

RESOLUTION NO. 2018-395
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CELESTINA PHASE 3A AND 3B**

WHEREAS, STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND BANNON DEVELOPMENT INC., A DELAWARE CORPORATION, AS OWNERS has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Celestina Phase 3A and 3B.

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 \$3,058,152.55 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$675,282.38 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

Pam Halterman
Deputy Clerk

RENDITION DATE 11/21/18

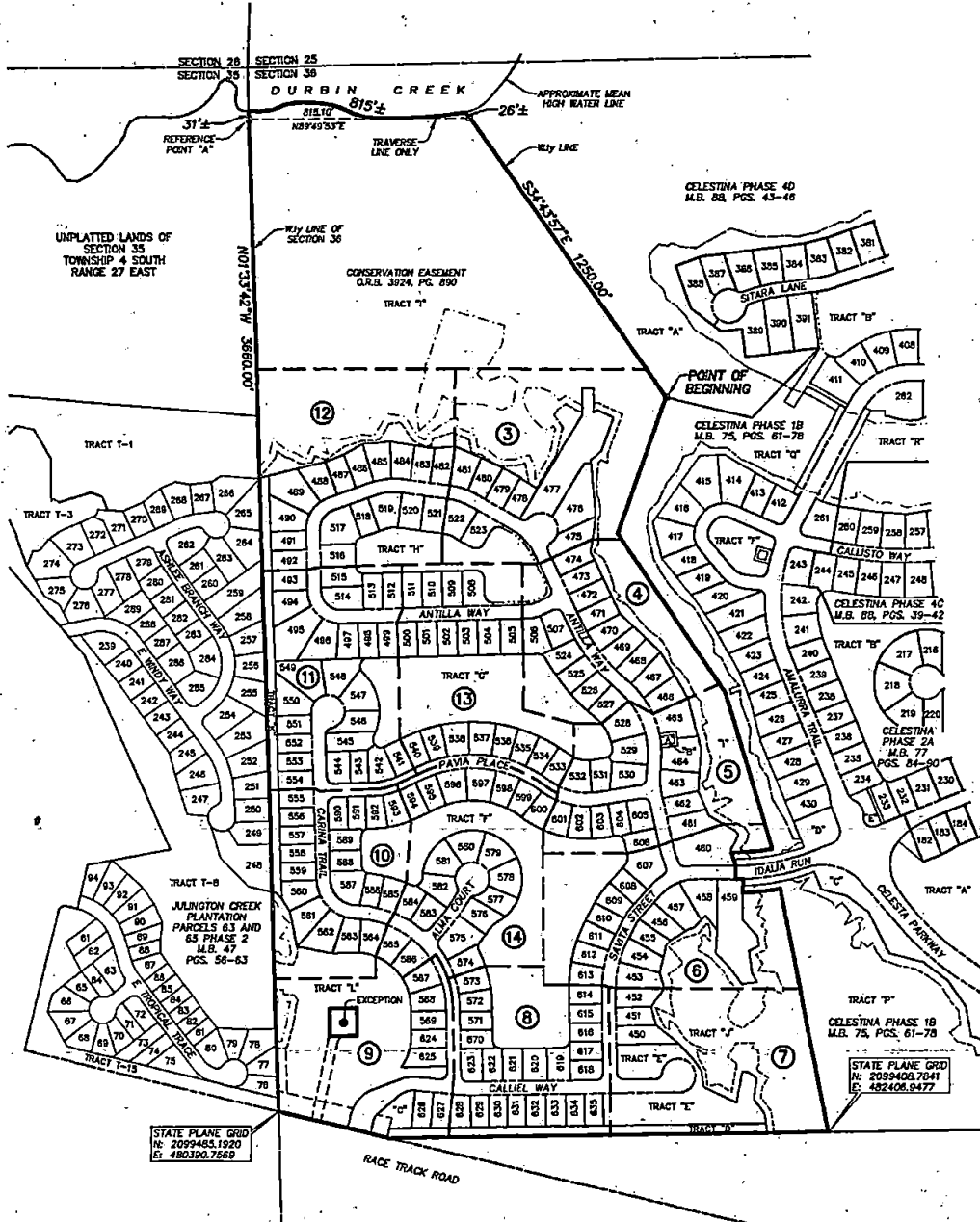


CELESTINA PHASE 3A AND 3B

BEING A REPLAT OF ALL OF TRACT "FD1" AS DEPICTED ON CELESTINA PHASE 1B, A PLAT RECORDED IN MAP BOOK 75, PAGES 61 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 2 OF 14 SHEETS

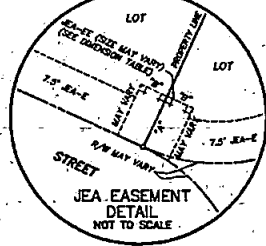


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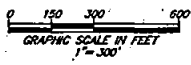
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Meridian line of Celestina Phase 1B as being South 19°37'11" West.
- 2) Coordinates denoted hereon are based on GPS observations of the Florida Permanent Reference Network (FPRN), wherein the following Continuously Operating Reference Station (CORS) was utilized:
"DART" (FPRN Station 0251) (St. Johns), coordinates: N:2077204.810 E:483207.072
coordinate datum: State Plane values reference 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 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 this county.
- 4) Tracts "T" and "F" 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 expressly prohibits the following activities and uses:
(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
(b) Dumping or placing soil or other substances or material on land 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 use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
(f) Activities detrimental to drophops, 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.
- 5) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25-foot proposed width, but not less than 10 feet.
- 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- 7) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
JEA-E denotes JEA 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.
- 8) JEA-E-E denotes JEA Equipment Easement. These easements shall remain fully unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.

LEGEND

- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3824 UNLESS OTHERWISE NOTED
- DENOTES P.C.P.: STAMPED L.B.#3824 PERMANENT REFERENCE MONUMENT
- DENOTES CONCRETE MONUMENT
- DENOTES PERMANENT CONTROL POINT
- RD ROAD
- FD FOUND
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.G. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- JEA-E JEA ELECTRIC EASEMENT
- JEA-E-E JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- (NR) NON-RADIAL MATCHLINE
- ③ SHEET REFERENCE NUMBER
- ⊞ DENOTES NATURAL/VEGETATIVE
- ⊞ UPLAND BUFFER



24" 10"	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
30" 12"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
36" 10"	EQUIPMENT EASEMENT



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. LB. 3824