

RESOLUTION NO. 2019-427  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
PARKLAND PRESERVE PHASE 1

WHEREAS, NGMB PROPERTIES, LLC, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Parkland Preserve Phase 1.

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 \$2,765,825.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$452,159.00 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 3 day of December, 2019.

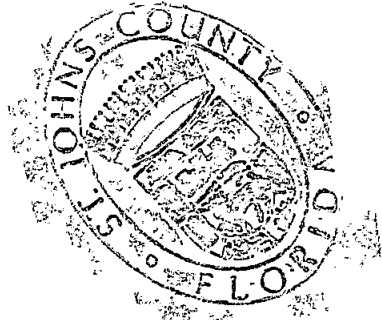
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman  
Deputy Clerk

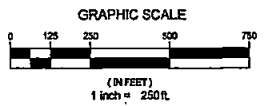
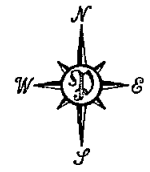
BY:  
Jeb S. Smith  
Jeb S. Smith, Chair

RENDITION DATE 12/5/19



# PARKLAND PRESERVE PHASE 1

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



INTERSTATE NO. 95  
 HIGHWAY RIGHT-OF-WAY CENTERLINE  
 (APPROXIMATE)

UNPLATTED LANDS  
PORTION OF SECTION 10,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST

UNPLATTED LANDS  
PORTION OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST

UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK 4452  
PAGE 530

TRACT	178	179	180	181	182
TRACT "F"	62	63	64	65	
	59	58	57		

UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK 4452  
PAGE 530

UNPLATTED LANDS  
PORTION OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST

UNPLATTED LANDS  
PORTION OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 2012 - PAGE 567

**NOTES**

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE EAST RIGHT OF WAY LINE OF PARKLAND TRAIL EXTENSION AS N32°47'20"W.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0901.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETENTION 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 5) ALL UPLAND BUFFERS ARE TO REMAIN NATURAL AND UNDISTURBED.
- 6) THE LANDS SHOWN HEREON ARE SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1273, PAGE 54 AND OFFICIAL RECORDS BOOK 3142, PAGE 1628, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 7) THE LANDS SHOWN HEREON BENEFIT FROM AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 1330, PAGE 119 AND OFFICIAL RECORDS BOOK 4452, PAGE 501, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 8) THE LANDS SHOWN HEREON ARE SUBJECT TO AN FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1666, PAGE 1266 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 9) THE LANDS SHOWN HEREON ARE SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 433, PAGE 27 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (BLANKET IN NATURE)
- 10) THE LANDS SHOWN HEREON ARE SUBJECT TO AN EASEMENT FOR UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 179, PAGE 1039 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**LEGEND**

- ⊙ DENOTES SET BY REDAR STAMPED PPM L.B. 6715
- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- ⊙ DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- CI DENOTES TABULATED CURVE DATA
- LI DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.A.C. DENOTES POINT OF ANGLE CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R.W. RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- P.P.L.E. FLORIDA POWER AND LIGHT EASEMENT
- ORL OFFICIAL RECORDS BOOK
- UNE UNRESTRICTED DRAINAGE AND ACCESS EASEMENT

LINE #	LENGTH	DIRECTION
L1	198.00'	N02°45'41"W
L2	40.07'	N81°09'02"E
L3	23.85'	N31°20'11"E

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	251265.9289	511363.5281	POINT OF BEGINNING
2	2518787.4345	519122.0227	NORTHWEST CORNER OF TRACT "C"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	198.79'	173.00'	61°51'42"	N02°10'10"E	177.85'
C2	60.17'	88.57'	23°49'52"	N45°15'07"E	49.81'
C3	73.46'	92.00'	80°40'00"	N07°02'25"W	64.79'

INTERNATIONAL GOLF PARKWAY  
(VARIABLE WIDTH R/W)

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
 PHONE (904) 805-0030 - L.B. NO. 6715.