

RESOLUTION NO. 2019- 167
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WARDS CREEK.

WHEREAS, RKS OF FLORIDA, 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 Wards Creek.

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 in the amount of \$318,321.14 has been submitted to the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$196,116.95 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 21st day of May, 2019.

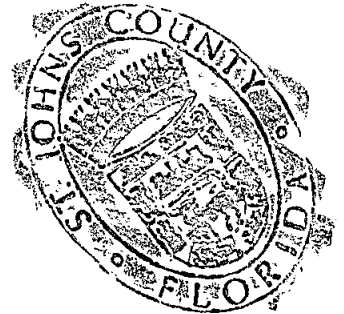
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad, Clerk of Court

Pam Halterman
Deputy Clerk

RENDITION DATE 5/23/19



WARDS CREEK

A PARCEL OF LAND, BEING A REPEAT OF A PORTION OF SUBSECTION 3 (OR LOT 5) OF THE ANTONIO HUERTAS GRANT, SECTION 36, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PORTION OF SUBSECTION 3 (OR LOT 5), ALSO BEING ALL OF LOT 164 AND A PORTION OF LOT 163, 164, 165 AND A PORTION OF "DORIS OWENS" (A 40 FOOT ROAD RIGHT OF WAY), ALL AS SHOWN ON THE PLAT OF "ST. JOHNS RIVER VALLEY FARMS" RECORDED IN MAP BOOK A, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET THREE (3) of TEN (10) SHEETS

PLAT PROPERTY INFORMATION REPORT
THIS PLAT WAS PREPARED IN ACCORDANCE WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 23, 2018. THERE WERE NO EASEMENTS LISTED IN THE AFORESAID PLAT PROPERTY INFORMATION REPORT, AND THEREFORE NONE ARE SHOWN ON THE FACE OF THIS PLAT.

| SYMBOL | DEFINITION |
|--------|---|
| □ | DENOTES SET 4"x4" CONCRETE MONUMENT, STAMPED "P.M. A.B.J. LAND SURVEYORS" |
| ■ | DENOTES FOUND 4"x4" CONCRETE MONUMENT |
| ○ | DENOTES SET P.K. NAIL & DISK STAMPED "P.O.P. A.B.J. LAND SURVEYORS" 18 8681 |



GENERAL NOTES:
1) BEARINGS SHOWN HEREIN ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL CREEK ROAD (COUNTY ROAD NO. 16-A) AS BEING S 48°34'41" E, BASED ON THE ST. JOHNS COUNTY GEODETIC CONTROL USED FOR THIS PROJECT (SEE NOTE NO. 2)

2) THE INTENDED USE OF THE STATE PLANE COORDINATE(S) SHOWN HEREIN IS FOR ST. JOHNS COUNTY GIS MAPPING ONLY. ANY OTHER USE BESIDES THAT, WAS NOT THE INTENTION OF THIS SURVEYING FIRM, AND SHOULD BE INDEPENDENTLY VERIFIED BY THE PERSON(S) OR FIRM(S) UTILIZING THESE COORDINATES FOR ANY USE, OTHER THAN THAT STATED HEREIN.

3) THE ST. JOHNS COUNTY GEODETIC CONTROL RELIED UPON FOR THE VALUES SHOWN ON THIS PLAT, WERE ST. JOHNS COUNTY GEODETIC CONTROL MONUMENTS C071 AND C072.

THE PUBLISHED VALUES FOR THESE CONTROL POINTS AT THIS TIME ARE AS FOLLOWS:
C071 - N=21051330.090533 E: 488,493.296707
C072 - N=21051330.090533 E: 488,493.296707

COORDINATES ARE IN NORTH AMERICAN DATUM 83/90 (NAD 83/90), FLORIDA STATE PLANE COORDINATES, ZONE 901 (FLORIDA EAST).

3) ALL PLATTED EASEMENTS SHOWN HEREIN ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICES. PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT 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. FS 177.091(2)(b)

4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES 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 ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

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 SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. FS 177.0261(27)

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

6) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL VEGETATIVE AND UNDISTURBED.

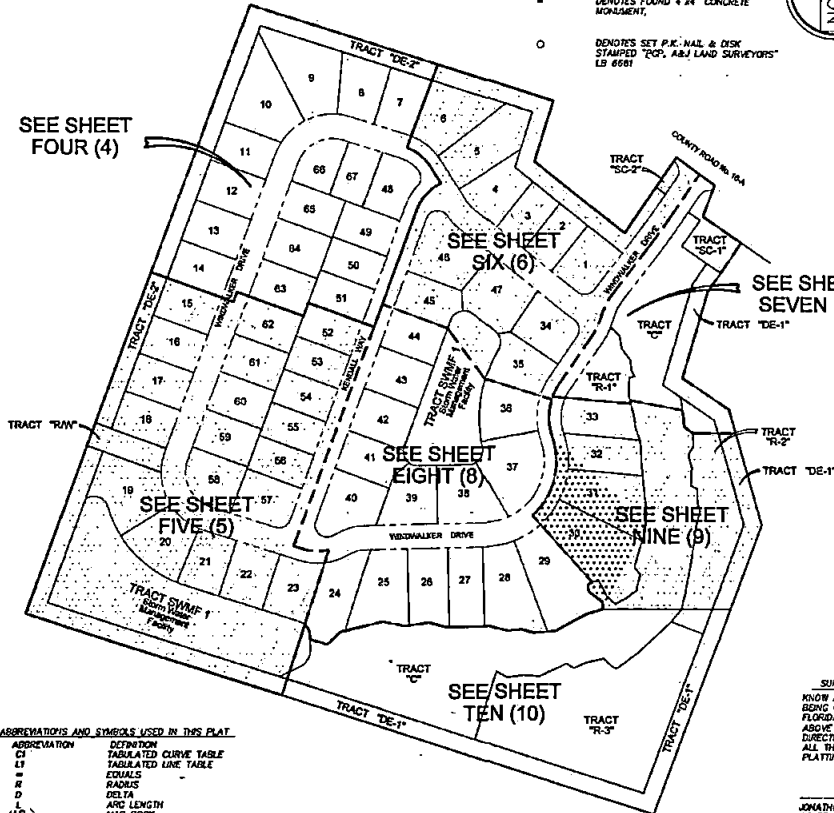
7) ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS.

SURVEYOR'S CERTIFICATE

I KNOW ALL WITH THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN
STATE OF FLORIDA, REGISTERED SURVEYOR AND
MAPPER, CERTIFICATE NO. 4600

PREPARED BY:
A & J Land Surveyors, Inc.
5847 Lantana Street
Jacksonville, Florida 32207
Telephone (904) 346.1733
Fax (904) 346.1736



ABBREVIATIONS AND SYMBOLS USED IN THIS PLAT

| ABBREVIATION | DEFINITION |
|--------------|-----------------------|
| CT | TABULATED CURVE TABLE |
| LT | TABULATED LINE TABLE |
| E | EQUALS |
| R | RADIUS |
| D | DELTA |
| L | ARC LENGTH |
| M.B. | MAP BOOK |
| P.C.S. | PAGES |
| & | AND |