

RESOLUTION NO. 2018- 390
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
COASTAL OAKS AT NOCATEE ~ PHASE 4 UNIT 3.

WHEREAS, TOLL JACKSONVILLE LIMITED PARTERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Coastal Oaks at Nocatee ~ Phase 4 Unit 3.

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 \$131,175.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$71,202.00 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
Paul M. Waldron, Chairman

RENDITION DATE 11/21/18

ATTEST: Hunter S. Conrad, Clerk

Sam Halterman

Deputy Clerk



COASTAL OAKS AT NOCATEE ~ PHASE 4 UNIT 3

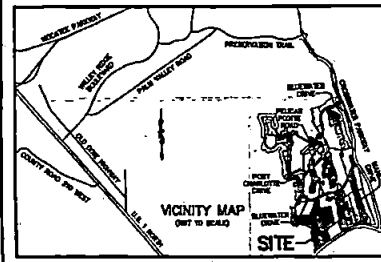
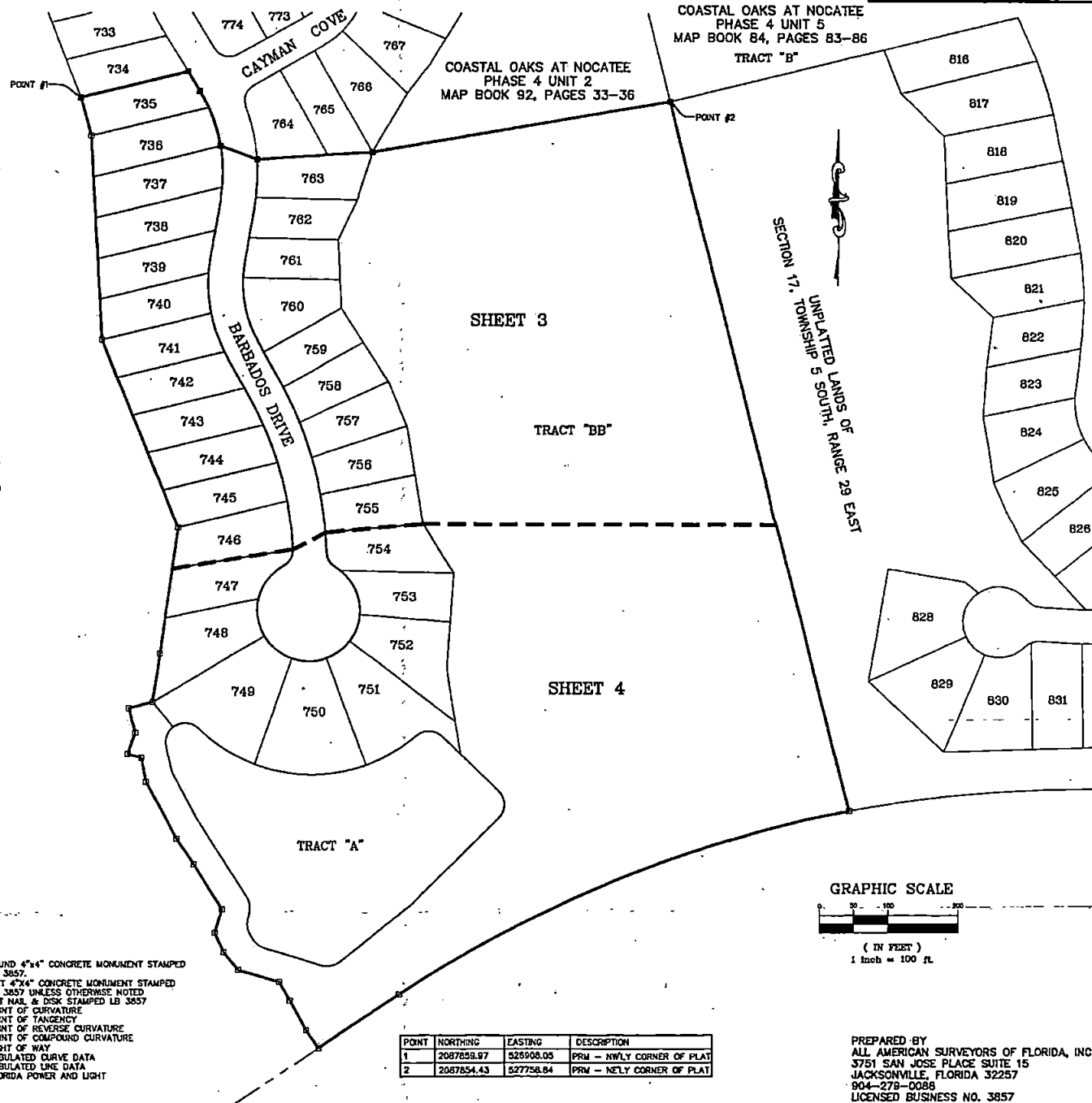
A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET 2 OF 4 SHEETS

NOTES:

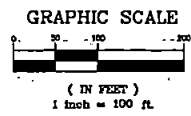
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARBADOS DRIVE IN THE PLAT OF COASTAL OAKS AT NOCATEE - PHASE 4 UNIT 2 AS BEING SOUTH 31°19'11" EAST.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, 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 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.
- 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 DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTRY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REVISED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
- CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.L.S. GEODETIC NETWORK CONTROL STATION DURZ. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
- "JEA-E" DENOTES JEA UTILITY 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.
- UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
- NOTICE OF DRI DEVELOPMENT ORDER (NOCATEE) AS SET OUT IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1658, PAGE 1887, FIRST AMENDMENT RECORDED MARCH 12, 2007 IN OFFICIAL RECORDS BOOK 2681, PAGE 158, MODIFICATION RECORDED JULY 20, 2009 IN OFFICIAL RECORDS BOOK 3219, PAGE 722, MODIFICATION RECORDED JANUARY 20, 2010 IN OFFICIAL RECORDS BOOK 3279, PAGE 488, ASSIGNMENT OF DEVELOPMENT RIGHTS (NOCATEE/OLD BLUFF ROAD VILLAGE) FILED NOVEMBER 30, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGE 840, AND ASSIGNMENT OF DEVELOPER RIGHTS IN OFFICIAL RECORDS BOOK 3283, PAGE 521 AND OFFICIAL RECORDS BOOK 3283, PAGE 541; AS AMENDED IN OFFICIAL RECORDS BOOK 3809, PAGE 287; IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (AFFECTS PROPERTY BLANKET IN NATURE -DEVELOPMENT RESTRICTIONS)
- DEVELOPER AND UTILITY SERVICE AGREEMENT AS SET OUT IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2359, PAGE 1979, FIRST AMENDMENT TO DEVELOPER AND UTILITY SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3305, PAGE 571, SECOND AMENDMENT TO DEVELOPER AND UTILITY SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3872 PAGE 914. (BLANKET IN NATURE)
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET OUT IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3283, PAGE 524, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (AFFECTS PROPERTY BLANKET IN NATURE -DEVELOPMENT RESTRICTIONS)



LEGEND

- = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 3857.
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
- ⊙ = SET NAIL & DISK STAMPED LB 3857
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- R/W = RIGHT OF WAY
- CL = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- F.P.&L. = FLORIDA POWER AND LIGHT

POINT	NORTHING	EASTING	DESCRIPTION
1	2087859.97	528908.05	PRM - NWLY CORNER OF PLAT
2	2087854.43	527758.84	PRM - NELY CORNER OF PLAT



PREPARED BY
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 3751 SAN JOSE PLACE SUITE 15
 JACKSONVILLE, FLORIDA 32257
 904-278-0088
 LICENSED BUSINESS NO. 3857