

RESOLUTION NO. 2019- 396
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SILVERLEAF VILLAGE.

WHEREAS, LAND PLANNERS DEVELOPMENT II, INC., A FLORIDA CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silverleaf Village.

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 \$9,422,041.06 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,655,897.50 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 19th day of November, 2019.

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

BY: 
Jeb S. Smith, Chairman

ATTEST: Hunter S. Conrad, Clerk



Deputy Clerk

RENDITION DATE 11/21/19



SILVERLEAF VILLAGE

(SILVERLEAF - PARCELS 17A AND 17B)

BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

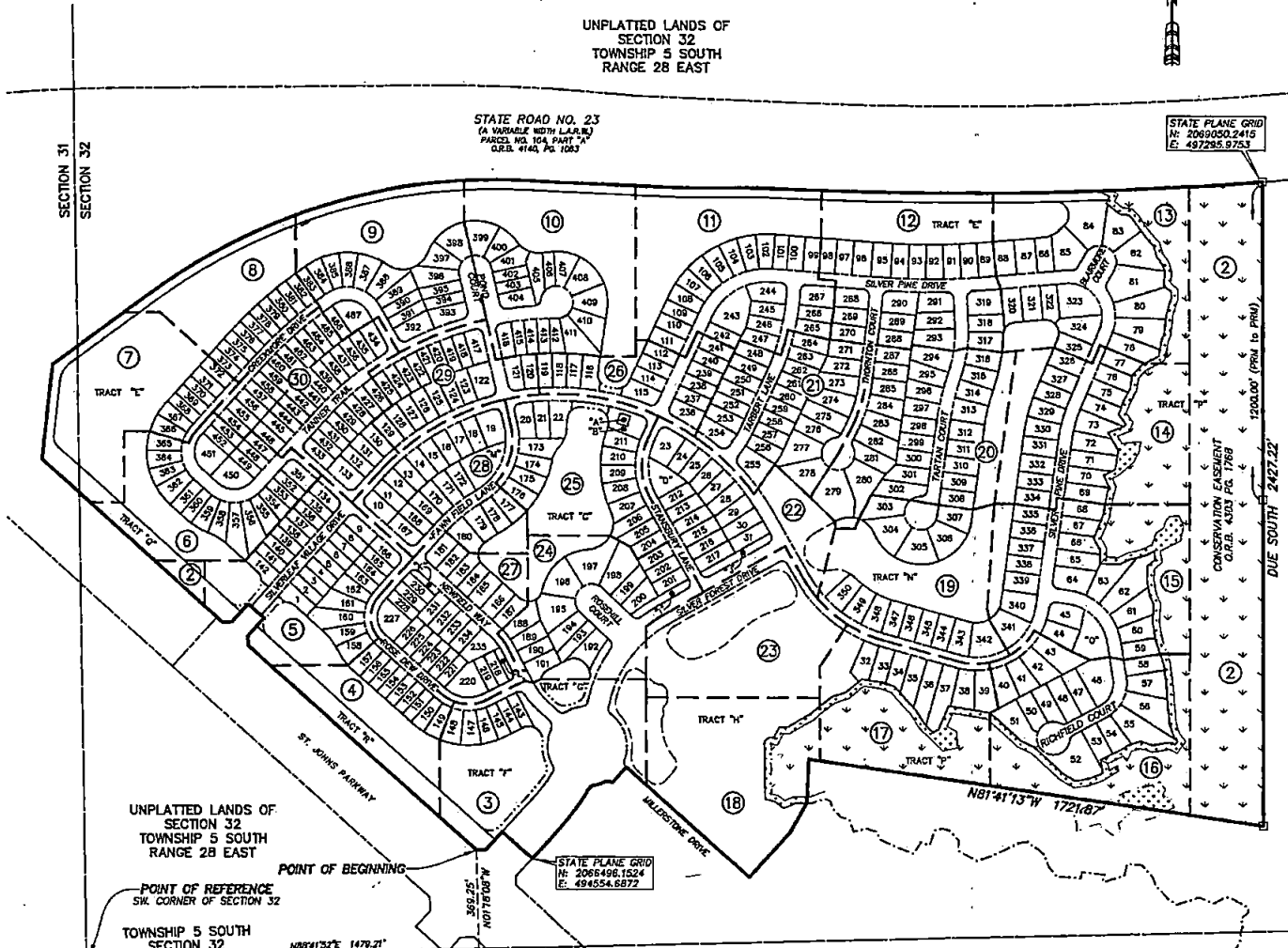
MAP BOOK PAGE

SHEET 2 OF 30 SHEETS

UNPLATTED LANDS OF
SECTION 32
TOWNSHIP 5 SOUTH
RANGE 28 EAST

STATE ROAD NO. 23
(A WHOLESEAL NORTH L.A.R.)
PARCEL NO. 104, PART "A"
O.R.B. 4145, PG. 1083

STATE PLANE GRID
N: 2069050.2415
E: 497295.9763

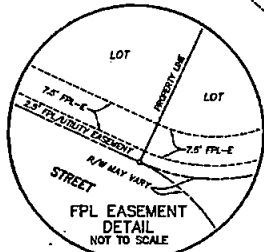


UNPLATTED LANDS OF
SECTION 32
TOWNSHIP 5 SOUTH
RANGE 28 EAST

POINT OF REFERENCE
SW CORNER OF SECTION 32

TOWNSHIP 5 SOUTH
SECTION 32
N89°41'32"E 1479.21'

STATE PLANE GRID
N: 2066496.1524
E: 494554.6872



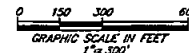
LEGEND
 DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

NOTES

- Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Southern line of Section 32 as being North 69°41'32" East.
- Coordinates based on GPS observation of the following National Geodetic Survey Control:
Station "02EC" (Jacksonville 2) coordinates: N 2182506.373 E 493852.930
Coordinate Datum: State Plane values reference Florida East Zone,
North American Datum 1983 (2011) and are in U.S. survey feet.
- NOTICE: This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be replatted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
- Tract "17" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material on landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
- Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
- Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M.
- STAMPED L.B.#3624,
- UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M.
- STAMPED L.B.#3624,
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R. RADIUS
- Δ. CENTRAL ANGLE
- CB. CHORD BEARING
- CH. CHORD DISTANCE
- P.T. POINT OF TANGENCY
- (NR). NON-RADIAL
- CI. TABULATED CURVE DATA
- LI. TABULATED LINE DATA
- R/W. RIGHT OF WAY
- C/L. CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL. FLORIDA POWER & LIGHT
- SJC. ST. JOHNS COUNTY
- DRNG. DRAINAGE
- ESEM. EASEMENT
- NAD. NORTH AMERICAN VERTICAL DATUM
- L.A.R.W. LIMITED ACCESS RIGHT OF WAY
- MATCHLINE
- ③ SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624