

RESOLUTION NO. 2020-189
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
GRAND CREEK NORTH PHASE 1A.

WHEREAS, LENNAR HOMES, 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 Grand Creek North Phase 1A.

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 \$3,609,572.19 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$633,219.00 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 2nd day of June, 2020.

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

BY: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk of Court

[Signature]
Deputy Clerk

RENDITION DATE 6/4/20



GRAND CREEK NORTH PHASE 1A

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 12 SHEETS

NOTES

- Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Southwesterly right of way line of Longleaf Pine Parkway as being South 23°35'25" East.
- Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182508.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- NOTICE:** This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
- Tracts "F", "G", "H" and "L1" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purposes of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
- Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot overland width, but not less than 10 feet.
- Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
- The lakes and top of bank shown herein depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
- Lands depicted herein are subject to Amenity Use Easements and Cost Sharing Agreement recorded in Official Records Book 4812, Page 790, of the Public Records of St. Johns County, Florida, which is a non-exclusive easement over the trails, sidewalks, streets and other access areas located within the Amenity Center.

STATE PLANE GRID
N: 2069041.8475
E: 462551.7826

UNPLATTED LANDS OF
FRANCIS J. FATIO GRANT
SECTION 39
TOWNSHIP 5 SOUTH
RANGE 27 EAST

O.R.B. 3863, PG. 1614

UNPLATTED LANDS OF
SECTION 32
TOWNSHIP 5 SOUTH
RANGE 27 EAST

FPL DIMENSION TABLE

30' 10"	TYPICAL 10'x10' SEA EQUIPMENT EASEMENT
30' 5"	TYPICAL 10'x10' SEA EQUIPMENT EASEMENT
30' 10"	TYPICAL 10'x20' SEA EQUIPMENT EASEMENT
30' 10"	TYPICAL 10'x20' SEA EQUIPMENT EASEMENT

UNPLATTED LANDS OF
FRANCIS J. FATIO GRANT
SECTION 40
TOWNSHIP 5 SOUTH
RANGE 27 EAST

UNPLATTED LANDS OF
FRANCIS J. FATIO GRANT
SECTION 43
TOWNSHIP 6 SOUTH
RANGE 27 EAST

THE VILLAGE-PHASE ONE
M.B. 20, PGS. 16 AND 17

SECTION 5
TOWNSHIP 5 SOUTH
RANGE 27 EAST

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1113.00'	30°00'01"	583.62'	N32°23'00"W	577.17'
C2	883.00'	14°11'42"	244.03'	N24°28'51"W	243.41'

LEGEND

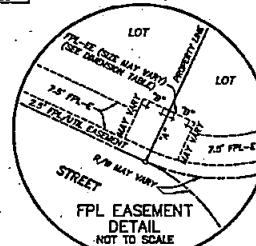
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- CH TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.C. PAGE
- TWP TOWNSHIP
- SD SOUTH
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT EASEMENT
- ESMT NORTH AMERICAN VERTICAL DATUM MATCHLINE
- NAVD NORTH AMERICAN VERTICAL DATUM MATCHLINE
- ③ SHEET REFERENCE NUMBER
- ▨ DENOTES NATURAL VEGETATIVE UPLAND BUFFER



POINT OF BEGINNING

LINE TABLE

LINE	BEARING	LENGTH
L1	N02°25'21"W	31.42'
L2	N47°23'00"W	183.63'
L3	N17°23'00"W	383.23'



POINT OF REFERENCE
INTERSECTION OF THE N/W R/W LINE
OF C.R. NO. 5-210 AND THE SW/4
R/W LINE OF LONGLEAF PINE PARKWAY

TOWNSHIP 5 SOUTH
TOWNSHIP 6 SOUTH



PREPARED BY:
ETM SURVEYING & MAPPING, INC
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624