

RESOLUTION NO. 2020-234
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
GRAND OAKS PHASE 1D UNIT 1.

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN 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 Oaks Phase 1D Unit 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 \$647,998.95 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$122,455.95 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 7th day of July, 2020.

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

BY: _____

Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

RENDITION DATE 7/9/20

Pam Halterman

Deputy Clerk

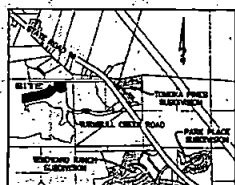


Grand Oaks Phase 1D Unit 1

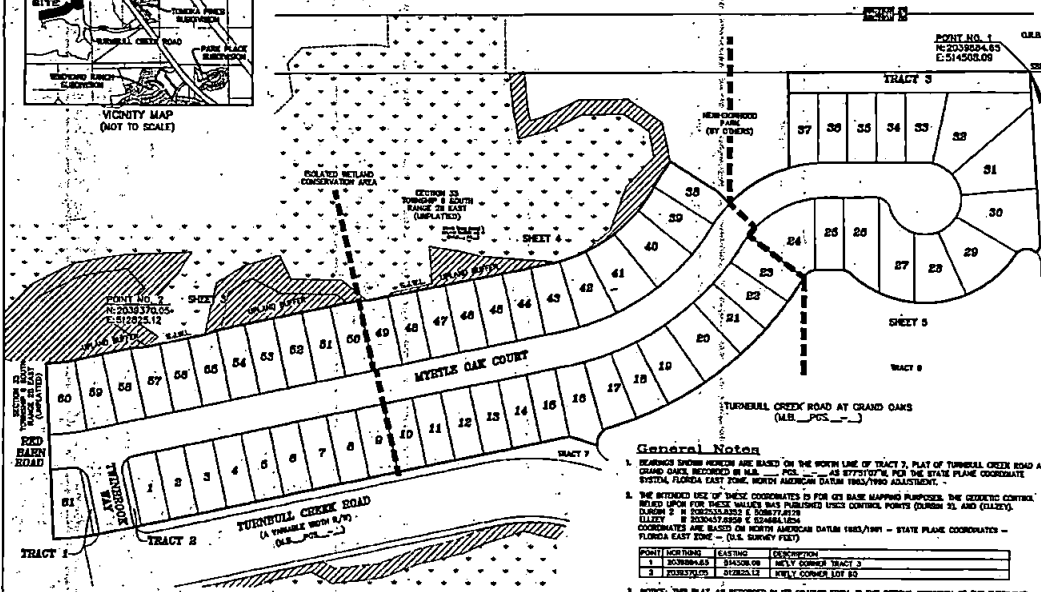
A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 5 SHEETS
OF LOTS AND 3 TRACTS IN THIS PHASE



VICINITY MAP
(NOT TO SCALE)



Point of Commencement

Point of Beginning

POINT NO. 1
N 20° 00' 00" E
E 514508.09

G.L.R. 2017, P.C. 1023
"ARCEL" ST.

SECTION 35
TOWNSHIP 6 SOUTH
RANGE 28 EAST
(IMPLANTED)



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT 1, PLAT OF TURNBULL CREEK ROAD AT GRAND OAKS, RECORDED IN P.L.M. P.C. 1023, AS 8770197'N PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/TW0 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GROUND MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED U.S.C.S. CONTROL POINTS (DAURIN 31 AND DALEY). DAURIN 31 IS CLASSIFIED AS SURVEY POINT. DALEY IS CLASSIFIED AS COMMERCE. COORDINATES ARE BASED ON NORTH AMERICAN DATUM (NAD83)/TW0 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET).

POINT NUMBER	EASTING	NORTHING
1	514508.09	1023
2	514508.09	1023

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL VERSION OF THE BOUNDARY LINES DESCRIBED HEREON AND SHALL BE SO ENFORCEABLE IN ALL CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, (SECTION 177.06, FLORIDA).

- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CURVE BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE DATA(S) SHOWN ON EACH SHEET IS 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 FUNCTIONS 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 (TYPE) ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LOTS, TRACTS, AND AREAS ARE SUBJECT TO THE FOLLOWING EASEMENTS:
 G.L.R. 4700, PAGE 15 - GRANT OF EASEMENT
 G.L.R. 4700, PAGE 46 - GRANT OF TELECOMMUNICATIONS EASEMENT
 G.L.R. 4014, PAGE 801 - EASEMENT AGREEMENT
 G.L.R. 4014, PAGE 1438 - TERMS, CONDITIONS AND EASEMENTS
 G.L.R. 4017, PAGE 1140 - TEMPORARY, NON-EXCLUSIVE ACCESS, UTILITIES AND SERVICE EASEMENT AGREEMENT

BRACKETS PLATTED LOTS
 BRACKETS PLATTED LOTS
 DOES NOT AFFECT PLATTED LOTS
 DOES NOT AFFECT PLATTED LOTS
 SHOWS WETLAND BOUNDARIES
 PLATTED LOTS



LEGEND	DESCRIPTION
R/W	RIGHT OF WAY
M/W	MAP BOOK
G.L.R.	OFFICIAL RECORDS BOOK
P.O.C.	PAVED
P.F.E.	FLORIDA POWER AND LIGHT EASEMENT
OR	ORING DISTANCE
R	RADIUS
L	ARC LENGTH
C	CENTERLINE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
M.T.	POINT OF NON TANGENCY
P.C.C.	POINT OF REVERSE CURVATURE
T.D.	TIE LINE ONLY
CO	CONCRETE
PL	PRIVATE UNDERSTRUCTURED DRAINAGE EASEMENT
DI	DRAINAGE
LI	IMPLANTED LINE DATA
AT	APPROXIMATE TOP OF BANK
BL	BLANKETTED WETLAND LINE
U.S.B.L.	UNDERSTRUCTURED DRAINAGE AND ACCESS EASEMENT
○	PERMANENT CONTROL POINT STAMPED P.C.P. 10 373
○	4" X 4" CONCRETE MONUMENT STAMPED P.A.M. 10 373
○	"W" BEARS
○	NON CAP PLAM 10 373
○	APPROXIMATE TOP OF BANK
○	APPROXIMATE WETLAND
○	DEMOTES STATE JURISDICTIONAL WETLANDS
○	DEMOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 20' AVERAGE WIDTH