

**RESOLUTION NO. 2020- 325**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PARKLAND PRESERVE PHASE 2A.**

**WHEREAS, NGMB PROPERTIES, LLC, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Parkland Preserve Phase 2A.

**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 \$665,240.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$408,634.00 is 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 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 1<sup>st</sup> day of September, 2020.

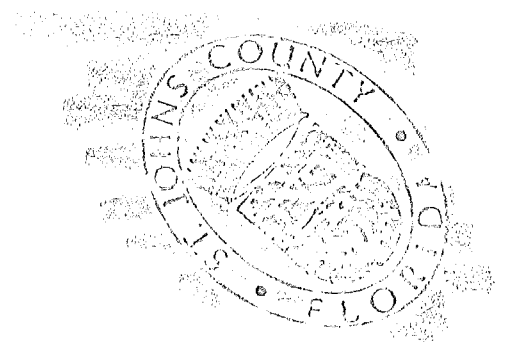
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: [Signature]  
Jeb S. Smith, Chair

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

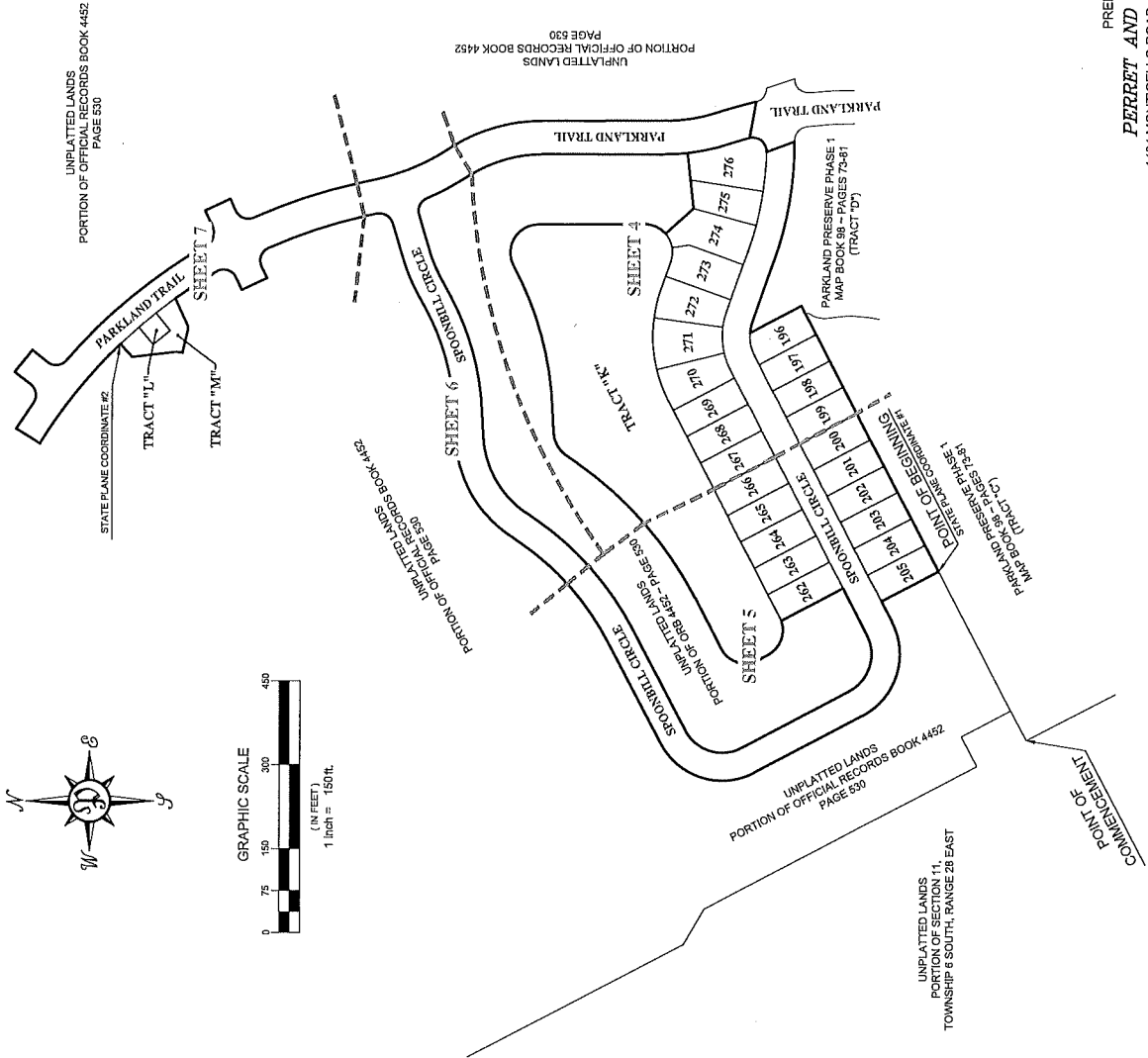
RENDITION DATE 9-3-2020

[Signature]  
Deputy Clerk



# PARKLAND PRESERVE PHASE 2A

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



- NOTES:**
- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT 'C' OF PARKLAND PRESERVE PHASE 1 AS NOTED.
  - 2) THE INTERIOR USE OF THESE COORDINATES IS FOR USE IN MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 9001.
  - 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL INFORMATION ON THE PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  - 4) CERTAIN EASEMENTS ARE RESERVED FOR FUTURE POWER AND LIGHT USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 5) THE LANDS SHOWN HEREON BENEFIT FROM AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (SEE SHEET 8).
  - 6) THE LANDS SHOWN HEREON ARE SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4452, PAGE 72 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (BLANKET IN NATURE)

- LEGEND**
- DENOTES SET "X" REBAR STAMPED PER L.B. 8715
  - DENOTES SET "Y" REBAR STAMPED PER L.B. 8715
  - DENOTES SET "Z" PERMANENT REFERENCE MONUMENT STAMPED L.B. 8715
  - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 8715
  - DENOTES TABULATED LINE DATA
  - DENOTES POINT OF CURVATURE
  - DENOTES POINT OF BEGINNING
  - DENOTES POINT OF REVERSE CURVE
  - DENOTES POINT OF COMPOUND CURVE
  - DENOTES FINISH LINE
  - DENOTES EASTING
  - DENOTES RIGHT-OF-WAY
  - DENOTES CHORD BEARING
  - DENOTES DELTA POINT
  - DENOTES DISTANCE TO EASEMENT
  - DENOTES FLORIDA POWER AND LIGHT EASEMENT
  - DENOTES UNDEVELOPED DRAINAGE AND ACCESS EASEMENT
  - DENOTES UNDEVELOPED DRAINAGE AND ACCESS EASEMENT
  - REF. PT.

POINT	NORTHING	EASTING	DESCRIPTION
1	2000584.7153	5110929.8099	SOUTHERLY CORNER OF TRACT 'W'
2			NORTHERLY CORNER OF TRACT 'W'

PREPARED BY:  
**FERRER AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
 PHONE (904) 805-0030 - L.B. NO. 8715