

RESOLUTION NO. 2021- 433
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ISTORIA UNIT TWO-A.

WHEREAS, MANI S. PERUMAL AND AMUDHA M. PERUMAL, AS TRUSTEES OF THE PERUMAL FAMILY TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 21, 2002, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Istoria Unit Two-A.

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 is not required.

Section 3. A Required Improvements Bond is not 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.

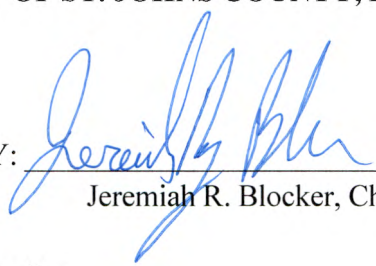
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 19th day of October, 2021.

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

BY: 
Jeremiah R. Blocker, Chair

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


Deputy Clerk

RENDITION DATE OCT 21 2021

ISTORIA UNIT TWO-A

A SUBDIVISION OF A PORTION OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION

BEING A PORTION OF LANDS DESCRIBED IN O.R.B. 1852, PAGE 1053 AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE NORTHEASTERN MOST CORNER OF LANDS DESCRIBED IN THE PLAT OF ISTORIA UNIT TWO AS RECORDED IN MAP BOOK 61, PAGES 9 AND 10; THENCE NORTH 52°24'19" EAST, A DISTANCE OF 88.00 FEET TO A POINT; THENCE SOUTH 37°35'16" EAST, A DISTANCE OF 130.00' TO A POINT THENCE SOUTH 52°24'19" WEST, A DISTANCE OF 88.00 FEET TO A POINT; THENCE NORTH 37°35'16" WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF LANDS DESCRIBED IN O.R.B. 1852, PG. 1053 AS RECORDED IN SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF LOT 44, ISTORIA UNIT TWO AS RECORDED IN MAP BOOK 61, PAGES 9 & 10; THENCE FROM THE POINT OF BEGINNING N 11° 31' 02" W A DISTANCE OF 70.12 FEET TO A POINT; THENCE, N 75° 05' 20" E FOR A DISTANCE OF 236 FEET MORE OR LESS TO THE MARSHES OF CASA COLA CREEK; THENCE SOUTHERLY ALONG SAID MARSHES AND FOLLOWING THE NEARSHORES THEREOF, 78 FEET MORE OR LESS TO A POINT WHICH BEES N 70° 02' 22" E, A DISTANCE OF 207 MORE OR LESS FROM THE POINT OF BEGINNING; THENCE, S 75° 08' 20" W FOR A DISTANCE OF 207 FEET MORE OR LESS FEET TO THE POINT OF BEGINNING.

CERTIFICATION 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 _____, 20____.

BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATION OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

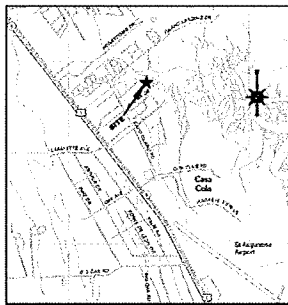
THIS IS TO CERTIFY THAT THIS PLAT OF ISTORIA UNIT TWO-A HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, A.D., 20____. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: _____
CHARMAN, ST. JOHNS COUNTY
BOARD OF COUNTY COMMISSIONERS

CERTIFICATION OF REVIEWED BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ISTORIA UNIT TWO-A HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, A.D., 20____.

BY: _____
OFFICE OF ST. JOHNS COUNTY ATTORNEY



VICINITY MAP

N.T.S.

LEGEND

- A - DENOTES PLUG OR W/HS
- AB - DENOTES AS-BUILT
- AL - DENOTES ARC LENGTH
- BM - DENOTES BENCHMARK
- BOC - DENOTES BACK OF CURB
- S - DENOTES CENTERLINE
- CJ - DENOTES CURVE NUMBER
- CA - DENOTES CENTERLINE
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE
- CO - DENOTES CLEAR CUT
- COG - DENOTES CONCRETE
- CA - DENOTES CENTERLINE
- A - DENOTES AZIMUTH ANGLE
- E - DENOTES ELEVATION
- E - DENOTES EASTING COORDINATE
- EL - DENOTES ELEVATION
- EP - DENOTES EDGE OF PAVEMENT
- ELIP - DENOTES ELLIPTICAL REFERENCE
- EXT - DENOTES EXISTING
- FTE - DENOTES FINISH FLOOR ELEVATION
- FIN - DENOTES FINISH
- FO - DENOTES FOUND
- OND - DENOTES OROUND
- D - DENOTES IDENTIFICATION MARK
- P - DENOTES PILE PIPE
- (D) - DENOTES DEED
- L - DENOTES LOT
- DM - DENOTES FIELD MEASURED
- US - DENOTES MIXED END SECTION
- MON - DENOTES MONUMENT
- NELY - DENOTES NORTHEASTERLY
- NELY - DENOTES NORTHEASTERLY
- OS - DENOTES OFFSET
- OR - DENOTES OFFICIAL RECORDS BOOK
- POB - DENOTES POINT OF BEGINNING
- POC - DENOTES POINT OF COMPLETION
- POW - DENOTES POINT OF WORKMANSHIP
- PT - DENOTES POINT OF TANGENCY
- POC - DENOTES POINT OF COMPLETION
- (R) - DENOTES RECORD DEED
- R - DENOTES RIGHT
- R/W - DENOTES RIGHT OF WAY
- SE - DENOTES STATE ROAD
- STA - DENOTES STATION
- ST - DENOTES STATE ROAD
- TOS - DENOTES TOP OF BANK
- TOS - DENOTES TOP OF CURB
- TOS - DENOTES TOP OF SLOPE
- TYP - DENOTES TYPICAL
- UV - DENOTES UNDER DRAIN
- V - DENOTES VERTICAL
- W - DENOTES WITH
- W/O - DENOTES WITHOUT
- XL - DENOTES WATER LINE

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

PATRICIA GAIL OLIVER, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, FL CERTIFICATE # 4564

SURVEYOR'S CERTIFICATE

I KNOW ALL WHOM BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING DULY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE HAS CAREFULLY EXAMINED THE SURVEY OF LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER THE CLOSE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF STATUTE 177, PART I, RELATING TO FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177(1) (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177(2) (5).

SAID PLAT BECAME THIS _____ DAY OF _____, 2021
BY: _____
FLORIDA REGISTERED LAND SURVEYOR NO. 8271

ADDITIONAL DEDICATION

THIS IS TO CERTIFY THAT MAM S. PERUVAL AND ANUSHA M. PERUVAL, AS TRUSTEES OF THE PERUVAL FAMILY TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 21, 2002 (OWNERS), ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREIN WHICH SHALL HEREAFTER BE KNOWN AS ISTORIA UNIT TWO-A HAVING CAUSED TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THOSE EASEMENTS DESIGNATED AS E.P.A.C. EASEMENTS ARE HEREBY PREVIOUSLY DEDICATED TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177(6)(2)(C) OF THE FLORIDA STATUTES (2002), PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL 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.

IN WITNESS WHEREOF, MAM S. PERUVAL AND ANUSHA M. PERUVAL, AS TRUSTEES OF THE PERUVAL FAMILY TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 21, 2002 AND ATLANTIS HOLDING, L.L.P., HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER THIS _____ DAY OF _____, 2021.

OWNER: PERUVAL FAMILY TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 21, 2002

BY: _____
MAM S. PERUVAL, TRUSTEE

WITNESS:
BY: _____
PRINT: _____

WITNESS:
BY: _____
PRINT: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED TO BEFORE ME BY MEANS OF IT PHYSICAL PRESENCE OR BY ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY MAM S. PERUVAL, AS TRUSTEE OF THE PERUVAL FAMILY TRUST UNDER AGREEMENT DATED NOVEMBER 21, 2002.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____

BY: _____
ANUSHA M. PERUVAL, TRUSTEE

WITNESS:
BY: _____
PRINT: _____

WITNESS:
BY: _____
PRINT: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED TO BEFORE ME BY MEANS OF IT PHYSICAL PRESENCE OR BY ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY ANUSHA M. PERUVAL, AS TRUSTEE OF THE PERUVAL FAMILY TRUST UNDER AGREEMENT DATED NOVEMBER 21, 2002.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____

Cody's Professional Surveying & Mapping, Inc.

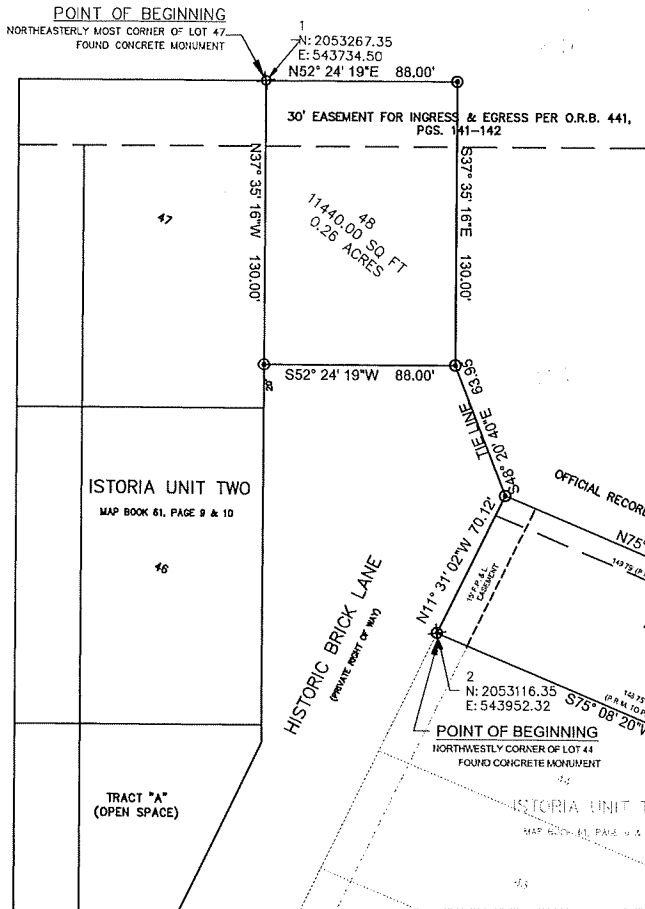
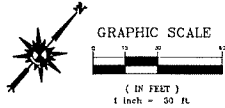
(904) 451-4340 Fax
(904) 451-4311 Fax
P.O. Box 7840
Jacksonville, Florida 32216

ISTORIA UNIT TWO-A

A SUBDIVISION OF A PORTION OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK ___ PAGE ___

SHEET NO. 2 OF 2



NOTES

- 1) ● DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 7347
- 2) ○ DENOTES PERMANENT REFERENCE MONUMENT FOUND P.L.S. NO. 3848
- 3) ○ DENOTES PERMANENT CONTROL POINT
- 4) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF U.S. 1 STATE ROAD NO.5 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP AS BEING NORTH 37°58'38" WEST.
- 5) 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.
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL 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 ST. JOHNS COUNTY, FLORIDA.
- 7) 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. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH LANDS. 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. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 8) ALL LOT LINES INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- 9) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE ST. JOHNS COUNTY THREE MILE CONTROL NETWORK.

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

Point Table			
Point #	Northing	Easting	Description
1	2053267.35	543734.50	PRV - NE'LY CORNER LOT 47
2	2053116.35	543952.32	PRV - NW'LY CORNER LOT 44

Cody's Professional Surveying & Mapping, Inc.

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