

RESOLUTION NO. 2020- 303
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SOUTHWIND PLANTATION PHASE ONE.

WHEREAS, SOUTHWIND PLANTATION CORP., AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Southwind Plantation Phase One.

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 is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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 mortgagees 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 18 day of August, 2020.

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

BY: _____

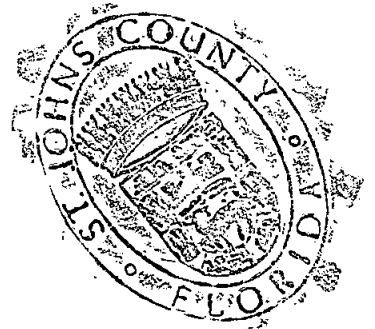
Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk
Clerk of the Circuit Court & Comptroller

Pam Halterman

Deputy Clerk

RENDITION DATE 8/20/20



SOUTHWIND PLANTATION PHASE ONE

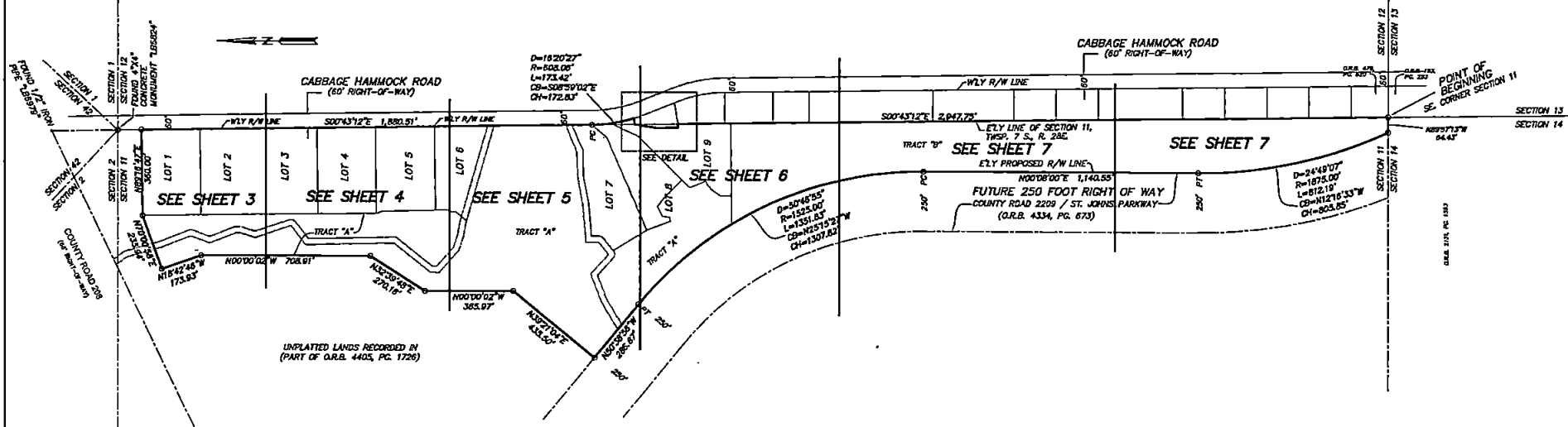
SITE MAP

MAP BOOK _____ PAGE _____

SHEET 2 OF 7 SHEETS

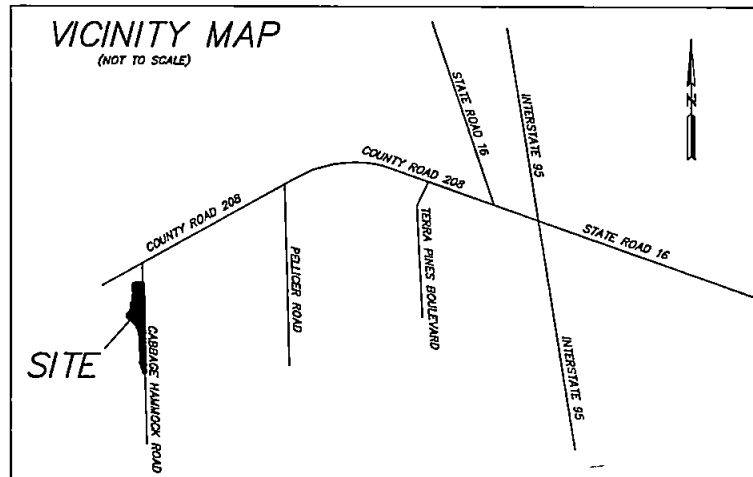
A PORTION LAND DESCRIBED IN DEED RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA IN ORIGINAL RECORDS BOOK 4712, PAGE 1452 AND A PORTION OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ALL IN SAID ST. JOHNS COUNTY, FLORIDA

(NOT TO SCALE)



VICINITY MAP

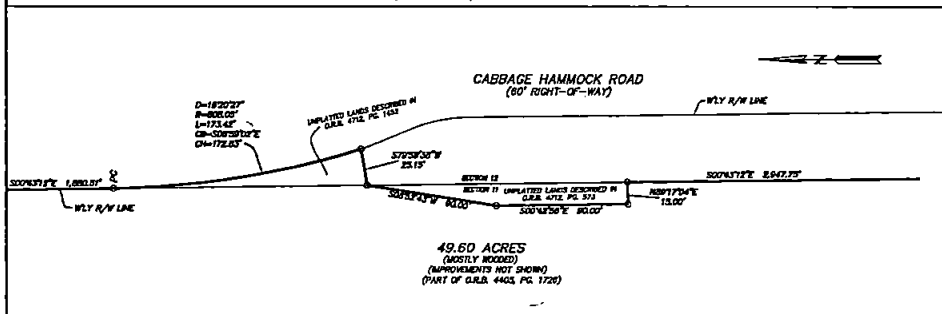
(NOT TO SCALE)



- NOTES:
- 1) BEARINGS SHOWN HEREON REFER STATE PLANE, FLORIDA EAST ZONE (NAD83)
 - 2) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED (4.01.06 & 4.01.07, LAND DEVELOPMENT CODE)
 - 3) NOTICE: THIS PLAN, 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 PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - 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 PLAN 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) ALL LOT LINES INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED WITH (R).
 - 6) THE INTENDED USE OF S.P.C.#1 AND S.P.C.#2 IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE ST. JOHNS COUNTY THREE MILE CONTROL NETWORK. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/80 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
A.P.C.M.	Permanent Control Point "188295"	L.S.	Licensed Surveyor
C.P.M.	Found Concrete Monument "188295"	P.L.S.	Professional Land Surveyor
D.P.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	E.A.E.	Eastman Electric Authority Easement
P.T.	Point of Tangency	C.O.P.	Conservation of Open Places
P.R.C.	Point of Reverse Curvature	A.P.C.	As P. Condition
P.I.	Point of Intersection	C.T.V.	Cable Television
R/W	Right of Way	O.L.	Overhead Lines
O.R.B.	Official Records Book/Book	F.M.	Field Measure
D.B.	Deed Book	R.W.	Right of Way
P.S.	Plat	A.C.	As Contained
B.R.L.	Building Restriction Line	C.D.	Clear Distance & Distance Squared
E.M.	Easement	B.C.A.	Beit of Central Angle Squared
R.P.	Radius Point	I.P.	Iron Pipe
P.B.	Plat Book	C.	Concrete
S.P.C.	State Plane Coordinate	U.D.E.	Unobstructed Drainage Easement
P.A.E.	Private Access Easement	S.P.M.	Set Point "18 0295" unless noted otherwise
T	Total		

DETAIL (NOT TO SCALE)



PREPARED BY:
 RICHARD A. MILLER & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
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