

RESOLUTION NO. 2019-12  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
ABERDEEN (D.R. HORTON) PHASE 4.

WHEREAS, D.R. HORTON, 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 Aberdeen (D.R. Horton) Phase 4.

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 \$1,442,997.39 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$224,797.20 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 15 day of January, 2019.

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

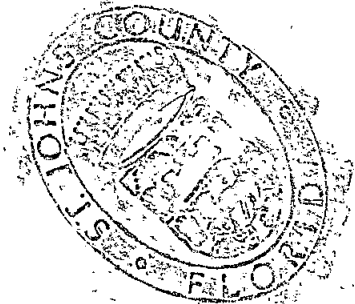
BY: Paul M. Waldron  
Paul M. Waldron Chair

**ATTEST:** Hunter S. Conrad

Pam Halterman

Deputy Clerk

**RENDITION DATE** 1/17/19

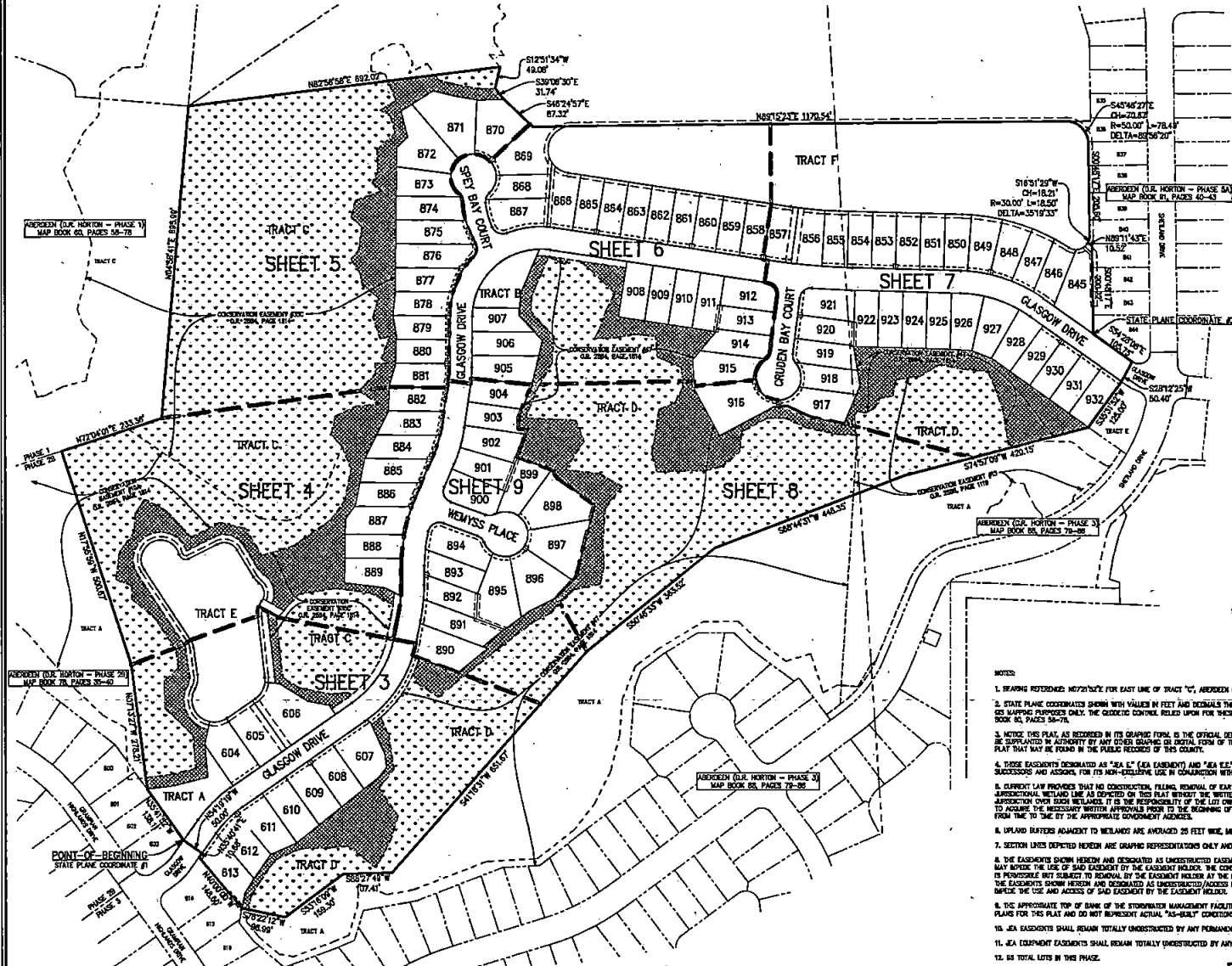


# ABERDEEN (D.R. HORTON - PHASE 4)

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

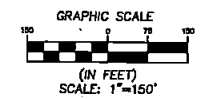
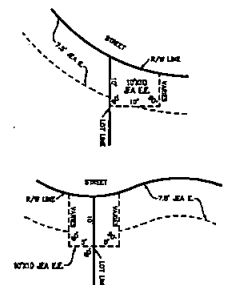
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 9



LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
■	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED), PRM
□	SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM
○	SET 1/2" IRON PIPE (LB 1704), PRM
○	FOUND 4"x4" CONCRETE MONUMENT (LB 1704), PRM
○	FOUND 1/2" IRON PIPE (LB 1704), PRM
●	SET PERMANENT CONTROL POINT (LB 1704)
CR	CURVED DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
POC	POINT OF COMPOUND CURVATURE
PP	PIVOT POINT
(P)	PIVOTAL BEARING
R/W	RIGHT OF WAY
O.A.	OFFICIAL RECORDS BOOK OR VOLUME
SMFO	STORMWATER MANAGEMENT FACILITY & DRAINAGE easement
(D.A.)	DEED TO CONSERVATION easement FROM PROPERTY CORNER

### TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



### NOTES

- BEARING REFERENCED NORTHWISELY FOR EAST LINE OF TRACT "C", ABERDEEN (D.R. HORTON - PHASE 1), MAP BOOK 80, PAGES 26-76.
- STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF ARE BASED ON NORTH AMERICAN DATUM 1983 AND FLORIDA EAST ZONE ARE FOR GIS MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE EXISTING RECORD PLAT OF ABERDEEN (D.R. HORTON - PHASE 1), MAP BOOK 80, PAGES 26-76.
- NOTICE THIS PLAT AS REQUIRED BY ITS GRAPHIC FORM IS THE OFFICIAL VERSION OF THE SURVEYED LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REPRODUCED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THOSE EASEMENTS DESIGNATED AS "JEA" (JEA EASEMENT) AND "JEA ELY" (JEA EASEMENT) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-RESIDENTIAL USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEMS.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, ERECTION OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE EXISTING PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND MODIFIED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVERAGE 25 FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- SECTION LINES DEPICTED HEREIN ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASURE UNLESS OTHERWISE NOTED.
- THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPACT THE USE OF SAID EASEMENT BY THE EASEMENT HOLDER; THE CONSTRUCTION OF DRIVeways 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 REMOVAL 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 IMPACT THE USE AND ACCESS OF SAID EASEMENT BY THE EASEMENT HOLDER.
- THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREIN DEPICT A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
- JEA EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPACT THE USE OF SAID EASEMENTS BY JEA.
- JEA EASEMENT EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPACT THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
- BE TOTAL LOTS IN THIS PHASE.

POINT	NORTHING	EASTING	DESCRIPTION
1	2088972.7583	488818.0307	POINT-OF-BEGINNING, PHM
2	2090017.2874	478877.8857	SE CORNER OF LOT 845, PHM

Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1613 N. 24th Avenue, Jacksonville, FL 32207  
 Phone 904.296.2623 Website: clarson.com  
 \*Trusted Surveying in Jacksonville and Northeast Florida since 1952\*