

RESOLUTION NO. 2018- 67
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BANNON LAKES PHASE 1A-2.

WHEREAS, RREF III-P-EP BANNON LAKES JV, LLC, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bannon Lakes Phase 1A-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 \$1,495,000.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$195,000.00 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 6th day of March, 2018.

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

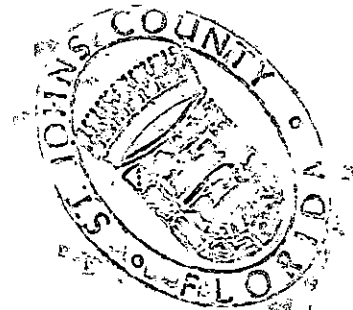
BY: Paul M. Waldron
Vice-Chair

ATTEST: Hunter S. Conrad

Pam Halterman

Deputy Clerk

RENDITION DATE 3/8/18



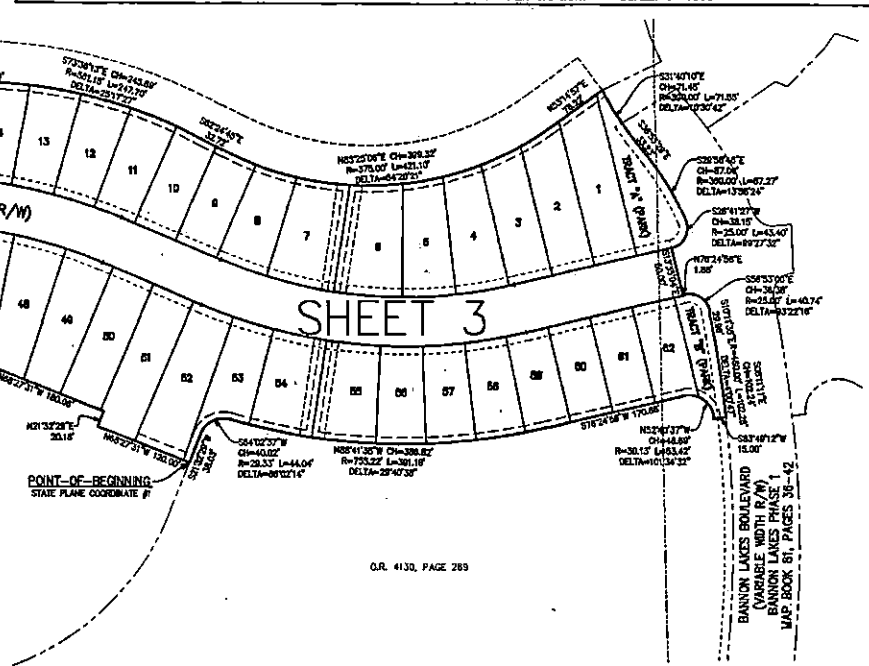
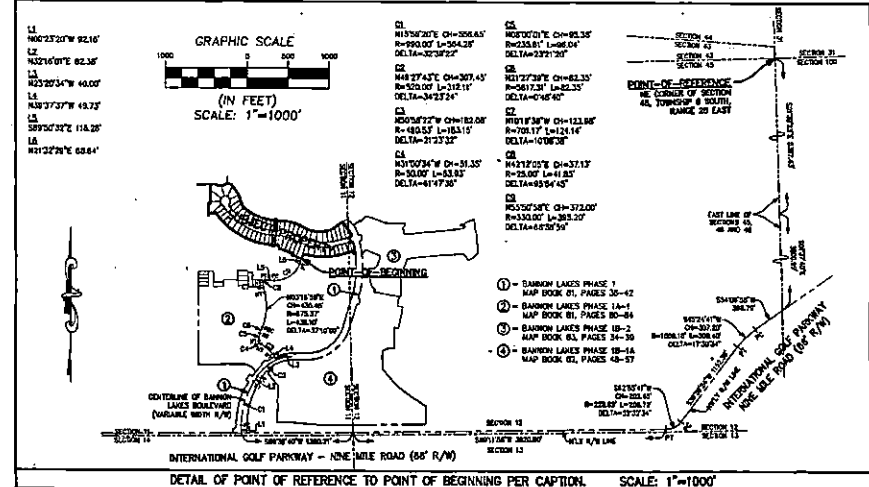
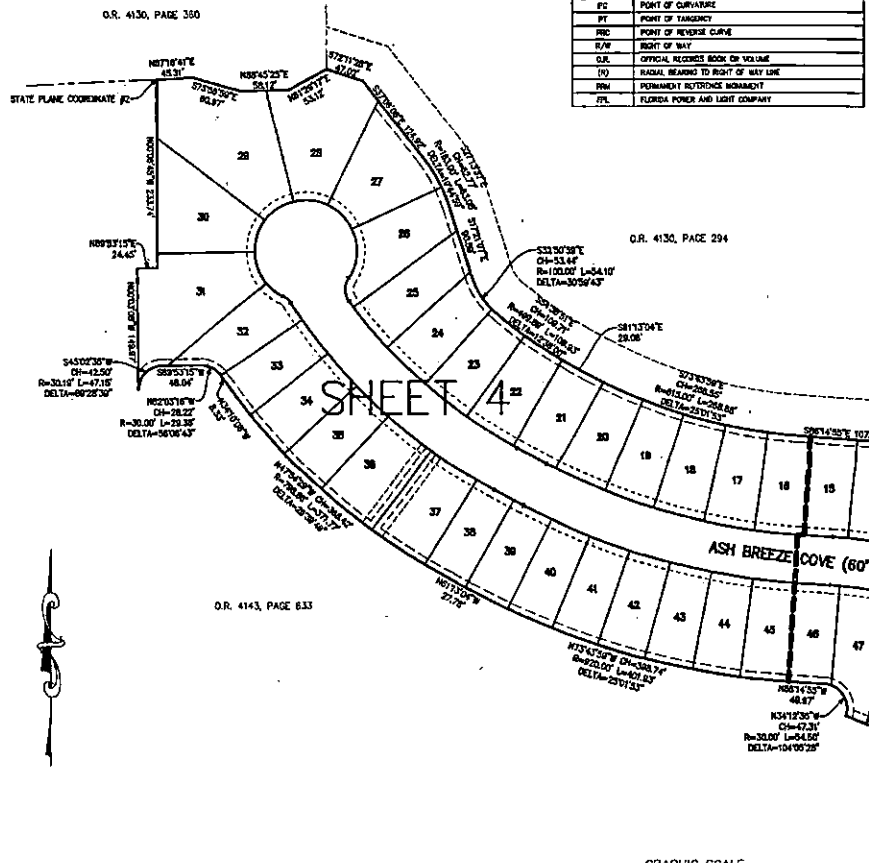
BANNON LAKES PHASE 1A-2

PART OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

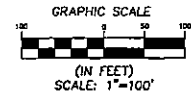
MAP BOOK PAGE

SHEET 2 OF 4

LEGEND	
■	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED) PPM
□	SET 4"x4" CONCRETE MONUMENT (LS 1704) PPM
●	SET 1/2" IRON PIPE (LS 1704) PPM
○	SET PERMANENT CONTROL POINT (LS 1704)
CH	CHAIN DISTANCE
L	LINK
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
BM	BENCH MARK
OR	OFFICIAL RECORDS BOOK OR VOLUME
RD	RADIAL BEARING TO RIGHT OF WAY LINE
PPM	PERMANENT REFERENCE MONUMENT
PFL	FLORIDA POWER AND LIGHT COMPANY



- NOTES
- BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE.
 - 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 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 EASEMENTS DESIGNATED AS "PFL" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSERVED EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENT BY THE EASEMENT HOLDER. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS POSSIBLE BUT SUBJECT TO REMOVAL BY THE EASEMENT HOLDER AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 - NUMBER OF LOTS: 62.



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2050973.8494	513895.8634	POINT OF BEGINNING, SET PPM
2	2050963.8464	513894.2028	SWLY CORNER OF LOT 28, SET PPM

Prepared By:
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