSECTION
- ESMT - DENOTES EASEMENT
- FPO - DENOTES FOUND
- FPL-E - DENOTES FPL EASEMENT
- ID - DENOTES IDENTIFICATION
- M.S. - DENOTES MAP BOOK
- N.T.S. - DENOTES NOT TO SCALE
- (R) - DENOTES NON-RADIAL LINE
- R.P. - DENOTES POINT OF CURVATURE
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P.I. - POINT OF INTERSECTION (ANGLE POINT)
- P.R.C. - DENOTES POINT OF REVERSE CURVATURE
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.T. - DENOTES POINT OF TANGENCY
- (R) - DENOTES RADIAL LINE
- R.P. - DENOTES RADII'S POINT
- R/W - DENOTES RIGHT OF WAY
- T-7-S - DENOTES TOWNSHIP 7 SOUTH
- R-28-E - DENOTES RANGE 28 EAST



(GOLD) - DENOTES PRIVATE "SECTIONAL" SUBDIVISION OF ANTONIO HUERTAS GRANT AS DEPICTED ON MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HUERTAS GRANT BY JAMES H. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "G", PAGE 458. (NOT PART OF THE GENERAL LAND OFFICE SURVEY, NOR A SECTION OF THE PUBLIC LANDS SURVEYING SYSTEM).



PREPARED BY:
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