

RESOLUTION NO. 2018-391
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
MARSH DUNES II.**

WHEREAS, JNM PV BLVD, 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 Marsh Dunes II.

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 \$588,354.95 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$76,741.95 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**

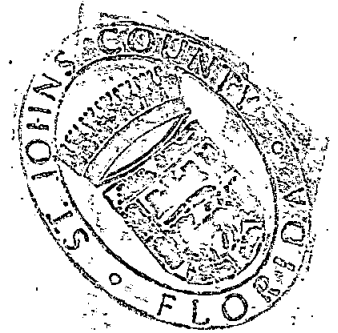
By: Paul M. Waldron
Paul M. Waldron, Chairman

ATTEST: Hunter S. Conrad, Clerk

Sam Hatterman

Deputy Clerk

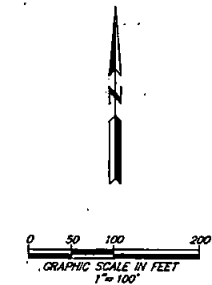
RENDITION DATE 11/21/18



MARSH DUNES II

A REPLAT OF HIGH DUNES OF PONTE VEDRA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 65, PAGES 69, 70 AND 71 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY 5.00 FEET OF THAT PROPERTY DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3704, PAGE 222 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
- PC Point of Curvature
 - PI Point of Intersection
 - PRC Point of Reverse Curvature
 - PCC Point of Compound Curvature
 - PI Point of Intersection
 - BP Backsight
 - CA Contour Angle
 - R Rods
 - and
 - CP Chord Bearing
 - Ch Cord Distance
 - CI Tabulated Curve Data
 - LI Tabulated Line Data
 - CA Contour Angle
 - TD Top of Bank
 - PERM Permanent Reference Monument (P.R.M.)
 - PCP Permanent Control Point (P.C.P.)
 - PL-E Public Power & Light Company Easement
 - U.L.E. Underground Utility Easement
 - R.E. Right of Way
 - U.D.E. Unobstructed Driveway Easement
 - R.U.D.E. Private Unobstructed Driveway Easement
 - P.U.E. Private Utility Easement
 - M.A.E. Maintenance and Access Easement
 - L.B. Licensed Business
 - D.R. Official Records Book or Volume
 - N.B. Noted Bank
 - P.E. Poleline Easement
 - ESMT Easement

NORTHWEST CORNER OF LOT 1 HIGH DUNES OF PONTE VEDRA M.B. 65, PGS. 69-71

GUANA RIVER

TRACT "A" (OPEN SPACE)
(SEE SHEET 3 OF 4)

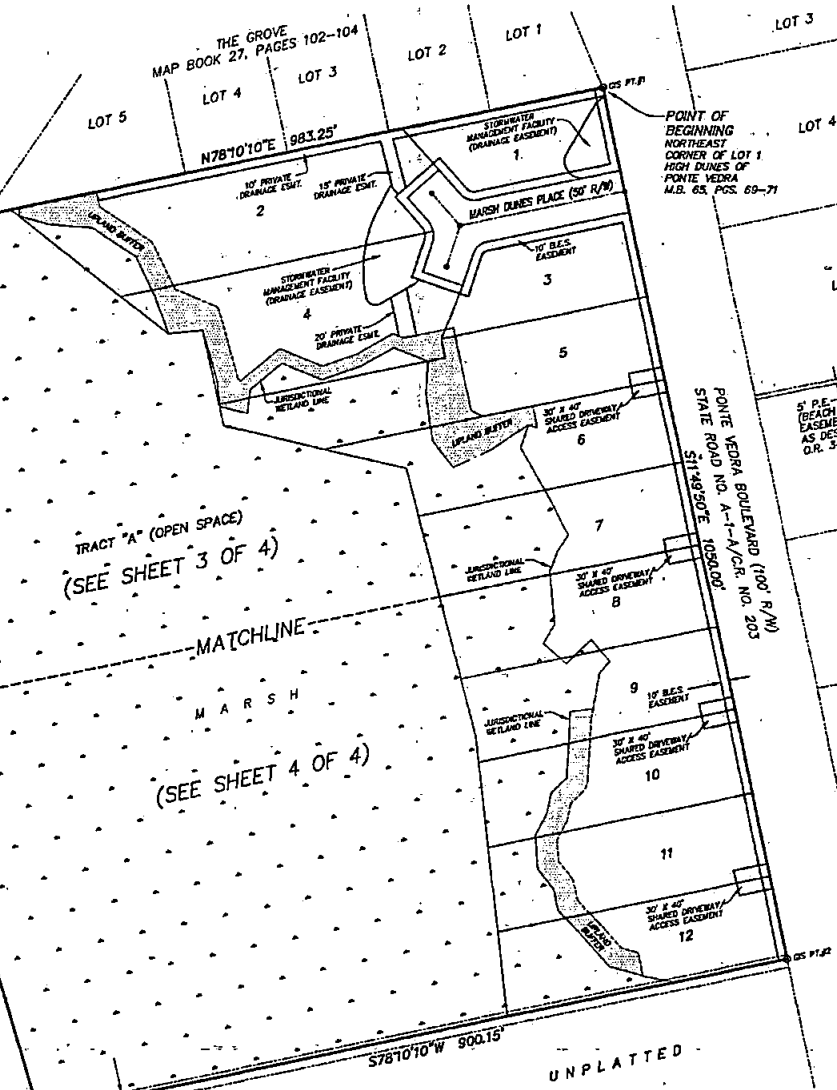
MARSH
(SEE SHEET 4 OF 4)

MATCHLINE

STATE ROAD NO. A-1-A/C.R. NO. 203
51149.90'E 1092.00'

ATLANTIC OCEAN

- GENERAL NOTES**
- 1) © DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 5189
 - 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A-1-A BEARING N114°30'W PER PLAT OF HIGH DUNES OF PONTE VEDRA (M.B. 65, PGS. 69-71)
 - 3) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.
 - 4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF LOGS, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHINWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, 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 AND UPLAND BUFFER MAY BE SUPERSEDED AND REVOKED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
 - 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 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 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - 6) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - 7) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
 - 8) ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DESIGNATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEE, IF ANY, OF SAID EASEMENTS.



Point	Northing	Easting	Description
1	2117034.24	543866.44	PRM - N.E. Plat Corner
2	2116006.54	543881.71	PRM - S.E. Plat Corner

STATE PLANE COORDINATE NOTE - THE INTENDED USE OF THESE COORDINATES IS FOR GS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS ST. JOHNS COUNTY GEODETIC CONTROL MONUMENT 03.08. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/20 STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

PREPARED BY:
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