

**RESOLUTION NO. 2019- 11**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**GREENSTONE TOWNHOMES (REPLAT).**

**WHEREAS, D.R. HORTON INC. - JACKSONVILLE, 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 Greenstone Townhomes.

**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 for construction is not required.

**Section 3.** A Required Improvements Bond for maintenance is not required.

**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 15 day of January, 2019.

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 1/17/19

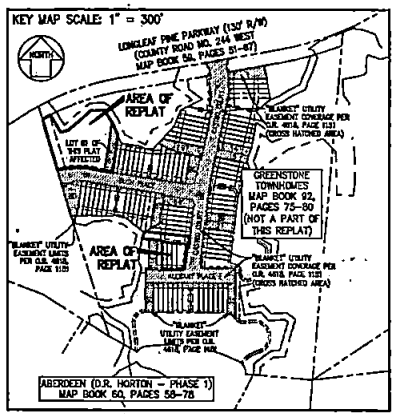
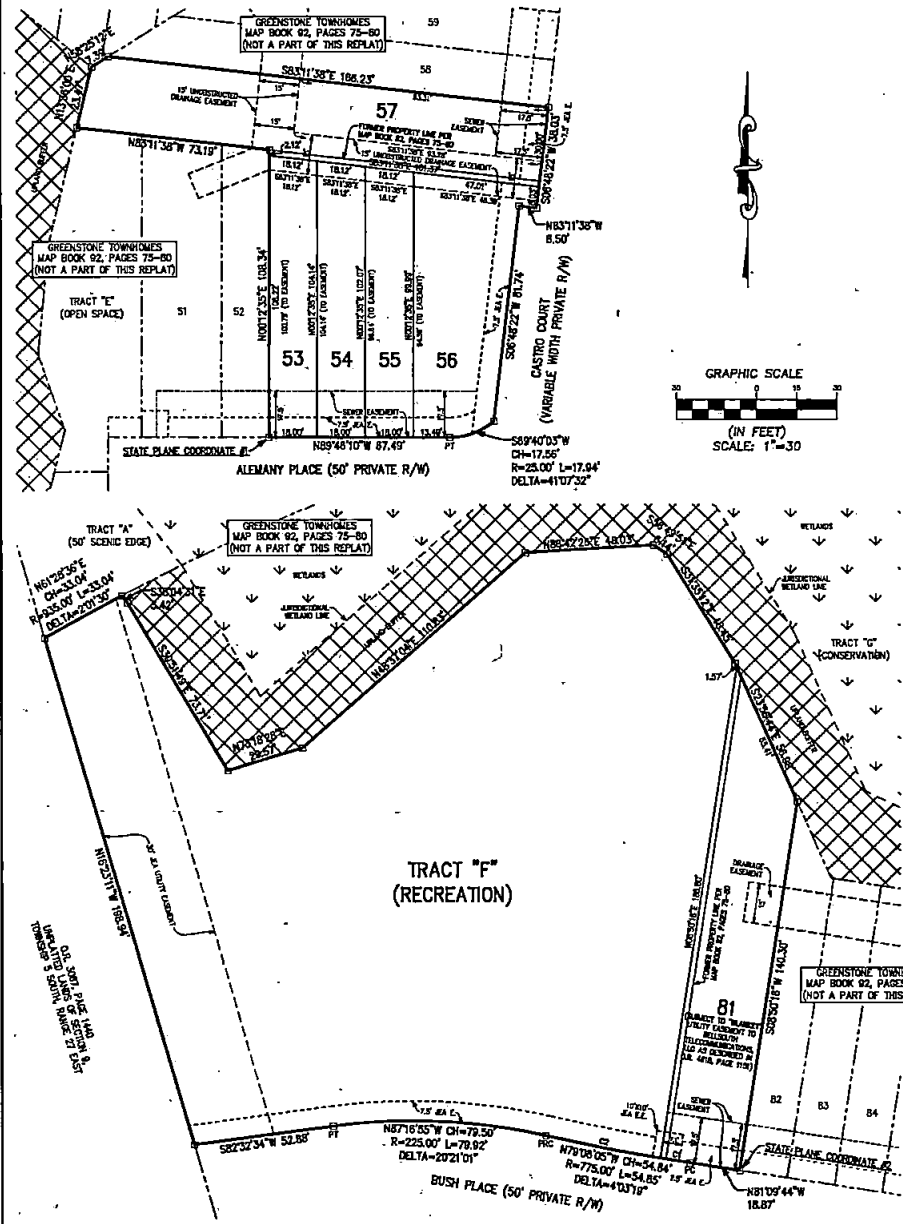


# GREENSTONE TOWNHOMES REPLAT

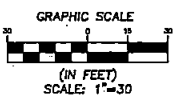
A REPLAT OF LOTS 53, 54, 55, 56, 57, 81 AND TRACT "F" AS SHOWN ON MAP OF GREENSTONE TOWNHOMES, BEING A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

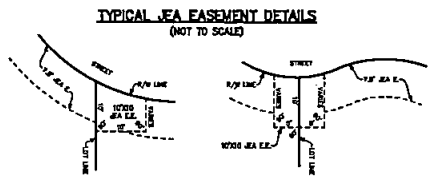
SHEET 2 OF 2



LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
W	FRAM 4"x4" CONCRETE MONUMENT (0.8 1704), PRM
C1	SET 4"x4" CONCRETE MONUMENT (0.8 1704), PRM
C2	SET 1/2" IRON PIPE (0.8 1704), PRM
C3	FOUND 4"x4" CONCRETE MONUMENT (0.8 1704), PRM
C4	FOUND 1/2" IRON PIPE (0.8 1704), PRM
⊙	SET PERMANENT CONTROL POINT (0.8 1704)
CH	CHORD DISTANCE
+	MARKS
L	LINE LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PFC	POINT OF REVERSE CURVATURE
POC	POINT OF COMPOUND CURVATURE
POS	POINT ON SLOPE
DLX	LINE TO EASEMENT OR BUFFER FROM LOT CORNER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
SMFE	STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT
FL	FIRE LANE EASEMENT



CURVE TABLE				
CURVE	CHORD	BEARING	RADIUS	DELTA
C1	111.7	S87°02'52"E	773.00	43.17
C2	43.17	S87°02'52"E	773.00	43.17



- NOTES
1. BEARINGS SHOWN HEREIN BASED ON PLAT OF GREENSTONE TOWNHOMES, RECORDED IN MAP BOOK 92, PAGES 75-80.
  2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF ARE BASED ON NORTH AMERICAN DATUM 1983, FLORIDA EAST ZONE (0800) AND ARE FOR SURVEY PURPOSES ONLY. THE EXISTING CONTROL, RELIED UPON FOR THESE VALUES WAS THE EXISTING RECORD PLAT OF ABERDEEN (D.R. HORTON-PHASE 1), MAP BOOK 90, PAGES 55-74.
  3. NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SHADOWNED LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED OR ALTERED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  4. THOSE EASEMENTS DESIGNATED AS "JEA E." (JEA EASEMENT) AND "JEA E.E." (JEA EQUIPMENT EASEMENT) ARE HEREBY FOREVERMORE DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  5. CLIENTS LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHINWARD OF THE ADJACENT WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS FROM TO THE BEGINNING OF ANY WORK. THIS WETLAND ADJACENTIAL LINE MAY BE SUPERSEDED AND RELOCATED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
  6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVOIDANCE 25 FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDEVELOPED.
  7. THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENT BY THE EASEMENT HOLDER. THE CONSTRUCTION OF IMPROVEMENTS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE EASEMENT HOLDER AT THE EXPENSE OF EACH LOT OWNER FOR THE REPAIR AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPED THE USE AND ACCESS OF SAID EASEMENT BY THE EASEMENT HOLDER.
  8. JEA EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENTS BY JEA.
  9. JEA EQUIPMENT EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPED THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
  10. ALL TOTAL LOTS IN THIS PHASE.

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	829106.680	466024.291	SE CORNER OF LOT 53, PRM
2	829106.628	467178.042	SE CORNER OF LOT 81, PRM

Surveyed and Prepared By:

**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Planners  
 11415 N.W. 14th Avenue, Jacksonville, FL 32217  
 Phone: 904.316.2623 Website: clarson.com  
 -Proudly Surveying to Jacksonville and Northwest Florida since 1952-