

RESOLUTION NO. 2020-340
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SANDY CREEK PHASE 2D.

WHEREAS, SANDY CREEK INVESTMENT CORP., A FLORIDA CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Sandy Creek Phase 2D.

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 \$136,597.13 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$136,597.13 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:

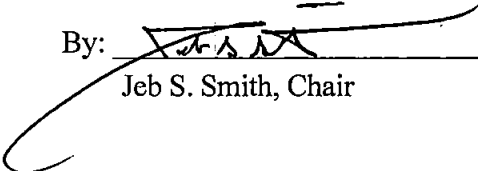
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 15th day of September, 2020.

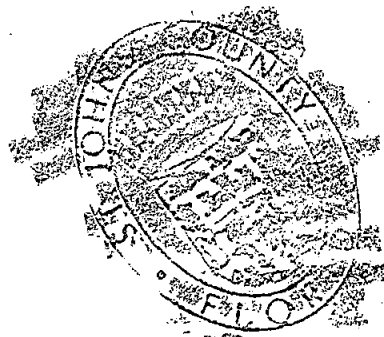
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 
Jeb S. Smith, Chair

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

By: 
Deputy Clerk

RENDITION DATE SEP 17 2020



SANDY CREEK PHASE 2D

BEING A PORTION OF SECTION 21 AND SECTION 28, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY, FLORIDA.

KEY MAP

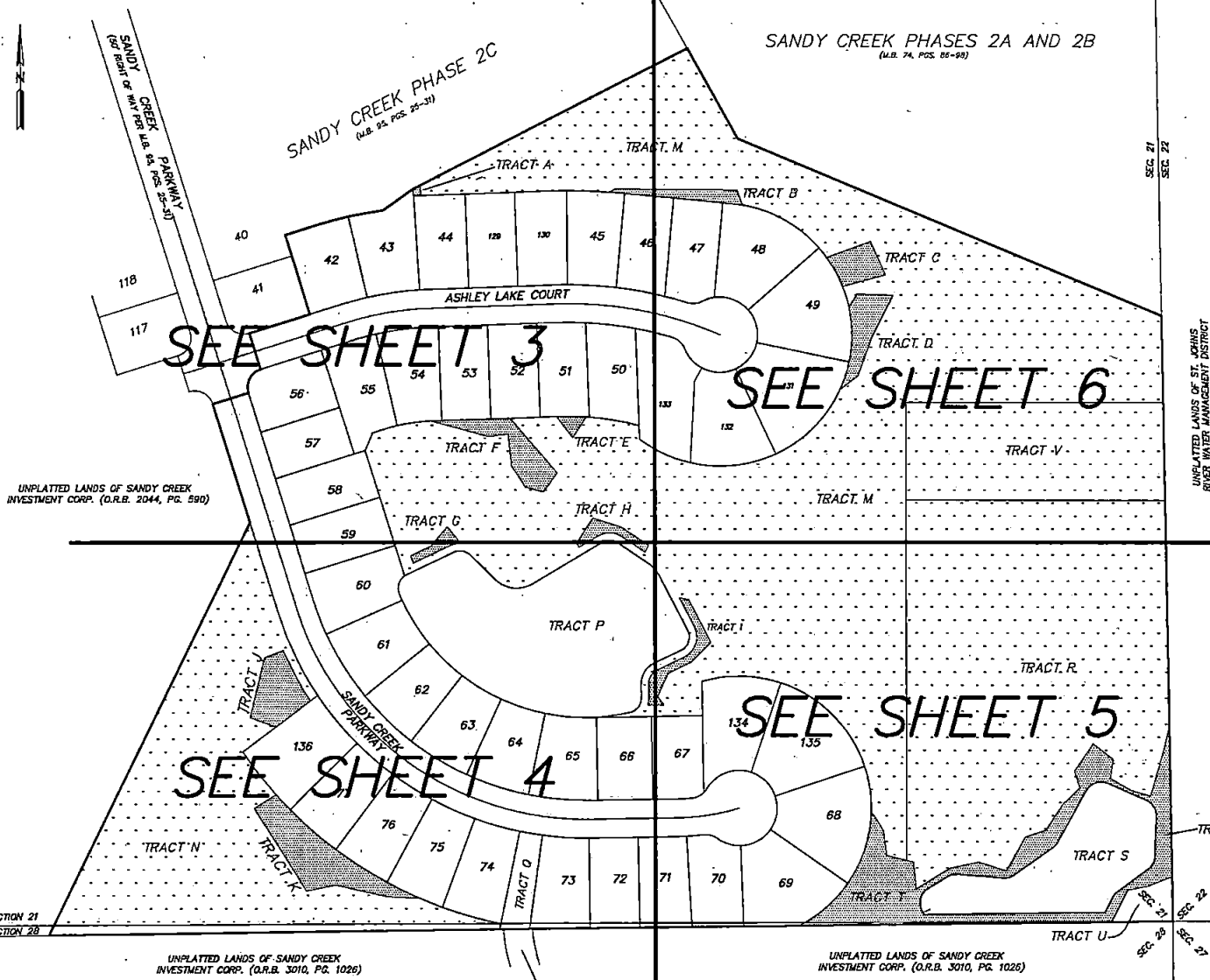
SANDY CREEK PHASES 2A AND 2B
(M.B. 74, PGS. 86-92)

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE ELY LINE OF SECTION 21 AS S01°01'35"E ACCORDING TO THE PLAT OF SANDY CREEK PHASES 2A AND 2B AS RECORDED IN MAP BOOK 74, PAGES 86-92, PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA.
- 2) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 3) CERTAIN EASEMENTS ARE RESERVED FOR THE FLORIDA POWER AND LIGHT ELECTRIC UTILITY, FOR USE IN CONJUNCTION WITH ITS UNDERGROUND DISTRIBUTION SYSTEM.
- 4) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED (4.01.06 & 4.01.07, LAND DEVELOPMENT CODE)
- 5) ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES OVER A 10 FOOT STRIP ADJACENT TO, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY DEDICATED BY THIS PLAT (DENOTED AS 10' F.P. & L. EASEMENT).
- 6) EASEMENTS DENOTED AS "F.P. & L.", AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR CLEARANCES FROM EQUIPMENT OF SHRUBS, TREES, PLANTS, FENCES, AND ETC.
- 7) F.P. & L. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPAIR THE USE OF SAID EASEMENT BY F.P. & L. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY F.P. & L. AT THE EXPENSE OF EACH OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.
- 8) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRESENTATION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA.
- 9) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
- 10) 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 PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHN'S 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.
- 11) ALL LOT LINES INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED WITH (N).
- 12) THE INTENDED USE OF THE COORDINATES SHOWN IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE ST. JOHN'S COUNTY THREE MILE CONTROL NETWORK. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

SEC. 21
SEC. 22

UNPLATTED LANDS OF ST. JOHN'S
RIVER WATER MANAGEMENT DISTRICT
(O.R.B. 1867, PG. 357)



UNPLATTED LANDS OF SANDY CREEK
INVESTMENT CORP. (O.R.B. 2044, PG. 590)

SEE SHEET 3

SEE SHEET 6

SEE SHEET 4

SEE SHEET 5

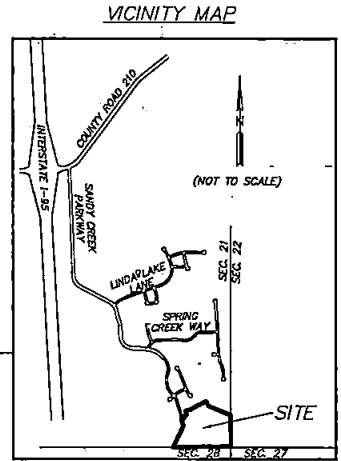
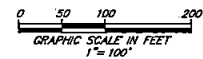
SECTION 21
SECTION 28

UNPLATTED LANDS OF SANDY CREEK
INVESTMENT CORP. (O.R.B. 3010, PG. 1026)

UNPLATTED LANDS OF SANDY CREEK
INVESTMENT CORP. (O.R.B. 3010, PG. 1026)

UNPLATTED
LANDS OF SANDY CREEK
PRESERVATION CORP.
(O.R.B. 4722, PG. 431)

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point "L8225"	L.S.	Licensed Surveyor
P.C.R.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.S.	Point of Curvature	J.E.A.E.	Jacksonville Electric Authority Easement
P.C.D.	Point of Direction	E.O.P.	Equipment
P.C.C.	Point of Curvature	A.T.	Antenna
P.I.	Point of Intersection	C.A.T.V.	Cable Television
P.I.C.	Point of Intersection	O.H.	Overhead Lines
O.B.	Official Record Volume/Book	P.L.	Part Measured
M.B.	Map Book	P.L.	Part Measured
E.M.	Easement	L	Lot
R.P.	Right of Way	L.S.	Lot
P.B.	Plat Book	C.D.	Chain Bearing & Distance square
P.U.D.E.	Private Unobstructed Drainage Easement	C.A.	Circle or Center Angle square
P.A.E.	Private Access Easement	U.D.A.E.	Unobstructed Drainage Easement
P.P.E.	Florida Power and Light	U.D.E.	Unobstructed Drainage Easement
(T)	Told	(C)	Set PER "L8 8295" unless noted otherwise.



PREPARED BY:
MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32244
TELEPHONE (904) 721-1228
CERTIFICATE OF AUTHORIZATION NO. L.B. 8295