

RESOLUTION NO. 2019- 57
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WORTHINGTON ESTATES PHASE II.

WHEREAS, MILL CREEK PLANTATION NORTH LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Worthington Estates Phase II.

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 \$417,885.99 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$315,347.27 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 5 day of March, 2019.

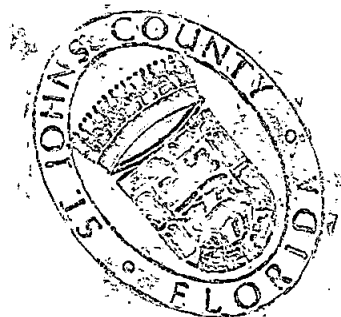
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad, Clerk

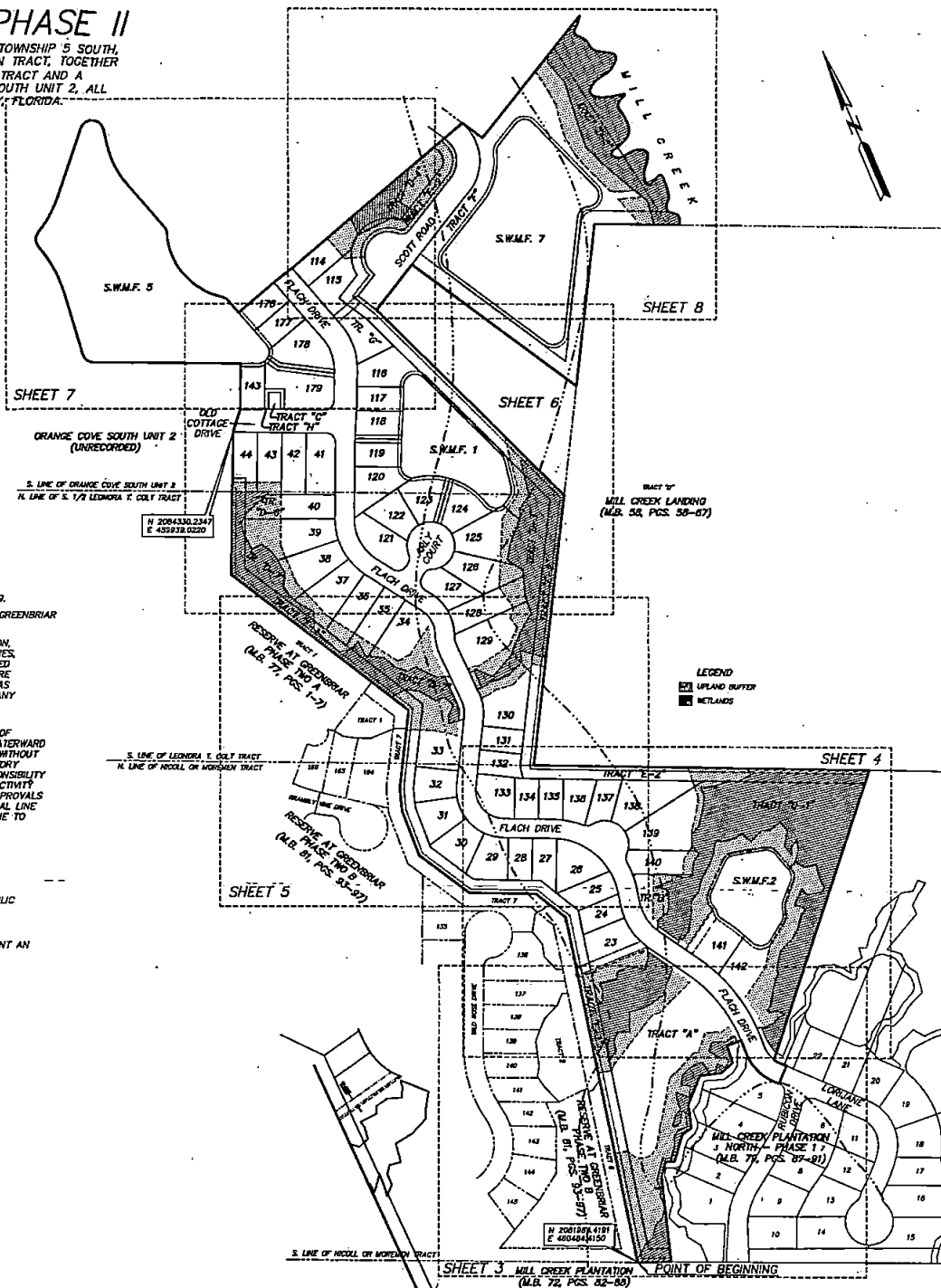
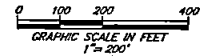
Sam Halterman
Deputy Clerk

RENDITION DATE 3/8/19



WORTHINGTON ESTATES PHASE II

A PORTION OF THE FRANCIS PHILIP FATO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE NICOLL OR MOREMAN TRACT, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE LEONORA T. COLT TRACT AND A PORTION OF THE UNRECORDED SUBDIVISION OF ORANGE COVE SOUTH UNIT 2, ALL LYING IN SAID FRANCIS PHILIP FATO GRANT, ST. JOHNS COUNTY, FLORIDA.



LEGEND

- P.C. Point of Curvature
- P.T. Point of Tangency
- P.R.C. Point of Reverse Curvature
- P.C.C. Point of Compound Curvature
- P.I. Point of Intersection
- CA Central Angle
- R Radius
- L Arc
- CB Chord Bearing
- CH Chord Distance
- CI Tabulated Curve Data
- LI Tabulated Line Data
- C/L Centerline
- TOB Top of Bank
- PRM Permanent Reference Monument (P.R.M.)
- PCP Permanent Control Point (P.C.P.)
- FPL-E Florida Power & Light Company Easement
- JEAE Jacksonville Electric Authority Utility Easement
- U.D.E. Unobstructed Drainage Easement

NOTES:

- 1) \odot DENOTES PERMANENT REFERENCE MONUMENT SET NO. L.B. 5189.
- 2) BEARINGS BASED ON THE EASTERLY LINE OF TRACT 6, RESERVE AT GREENBRIAR PHASE TWO B (MAP BOOK B1, PAGES 93-97)
- 3) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SERVICES 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.
- 4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, 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 ACQUIRE 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.
- 5) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 6) 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.
- 6) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL VEGETATIVE AND UNDISTURBED.

STATE PLANE COORDINATE NOTE - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS ST. JOHNS COUNTY GEODETIC CONTROL MONUMENTS 03.1 AND 03.4. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 83/20 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

PREPARED BY:
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