

**RESOLUTION NO. 2018-388**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
WINDWARD RANCH PHASE TEN**

**WHEREAS, LENNAR HOMES LLC, A FLORIDA 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 Windward Ranch Phase Ten.

**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 \$1,263,310.66 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$212,162.43 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 20 day of November, 2018.

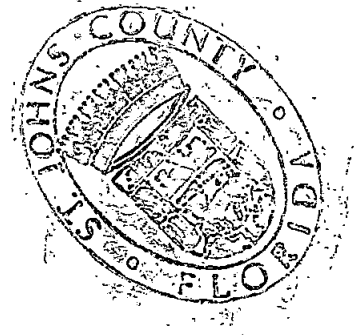
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By: Paul M. Waldron  
Chair

**ATTEST:** Hunter S. Conrad

Pam Halterman  
Deputy Clerk

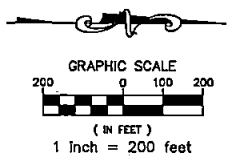
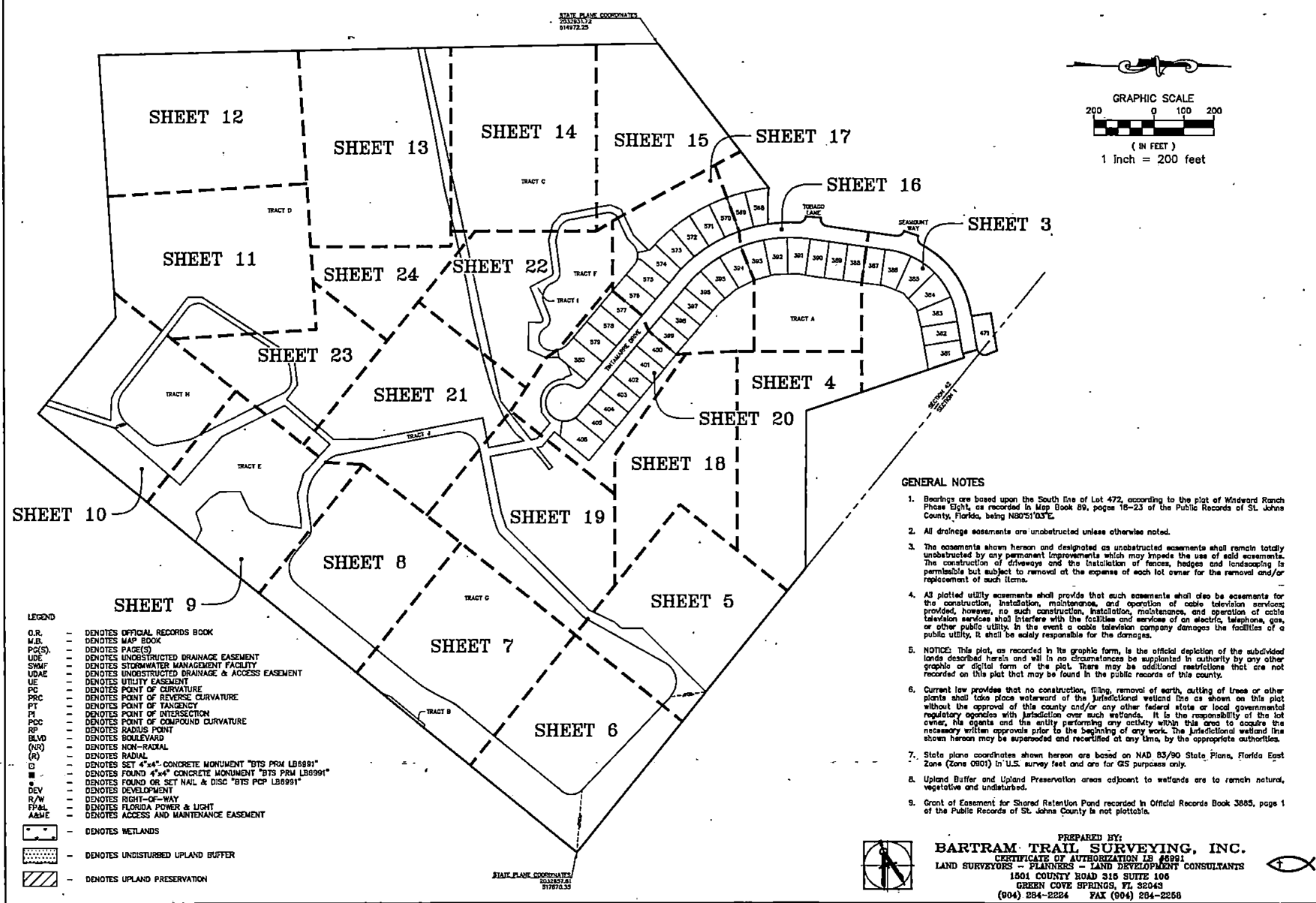
RENDITION DATE 11/21/18



# WINDWARD RANCH PHASE TEN

A TRACT OF LAND BEING A PORTION OF SECTION 1 AND A PORTION OF THE FLORA LESLIE GRANT, SECTION 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 2 OF 24 SHEETS



- LEGEND**
- O.R. - DENOTES OFFICIAL RECORDS BOOK
  - M.B. - DENOTES MAP BOOK
  - PG(S). - DENOTES PAGE(S)
  - UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
  - SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
  - UDAE - DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
  - UE - DENOTES UTILITY EASEMENT
  - PC - DENOTES POINT OF CURVATURE
  - PRC - DENOTES POINT OF REVERSE CURVATURE
  - PT - DENOTES POINT OF TANGENCY
  - PI - DENOTES POINT OF INTERSECTION
  - PCQ - DENOTES POINT OF COMPOUND CURVATURE
  - RP - DENOTES RADIUS POINT
  - BLVD - DENOTES BOULEVARD
  - (NS) - DENOTES NON-RADIAL
  - (R) - DENOTES RADIAL
  - - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS FROM L86891"
  - - DENOTES FOUND 4"x4" CONCRETE MONUMENT "BTS FROM L86891"
  - - DENOTES FOUND OR SET NAIL & DISC "BTS FROM L86891"
  - DEV - DENOTES DEVELOPMENT
  - R/W - DENOTES RIGHT-OF-WAY
  - FLAL - DENOTES FLORIDA POWER & LIGHT
  - A&ME - DENOTES ACCESS AND MAINTENANCE EASEMENT
  - - DENOTES WETLANDS
  - - DENOTES UNDISTURBED UPLAND BUFFER
  - - DENOTES UPLAND PRESERVATION

- GENERAL NOTES**
1. Bearings are based upon the South Dike of Lot 472, according to the plat of Windward Ranch Phase Eight, as recorded in Map Book 80, pages 16-23 of the Public Records of St. Johns County, Florida, being N80°51'03"E.
  2. All drainage easements are unobstructed unless otherwise noted.
  3. The easements shown herein and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
  4. As plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
  5. 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 supplanting 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.
  6. Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to obtain the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown herein may be superseded and re-certified at any time, by the appropriate authorities.
  7. State plane coordinates shown herein are based on NAD 83/90 State Plane, Florida East Zone (Zone 0801) in U.S. survey feet and are for GIS purposes only.
  8. Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.
  9. Grant of Easement for Shared Retention Pond recorded in Official Records Book 3885, page 1 of the Public Records of St. Johns County is not plottable.

PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATE OF AUTHORIZATION LB #5981  
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