

RESOLUTION NO. 2018- 9
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WINDWARD RANCH PHASE EIGHT.

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 Eight.

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 \$1,315,507.64 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$171,587.96 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 O.*
Chair

ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

RENDITION DATE 1/18/18

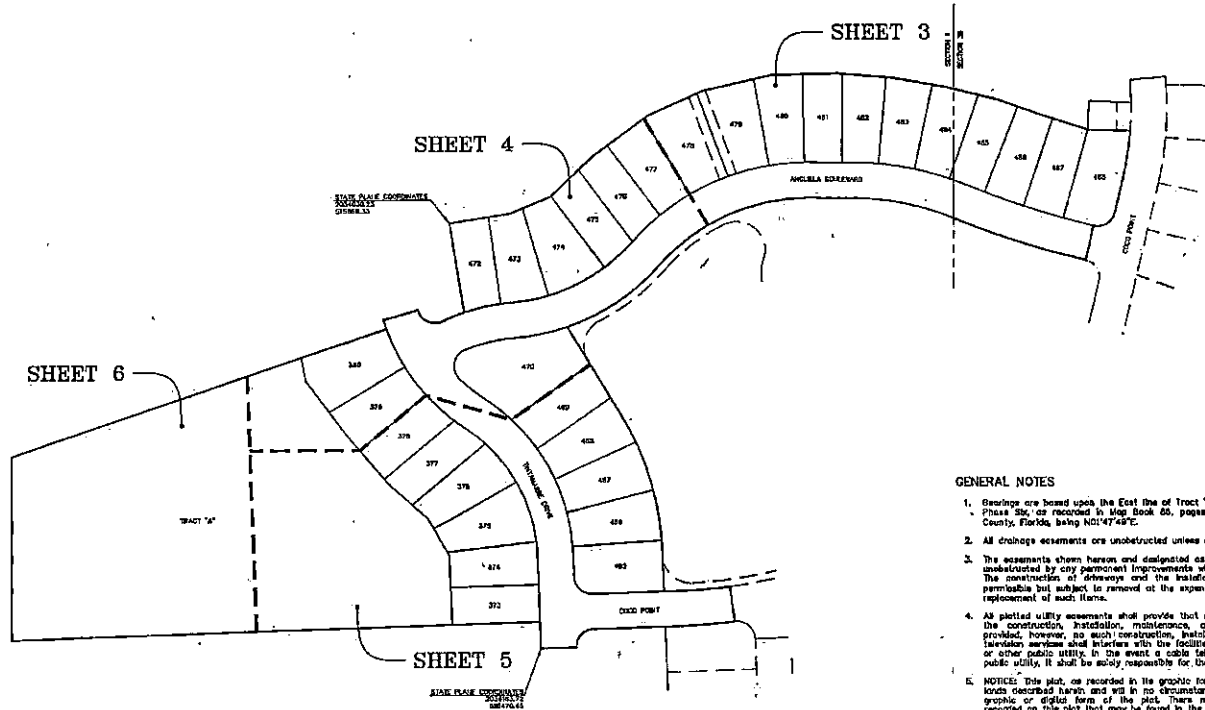


WINDWARD RANCH PHASE EIGHT

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 38, TOWNSHIP 8 SOUTH, RANGE 28 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 2 OF 6 SHEETS

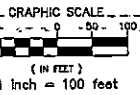


GENERAL NOTES

1. Bearings are based upon the East line of Tract "C", according to the plat of Windward Ranch - Phase 2B, as recorded in Map Book 68, pages 25-31 of the Public Records of St. Johns County, Florida, being N01°47'48"E.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of sidewalks 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.
4. All plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of mobile television services; provided, however, no such construction, installation, maintenance, and operation of mobile television services shall interfere with the facilities and services of any electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
5. 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 superseded 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.
6. Current law provides that no construction, filling, removal of earth, cutting of trees or other plans shall take place within the jurisdiction of wetland line as shown on this plat without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. 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 wetland line shown hereon may be superseded and reclassified at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 1801) in U.S. survey feet and are for 2D purposes only.
8. Upland Buffer and Wetland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.
9. That Grant of Easement for Shared Retention Pond, recorded in Official Records Book 3885, page 1, is blanketed in nature and not plottable.

LEGEND

O.R.	- DENOTES OFFICIAL RECORDS BOOK
M.B.	- DENOTES MAP BOOK
PAGE(S)	- DENOTES PAGE(S)
U.D.E.	- DENOTES UNOBSSTRUCTED DRAINAGE EASEMENT
SWMP	- DENOTES STORMWATER MANAGEMENT FACILITY
U.A.E.	- DENOTES UNOBSSTRUCTED DRAINAGE & ACCESS EASEMENT
U.E.	- DENOTES UTILITY EASEMENT
PC	- DENOTES POINT OF CURVATURE
PRC	- DENOTES POINT OF REVERSE CURVATURE
PT	- DENOTES POINT OF TANGENCY
PI	- DENOTES POINT OF INTERSECTION
PCD	- DENOTES POINT OF COMPOUND CURVATURE
RP	- DENOTES RADIAL POINT
BLVD	- DENOTES BOULEVARD
(NR)	- DENOTES NON-RADIAL
(C)	- DENOTES CURVATURE
E	- DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB6991"
M	- DENOTES FOUND 4"x4" CONCRETE MONUMENT "BTS PRM LB6991"
W	- DENOTES FOUND 4"x4" CONCRETE MONUMENT "BTS PRM LB6991"
DEV	- DENOTES DEVELOPMENT
R/W	- DENOTES RIGHT-OF-WAY
F/P&L	- DENOTES FLORIDA POWER & LIGHT
A&M/E	- DENOTES ACCESS AND MAINTENANCE EASEMENT
	- DENOTES WETLANDS
	- DENOTES UNOBSSTRUCTED UPLAND DUFFER
	- DENOTES UPLAND PRESERVATION



PREPARED BY:
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