

**RESOLUTION NO. 2020- 45**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**QUADRILLE.**

**WHEREAS, QUADRILLE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND MARCUS ALLEN HOMES, INC., A FLORIDA CORPORATION, AS OWNERS** have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Quadrille.

**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 \$163,298.90 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$137,677.40 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:

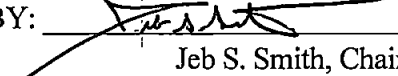
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

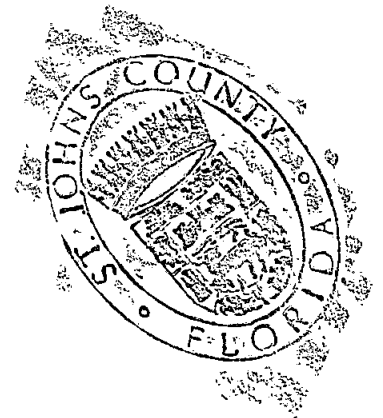
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

  
Deputy Clerk

rendition Date: 2/20/20

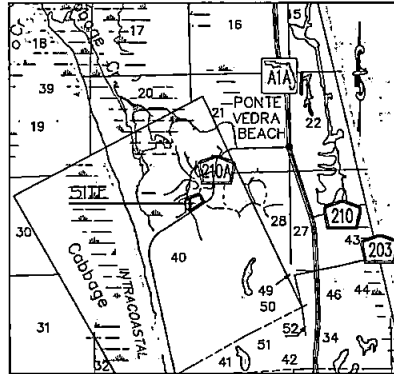


# QUADRILLE

A PORTION OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 2 OF 4 SHEETS

VICINITY MAP - NOT TO SCALE



POINT	NORTHING	EASTING	DESCRIPTION
1	2140086.33	529111.68	N.W. CORNER OF PLAT
2	2139480.56	529242.01	S.W. CORNER OF PLAT

**NOTES:**

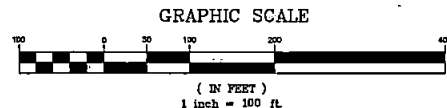
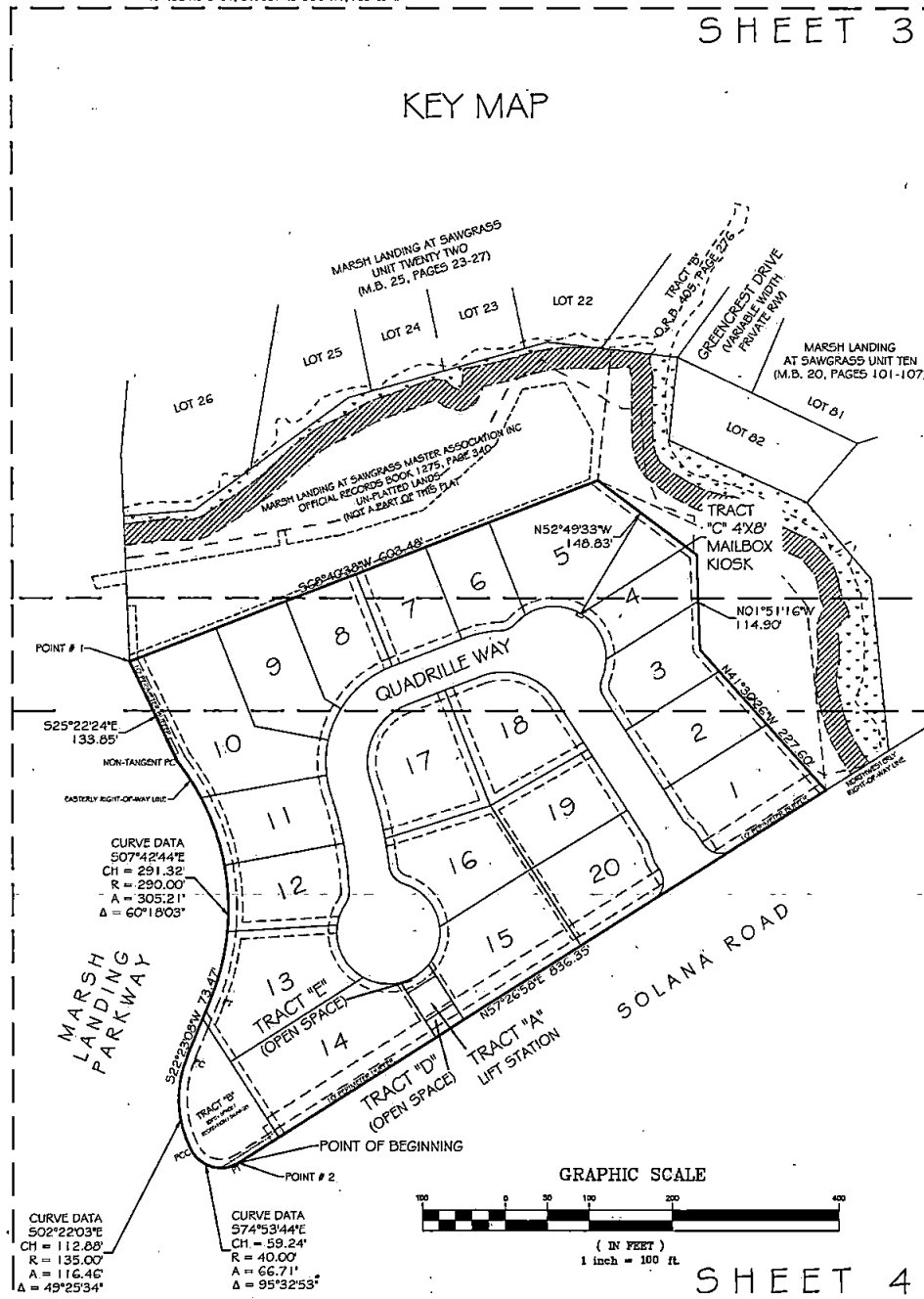
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOLANA ROAD AS BEING NORTH 57°26'58" EAST.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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 THIS COUNTY.
- THE INTENDED USE OF THESE COORDINATES ARE FOR GIS BASE MAPPING PURPOSES.
- THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS NATIONAL GEODETIC SURVEY, GEODETIC NETWORK CONTROL STATION, COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
- EACH EASEMENT CREATED BY THIS PLAT AND DESIGNATED AS A "DRAINAGE EASEMENT" OR "UNOBSTRUCTED DRAINAGE EASEMENT" SHALL REMAIN UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPED THE USE OF SAID EASEMENTS FOR SUCH PURPOSE BY AUTHORIZED PERSONS OR ENTITIES.
- THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF DRIVEWAYS, CURBS AND SIDEWALKS AND THE INSTALLATION AND MAINTENANCE OF FENCES, HEDGES AND LANDSCAPING ARE PERMISSIBLE WITHIN THE EASEMENTS SHOWN HEREON, BUT ARE SUBJECT TO REMOVAL BY EASEMENT HOLDERS OR THE QUADRILLE OF PONTE VEDRA BEACH HOMEOWNERS ASSOCIATION, INC. AT THE EXPENSE OF EACH AFFECTED LOT OR TRACT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- EASEMENT IN FAVOR OF JACKSONVILLE ELECTRIC AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 298, PAGE 793 AND ASSIGNED TO THE CITY OF JACKSONVILLE BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 436, PAGE 103 IS BLANKET IN NATURE.
- NO TREE REMOVAL IS PERMITTED WITHOUT REPLACEMENT WITHIN THE 17' LANDSCAPE, ACCESS AND FENCE EASEMENT DEPICTED ON THE PLAT.

**LEGEND**

- - SET 1/2" CAPTED IRON ROD L.B. # 6467 UNLESS OTHERWISE NOTED
- - SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6467 UNLESS OTHERWISE NOTED
- ⊙ - SET NAIL & DISK STAMPED L.B. # 6467
- Δ - DELTA ANGLE
- ARC LENGTH
- BEACH ENERGY SERVICES
- CH - CHORD
- CH (C) - TABULATED CURVE DATA
- DEED
- LI - TABULATED LINE DATA
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PIC - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- R - RADIUS
- RP - RADIUS POINT

SHEET 3

KEY MAP



SHEET 4

TRACT 'C'  
TREE CONSERVATION  
- GREENBELT

PREPARED BY:  
**ARC SURVEYING & MAPPING, INC.**  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-384-8377  
LICENSED BUSINESS NO. 6467