

RESOLUTION NO. 2019- 4
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING
A PLAT FOR SANDY CREEK PHASE 2C

WHEREAS, SANDY CREEK INVESTMENT CORP, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Sandy Creek Phase 2C.

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 \$291,199.95 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$265,024.95 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 15 day of January, 2019.

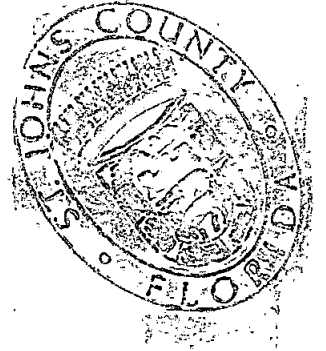
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad

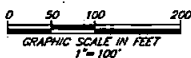
Sam Halterman
Deputy Clerk

RENDITION DATE 1/17/19



SANDY CREEK PHASE 2C

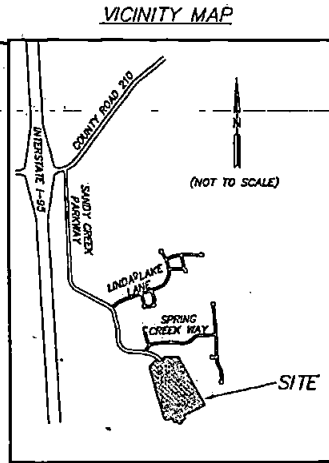
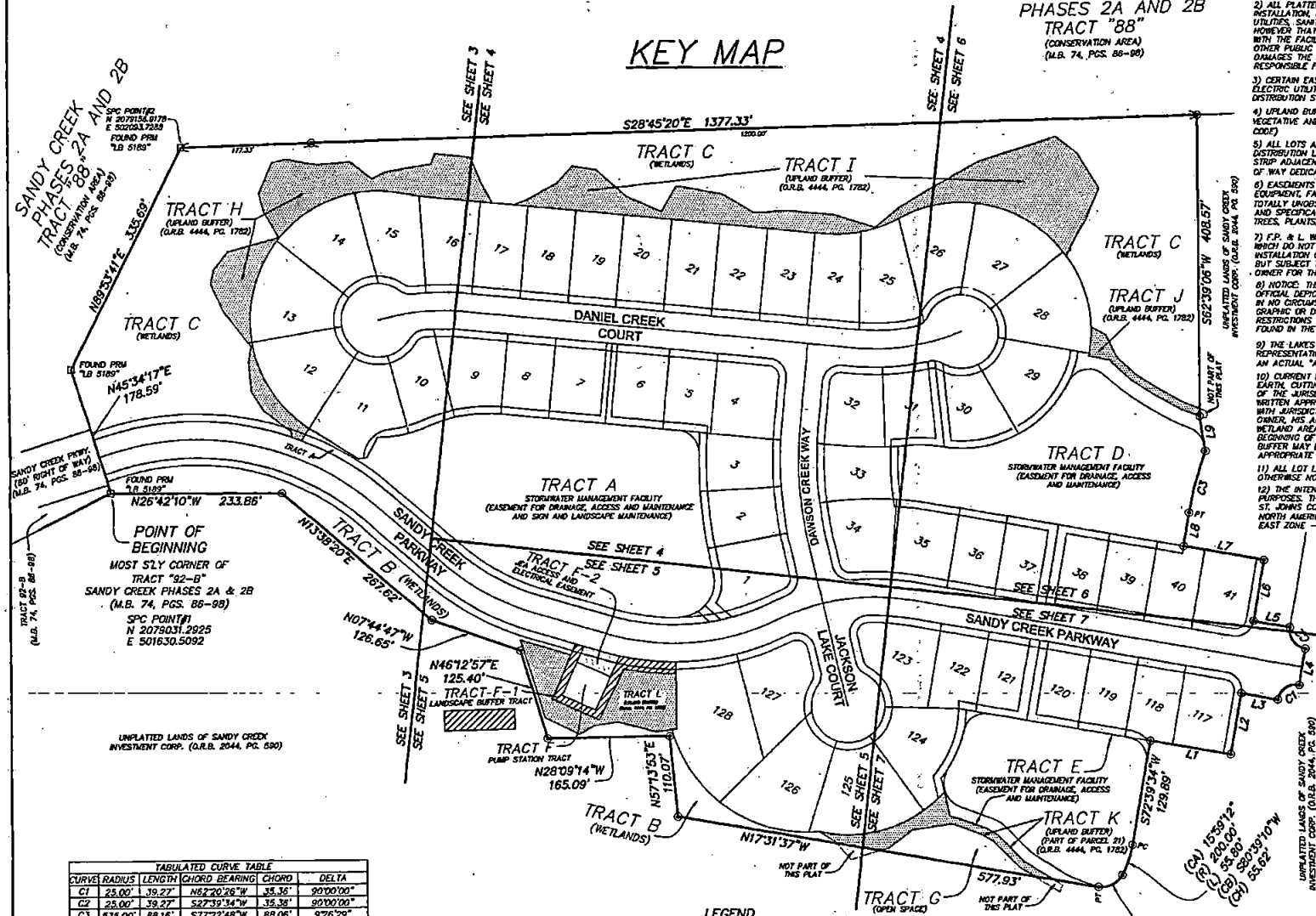
BEING A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



KEY MAP

SANDY CREEK
PHASES 2A AND 2B
TRACT "88"
(CONSERVATION AREA)
(M.B. 74, PGS. 86-88)

- NOTES:
- 1) BEARINGS SHOWN HEREON REFER TO THE ELY LINE OF SECTION 21 AS SHOWN ACCORDING TO THE PLAT OF SANDY CREEK PHASE 1 AS RECORDED IN MAP BOOK 62, PAGES 25-33, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - 2) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE 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.
 - 3) CERTAIN EASEMENTS ARE RESERVED FOR THE FLORIDA POWER AND LIGHT ELECTRIC UTILITY, FOR USE IN CONNECTION WITH ITS UNDERGROUND DISTRIBUTION SYSTEM.
 - 4) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED (4.01.06 & 4.01.07, LAND DEVELOPMENT CODE).
 - 5) ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES OVER A 10 FOOT STRIP ADJACENT TO, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY DESIGNATED BY THIS PLAT (DENOTED AS "P. & L." EASEMENT).
 - 6) EASEMENTS DENOTED AS "T.P. & L." AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBTAINED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR CLEARANCES FROM EQUIPMENT OF SHRUBS, TREES, PLANTS, FENCES, AND ETC.
 - 7) P.P. & L. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY P.P. & L. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY P.P. & L. AT THE EXPENSE OF EACH OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.
 - 8) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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 ST. JOHNS COUNTY, FLORIDA.
 - 9) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - 10) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF SOILS, 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.
 - 11) ALL LOT LINES INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
 - 12) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL, RELIED UPON FOR THESE VALUES WAS THE ST. JOHNS COUNTY THREE WIRE CONTROL NETWORK. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.



POINT OF BEGINNING
MOST SLY CORNER OF
TRACT "92-01"
SANDY CREEK PHASES 2A & 2B
(M.B. 74, PGS. 86-88)

SPC POINT #1
N 207°01'20.25"
E 5016.30.5092

TABULATED CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD	DELTA
C1	25.00'	1.39.27"	N62°20'26"W	35.36'	90°00'00"	
C2	25.00'	39.27"	S27°39'34"W	35.36'	90°00'00"	
C3	535.00'	88.16"	S77°24'48"W	88.08'	92°6'29"	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°20'26"W	110.00'
L2	S72°39'34"W	65.00'
L3	N17°20'26"W	50.00'
L4	S72°39'34"W	50.00'
L5	S17°20'26"W	50.00'
L6	S72°39'34"W	85.00'
L7	S17°20'26"W	110.00'
L8	S72°39'34"W	45.16'
L9	S54°26'39"W	47.93'

LEGEND

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.M.	Permanent Control Point "881818"	P.L.S.	Licensed Surveyor
F.C.M.	Found Concrete Monument "851089"	P.L.S.-E	Professional Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.O.C.	Point of Curvature	J.E.A.-E	Jacksonville Electric Authority Easement
P.O.R.	Point of Reverse Curvature	C.O.P.	Condominium
P.O.I.	Point of Intersection	A.C.H.	Air Conditioner
P.O.W.	Point of Wye	C.T.V.	Cable Television
O.V.	Official Record Volume/Book	O.L.	Overhead Lines
D.B.	Deed Book	(M)	Field measured
B.R.	Building Restriction Line	R.S.	Radius square
L.P.	Lot	L.S.	Lot Square
R.P.	Rocke Point	D.S.	Distance square
P.B.	Plot Book	C.A.	Center of Central Angle square
P.U.D.E.	Private Undeveloped Drainage Easement	C.C.	Concave
P.A.E.	Private Access Easement	U.D.E.	Undeveloped Drainage & Access Easement
(T)	Total	U.A.E.	Undeveloped Drainage Easement

UNPLATTED LANDS OF SANDY CREEK INVESTMENT CORP. (O.R.B. 2044, PG. 590)

PREPARED BY:
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