

**RESOLUTION NO. 2020-   1**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**JULINGTON LAKES – PHASE 4 UNIT 4.**

**WHEREAS, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Julington Lakes – Phase 4 Unit 4.

**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 \$1,183,404.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$188,020.52 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:

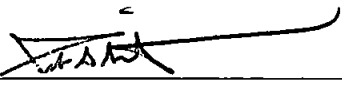
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 21<sup>st</sup> day of January, 2020.

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

BY:   
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

  
Deputy Clerk

RENDITION DATE 1/23/20



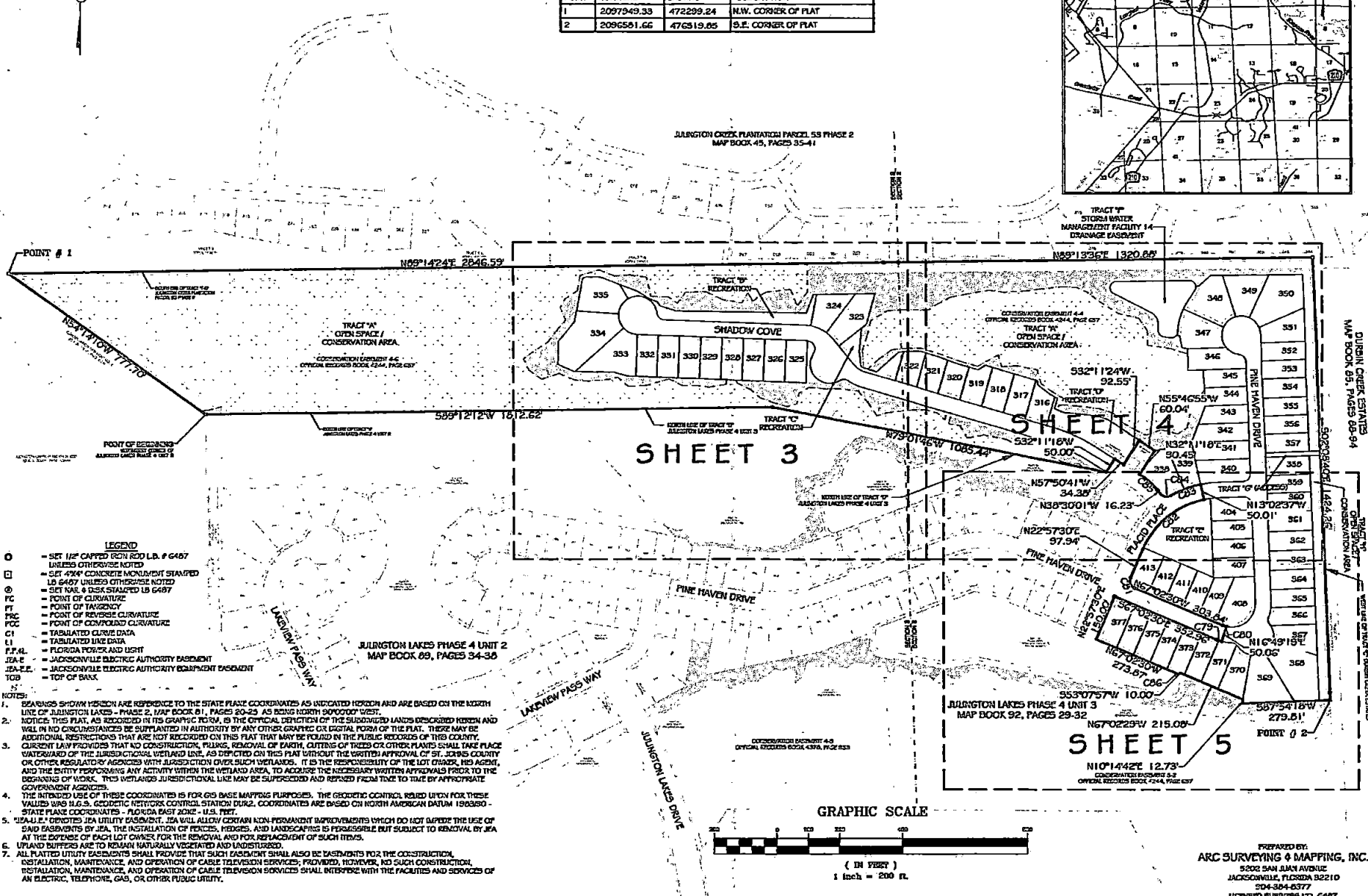
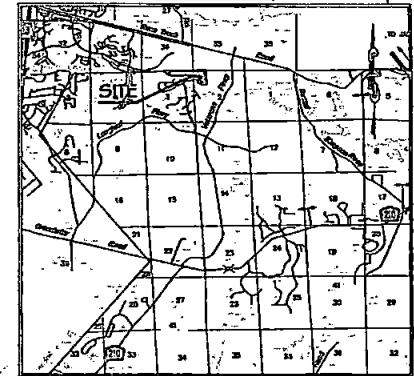
# JULINGTON LAKES - PHASE 4 UNIT 4

A PORTION OF SECTIONS 2 & 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 2 OF 5 SHEETS

POINT	NORTHING	EASTING	DESCRIPTION
1	2097949.33	472299.24	N.W. CORNER OF PLAT
2	2096581.66	476519.85	S.E. CORNER OF PLAT

## VICINITY MAP



POINT # 1

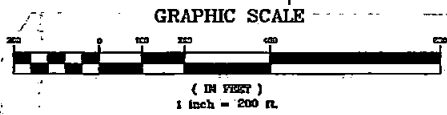
SHEET 3

SHEET 4

SHEET 5

- LEGEND**
- - SET 1/2" CAPPED IRON ROD L.S. # 6487 UNLESS OTHERWISE NOTED
  - ⊙ - SET 4"x4" CONCRETE MONUMENT SHAWPED L.S. 6487 UNLESS OTHERWISE NOTED
  - ⊕ - SET NAIL & DISK SHAWPED L.S. 6487
  - PC - POINT OF CURVATURE
  - PI - POINT OF TANGENCY
  - PSC - POINT OF REVERSE CURVATURE
  - PCC - POINT OF COMPOUND CURVATURE
  - CI - TABULATED CURVE DATA
  - LI - TABULATED LINE DATA
  - F.F.L. - FLORIDA POWER AND LIGHT
  - JEA-E - JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-EE - JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - TGB - TOP OF BANK

- NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTH LINE OF JULINGTON LAKES - PHASE 2, MAP BOOK 61, PAGES 20-23 AS BEING HORIZON 90°00'00" WEST.
  - NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD 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 OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REVISED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL POINT UPON FOR THESE VALUES WAS U.S. GEODETIC CONTROL STATION 1942, COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/80 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
  - "JEA-E" DENOTES JEA UTILITY EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPED THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
  - WETLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
  - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE BACKDROTS 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.



JULINGTON CREEK ESTUARIES  
 MAP BOOK 59, PAGES 88-94  
 JULINGTON LAKES PHASE 4 UNIT 3  
 MAP BOOK 92, PAGES 29-32  
 JULINGTON LAKES PHASE 4 UNIT 2  
 MAP BOOK 89, PAGES 34-36

PREPARED BY:  
**ARC SURVEYING & MAPPING, INC.**  
 5202 SAN JUAN AVENUE  
 JACKSONVILLE, FLORIDA 32210  
 904-384-8377  
 LICENSED SURVEYOR NO. 6487