

**RESOLUTION NO. 2019- 106**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**ANDALUSIA PHASE 3.**

**WHEREAS, D.R. HORTON, INC. - JACKSONVILLE, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Andalusia Phase 3.

**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 \$202,479.76 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$86,267.76 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 2<sup>nd</sup> day of April, 2019.

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

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

ATTEST: Hunter S. Conrad, Clerk

Pam Salterman  
Deputy Clerk

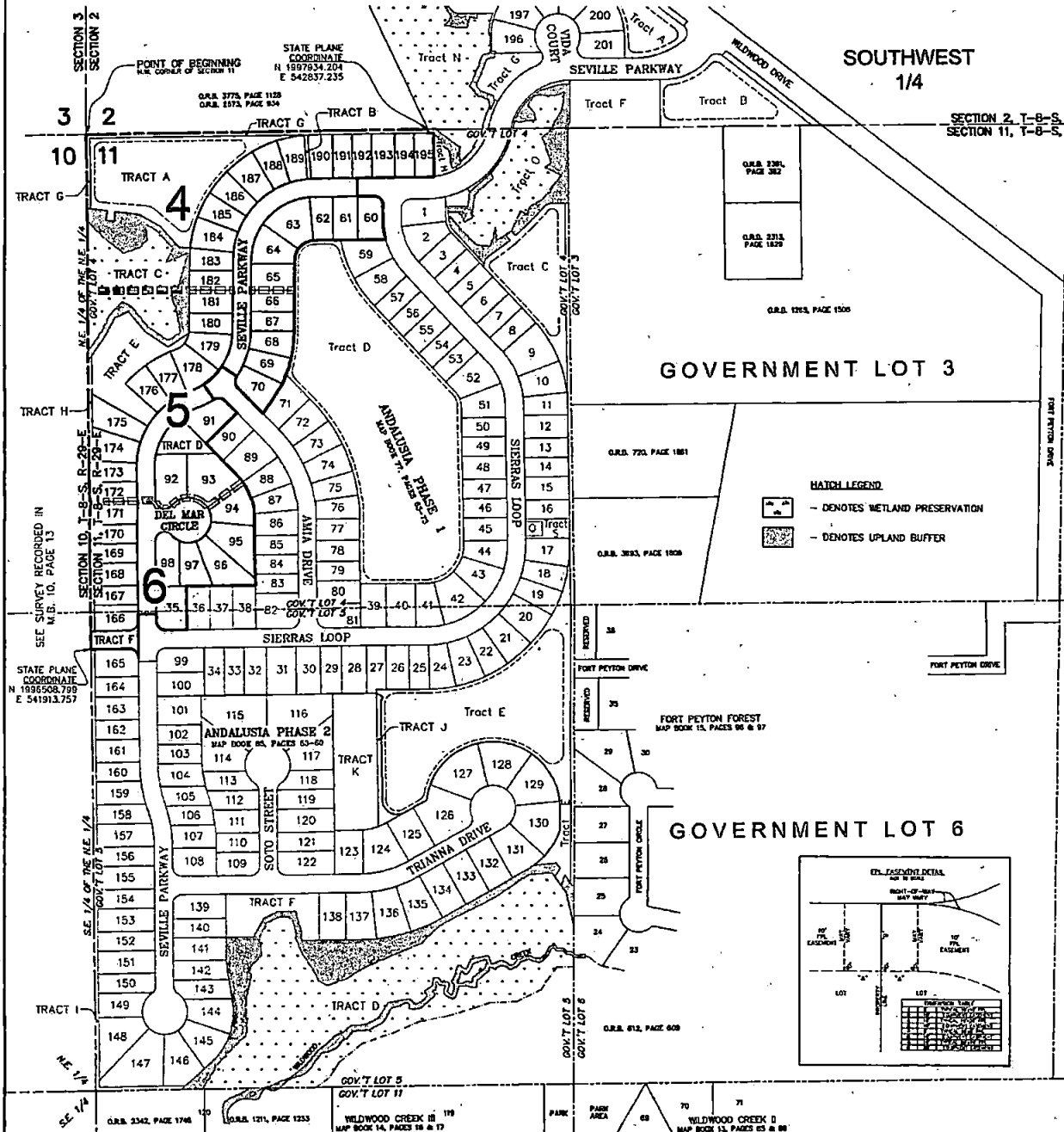
RENDITION DATE 4/4/19



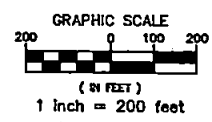
# ANDALUSIA PHASE 3

A PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 11, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 3 OF 6 SHEETS



SOUTHWEST 1/4  
SOUTHEAST 1/4



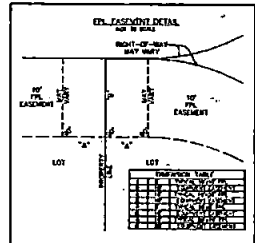
- LEGEND**
- C - DENOTES CENTERLINE
  - C.I. - DENOTES CENTERLINE INTERSECTION
  - ESMT - DENOTES EASEMENT
  - FPL-E - DENOTES FPL EASEMENT
  - GOV-T - DENOTES GOVERNMENT
  - M.B. - DENOTES MAP BOOK
  - (NR) - DENOTES NON-RADIAL LINE
  - N.T. - DENOTES NON-TANGENCY
  - N.S. - DENOTES NOT TO SCALE
  - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
  - R.P. - DENOTES RADIIUS POINT
  - R/W - DENOTES RIGHT-OF-WAY
  - P.C. - DENOTES POINT OF CURVATURE
  - P.O.C. - DENOTES POINT OF REVERSE CURVATURE
  - P.T. - DENOTES POINT OF TANGENCY
  - P.A. - DENOTES ANGLE POINT IN LINE
  - R - DENOTES RADIUS
  - (R) - DENOTES RADIAL LINE
  - R-29-E - DENOTES RANGE 29 EAST
  - T-8-S - DENOTES TOWNSHIP 8 SOUTH
  - (TYP) - DENOTES TYPICAL
  - DENOTES 4" x 4" CONCRETE MONUMENT SET. (P.R.M. - LB 6991)
  - DENOTES PERMANENT CONTROL POINT SET. (P.C.P. - LB 6991)
  - DENOTES 4" x 4" CONCRETE MONUMENT FOUND. (P.R.M. - LB 6991)
  - DENOTES 5/8" REBAR FOUND. (P.R.M. - LB 6991)

**5** - DENOTES SHEET NUMBER

- HATCH LEGEND**
- DENOTES WETLAND PRESERVATION
  - DENOTES UPLAND BUFFER

**GENERAL NOTES:**

1. BEARINGS ARE BASED ON THE GRID BEARING OF THE WEST LINE OF GOVERNMENT LOTS 4 & 5 AS BEING N05°04'00"W, AS DETERMINED BY NETWORK VRS GNSS METHODS AND PUBLISHED HORIZONTAL CONTROL POINTS. (FLORIDA EAST ZONE (1983) HAD 83 (1980)). THE STATE PLANE COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ALSO REFER TO SAME SYSTEM, AND ARE FOR GIS MAPPING PURPOSES ONLY.
2. ALL DRAINAGE EASEMENTS ARE UNOBSERVED UNLESS OTHERWISE NOTED.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSERVED EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY PERMANENT IMPROVEMENTS WHICH MAY DEPEND ON THE USE OF SAID EASEMENT BY ST. JOHNS COUNTY. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE COUNTY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY FPL.
5. ALL PLATTED UTILITY 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. IN THE EVENT OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
6. "FPL-E" DENOTES FPL EASEMENT. FPL WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY FPL. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY FPL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
7. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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.
8. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THIS COUNTY, AND FOR 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 AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND RECERTIFIED AT ANY TIME, BY THE APPROPRIATE AUTHORITIES.
9. UPLANDS BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
CERTIFICATE OF AUTHORIZATION LB 6991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COUNTRY SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258