

RESOLUTION NO. 2018- 425
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WINDWARD RANCH PHASE FOURTEEN

WHEREAS, LENNAR HOMES 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 Windward Ranch Phase Fourteen.

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 \$66,770.13 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$52,188.88 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 18th day of December, 2018.

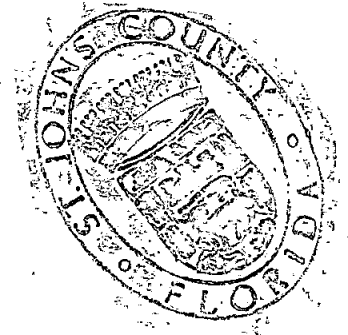
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad .

Pam Halterman
Deputy Clerk

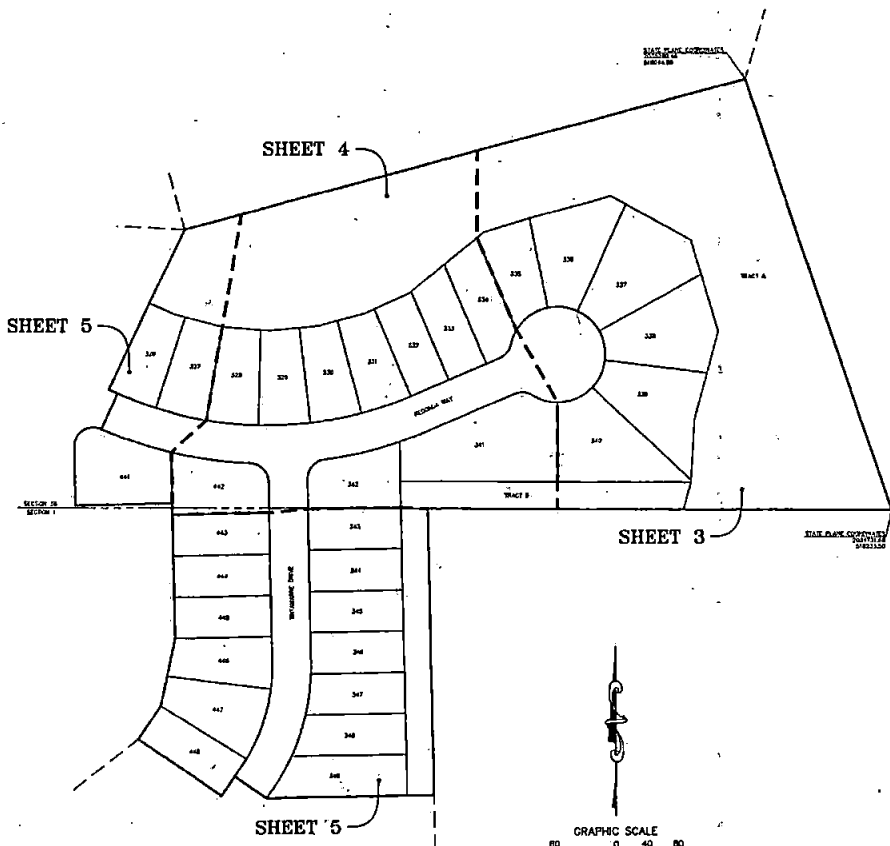
RENDITION DATE 12/20/18



WINDWARD RANCH PHASE FOURTEEN

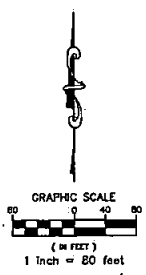
A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY, FLORIDA

MAP BOOK PAGE
SHEET 2 OF 5 SHEETS



- GENERAL NOTES**
- Boundaries are based upon the West Line of Tract "A", according to the plot of Windward Ranch Phase One, as recorded in Map Book 75, pages 43-56 of the Public Records of St. Johns County, Florida, being 01422374.
 - All acreage statements are unboldfaced unless otherwise noted.
 - The easements shown herein and designated as unboldfaced easements shall remain intact unobstructed by any permanent improvements which may impede the use of said easements. The construction of drainage and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
 - All 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 utility utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
 - NOTICE:** This plan, as recorded in its graphic form, in the office of the clerk of the public records of this county and will in no circumstances be admitted in evidence by any other agency or official of this county. There may be additional restrictions that are not recorded on this plot 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 within any of the jurisdictional waters of the State of Florida without the approval of this county and/or any other federal state or local governmental regulatory agencies having jurisdiction over such activities. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to secure the necessary written approvals prior to the beginning of any work. The jurisdictional waters shown herein may be superseded and recalled at any time, by the appropriate authorities.
 - State plane coordinates shown herein are based on NAD 83/90 State Plane, Florida East Zone (Zone 0803) in U.S. survey feet and are for GIS purposes only.
 - Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.
 - Crest of Easement for Shared Retention Pond recorded in Official Records Book 3863, page 1 of the Public Records of St. Johns County is not plotted.

- LEGEND**
- O.R. - DENOTES OFFICIAL RECORDS BOOK
 - M.S.D. - DENOTES MAP BOOK
 - PAGE(S) - DENOTES PAGE(S)
 - UDC - DENOTES UNRESTRICTED DRAINAGE EASEMENT
 - UDMFP - DENOTES UNRESTRICTED DRAINAGE MANAGEMENT FACILITY
 - UDAE - DENOTES UNRESTRICTED DRAINAGE & ACCESS EASEMENT
 - UE - DENOTES UTILITY EASEMENT
 - PC - DENOTES POINT OF CURVATURE
 - PRC - DENOTES POINT OF REVERSE CURVATURE
 - PT - DENOTES POINT OF TANGENCY
 - PI - DENOTES POINT OF INTERSECTION
 - PCQ - DENOTES POINT OF COMPOUND CURVATURE
 - RP - DENOTES RADIAL POINT
 - RLVD - DENOTES ROULEVARD
 - RD - DENOTES RADIAL
 - RD - DENOTES RADIAL
 - RD - DENOTES SET 4" x 4" CONCRETE MONUMENT "BTS PER 106281"
 - RD - DENOTES FOUND OR SET 4" x 4" CONCRETE MONUMENT "BTS PER 106281"
 - RDV - DENOTES FOUND OR SET 1/2" x 1/2" x 1/2" DISC "BTS PER 106281"
 - RDV - DENOTES FOUND OR SET 1/2" x 1/2" x 1/2" DISC "BTS PER 106281"
 - R/W - DENOTES RIGHT-OF-WAY
 - FL - DENOTES FLORIDA POWER & LIGHT
 - AAAE - DENOTES ACCESS AND MAINTENANCE EASEMENT
 - W - DENOTES WETLANDS
 - UB - DENOTES UNRESTRICTED UPLAND BUFFER
 - UP - DENOTES UPLAND PRESERVATION



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB 20291
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 216 SUITE 108
 GREEN COVE SPRINGS, FL 32043
 (904) 224-2224 FAX (904) 224-2258

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