

RESOLUTION NO. 2020- 40
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
HOLLY FOREST.

WHEREAS, JEN FLORIDA 37, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Holly Forest.

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 \$2,234,141.75 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$524,629.00 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:

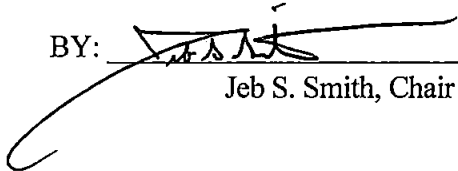
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 18 day of February, 2020.

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

BY: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk


Deputy Clerk

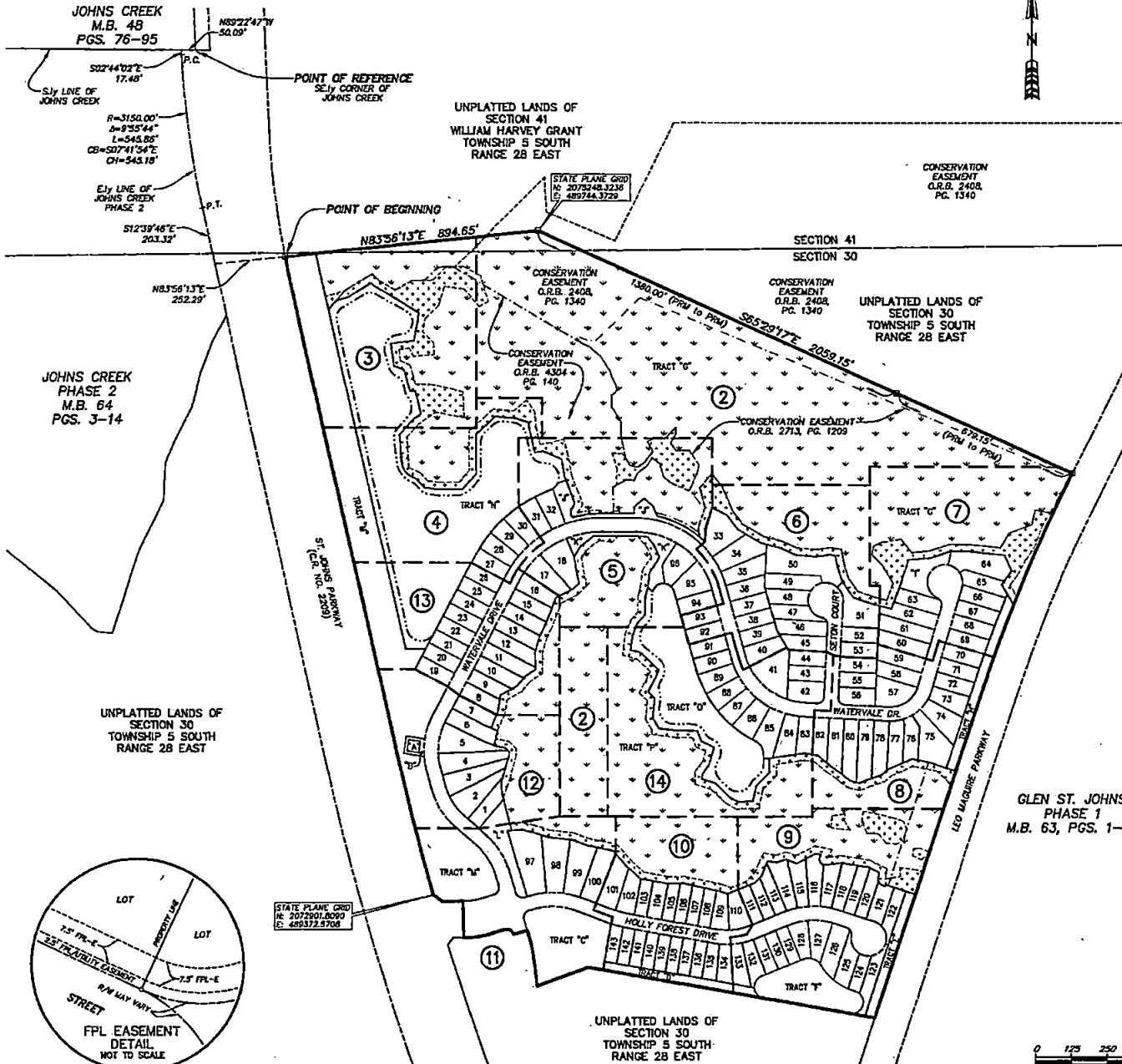
Rendition Date: 2/20/20



HOLLY FOREST

(SILVERLEAF - PARCEL 3)

BEING A PORTION OF SECTION 30, TOGETHER WITH A PORTION OF SECTION 41 OF THE WILLIAM HARVEY GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

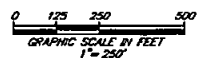
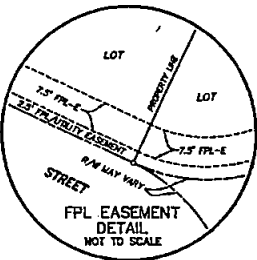


- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Johns Creek as being North 89°22'47\"/>
 - 2) Coordinates based on a GPS observation of the following National Geodetic Survey Control Station "NREC" (Jacksonville 2) coordinates: N 212250.373 E 493662.930 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 3) NOTICE: This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon 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.
 - 4) Tracts "6" and "7" 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 purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substances or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, grading or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - 5) Upland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot overaged width, but not less than 10 feet.
 - 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.

LEGEND

	NOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3024, UNLESS OTHERWISE NOTED
	NOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
	P.R.M. DENOTES P.C.P., STAMPED L.B.#3024
	C.M. PERMANENT REFERENCE MONUMENT
	P.C.P. PERMANENT CONTROL POINT
	L.B. LICENSED BUSINESS
	R. RADIUS
	L. ARC LENGTH
	CD. CHORD BEARING
	CD. CHORD DISTANCE
	P.C. POINT OF CURVATURE
	P.T. POINT OF TANGENCY
	(NR) NON-RADIAL
	CI. TABULATED CURVE DATA
	LI. TABULATED LINE DATA
	R/W. RIGHT OF WAY
	C/L. CENTERLINE
	M.B. MAP BOOK
	P.G. PAGE
	O.R.B. OFFICIAL RECORDS BOOK
	FPL. FLORIDA POWER & LIGHT
	ESMT. EASEMENT
	AT&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
	NAVD. NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
	Ⓢ SHEET REFERENCE NUMBER
	Ⓢ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	Ⓢ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

GLEN ST. JOHNS PHASE 1 M.B. 63, PGS. 1-13



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3024