

RESOLUTION NO. 2018- 4
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
JULINGTON LAKES – PHASE 4 UNIT 2.

WHEREAS, TOLL FL XIII LIMITED PARTNERSHIP, 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 Julington Lakes – Phase 4 Unit 2.

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 \$2,278,177.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$641,129.00 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 16th day of January, 2018.

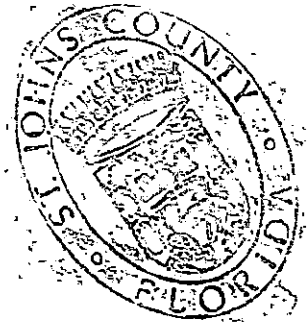
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Os
Chair

ATTEST: Hunter S. Conrad

Pam Halteman
Deputy Clerk

RENDITION DATE 1/18/18



JULINGTON LAKES - PHASE 4 UNIT 2

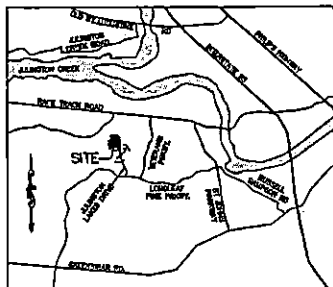
A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET 2 OF 5 SHEETS

- NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTH LINE OF JULINGTON LAKES - PHASE 2, MAP BOOK 81, PAGES 20-25 AS BEING NORTH 00°00'00" WEST.
 - NOTICE: THIS PLAN, 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 PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAN 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 ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS METLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE AGENCIES.
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.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 IMPEDIE 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.
 - ALL PLATTED 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.

LINE #	BEARING	DISTANCE
L1	S84°00'00"W	65.00'
L2	N07°21'17"E	80.20'
L3	N00°01'34"W	10.13'
L4	S84°00'00"W	80.00'
L5	S00°00'00"W	10.00'
L6	S84°00'00"W	33.70'
L7	S00°00'00"W	11.04'
L8	S84°00'00"W	13.14'
L9	S00°00'00"W	60.00'
L10	S84°00'00"W	11.11'
L11	S00°00'00"W	25.00'
L12	S84°00'00"W	7.78'
L13	S00°00'00"W	80.00'
L14	S84°00'00"W	10.00'
L15	S00°00'00"W	106.00'
L16	S84°00'00"W	133.47'
L17	S00°00'00"W	144.87'
L18	S84°00'00"W	140.42'
L19	S00°00'00"W	36.02'
L20	S84°00'00"W	10.00'
L21	S00°00'00"W	10.00'
L22	S84°00'00"W	84.87'
L23	S00°00'00"W	100.20'
L24	S84°00'00"W	33.20'
L25	S00°00'00"W	105.20'

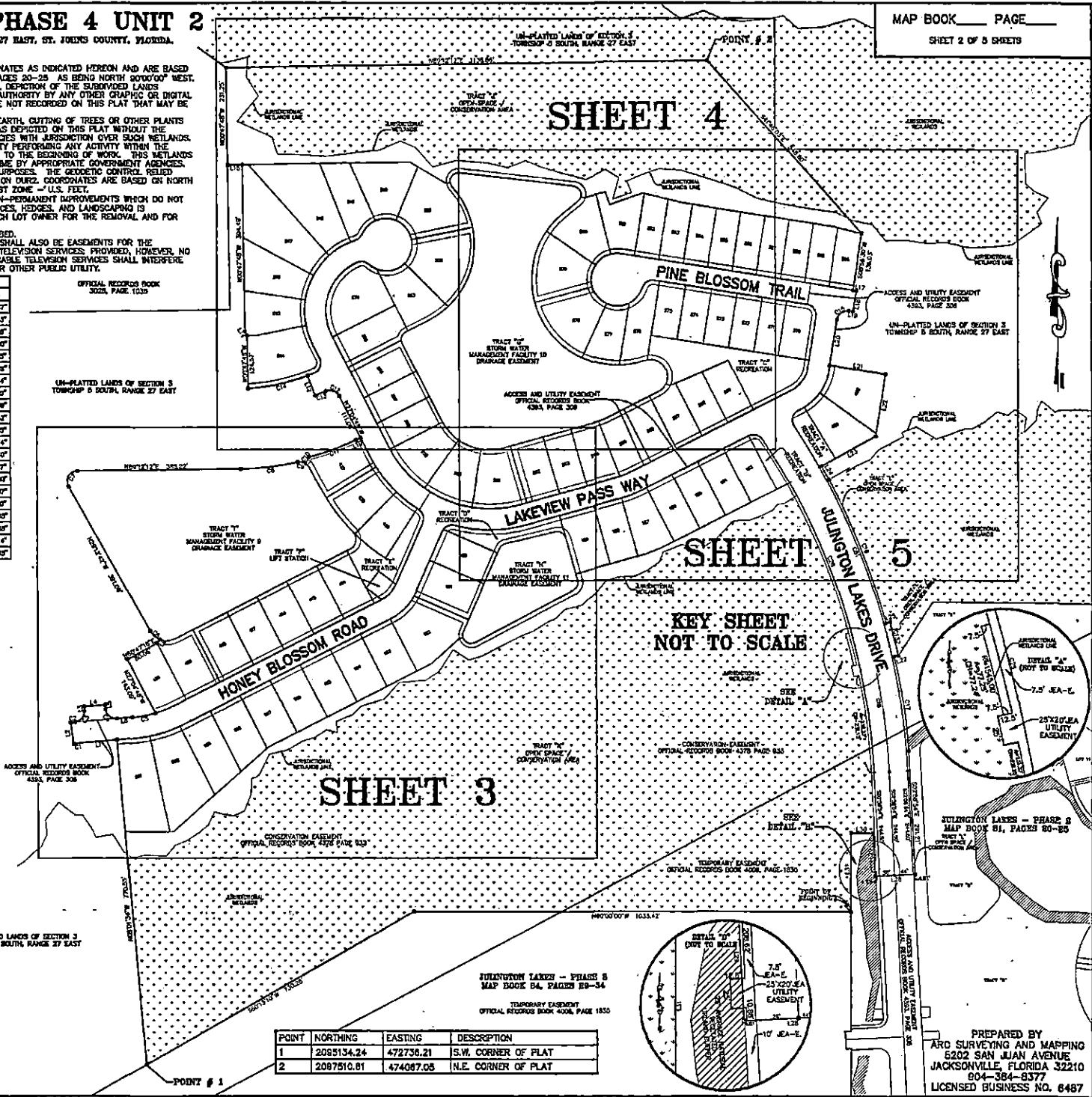
CURVE #	BEARING	CHORD	ARC LENGTH	DELTA
C1	S82°53'32"W	17.67'	25.00'	17.62'
C2	S82°53'18"W	10.00'	43.00'	10.00'
C3	N09°16'26"E	34.82'	35.00'	38.83'
C4	S00°01'34"W	33.30'	23.00'	32.27'
C5	N78°16'26"E	28.48'	27.00'	63.50'
C6	S84°02'31"W	33.23'	43.00'	31.37'
C7	N28°29'42"E	43.87'	23.00'	21.87'
C8	N28°29'42"E	126.70'	82.00'	136.21'
C9	S82°00'00"W	10.40'	23.00'	18.84'
C10	N07°15'00"E	17.18'	62.88'	17.18'
C11	S82°00'00"W	116.00'	83.00'	118.18'
C12	N70°16'26"E	24.38'	23.00'	37.74'
C13	S77°53'18"W	23.28'	23.00'	28.86'
C14	S72°03'47"W	143.74'	476.00'	144.23'
C15	S72°03'47"W	31.38'	23.00'	36.27'
C16	S21°30'47"E	384.89'	184.00'	385.87'
C17	S09°53'27"E	225.14'	115.00'	228.82'
C18	N11°22'27"E	648.88'	128.00'	658.23'
C19	N11°22'27"E	713.22'	180.00'	718.19'
C20	N16°04'34"E	744.70'	124.00'	753.38'
C21	N17°47'43"W	63.40'	181.00'	62.81'



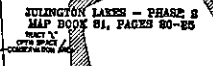
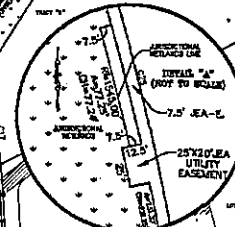
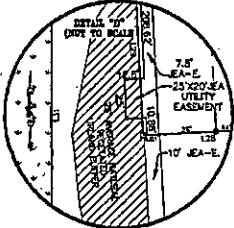
VICINITY MAP
NOT TO SCALE

- LEGEND
- - SET 1/2" CAPPED IRON ROD L.B. # 8487
 - - SET 4"x4" CONCRETE MONUMENT STAMPED LB 8487 UNLESS OTHERWISE NOTED
 - - FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
 - - SET NAIL & DISK STAMPED LB 8487
 - - POINT OF CURVATURE
 - - POINT OF TANGENCY
 - - POINT OF REVERSE CURVATURE
 - - POINT OF COMPOUND CURVATURE
 - - TABULATED CURVE DATA
 - - TABULATED LINE DATA
 - F.P.-L. - FLORIDA POWER AND LIGHT
 - JEA-E - JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E.E. - JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

UN-PLATTED LANDS OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST



POINT	NORTHING	EASTING	DESCRIPTION
1	2085134.24	472736.21	S.W. CORNER OF PLAT
2	2087810.81	474087.05	N.E. CORNER OF PLAT



PREPARED BY
ARC SURVEYING AND MAPPING
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 8487