

RESOLUTION NO. 2019- 198
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WINDWARD RANCH PHASE THIRTEEN

WHEREAS, LENNAR HOMES 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 Windward Ranch Phase Thirteen.

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 \$588,356.40 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$138,632.00 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 18 day of June, 2019.

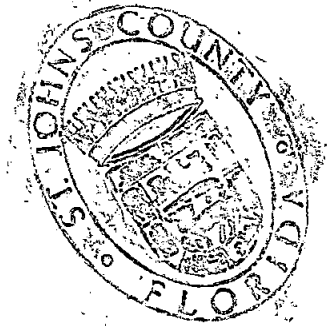
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad, Clerk of Court

Sam Halterman
Deputy Clerk

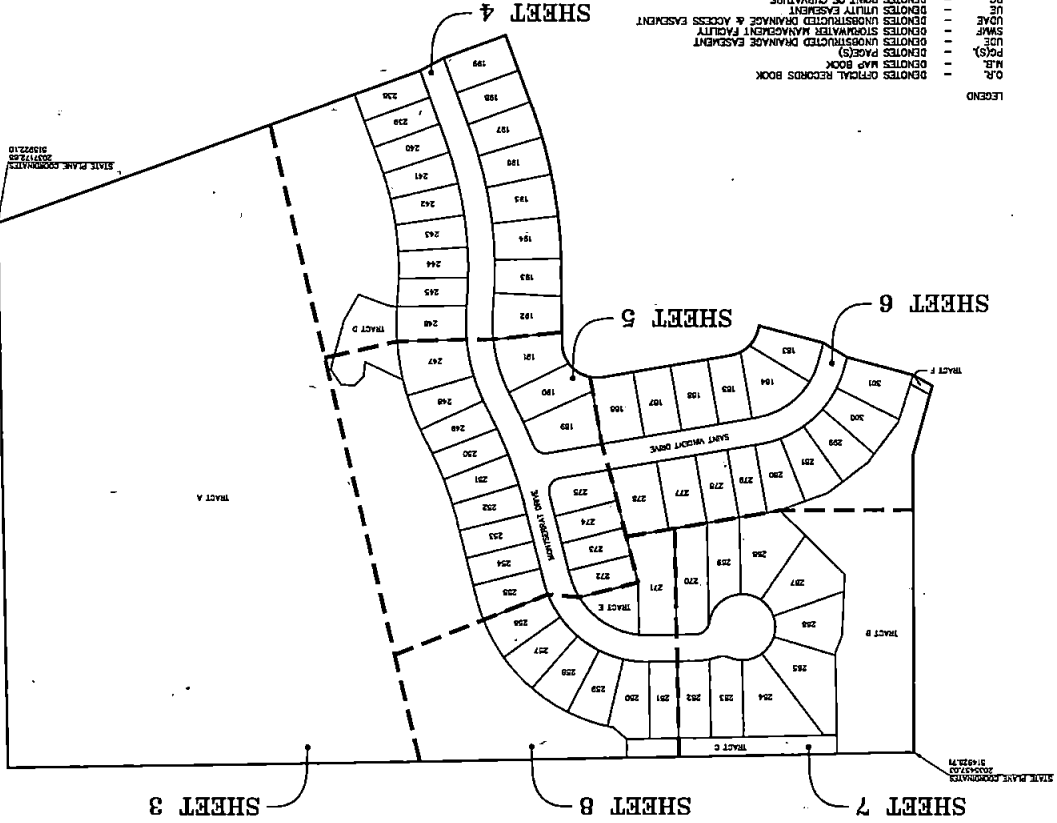
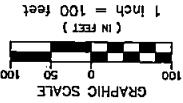
RENDITION DATE 6/20/19



WINDWARD RANCH PHASE THIRTEEN

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE SHEET 2 OF 8 SHEETS



LEGEND

O.R.	DENOTES OFFICIAL RECORDS BOOK
M.S.	DENOTES MAP BOOK
POS(S)	DENOTES STORMWATER MANAGEMENT FACILITY
UOE	DENOTES UNSTRUCTURED DRAINAGE EASEMENT
SMFE	DENOTES UNSTRUCTURED DRAINAGE EASEMENT
UAE	DENOTES UNSTRUCTURED DRAINAGE & ACCESS EASEMENT
UAE	DENOTES UTILITY EASEMENT
PC	DENOTES POINT OF CURVATURE
PC	DENOTES POINT OF TANGENCY
PI	DENOTES POINT OF INTERSECTION
RP	DENOTES POINT OF COMPOUND CURVATURE
(N)	DENOTES NON-ADJACENT
(N)	DENOTES PRIVATE UNSTRUCTURED DRAINAGE EASEMENT
PC	DENOTES PAVED DRIVE
■	DENOTES FOUND 4"x4" CONCRETE MONUMENT '815 FROM LB891'
○	DENOTES FOUND 4"x4" CONCRETE MONUMENT '815 FROM LB891'
○	DENOTES FOUND ON SET MAIL & DISC '815 FOR LB891'
DEV	DENOTES DEVELOPMENT
R/W	DENOTES RIGHT-OF-WAY
F.M.	DENOTES FLOOD POWER & LIGHT
MAFE	DENOTES ACCESS AND MAINTENANCE EASEMENT
□	DENOTES WETLANDS
□	DENOTES UNSTRUCTURED UPLAND BUFFER
□	DENOTES UPLAND PRESERVATION

- GENERAL NOTES
1. Boundaries are based upon the North line of Tract "B", according to the plat of Windward Ranch Phase Eleven, as recorded in Map Book 51, pages 15-20 of the Public Records of St. Johns County Florida, being 589'47.73" W.
 2. All drainage easements are unobstructed unless otherwise noted.
 3. The easements shown herein are designated as unobstructed easements and shall remain fully unobstructed by any permanent improvements which may impede the use of said easements, notwithstanding any plat or map which may show the location of any driveway, sidewalk and landscaping to be installed and the location of any structures to be removed or the expense of such lot owner for the removal and/or replacement of such items.
 4. All parties utility easements shall provide that such easements shall not be a source for the construction, maintenance, and operation of cable television services, or other services which interfere with the location and service of an electric, telephone, gas, water, sewer, 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.
 5. NOTICE: This plat, as recorded in the public records, is the official depiction of the subdivided lots and easements shown hereon and no circumstances be supplied in authority by any other person or official plat of the plat. There may be additional reservations that are not recorded on this plat that may be found in the public records of this county.
 6. Current law provides that no construction, filling, removal of earth, cutting of trees or other actions which take place within the jurisdiction of the state or local governmental authority shall be undertaken without the approval of the state or local governmental authority. The plat is intended to be used as a guide for the location and extent of the easements shown hereon. It is the responsibility of the plat owner, his agents and the utility performing any activity within the area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be suppressed and reestablished at any time by the appropriate authorities.
 7. State plane coordinates are based on NAD 83/90 State Plane, Florida East Zone (Zone 1801) in U.S. survey feet and are for GIS purposes only.
 8. Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.
 9. Grant of Easement for Shared Relation Form recorded in Official Records Book 3865, page 1 of the Public Records of St. Johns County is not platable.

PREPARED BY:
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