

**RESOLUTION NO. 2020- 6**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**ORCHARD PARK PHASE 1**

**WHEREAS, KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Orchard Park Phase 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 **\$590,000.00** has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of **\$349,488.08** 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:

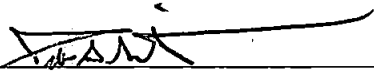
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 21<sup>st</sup> day of January, 2020.

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

  
\_\_\_\_\_  
Jeb S. Smith, Chair

**ATTEST:** Brandon Patty, Clerk

BY: Pam Halterman  
Deputy Clerk

**RENDITION DATE** 1/23/20



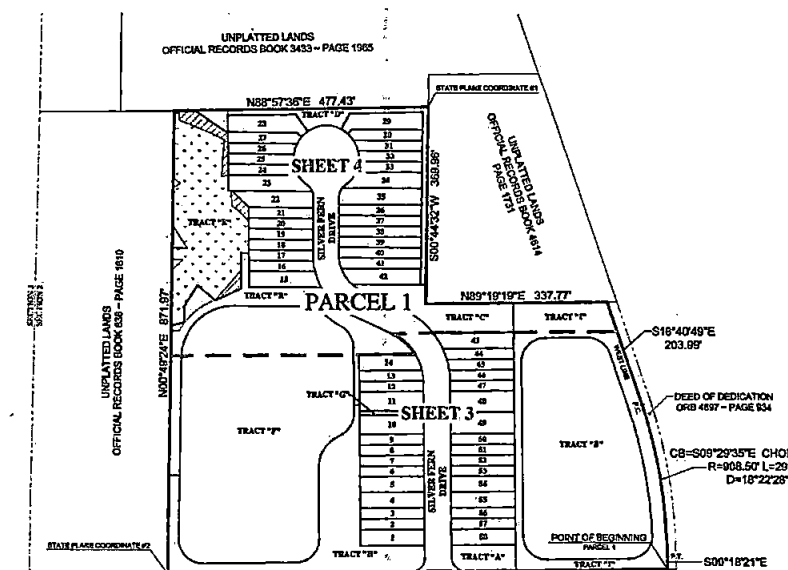
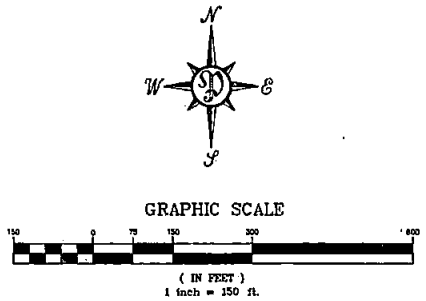
# ORCHARD PARK PHASE 1

A PORTION OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

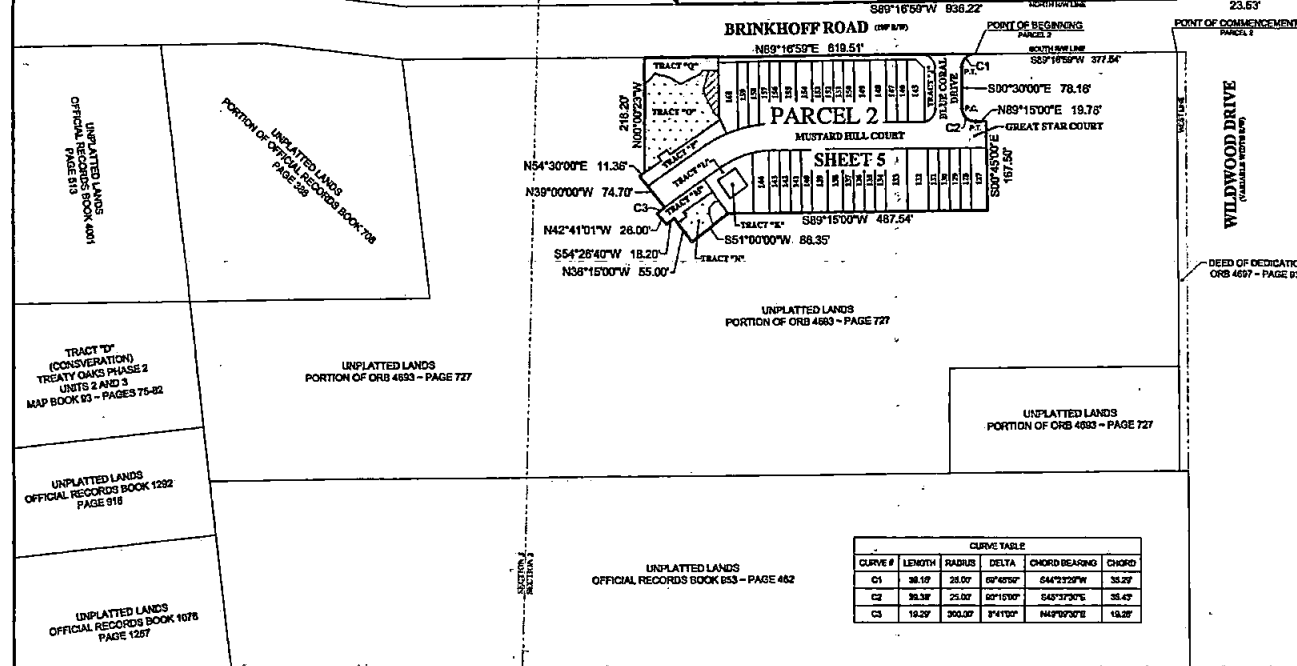
MAP BOOK

PAGE

SHEET 2 OF 5 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



- NOTES**
- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF BRINKHOFF ROAD AS N89°18'59"E.
  - 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 800.
  - 3.) 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  - 4.) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 5.) ALL UPLAND BUFFERS ARE TO REMAIN NATURAL AND UNDISTURBED.
  - 6.) THE LANDS SHOWN HEREON ARE SUBJECT TO CONSERVATION EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 4725, PAGE 1970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.



- LEGEND**
- ⊙ DENOTES SET BY REBAR STAMPED PERM L.B. 6715
  - ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
  - ⊙ DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
  - C1 DENOTES TABULATED CURVE DATA
  - L1 DENOTES TABULATED LINE DATA
  - P.C. DENOTES POINT OF CURVATURE
  - P.T. DENOTES POINT OF TANGENCY
  - P.R.C. DENOTES POINT OF REVERSE CURVE
  - P.C.C. DENOTES POINT OF COMPOUND CURVE
  - (R) DENOTES RADIAL LINE
  - (N) NORTHING
  - (E) EASTING
  - R/W RIGHT-OF-WAY
  - C/L CENTERLINE
  - CB CHORD BEARING
  - Δ DELTA
  - R.P. RADIUS POINT
  - (100.1) DENOTES DISTANCE TO EASEMENT
  - FL-E FLORIDA POWER AND LIGHT EASEMENT
  - ORB OFFICIAL RECORDS BOOK
  - UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

POINT	NORTHING	EASTING	DESCRIPTION
1	2001817.4542	542423.2572	NORTHEAST CORNER OF PARCEL 1
2	2002554.9159	154163.4162	SOUTHWEST CORNER OF TRACT "H"

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	28.17	23.00	69°40'50"	S44°37'22"W	33.29
C2	38.38	23.00	60°15'00"	S43°37'20"E	35.49
C3	18.27	300.00	3°41'00"	N44°30'30"E	19.28

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - L.B. NO. 6715