

RESOLUTION NO. 2019-331
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
OAKWOOD AT NOCATEE.

WHEREAS, TOLL SOUTHEAST LP COMPANY, INC., 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 Oakwood at Nocatee..

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 \$572,040.35 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$98,603.33 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 1 day of October, 2019.

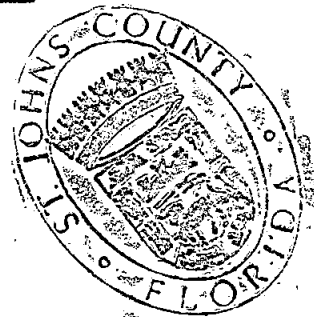
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 10/3/19

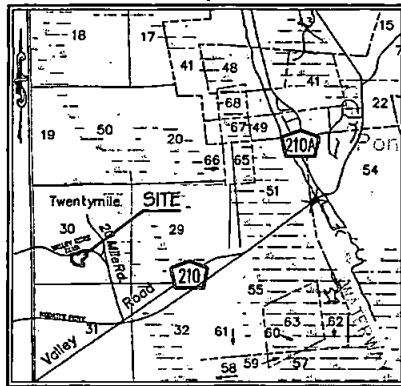


OAKWOOD AT NOCATEE

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1462, PAGE 711, OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA

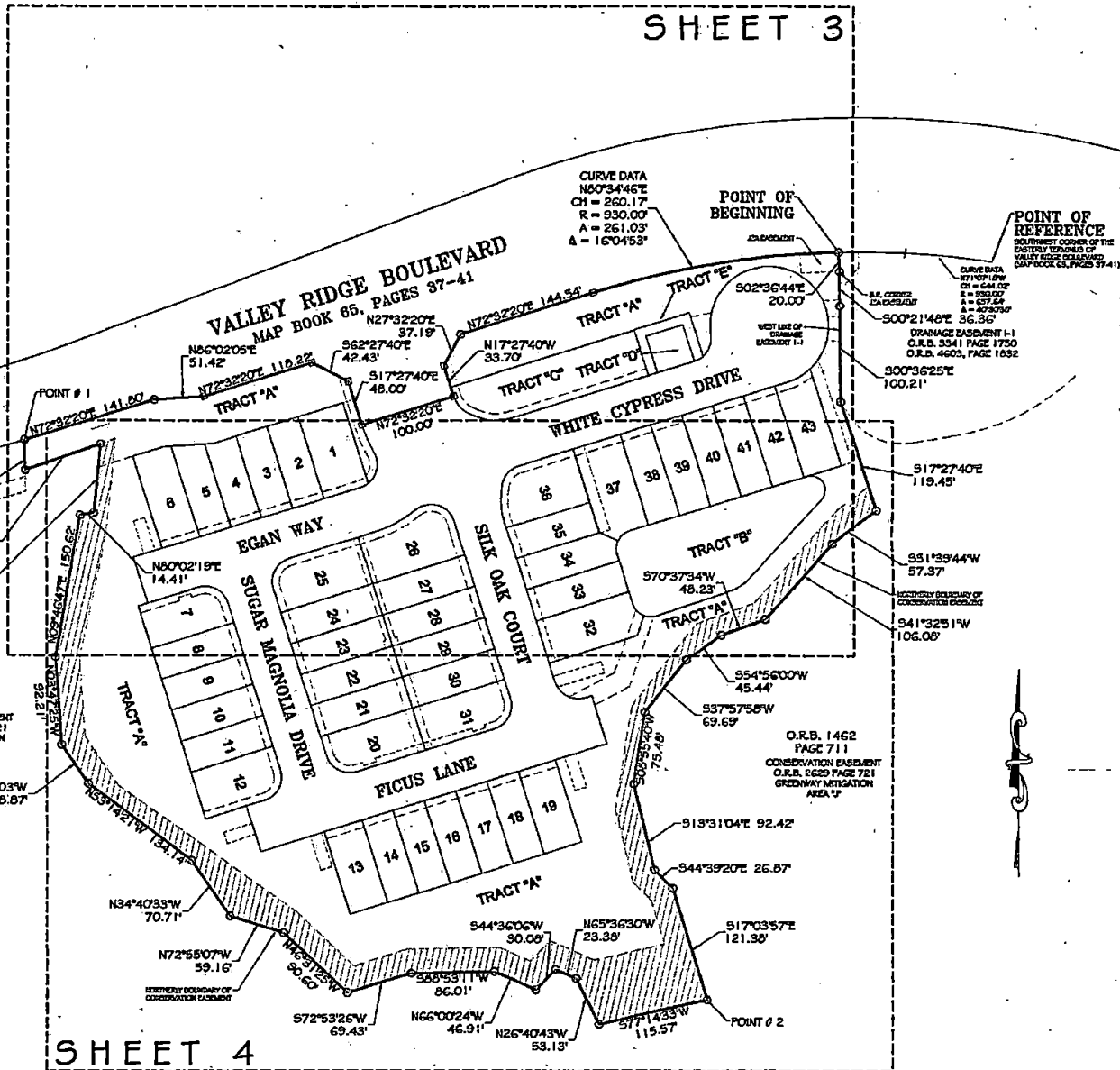
MAP BOOK ___ PAGE ___

SHEET 2 OF 4 SHEETS



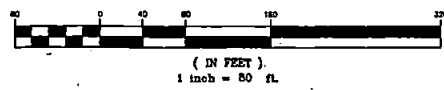
VICINITY MAP
(NOT TO SCALE)

SHEET 3



SHEET 4

GRAPHIC SCALE



- NOTES:
1. BOUNDARIES SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE LINE OF SOUTHERLY LINE VALLEY RIDGE BOULEVARD AS BEING NORTH 72°32'07" EAST.
 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL COPIATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 3. THE INTENDED USE OF THESE COORDINATES ARE FOR GIS BASE MAPPING PURPOSES.
 4. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUED WAS NATIONAL GEODETIC SURVEY GEODETIC NETWORK CONTROL STATION COORDINATES ARE BASED ON NORTH AMERICAN DATUM (1983) - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
 5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
 6. EACH EASEMENT CREATED BY THIS PLAT AND DESIGNATED AS A "DRAINAGE EASEMENT" SHALL REMAIN UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENTS FOR SUCH PURPOSE BY AUTHORIZED PERSONS OR ENTITIES.
 7. THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF DRIVEWAYS, CURBS AND SIDEWALKS AND THE INSTALLATION AND MAINTENANCE OF FENCES, FENCES AND LANDSCAPING ARE PERMISSIBLE OUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE DISPOSE OF EACH AFFECTED LOT OR TRACT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 8. EACH EASEMENT CREATED BY THIS PLAT AND DESIGNATED AS A "DRAINAGE AND ACCESS EASEMENT" SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENTS FOR SUCH PURPOSES BY AUTHORIZED PERSONS OR ENTITIES.
 9. THE EASEMENTS SET FORTH ON THIS PLAT SHALL NOT MERGE WITH FEE TITLE TO ANY OF THE LAND SUBJECT HEREIN AND SHALL REMAIN SEPARATE ESTATES.
 10. UPLAND BUFFER ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6467 UNLESS OTHERWISE NOTED
 - ⊗ = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6467 UNLESS OTHERWISE NOTED
 - ⊙ = SET 1/2" DISK STAMPED L.B. # 6467
 - C1 = TABULATED CURVE DATA
 - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E-E = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
 - U1 = TABULATED LINE DATA
 - PC = POINT OF CURVATURE
 - POC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PT = POINT OF TANGENCY

POINT	NORTHING	EASTING	DESCRIPTION
1	2105419.99	521093.60	N.W. CORNER OF PLAT
2	2104835.10	521803.50	S.E. CORNER OF PLAT

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
 5202 SAN JUAN AVENUE
 JACKSONVILLE, FLORIDA 32210
 904-364-6377
 LICENSED BUSINESS NO. 6467