

RESOLUTION NO. 2020- 466
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
GRAND OAKS PHASE 1C UNIT 1.

WHEREAS, TOLL SOUTHEAST LP COMPANY, INC AND GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Grand Oaks Phase 1C Unit 1.

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 \$479,731.75 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$186,183.75 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 day of December, 2020.

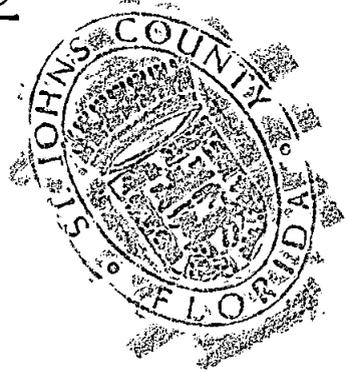
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
Henry Dean, Vice Chairman

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

Sam Halterman
Deputy Clerk

RENDITION DATE 12/9/20



GRAND OAKS PHASE 1C UNIT 1

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK ___ PAGE ___

SHEET 1 OF 4 SHEETS

CAPTION
A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID COUNTY, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 70060-2509, DATED 08-09-68); THENCE SOUTHWESTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,033.96 FEET, AN ARC DISTANCE OF 230.21 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°02'00" EAST, 230.06 FEET; THENCE SOUTH 36°40'25" EAST, CONTINUING ALONG SAID LINE, 1,268.49 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1142, BEING THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 54°14'33" WEST, ALONG SAID LINE, 2475.50 FEET TO THE NORTHERLY LINE OF WEST, 584.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 82°47'16" WEST, 51.28 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 278.00 FEET, AN ARC DISTANCE OF 75.11 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 11°16'00" WEST, 74.08 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1716.63 FEET, AN ARC DISTANCE OF 603.42 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 76°50'00" WEST, 678.91 FEET; THENCE NORTH 00°14'31" EAST, 123.00 FEET; THENCE NORTH 01°24'36" EAST, 85.90 FEET; THENCE NORTH 01°22'10" WEST, 94.01 FEET; THENCE NORTH 67°39'59" WEST, 120.25 FEET; THENCE NORTH 01°22'10" WEST, 14.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 109.26 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 09°14'47" WEST, 108.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 1°01'16" WEST, 44.06 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 5.01 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 73°39'51" EAST, 5.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°53'07" EAST, 41.31 FEET; THENCE NORTH 21°56'50" WEST, 121.45 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 11.46 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°00'51" WEST, 11.46 FEET; THENCE NORTH 19°59'27" WEST, 60.00 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 40.12 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 56°09'34" EAST, 46.70 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 27.54 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 56°09'34" EAST, 27.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°49'21" EAST, 46.70 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 453.30 FEET, AN ARC DISTANCE OF 36.18 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 73°12'59" EAST, 44.18 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 46.50 FEET, AN ARC DISTANCE OF 17.61 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'07" EAST, 17.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 28.76 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 09°09'51" EAST, 28.41 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 13.45 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 13°49'33" WEST, 13.49 FEET; THENCE NORTH 83°09'59" EAST, 60.03 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 41.00 FEET, AN ARC DISTANCE OF 30.89 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°17'56" EAST, 30.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 27.54 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°00'54" EAST, 35.46 FEET; THENCE SOUTH 69°34'59" EAST, 52.53 FEET; THENCE SOUTH 69°34'59" EAST, 93.28 FEET; THENCE SOUTH 69°34'59" EAST, 32.06 FEET; THENCE SOUTH 07°45'03" WEST, 30.20 FEET; THENCE SOUTH 35°59'53" EAST, 32.46 FEET; THENCE SOUTH 30°24'33" EAST, 69.20 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°30'51" EAST, 93.28 FEET; THENCE SOUTH 69°34'59" EAST, 32.06 FEET; THENCE SOUTH 30°24'33" EAST, 69.20 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 27.54 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°10'21" EAST, 206.18 FEET; THENCE SOUTH 71°10'21" EAST, 69.30 FEET; THENCE SOUTH 16°01'36" EAST, 5.90 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 28.48 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°31'52" EAST, 28.45 FEET; THENCE SOUTH 16°01'36" EAST, 24.94 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 183.26 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 55°15'10" WEST, 12.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°10'21" WEST, 82.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 12.48 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 55°15'10" WEST, 12.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 09°15'30" WEST, 161.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 10.32 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°33'42" EAST, 10.24 FEET; THENCE NORTH 69°12'59" WEST, 26.20 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TOLL SOUTHEAST LP COMPANY, INC AND GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT OWNERS, ARE THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "GRAND OAKS 1C UNIT 1", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

RIGHTS OF WAYS (TULE ROAD, NATURLAND CIRCLE, OAK KNOLL COURT AND CINNAMON TEAL WAY) ARE HEREBY IRREVOCABLY DEDICATED TO THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT.

THE "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WANTING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIONS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR RUINANCE ON ANY PART OF THE LANDS SHOWN HEREON.

TRACTS "A" (STORM WATER MANAGEMENT FACILITY) AND TRACTS "B" & "C" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO CONVEY TITLE TO ANY OR ALL OF SAID TRACTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES EASEMENTS OVER, ACROSS, UNDER AND UPON THE STORM WATER MANAGEMENT FACILITY DRAINAGE EASEMENTS, THE DRAINAGE EASEMENTS, AND THE DRAINAGE AND ACCESS EASEMENTS SHOWN ON THIS PLAT FOR SUCH PURPOSES. OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENT RIGHTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

EACH EASEMENT DESIGNATED ON THIS PLAT AS A "FPL EASEMENT" IS HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OR APPOINTED OFFICER OR AGENT, ACTING BY AND WITH THE AUTHORITY UNDER ITS GOVERNING DOCUMENTS.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

OWNER: TOLL SOUTHEAST LP COMPANY, INC. OWNER: GRAND OAKS COMMUNITY DISTRICT
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

WITNESS BY: STEVE MERTEN WITNESS BY: KEITH HYATT
ITS DIVISION PRESIDENT ITS CHAIRMAN

STATE OF FLORIDA COUNTY OF THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ___ DAY OF ___, 2020, BY ___ AS ___ FOR ___

NOTARY PUBLIC, STATE OF FLORIDA NAME: MY COMMISSION EXPIRES: MY COMMISSION NUMBER IS: PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT OF GRAND OAKS PHASE 1C UNIT 1, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS ___ DAY OF A.D. 2020.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THIS PLAT OF GRAND OAKS PHASE 1C UNIT 1, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS ___ DAY OF A.D. 2020.
THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL-COUNTY ATTORNEY
THIS IS TO CERTIFY THAT THIS PLAT OF GRAND OAKS PHASE 1C UNIT 1, HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS ___ DAY OF ___ A.D. 2020.

OFFICE OF THE COUNTY ATTORNEY

CERTIFICATE OF CLERK
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK ___ PAGE(S) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS ___ DAY OF ___, 2020.

BRANDON PATTY CLERK OF THE CIRCUIT COURT

CERTIFICATE OF PLAT REVIEW
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS DAY OF ___ A.D. 2020.

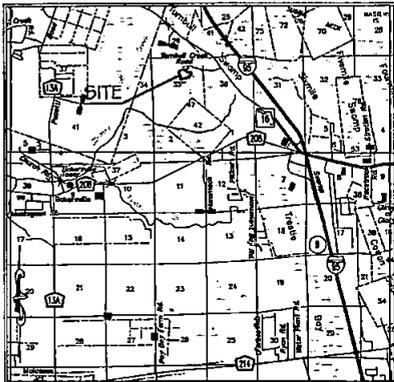
GAIL OLIVER, P.S.M., COUNTY SURVEYOR PROFESSIONAL LAND SURVEYOR AND MAPPER LICENSE NUMBER 4564

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS ___ DAY OF ___ A.D. 2020.

PRELIMINARY
KAREN E. STONE
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 7285
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-304-8377
LICENSED BUSINESS NO. 6487

VICINITY MAP
(NOT TO SCALE)



GRAND OAKS PHASE 1C UNIT 1

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

TURNBULL CREEK ROAD
(TURNBULL CREEK ROAD AT GRAND OAKS,
MAP BOOK 102, PAGES 62-72) (100' PRIVATE RIGHT-OF-WAY)

MAP BOOK ___ PAGE ___
SHEET 2 OF 4 SHEETS

SHEET 3

UNPLATTED LANDS OF SECTION 35

- LEGEND**
- = FOUND 1/2" IRON PIPE CLARK ASSOC UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL & DISK STAMPED LB 6487
 - C1 = TABULATED CURVE DATA
 - P.F.N.L. = FLORIDA POWER AND LIGHT
 - L.I. = TABULATED LINE DATA
 - P.I. = POINT OF INTERSECTION
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - T.O.B. = TOP OF BANK

POINT	NORTHING	EASTING	DESCRIPTION
1	2038534.99	512495.26	N.W. CORNER OF PLAT
2	2037761.09	512699.12	S.W. CORNER OF PLAT

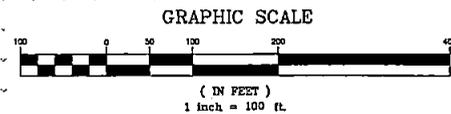
LINE #	BEARING	DISTANCE
L1	S69°54'59"E	53.53
L2	S08°24'11"E	83.29
L3	S09°30'39"E	33.00
L4	S07°43'03"W	80.30
L5	S53°29'33"E	52.42
L6	S50°24'33"E	62.30
L7	S71°10'12"E	55.60
L8	S71°10'12"E	63.30
L9	S16°01'32"E	8.87
L10	S16°01'32"E	24.84
L11	N71°10'12"W	66.36
L12	N09°12'59"W	26.00
L13	N82°47'01"W	51.29
L14	N01°22'16"W	14.40
L15	N17°01'16"W	44.80
L16	N72°53'07"E	41.31
L17	N19°59'27"W	60.00
L18	N80°49'21"E	46.70

CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	S30°17'32"E	30.25	41.00	30.30	043°17'53"
C4	S32°00'54"E	35.40	52.00	36.10	039°53'07"
C5	S62°00'42"E	129.04	129.04	140.00	009°40'31"
C6	S71°10'12"E	206.19	102.00	210.18	069°59'24"
C7	S77°33'32"E	26.49	100.00	26.48	009°03'33"
C8	S53°29'33"W	179.73	250.00	183.06	042°08'17"
C9	N59°15'10"W	12.39	30.00	12.40	023°50'22"
C10	S59°02'39"W	45.82	30.00	32.19	099°34'01"
C11	S02°32'42"E	10.24	25.00	10.32	023°58'47"
C12	S89°41'16"W	74.80	270.00	75.11	013°28'51"
C13	S79°50'06"W	670.91	1716.37	683.42	022°44'50"
C14	N09°14'47"W	106.32	400.00	109.26	013°36'53"
C15	S69°05'11"W	11.40	330.00	11.40	001°39'32"
C16	N63°49'10"E	40.09	270.00	40.12	009°50'47"
C17	N62°09'54"E	27.90	150.00	27.94	010°40'29"
C18	N72°12'59"E	441.29	560.00	453.39	044°47'15"
C19	N12°43'09"E	17.50	46.50	17.61	021°41'41"
C20	N02°08'59"E	23.41	53.50	23.70	050°47'33"
C21	N09°03'11"W	13.45	470.00	13.49	001°30'22"

CURVE DATA C1
WT=31.12'E
CI = 3.01'
R = 450.00'
A = 3.01'
A = 0°39'16"

CURVE DATA C2
WT=31.12'E
CI = 3.01'
R = 450.00'
A = 3.01'
A = 0°39'16"

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY RAW LINE OF STATE ROAD 16, AS 536°40'23"E, (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1980 NOS ADJUSTMENTS).
 - NOTICE: THIS PLAT, 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 PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR 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 WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REVISED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DUK2. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
 - UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE BASIS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
 - OFFICIAL RECORDS BOOK 4790, PAGE 15 (GRANT OF EASEMENT BETWEEN DAY LATE ENTERPRISES, INC. AND GRAND OAKS ENTERPRISES, LLC) AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.
 - OFFICIAL RECORDS BOOK 4790, PAGE 45 (TELECOMMUNICATIONS EASEMENT) AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.



SHEET 4

O.S.B. 1742
PG. 1899

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-8377
LICENSED BUSINESS NO. C457

GRAND OAKS PHASE 1C UNIT 1

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.

TURNBULL CREEK ROAD
TURNBULL CREEK ROAD AT GRAND OAKS,
MAP BOOK 102, PAGES C2-72

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE															
CP	BEARING	CHORD	RADIUS	LENGTH	DELTA	CP	BEARING	CHORD	RADIUS	LENGTH	DELTA	CP	BEARING	CHORD	RADIUS	LENGTH	DELTA	CP	BEARING	CHORD	RADIUS	LENGTH	DELTA	CP	BEARING	CHORD	RADIUS	LENGTH	DELTA						
C35	N13°53'24"E	43.09	52.00	46.60	091°10'59"	C49	N70°27'41"W	54.74	63.00	56.00	02°24'39"	C63	N61°17'00"W	85.04	400.00	65.20	01°12'13"	C120	N61°17'00"W	59.59	280.00	38.64	01°12'13"	C146	N40°21'17"W	24.00	162.00	24.10	00°37'31"	C147	S44°18'00"W	89.72	250.00	50.21	00°34'45"

- LEGEND**
- FOUND 1/2" IRON PIPE CLARY ASSOC UNLESS OTHERWISE NOTED
 - SET 4X4" CONCRETE MONUMENT STAMPED LB 6467 UNLESS OTHERWISE NOTED
 - SET NAIL & DISK STAMPED LB 6467
 - TABULATED CURVE DATA
 - FLORIDA POWER AND LIGHT
 - TABULATED LINE DATA
 - POINT OF INTERSECTION
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF REVERSE CURVATURE
 - POINT OF COMPOUND CURVATURE
 - TOP OF BANK

UN-PLATTED LANDS OF SECTION 35



CENTRALISE LINE TABLE

LINE #	BEARING	DISTANCE
L10	S00°00'13"W	63.71'
L11	N59°10'39"W	43.89'
L12	S04°43'21"W	46.70'

CENTRALISE CURVE TABLE

CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C23	N00°07'29"E	154.59	500.00	154.59	01°14'52"
C24	N64°00'13"W	220.70	430.00	220.20	02°54'00"
C25	S00°12'01"E	190.33	500.00	191.50	02°19'40"
C26	S17°30'31"W	366.31	200.00	366.51	01°49'47"
C27	N02°09'57"W	106.67	275.00	106.54	02°20'22"
C28	N01°09'45"E	82.27	300.00	82.64	01°14'13"
C29	N81°34'10"E	7.02	300.00	7.02	00°12'30"
C34	S75°59'16"W	342.00	430.00	372.79	05°01'15"

BOUNDARY LINE TABLE

LINE #	BEARING	DISTANCE
B1	S08°45'09"E	82.53'
B2	S07°17'54"E	30.29'
B3	S05°00'24"E	33.29'
B4	S08°09'52"E	32.06'
B5	S07°10'51"E	206.19'
B6	S07°31'32"E	86.49'
B7	S07°09'55"E	49.20'
B8	S33°29'10"W	178.79'
B9	S71°10'21"E	53.60'
B10	S67°02'51"W	114.42'
B11	N23°45'10"E	40.08'
B12	N05°09'54"E	27.30'
B13	S16°03'52"E	3.39'
B14	S12°01'50"E	24.34'
B15	S12°01'50"E	41.31'
B16	N05°09'54"E	28.41'
B17	N05°09'54"E	28.41'
B18	N05°09'54"E	28.41'
B19	N05°09'54"E	28.41'
B20	N05°09'54"E	28.41'
B21	N05°09'54"E	28.41'
B22	N05°09'54"E	28.41'
B23	N05°09'54"E	28.41'
B24	N05°09'54"E	28.41'
B25	N05°09'54"E	28.41'
B26	N05°09'54"E	28.41'
B27	N05°09'54"E	28.41'
B28	N05°09'54"E	28.41'
B29	N05°09'54"E	28.41'
B30	N05°09'54"E	28.41'

BOUNDARY CURVE TABLE

CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S07°17'54"E	30.29	41.00	30.99	04°17'30"
C2	S05°00'24"E	33.29	36.19	36.19	03°52'00"
C3	S08°09'52"E	32.06	130.04	32.00	02°09'41"
C4	S07°10'51"E	206.19	102.00	206.19	02°59'54"
C5	S07°31'32"E	86.49	100.00	78.49	02°09'30"
C6	S07°09'55"E	49.20	63.27	49.00	04°20'17"
C7	S33°29'10"W	178.79	290.00	183.50	04°20'17"
C8	S71°10'21"E	53.60	67.00	53.60	00°15'33"
C9	S67°02'51"W	114.42	142.00	114.42	00°39'30"
C10	N23°45'10"E	40.08	270.00	40.12	00°39'30"
C11	N05°09'54"E	27.30	150.00	27.34	01°47'00"
C12	S16°03'52"E	3.39	500.00	3.39	00°04'19"
C13	S12°01'50"E	24.34	500.00	24.34	00°04'19"
C14	S12°01'50"E	41.31	500.00	41.31	00°14'11"
C15	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C16	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C17	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C18	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C19	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C20	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C21	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C22	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C23	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C24	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C25	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C26	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C27	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C28	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C29	N05°09'54"E	28.41	53.50	28.70	00°47'42"
C30	N05°09'54"E	28.41	53.50	28.70	00°47'42"

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