

RESOLUTION NO. 2019- 5
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
VILLAGES OF VALENCIA PHASE 5.

WHEREAS, PULTE HOME COMPANY, LLC, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Villages of Valencia Phase 5.

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 \$2,562,531.50 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$460,163.25 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.

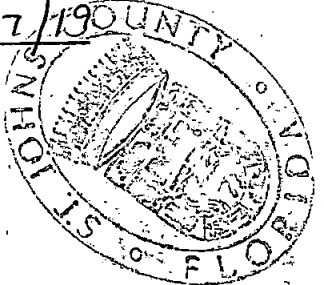
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad

Paul Halterman
Deputy Clerk

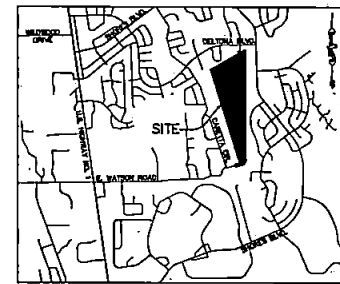
RENDITION DATE 1/17/19 COUNTY OF ST. JOHNS FLORIDA

The seal of St. Johns County, Florida, is circular. It features a central emblem with a plow and a sheaf of wheat, symbolizing agriculture. The text "ST. JOHNS COUNTY" is written along the top inner edge, and "FLORIDA" is at the bottom. The year "1822" is also visible within the seal's border.

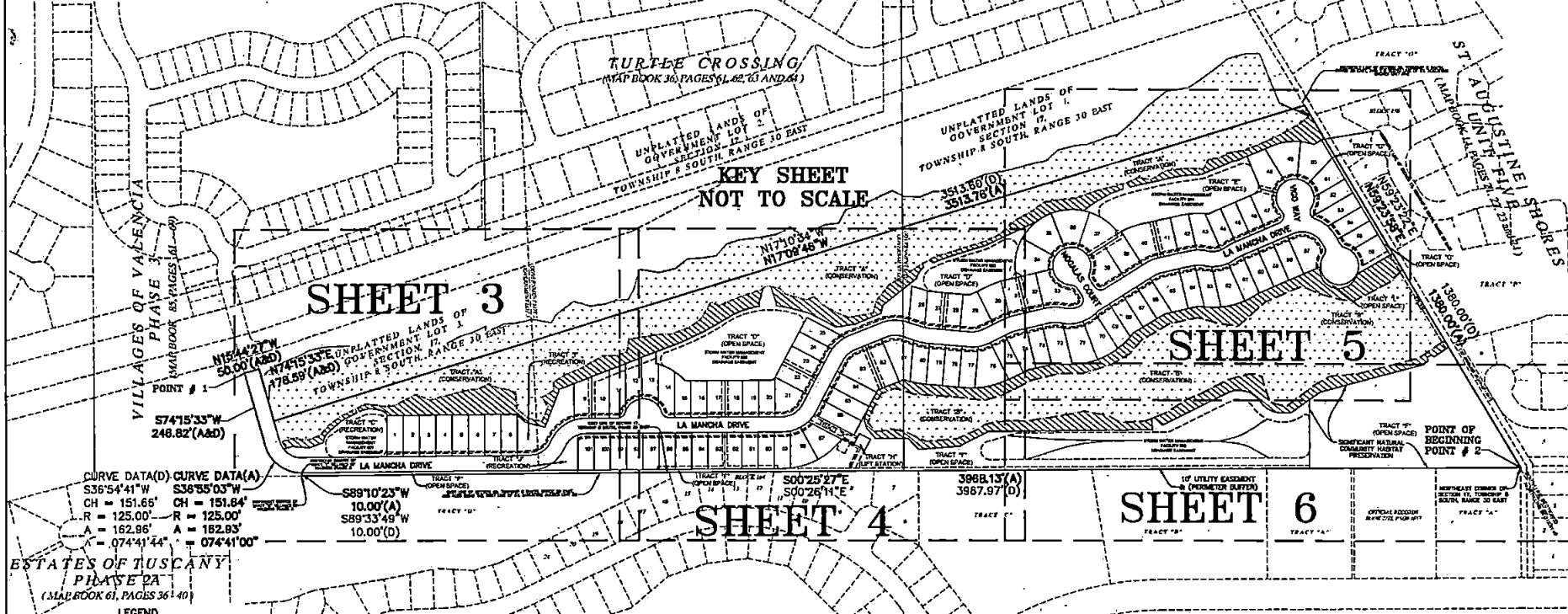
VILLAGES OF VALENCIA PHASE 5

A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 17, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

- NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTH LINE OF LA MANCHA DRIVE AS BEING NORTH 74°15'33" EAST.
 2. THIS PLAT AS PREPARED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL, OF LOGS, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERBARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR 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 ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND MODIFIED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
 4. THE INTENDED USE OF THESE COORDINATES IS FOR GPS BASE MAPPING PURPOSES. THE GEODETIC CONTROL POINT UPON WHICH THESE VALUES WERE NATIONAL GEODETIC SURVEY GEODETIC NETWORK CONTROL STATION DURG. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
 5. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
 6. ALL PLATTED UTILITY EASEMENTS SHALL INCLUDE 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.
 7. STORMWATER MANAGEMENT FACILITIES 501, 502, 503, 504 AND 505 DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
 8. OWNER HEREBY RESERVES FOR ITSELF AND ANY FUTURE OWNER OF TRACTS G, H, K AND F AND THE HOLDERS(S) OF THE EASEMENT INTERESTS IN STORMWATER MANAGEMENT FACILITY 501, 502, 503, 504 AND 505 DRAINAGE EASEMENTS AN EASEMENT FOR OVERFLOW DRAINAGE FROM THE OVERFLOW STRUCTURES FOR STORMWATER MANAGEMENT FACILITY 501, 502, 503, 504 AND 505 DRAINAGE EASEMENTS TO BE INSTALLED PER THE ENGINEERING PLANS FOR THE PROPERTY AND ADJACENT JURISDICTIONAL WETLANDS.
 9. EACH EASEMENT CREATED BY THIS PLAT AND DESIGNATED AS A DRAINAGE EASEMENT SHALL REMAIN UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY BE MADE TO THE USE OF SAID EASEMENTS FOR SUCH PURPOSES BY AUTHORIZED PERSONS OR ENTITIES.
 10. THE EASEMENTS SET FORTH ON THIS PLAT SHALL NOT MERGE WITH TITLE TO ANY OF THE LAND SUBJECT HEREON AND SHALL REMAIN SEPARATE ESTATES.
 11. THE "SIGNIFICANT NATURAL COMMUNITY HABITAT PRESERVATION" AREA SHOWN ON THIS PLAT SHALL REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
 12. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED JULY 18, 2007 IN OFFICIAL RECORDS BOOK 2924, PAGE 441 AND TOGETHER WITH THE ASSIGNMENT OF RIGHTS OF DECLARANT RECORDED MAY 20, 2011 IN OFFICIAL RECORDS BOOK 3418, PAGE 1147 AND TOGETHER WITH THE SUPPLEMENTAL DECLARATION AND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED JULY 15, 2011 IN OFFICIAL RECORDS BOOK 4000, PAGE 433 AND TOGETHER WITH THE SECOND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED DECEMBER 14, 2011 IN OFFICIAL RECORDS BOOK 3504, PAGE 1878 AND TOGETHER WITH THE ASSIGNMENT OF DEVELOPMENT RIGHTS AND DESIGNATION OF DECLARANT RECORDED MAY 9, 2013 IN OFFICIAL RECORDS BOOK 4072, PAGE 1149 AND TOGETHER WITH THE THIRD SUPPLEMENTAL DECLARATION AND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED MAY 5, 2013 IN OFFICIAL RECORDS BOOK 4422, PAGE 1849 AND TOGETHER WITH THE FOURTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED JULY 26, 2013 IN OFFICIAL RECORDS BOOK 4182 AND TOGETHER WITH THE ASSIGNMENT OF DECLARANT RIGHTS AND DESIGNATION OF DECLARANT RECORDED FEBRUARY 7, 2018 IN OFFICIAL RECORDS BOOK 4300, PAGE 430 AND TOGETHER WITH THE FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED FEBRUARY 7, 2018 IN OFFICIAL RECORDS BOOK 4300, PAGE 433 AND TOGETHER WITH THE SIXTH SUPPLEMENTAL DECLARATION AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGES OF VALENCIA RECORDED APR. 23, 2018 IN OFFICIAL RECORDS BOOK 4534, PAGE 1824, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MAILED AND RECORDED DRAINAGE AND RESTRICTION EASEMENT AGREEMENT BY AND BETWEEN VALENCIA DEVELOPERS 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ROBERT A. CARMINE AND MONIE C. CARMINE TRUSTEES OF THE CARMINE TRUST U/I/A FEBRUARY 28, 1997, RECORDED APRIL 23, 2018 IN OFFICIAL RECORDS BOOK 4534, PAGE 1824, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 14. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED. (SECTION 4.01.06.04 LAND DEVELOPMENT CODE)



VICINITY MAP
NOT TO SCALE



CURVE DATA(D) CURVE DATA(A)
 S36°54'41"W CH = 151.66'
 S36°55'03"W CH = 151.64'
 R = 125.00' R = 125.00'
 A = 162.96' A = 162.93'
 = 074°41'44" = 074°41'00"

ESTATES OF TUSCANY PHASE 2A
 (MAP BOOK 61, PAGES 361-40)

- LEGEND
- = SET 1/2" CAPPED IRON ROD LB. # 8487
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 8487 UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED LB 8487
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - CS = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - FL = FLORIDA POWER & LIGHT
 - O.T.O.B. = OUTER TOP OF BANK
 - SUCJD = St. Johns County, a political subdivision

POINT	NORTHING	EASTING	DESCRIPTION
1	1988049.15	559871.87	S.W. CORNER OF PLAT
2	1992205.51	559981.25	N.E. CORNER OF PLAT

PREPARED BY
 ARC SURVEYING AND MAPPING
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 JACKSONVILLE, FLORIDA 32210
 904-384-3377
 LICENSED BUSINESS NO. 6487