

**RESOLUTION NO. 2018- 64**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TWENTY MILE AT NOCATEE PHASE 5A.**

**WHEREAS, HYDRY 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 Twenty Mile at Nocatee Phase 5A.

**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 \$2,564,579.92 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$768,790.26 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 6<sup>th</sup> day of March, 2018.

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

BY: Paul M. Waldron  
Vice - Chair

**ATTEST:** Hunter S. Conrad

Pam Halterman  
Deputy Clerk

**RENDITION DATE** 3/8/18

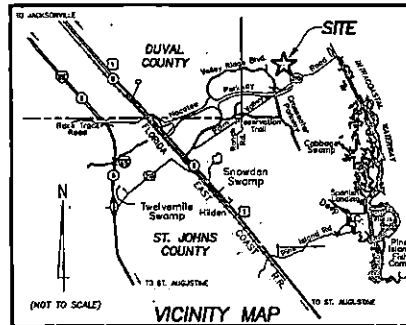


# TWENTY MILE AT NOCATEE PHASE 5A

BEING A REPLAT OF A PORTION OF TRACT "J" AS DEPICTED ON TWENTY MILE AT NOCATEE PHASE 4B, A PLAT RECORDED IN MAP BOOK 82, PAGES 8 THROUGH 13 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 20 AND 29, AND A PORTION OF SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF SAID COUNTY.

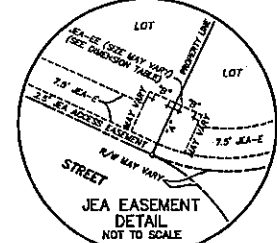
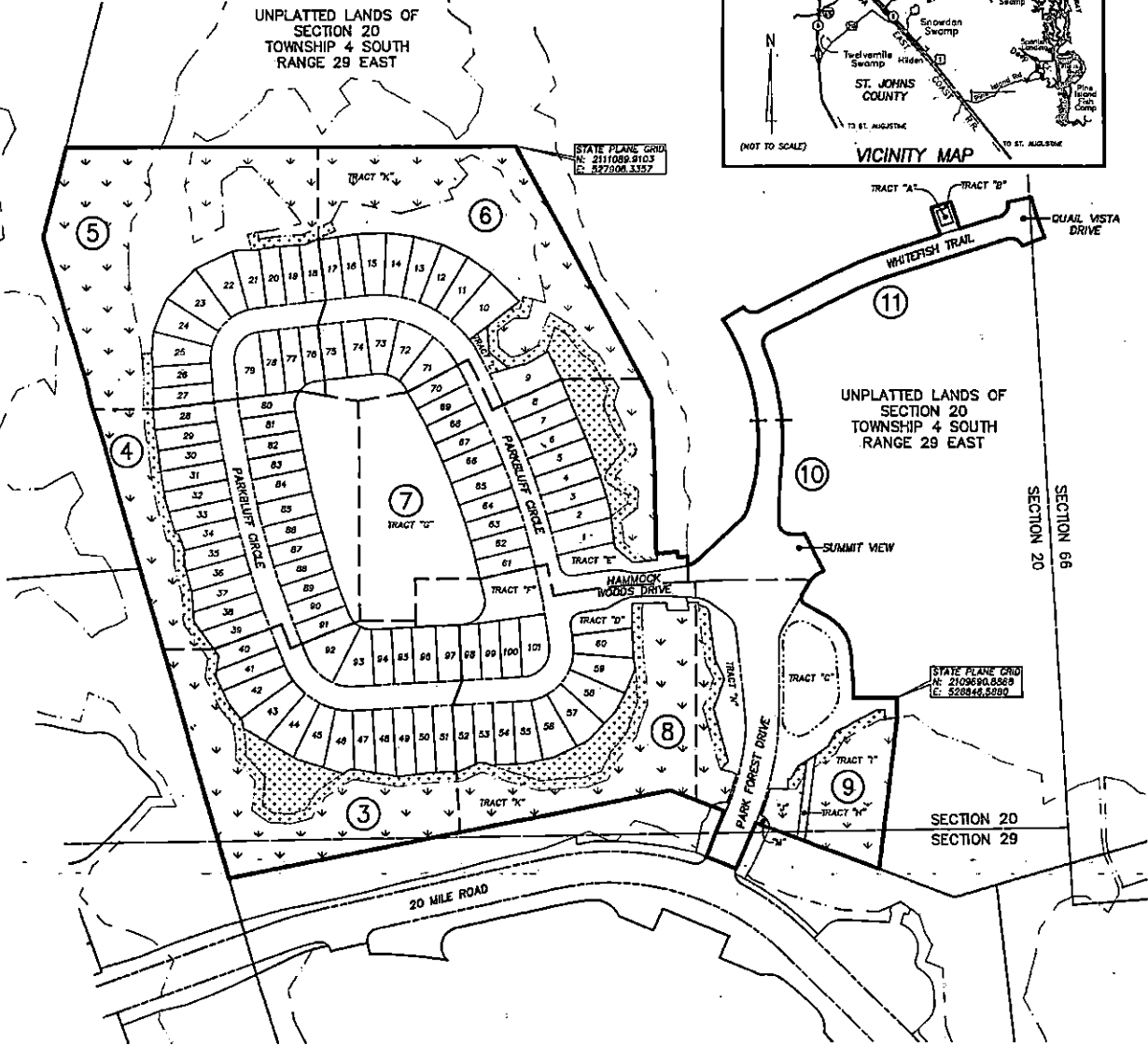
MAP BOOK PAGE

SHEET 2 OF 11 SHEETS



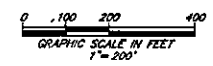
### NOTES

- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Tract "E", Twenty Mile at Nocatee Phase 4B, as being South 78°43'10" West.
- Coordinates based on a GPS observation of the following National Geodetic Survey Control Station "7059" (Jacksonville 2) coordinates: N 212506.373 E 493662.930  
Coordinate Datum: State Plane values Florida East Zone,  
North American Datum 1983 (2011) and are in U.S. survey feet.
- 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 sustained 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.
- Those certain easements denoted as "2.5' 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 2.5' Access Easement.
- Tracts "A", "F" and "K" 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:
  - Construction or placing buildings, roads, signs, billboards or other covering, utilities or other structures on or above the ground.
  - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
  - Removing, destroying or trimming trees, shrubs, or other vegetation.
  - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
  - Surface uses, except for purposes that permit the land or water area to remain predominantly in its natural condition.
  - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
  - Acts or uses detrimental to such retention of land or water areas.
  - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or portions of historical, architectural, archaeological, or cultural significance.
- Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
- Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measures unless otherwise noted.
- Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
- JEA-C denotes JEA easement. JEA will allow certain non-permanent improvements that 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.
- JEA-E.E. denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.
- Lands depicted hereon are subject to Declaration and Utility Service Agreement recorded in Official Records Book 2359, Page 1979 and Official Records Book 3363, page 677 of the Public Records of St. Johns County, Florida. (blanket in nature)
- Lands depicted hereon are subject to Declaration recorded in Official Records Book 3321, Page 831 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
- Lands depicted hereon are subject to Restrictions, covenants, conditions and easements recorded in Official Records Book 3368, Page 1247 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
- Lands depicted hereon are subject to Grant and Declaration of Easements recorded in Official Records Book 3425, Page 1117 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)



2' 10"	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
2' 5"	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
2' 10"	TYPICAL 7.5'x10' JEA EQUIPMENT EASEMENT
2' 5"	TYPICAL 7.5'x15' JEA EQUIPMENT EASEMENT

- ### LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - CD CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (N.R.) NON-RADIAL
  - TABLED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C.A. CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - JEA-E. EA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - MATH. MATHING
  - ① SHEET REFERENCE NUMBER
  - DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ▨ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624