

RESOLUTION NO. 2019- 129
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SEBASTIAN COVE PHASE 4.

WHEREAS, D.R. HORTON, INC. – JACKSONVILLE, A DELAWARE CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Sebastian Cove 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 \$1,744,275.70 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$256,851.98 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 16 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 Halterman
Deputy Clerk

RENDITION DATE 4/18/19

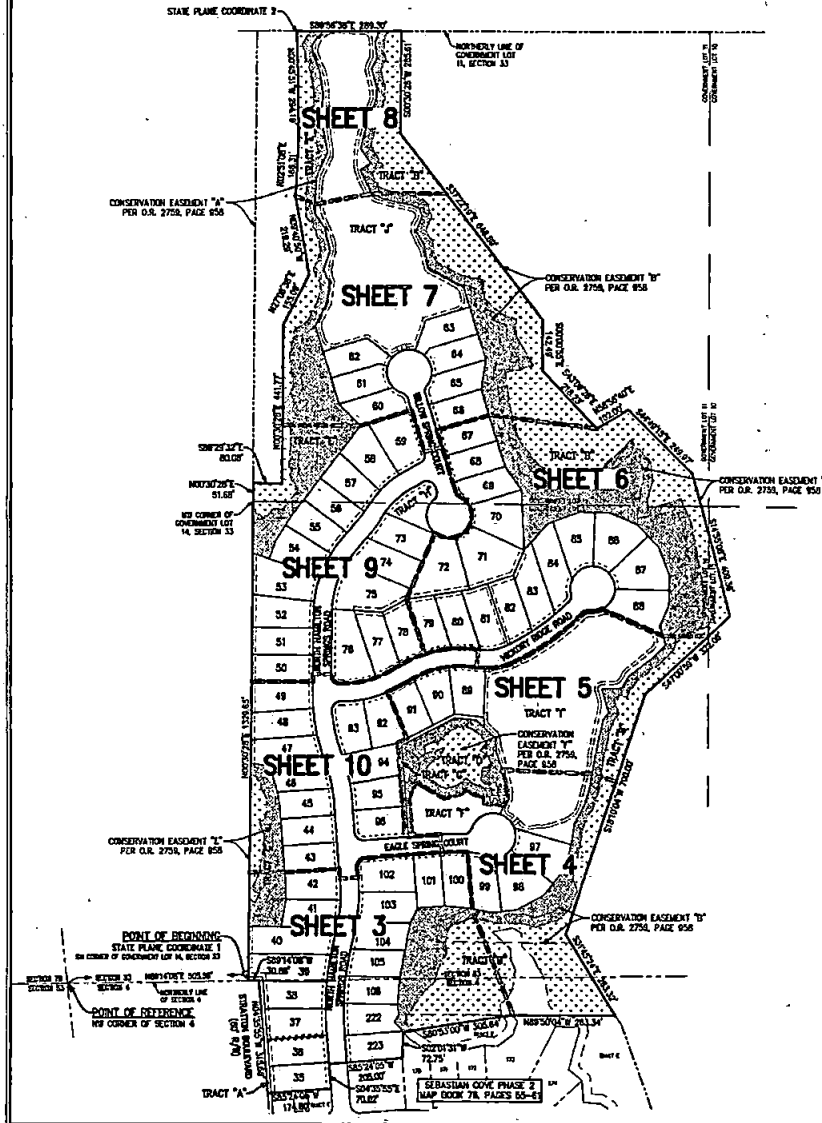


SEBASTIAN COVE PHASE 4

A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 29 EAST AND A PART OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

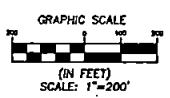
SHEET 2 OF 10



LEGEND

■	FOUR 4"X4" CONCRETE WEIGHT 6# PILE UNLESS NOTED, PWS
□	SET 4"X4" CONCRETE WEIGHT 6# PILES, PWS
●	FOUND 1/2" IRON PIPES 6# 120# PWS
○	SET PERMANENT CONTROL POINT (6# 120#)
CH	CHORD DISTANCE
+	RAISE
+	AND LOWER
PC	POINT OF CURVATURE
PS	POINT OF SANGUI
PIC	POINT OF INTERSECTION
P/T	POINT OF TANGENT
O/R	OFFICIAL RECORD BOOK OR VOLUME
OS	PAGE NUMBER TO RIGHT OF 84+ LINE
PM	PERMANENT RECORDING SYMBOL
DN	FLORIDA POWER AND LIGHT COMPANY

- NOTES
1. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983, FLORIDA EAST ZONE.
 2. REUSE THIS PLAN, AS SHOWN IN ITS GRAPHIC FORM, IS THE OFFICIAL DEED OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE REPLACED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAN, UNLESS ANY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION PLANS, RECORDS OF EARTH CUTTING OR OTHER PLANTS SHALL TAKE PLACE WITHIN OR BEYOND THE JURISDICTIONAL BOUNDARY LINE AS SHOWN ON THIS PLAN WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WHO ASSIGNED ONLY SUCH CERTAIN IT IS THE RESPONSIBILITY OF THE LAY OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE RELEASD AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS RELEASE JURISDICTION LINE MAY BE SUPERSEDED AND RECEIVED FROM THIS TO THE BY THE APPROPRIATE GOVERNMENT AGENCY.
 4. UPLAND BATTERS ADJACENT TO WETLANDS ARE ENLARGED 25 FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
 5. THE EASEMENTS SHOWN HEREIN AND OTHERWISE AS UNDEVELOPED EASEMENTS SHALL REMAIN TOTALLY UNDEVELOPED BY ANY PERMANENT IMPROVEMENTS WHICH MAY BE MADE THE USE OF SAID FACILITY BY THE EASEMENT HOLDER, THE CONSTRUCTION OF IMPROVEMENTS AND THE INSTALLATION OF UTILITIES, ROADS AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REVIEW BY THE EASEMENT HOLDER AT THE EXPENSE OF EACH LAY OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREIN AND OTHERWISE AS UNDEVELOPED/EASEMENTS SHALL REMAIN TOTALLY UNDEVELOPED BY ANY IMPROVEMENTS THAT MAY BE MADE THE USE AND ACCESS OF SAID EASEMENT BY THE EASEMENT HOLDER.
 6. THE APPROXIMATE COPY OF NAME OF THE EXISTING UTILITIES FACILITIES SHOWN HEREIN DOES NOT CONSTITUTE A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR SAID PLAN AND DO NOT REPRESENT ACCURATE "AS-BUILT" CONDITIONS.
 7. THESE EASEMENTS DESIGNATED AS "PM" ARE HEREBY HERECINAUALLY DEEDS TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 8. 74 TOTAL LOTS IN THIS PHASE.



STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1.	524044.779	331833.853	POINT OF BEGINNING, PWS
2.	524737.019	329749.227	WPLY CORNER OF TRACT "T", PWS

Surveyed and Prepared By:

RICHARD P. CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers

1843 Noble Avenue, Jacksonville, FL 32207
Phone 904.726.8631 Website clarsan.com

*Formerly Surveying in Jacksonville and Northeast Florida since 1923.

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