

RESOLUTION NO. 2020- 131
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
FRANKLIN SQUARE AT CROSSWATER TOWNHOMES PHASE 1.**

WHEREAS, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Franklin Square at Crosswater Townhomes 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 \$779,745.85 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$117,673.45 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 day of April, 2020.

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

BY: _____

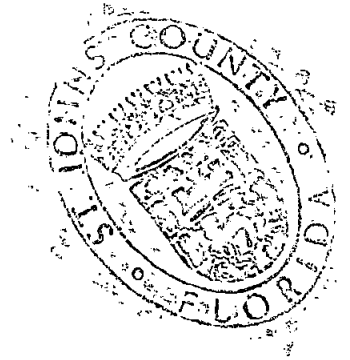
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk of Court

BY: _____

Deputy Clerk

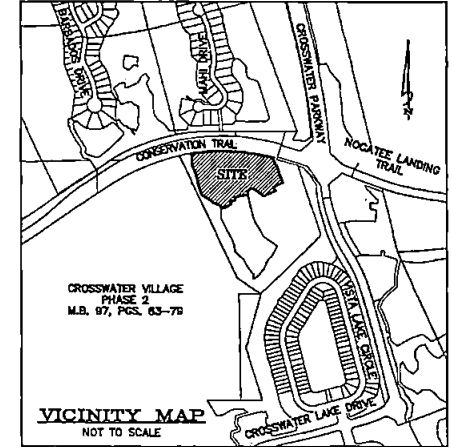
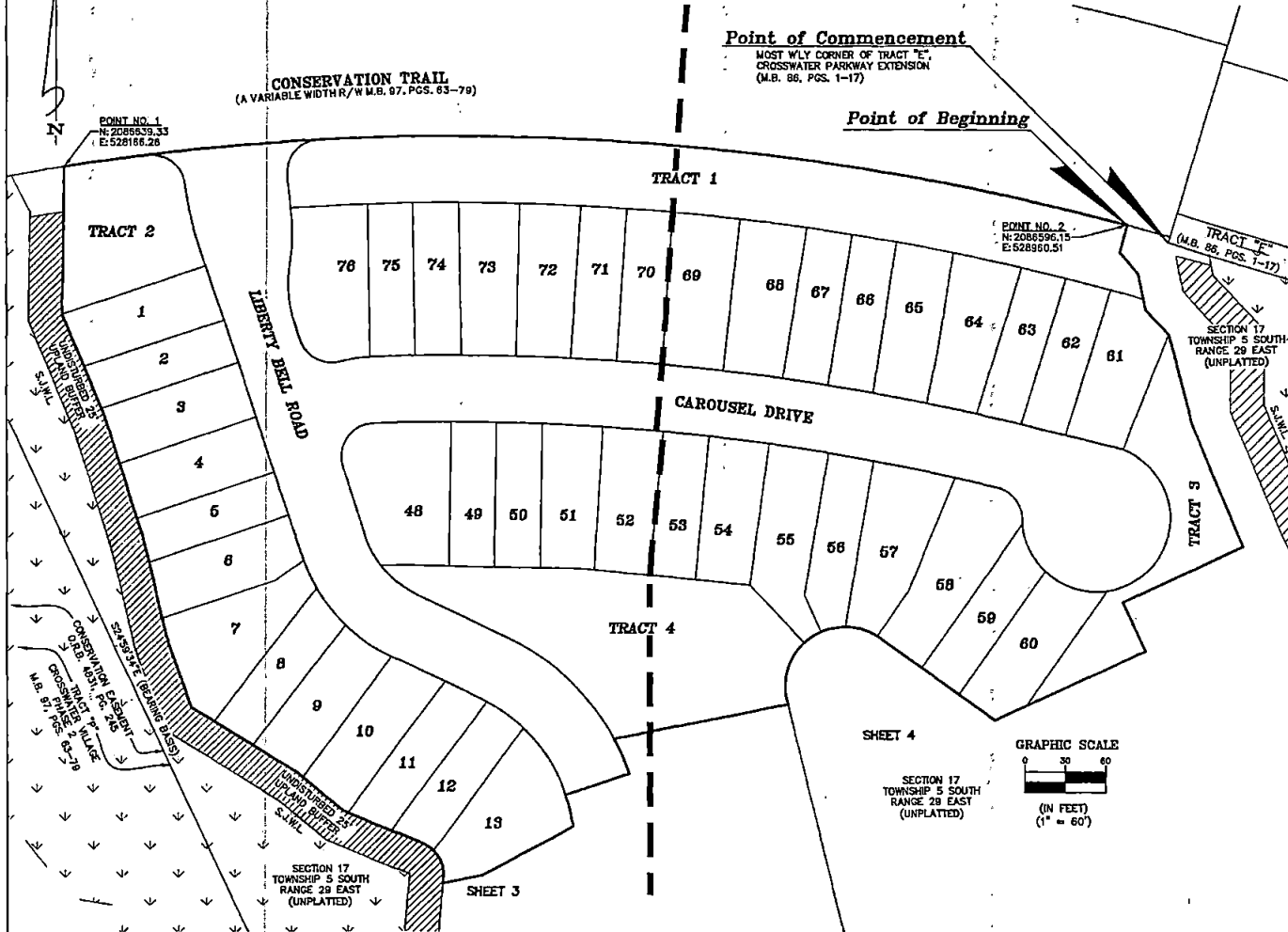
RENDITION DATE 4/23/20



Franklin Square at Crosswater Townhomes Phase 1

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS
42 LOTS AND 4 TRACTS IN THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF TRACT "P", CROSSWATER VILLAGE PHASE 2 PLAT, RECORDED IN M.B. 97, PGS. 63-79 AS S24°59'34"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELIZEY).
DURBIN 2 N 2092533.6352 E 509677.0129
ELIZEY N 2030457.6959 E 524684.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE -- (U.S. SURVEY FEET)

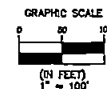
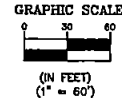
POINT	NORTHING	EASTING	DESCRIPTION
1	2088838.33	528168.26	PRM-NWLY CORNER TRACT 2
2	2088598.15	528660.51	PRM-NELY CORNER TRACT 1

- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
O.R.B. 4701, PG. 1753 EASEMENT AGREEMENT SHOWN HEREON (BENEFITS PLATTED LANDS)

LEGEND

- R/W = RIGHT OF WAY
 - M.B. = MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG(S). = PAGE(S)
 - CH = CHORD DISTANCE
 - R = RADIUS
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - (R) = RADIAL TO RIGHT OF WAY
 - F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
 - JEA-U.E. = JEA UTILITY & ACCESS EASEMENT
 - CI = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - ATB = APPROXIMATE TOP OF BANK
 - S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE
 - T.L.O. = TIE LINE ONLY
 - = 5/8" REBAR WITH CAP "P.R.M. LB 3731"
 - ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB. 3731
- DENOTES UNDISTURBED 25-FOOT UPLAND BUFFER
 DENOTES STATE JURISDICTIONAL WETLANDS



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