

RESOLUTION NO. 2018-392
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
DEEP CREEK LANDING PHASE 1

WHEREAS, SONOC COMPANY, LLC 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 Deep Creek Landing Phase 1.

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 \$3,660,459.30 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,706,832.93 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 Halterman
Deputy Clerk

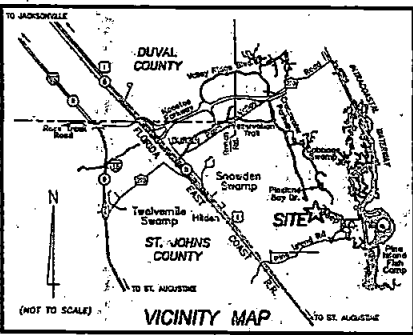
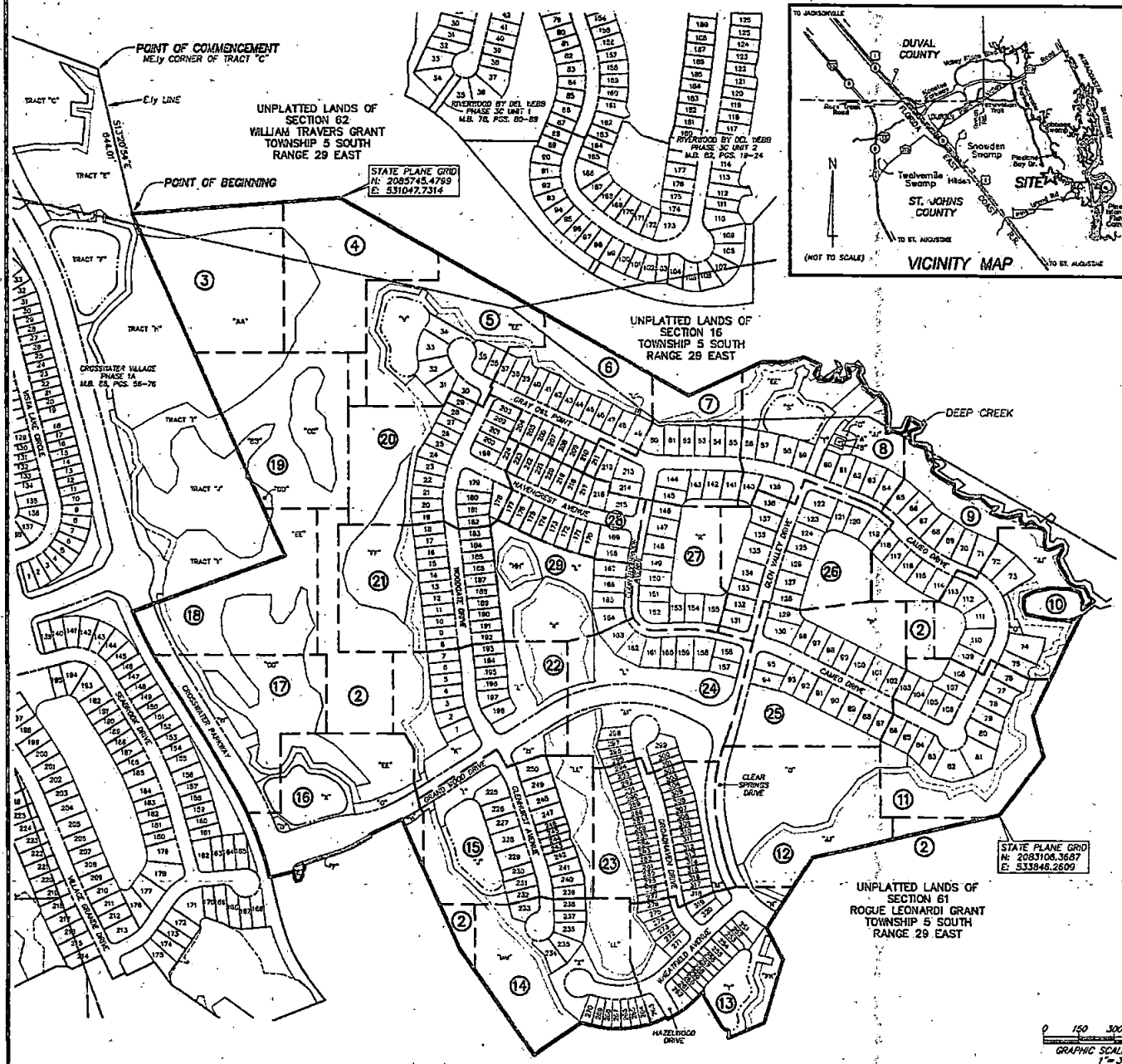
RENDITION DATE 11/21/18



DEEP CREEK LANDING PHASE 1

BEING A REPLAT OF A PORTION OF TRACT "R", AS DEPICTED ON CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 16, AND TOGETHER WITH A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

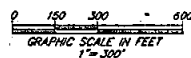
MAP BOOK PAGE
SHEET 2 OF 29 SHEETS



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Eastern line of Crosswater Village Phase 1A as being South 132°05' East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "9828" (Jacksonville 2) coordinates: N 2182506.377 E 493662.830 Coordinate Datum: State Plane values refer to Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivision herein 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 this county.
 - 4) These certain easements denoted as "Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such "Access Easement".
 - 5) Tracts "61A", "61B", "61C", "61D", "61E", "61F", "61G", "61H", "61I", "61J", "61K", "61L" and "61M" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement hereby prohibits the following activities and uses:
 - (a) Construction or placing buildings, signs, billboards or other advertising, utilities or other structures on or over the ground.
 - (b) Dumping or placing soil or other substance of material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface uses, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
 - 6) Vegetated, Natural Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot minimum width along contiguous wetlands, and a 25 foot average width, 15 foot minimum width along isolated wetlands.
 - 7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 8) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979, Official Records Book 3305, page 871 and Official Records Book 3872, Page 914 of the Public Records of St. Johns County, Florida. (platnot in nature)

LEGEND

□	DENOTES SET P.P.M., 4"x4" GAL. STAMPED L.B. MARKS, UNLESS OTHERWISE NOTED
□	DENOTES FOUND P.P.M., 4"x4" GAL. STAMPED L.B. MARKS, UNLESS OTHERWISE NOTED
•	DENOTES P.P.C., STAMPED L.B. 3/8"x3/8", PERMANENT REFERENCE ALIQUOT
■	P.P.M. CONCRETE MONUMENT
■	P.C.P. PERMANENT CONTROL POINT
■	L.B. LICENSED BUSINESS
R	RADIUS
∠	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
(NTB)	NON-TANGENT BEARING
TABLED CURVE DATA	TABLED CURVE DATA
LI	TABLED LINE DATA
R/W	RIGHT OF WAY
C/S	CENTERLINE
M.B.	MAP BOOK
PG	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
PH	PHONE POWER & LIGHT
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
ES&T	NORTH AMERICAN VERTICAL DATUM
HAUD	HATCHLINE
①	SHEET REFERENCE NUMBER
○	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
○	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624