

RESOLUTION NO. 2021- 436
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
GRAND OAKS PHASE 1D UNIT 2.

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN 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 Grand Oaks Phase 1D Unit 2.

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 \$680,149.26 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$151,065.20 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:

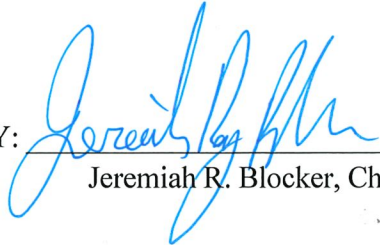
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 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



Grand Oaks Phase 1D Unit 2

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CAPTION:

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST-CORNER OF THE PLAT OF GRAND OAKS PHASE 1D UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 76 THROUGH 80, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE SOUTHWEST, ALONG THE WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1D UNIT 1, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 02°10'52" EAST, 123.00 FEET; COURSE NO. 2: SOUTH 01°44'55" EAST, 60.00 FEET; COURSE NO. 3: SOUTH 02°10'52" EAST, 123.00 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 650.00 FEET, AN ARC DISTANCE OF 241.40 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°25'41" WEST, 233.77 FEET; THENCE SOUTH 83°34'22" WEST, 22.42 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 47.82 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°23'02" WEST, 46.97 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 600.00 FEET, AN ARC DISTANCE OF 104.75 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°24'21" WEST, 104.41 FEET; THENCE NORTH 52°24'15" WEST, 550.47 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 450.00 FEET, AN ARC DISTANCE OF 407.47 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°27'21" WEST, 393.69 FEET TO THE POINT OF CURVATURE OF SAID CURVE; THENCE NORTH 02°00'26" WEST, 183.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 16.32 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°02'11" WEST, 16.42 FEET; THENCE NORTH 89°28'34" EAST, 83.00 FEET; THENCE NORTH 00°10'45" WEST, 148.65 FEET; THENCE SOUTH 89°28'34" WEST, 97.03 FEET; THENCE NORTH 02°16'26" WEST, 80.00 FEET; THENCE NORTH 89°28'34" EAST, 83.28 FEET; THENCE NORTH 00°10'45" WEST, 120.00 FEET; THENCE SOUTH 89°28'34" WEST, 109.00 FEET; THENCE NORTH 27°01'09" WEST, 10.03 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 45.00 FEET, AN ARC DISTANCE OF 45.64 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°10'57" EAST, 43.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 147.32 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°23'25" EAST, 143.33 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 30.00 FEET, AN ARC DISTANCE OF 21.34 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°21'24" EAST, 21.43 FEET; THENCE NORTH 80°14'44" EAST, 11.09 FEET; THENCE NORTH 77°26'01" WEST, 18.48 FEET; THENCE NORTH 77°26'01" EAST, 57.64 FEET; THENCE SOUTH 89°07'09" EAST, 102.14 FEET; THENCE SOUTH 36°16'40" EAST, 93.51 FEET; THENCE SOUTH 03°31'26" EAST, 4.75 FEET; THENCE SOUTH 89°07'09" EAST, 42.88 FEET TO THE WESTERLY LINE OF AGRICULTURE PARCEL A; THENCE SOUTH 00°13'04" EAST, ALONG LAST SAID LINE, 490.34 FEET TO THE SOUTHWESTLY LINE OF LAST SAID LANDS; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, 456.00 FEET; THENCE SOUTH 00°13'04" EAST, 48.66 FEET; THENCE SOUTH 37°16'40" EAST, 22.50 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 25.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 87.71 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°12'21" WEST, 88.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 40.00 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°35'05" EAST, 45.48 FEET; THENCE SOUTH 43°46'06" WEST, 17.27 FEET; THENCE SOUTH 89°27'53" WEST, 37.61 FEET; THENCE NORTH 89°07'09" WEST, 22.62 FEET; THENCE SOUTH 69°36'29" WEST, 8.40 FEET; THENCE SOUTH 89°27'53" WEST, 43.99 FEET; THENCE SOUTH 37°23'44" WEST, 15.81 FEET; THENCE SOUTH 52°24'15" EAST, 232.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 297.00 FEET, AN ARC DISTANCE OF 233.41 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°13'04" EAST, 201.34 FEET, TO THE POINT OF BEGINNING.

CONTAINING 16.48 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED 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 HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS ____ DAY OF _____, 2021.

By: MICHAEL J. COLLIER
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, P.C.
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
PHONE, NO. 1871251

ADDITIONAL DEDICATION:

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREINAFTER BE KNOWN AS GRAND OAKS PHASE 1D UNIT 2, AND 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.

THE ROAD RIGHT-OF-WAYS DESIGNATED IN THIS PLAT AS GARDEN COURT, GOLDEN HAWK WAY AND RED BARN ROAD, AND TRACT 1 (DEVELOPMENT EDGE BUFFER) AND TRACT 2 (OPEN SPACE, PARK), SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO ANY OR ALL OF SAID ROAD RIGHTS-OF-WAY AND TRACTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, A MUNICIPAL SERVICES TRUST UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. THE UNDERSIGNED OWNER, AND ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR SUCCESSORS AND ASSIGNS, QUELTERS, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICE PROVIDERS, FIRE PROTECTION AND LIFE SAFETY SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF UTILITIES, TELECOMMUNICATION AND CABLE SERVICE COMPANIES AUTHORIZED IN WRITING BY THE UNDERSIGNED OWNER TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENS ON THE LANDS SHOWN ON THIS PLAT, AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT, THE UNDERSIGNED OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, IF ANY, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DEVIY INGRESS AND EGRESS OVER THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (D.E.) ARE HEREBY DEDICATED TO THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT ("CCDD"), ITS SUCCESSORS AND ASSIGNS, AS NON-EXCLUSIVE DRAINAGE EASEMENTS TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE (INCLUDING RIGHTS OF INGRESS AND EGRESS) DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS SHOWN ON THIS PLAT AND OTHER LANDS WITHIN THE GRAND OAKS SUBDIVISION, AND FOR DRAINAGE PURPOSES, THE CCDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID DRAINAGE IMPROVEMENTS, PROVIDED, HOWEVER, THAT THE CCDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THIS PLAT. ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS, THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A 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.

THE UNDERSIGNED OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL OF THE EASEMENTS SHOWN ON THIS PLAT. IN ADDITION, ANY 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 177.091(8) OF THE CURRENT FLORIDA STATUTES; PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(8), 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "FPE" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION 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.

THE UNDERSIGNED OWNER HEREBY IRREVOCABLY DEDICATES TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER UPON AND UNDER ALL ROAD RIGHTS-OF-WAYS DESIGNATED ON THIS PLAT, FOR ST. JOHNS COUNTY UTILITY DEPARTMENT'S NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF UNDERGROUND WATER, SEWER AND/OR OTHER PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF SUCCESSION, ITS SUCCESSORS AND ASSIGNS, OF ACCESS OVER SAID ROAD RIGHTS-OF-WAYS DESIGNATED ON THIS PLAT FOR SUCH PURPOSES.

OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLICE, THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS, ROAD RIGHTS-OF-WAYS, TRACTS, OR EASEMENTS REMAINING PRIVATELY OWNED BY IT. IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY ITS DAILY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS ____ DAY OF _____, A.D. 2021.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
PULTE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

By: _____ WITNESS: _____
NAME: JUSTIN DUDLEY PRINT: _____
TITLE: DIRECTOR OF LAND ACQUISITION WITNESS: _____
PRINT: _____

NOTARY FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY:

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, BY JUSTIN DUDLEY, AS DIRECTOR OF LAND ACQUISITION OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

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 AND ACCEPTANCE:

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2021, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: _____
Chair

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF _____, 2021.

By: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT OF GRAND OAKS PHASE 1D UNIT 2 HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF ST. JOHNS COUNTY ATTORNEY ON THIS ____ DAY OF _____, 2021.

By: _____
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLES 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 _____, 2021.

By: _____
BRANDON PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

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.

By: _____
GAIL OLIVER, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564

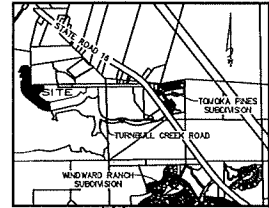


Grand Oaks Phase 1D Unit 2

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 7 SHEETS
70 LOTS AND 2 TRACTS IN THIS PHASE



VICINITY MAP
(NOT TO SCALE)

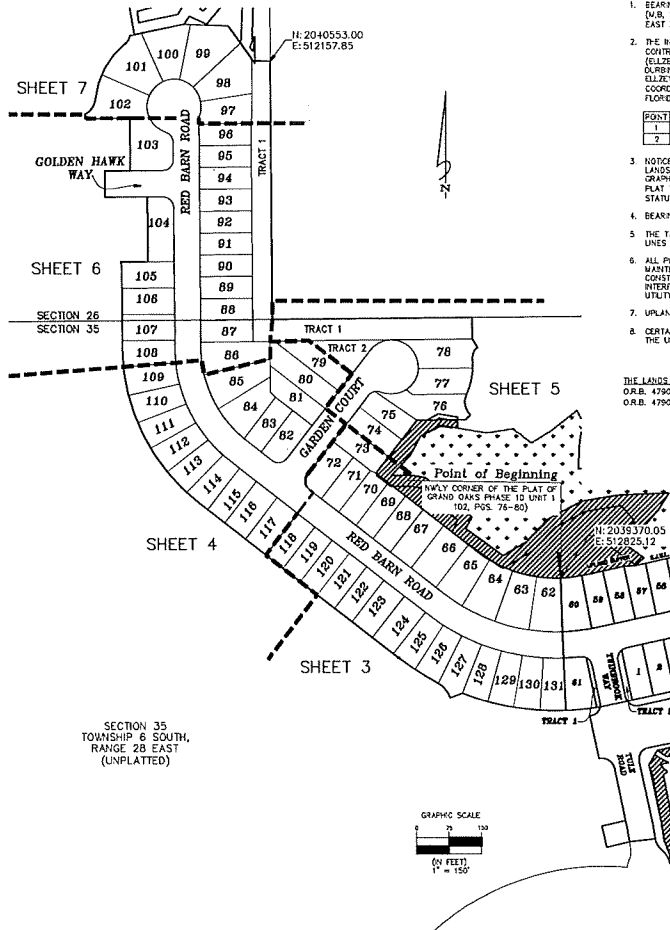
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WLY LINE OF LOT 60 GRAND OAKS PHASE 1D UNIT 1 (U.B. 102, POS. 76-80) AS N02°01'52"W 423.00' PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR OS BASE MAPPING PURPOSES. THE GEODETIC CONTROL, RELEI UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL, POINTS (DURN 2), AND (ELZEY).
DURN 2 N 2092335.8352 E 505677.0123
ELZEY N 2035457.6359 E 524684.7854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNIMPROVED.
- CERTAIN EASEMENTS (IF ANY) ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
O.R.B. 4790, PAGE 15 GRANT OF EASEMENT
O.R.B. 4790, PAGE 45 GRANT OF TELECOMMUNICATIONS EASEMENT

BLANKETS PLATTED LANDS
BLANKETS PLATTED LANDS

POINT	NORTHING	EASTING	DESCRIPTION
1	2035370.05	512825.12	NELY CORNER OF LOT 62
7	2040553.02	512157.85	NELY CORNER TRACT 1



LEGEND

- R/W = RIGHT OF WAY
- U.B. = UPLAND BUFFER
- D.R.B. = DEED RECORDS BOOK
- PAGE(S) = PAGE(S)
- FLR/E = FLORIDA POWER AND LIGHT EASEMENT
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- S = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- T.L.O. = TIE LINE ONLY
- R/L = RADIAL LINE
- PL/E = PRIVATE UNRESTRICTED DRAINAGE EASEMENT
- CI = TABULATED CURVE DATA
- ATB = APPROXIMATE TOP OF BANK
- S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE
- U.D.&A.E. = UNRESTRICTED DRAINAGE AND ACCESS EASEMENT
- ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- ⊙ = 4"x4" CONCRETE MONUMENT STAMPED P.R.W. LB 3731
- ⊙ = 5/8" REBAR WITH CAP P.R.W. LB 3731
- - - - - = APPROXIMATE TOP OF BANK
- - - - - = JURISDICTIONAL WETLANDS
- [Stippled Area] = DENOTES STATE JURISDICTIONAL WETLANDS
- [Hatched Area] = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

SECTION 35
TOWNSHIP 6 SOUTH,
RANGE 28 EAST
(UNPLATTED)



Grand Oaks Phase 1D Unit 2

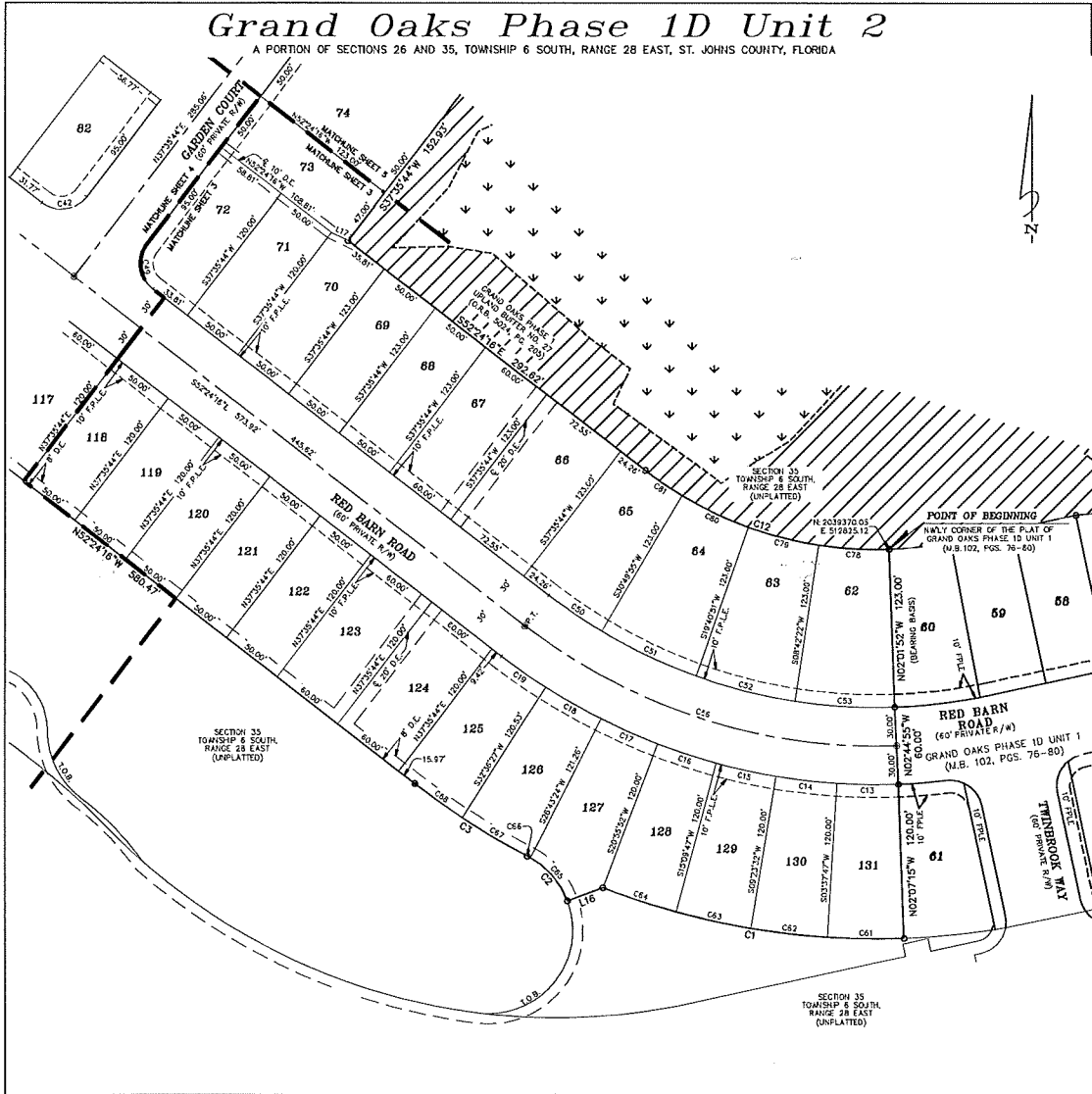
A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S69°31'22"W	29.42'
L17	N64°10'25"W	14.51'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	600.00'	241.49'	27°03'57"	S89°35'41"E	238.77'
C2	65.00'	47.62'	41°58'47"	N41°25'02"W	46.57'
C3	600.00'	104.75'	10°00'05"	S57°21'21"E	104.61'
C12	297.00'	205.41'	38°37'35"	S72°13'04"E	201.34'
C13	480.00'	48.17'	5°45'02"	S89°14'44"E	48.15'
C14	480.00'	48.27'	5°45'45"	S83°29'21"E	48.25'
C15	480.00'	48.35'	5°46'10"	S77°43'21"E	48.33'
C16	480.00'	48.32'	5°46'05"	S71°37'11"E	48.30'
C17	480.00'	48.52'	5°47'32"	S66°10'22"E	48.50'
C18	480.00'	49.23'	5°53'03"	S60°20'05"E	49.27'
C19	480.00'	41.79'	4°59'17"	S54°53'55"E	41.78'
C42	25.00'	38.27'	90°00'00"	N82°35'44"E	35.36'
C49	25.00'	39.27'	90°00'00"	S07°24'16"E	35.36'
C50	420.00'	49.56'	6°45'48"	S55°47'10"E	49.55'
C51	420.00'	81.74'	11°02'05"	S64°44'37"E	81.61'
C52	420.00'	80.46'	10°58'33"	S73°48'26"E	80.33'
C53	420.00'	78.70'	10°44'00"	S86°39'47"E	78.58'
C54	450.00'	311.60'	39°40'38"	S72°14'30"E	305.41'
C61	600.00'	60.32'	5°45'02"	S89°14'44"E	60.19'
C62	600.00'	60.34'	5°45'45"	S83°29'21"E	60.32'
C63	600.00'	60.40'	5°46'10"	S77°43'21"E	60.41'
C64	600.00'	60.40'	5°46'05"	S71°37'11"E	60.38'
C65	65.00'	44.95'	39°37'20"	N40°14'19"W	44.06'
C66	65.00'	2.67'	2°21'27"	N61°13'42"W	2.67'
C67	600.00'	59.04'	5°38'16"	S59°35'17"E	59.01'
C68	600.00'	45.71'	4°21'53"	S54°35'13"E	45.70'
C78	297.00'	55.65'	10°44'03"	S86°39'48"E	55.57'
C79	297.00'	56.90'	10°58'35"	S72°48'27"E	56.81'
C80	297.00'	57.60'	11°02'05"	S64°44'37"E	57.71'
C81	297.00'	35.08'	6°45'48"	S55°47'11"E	35.04'

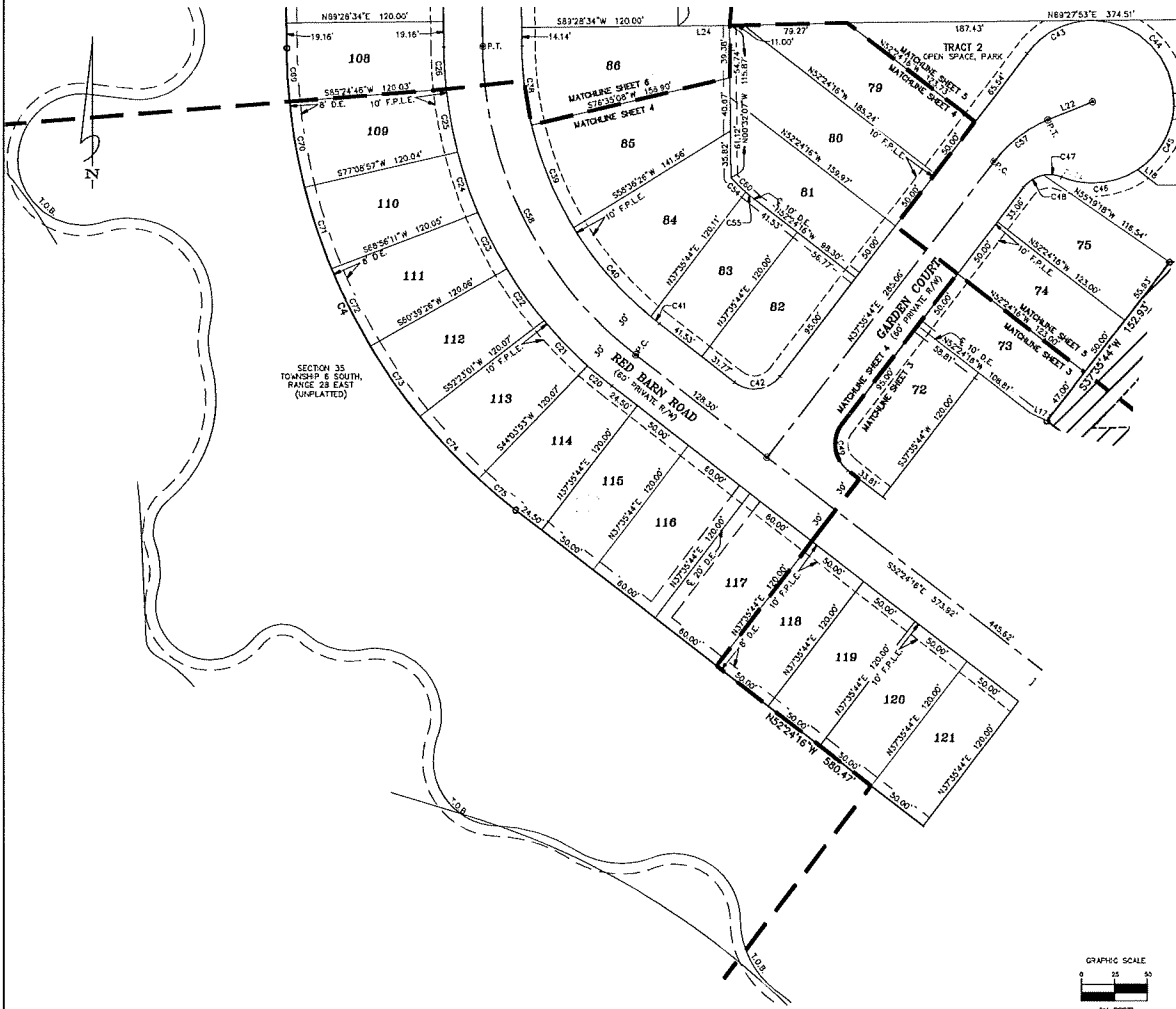


Grand Oaks Phase 1D Unit 2

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



LINE TABLE

LINE	BEARING	DISTANCE
L17	N64°23'25"W	14.51'
L18	N52°24'16"W	19.45'
L22	N87°49'03"E	36.55'
L24	S89°23'34"W	39.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BCARING	O-ORD
C4	450.00'	407.47'	51°52'50"	S26°27'51"E	393.69'
C23	330.00'	24.00'	4°09'58"	S50°19'17"E	23.99'
C21	330.00'	48.27'	8°22'51"	S44°02'52"E	48.23'
C22	330.00'	48.28'	8°22'56"	S35°33'59"E	48.24'
C23	330.00'	48.57'	8°25'58"	S27°15'31"E	48.52'
C24	330.00'	48.41'	8°24'18"	S18°50'26"E	48.37'
C25	330.00'	48.92'	8°29'40"	S10°23'27"E	48.88'
C26	330.00'	32.37'	5°37'11"	S03°20'01"E	32.35'
C38	270.00'	60.74'	12°53'23"	S06°28'09"E	60.62'
C39	270.00'	64.72'	17°58'43"	S22°24'17"E	64.37'
C40	270.00'	50.58'	19°12'23"	S41°00'01"E	50.12'
C41	270.00'	8.47'	1°47'48"	S51°30'22"E	8.47'
C42	25.00'	39.27'	90°00'00"	N82°25'44"E	35.36'
C43	62.00'	57.37'	53°01'00"	S62°47'40"W	55.35'
C44	62.00'	101.63'	89°35'21"	N42°44'05"W	90.63'
C45	62.00'	57.69'	55°18'31"	N29°27'40"E	55.62'
C46	62.00'	60.20'	55°45'15"	N8°23'34"E	57.93'
C47	25.00'	13.97'	32°00'27"	N83°44'55"W	13.78'
C48	25.00'	18.61'	42°39'00"	S38°55'18"W	18.16'
C49	25.00'	39.27'	90°00'00"	S07°24'16"E	35.36'
C54	150.00'	15.57'	5°56'45"	S46°11'46"E	15.56'
C55	150.00'	8.47'	3°14'07"	S50°47'13"E	8.47'
C57	99.99'	52.74'	32°31'19"	S57°42'23"W	52.13'
C58	300.00'	271.65'	51°52'50"	S26°27'51"E	262.46'
C60	150.00'	24.04'	8°10'52"	S47°49'50"E	24.01'
C68	450.00'	40.88'	512'17"	S03°07'34"E	40.86'
C70	450.00'	66.23'	8°25'58"	S09°59'42"E	66.17'
C71	450.00'	65.61'	8°21'13"	S18°20'17"E	65.55'
C72	450.00'	65.91'	8°23'28"	S26°42'39"E	65.85'
C73	450.00'	65.61'	8°21'12"	S35°04'59"E	65.55'
C74	450.00'	65.69'	8°21'51"	S43°23'31"E	65.63'
C75	450.00'	37.55'	4°46'56"	S50°00'51"E	37.54'

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

1810 N. 37th St.
33500
33500 Pointe Woods
33500 Pointe Woods
33500 Pointe Woods
33500 Pointe Woods
www.claryassoc.com

Grand Oaks Phase 1D Unit 2

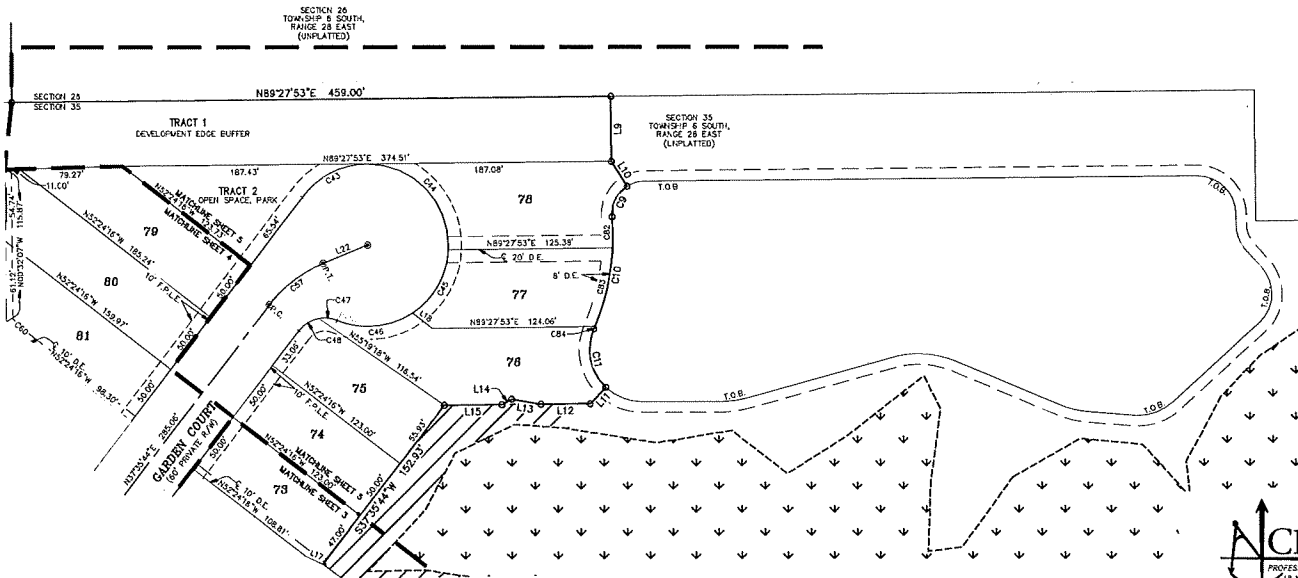
A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

LINE	BEARING	DISTANCE
L9	S00°12'07"E	49.61'
L10	S37°17'30"E	22.50'
L11	S43°45'06"W	17.27'
L12	S69°27'53"W	37.91'
L13	S69°20'10"E	22.62'
L14	N60°55'29"E	8.40'
L15	S69°27'53"W	43.98'
L17	N64°20'25"W	14.51'
L18	N52°24'16"W	19.48'
L22	N67°49'03"E	36.55'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	25.00'	27.17'	62°55'31"	S16°34'45"W	25.85'
C10	182.00'	87.21'	27°56'42"	N26°15'21"E	86.88'
C11	40.00'	48.38'	68°17'36"	S11°35'06"E	45.48'
C43	62.00'	57.37'	53°01'02"	S62°47'40"W	55.35'
C44	62.00'	101.63'	93°55'21"	N43°44'09"W	90.63'
C45	67.00'	57.63'	53°18'31"	N26°57'44"E	55.63'
C46	62.00'	60.32'	55°43'15"	N34°23'41"E	57.95'
C47	25.00'	13.97'	32°02'27"	N83°44'55"W	13.78'
C48	25.00'	18.61'	47°39'06"	S26°56'18"W	18.18'
C57	99.85'	52.74'	30°27'19"	S52°42'23"W	52.13'
C60	150.00'	24.04'	9°10'52"	S47°48'50"E	24.01'
C82	182.00'	23.95'	7°32'18"	N30°46'51"W	23.93'
C83	182.00'	61.95'	19°30'04"	N12°44'20"E	61.65'
C84	182.00'	1.82'	0°34'19"	N22°46'32"E	1.82'



Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 18 NW 37th
 3333 ORANGE POINT BLVD
 32708 ORLANDO, FLORIDA 32707
 (407) 260-2700
 WWW.CLARYASSOCIATES.COM

Grand Oaks Phase 1D Unit 2

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

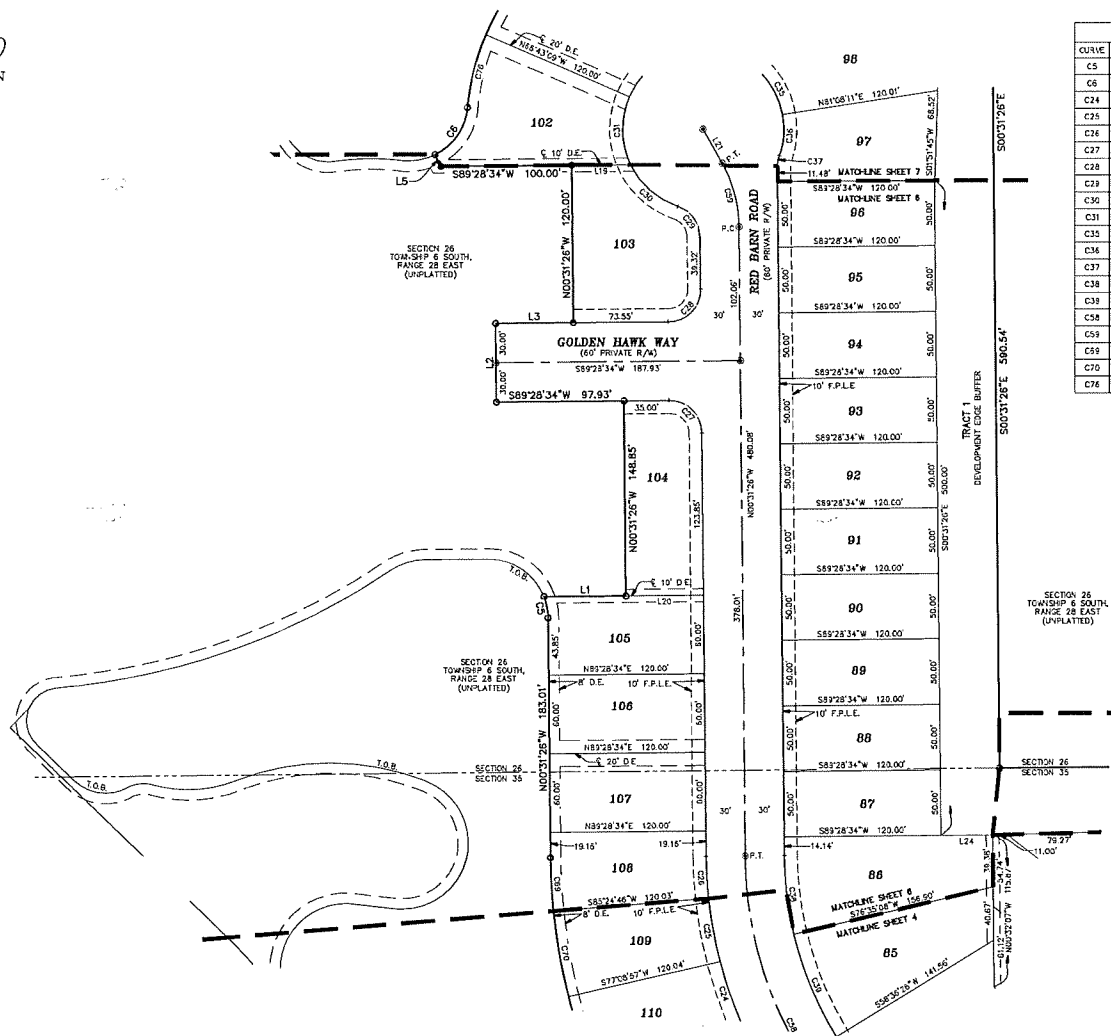
SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	45.00'	16.52'	21°01'50"	N11°52'21"W	16.42'
C6	45.00'	45.64'	58°05'49"	N34°15'57"E	43.71'
C24	330.00'	43.41'	8°24'18"	S18°50'28"E	48.37'
C25	330.00'	48.92'	8°28'40"	S10°23'27"E	48.88'
C26	330.00'	32.37'	5°37'11"	S03°20'01"E	32.35'
C27	25.00'	39.27'	80°03'00"	N45°31'26"W	35.36'
C28	25.00'	39.27'	80°03'00"	N44°28'34"E	35.36'
C29	25.00'	31.68'	71°33'21"	N36°08'06"W	29.11'
C30	62.00'	49.48'	45°43'23"	S48°53'04"E	48.18'
C31	62.00'	53.35'	48°18'12"	S01°22'15"E	51.72'
C32	62.00'	37.35'	34°30'50"	N27°31'41"W	36.79'
C34	62.00'	31.88'	29°16'35"	N04°22'01"E	31.34'
C37	25.00'	8.57'	19°31'15"	S09°13'28"W	8.48'
C38	270.00'	60.74'	12°33'26"	S06°58'09"E	60.62'
C39	270.00'	64.72'	17°25'43"	S22°24'13"E	64.37'
C58	300.00'	271.65'	81°22'50"	S26°27'21"E	282.46'
C59	100.00'	53.51'	28°26'18"	N14°39'38"W	49.97'
C70	450.00'	40.85'	51°21'7"	S03°07'34"E	40.86'
C76	182.00'	57.40'	18°04'18"	S14°14'42"W	57.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°28'34"E	63.00'
L2	N00°31'26"W	60.00'
L3	N89°28'34"E	59.38'
L5	N12°01'09"W	10.03'
L19	N89°28'34"E	45.60'
L20	N89°28'34"E	60.00'
L21	S19°27'45"E	29.99'
L24	S89°28'34"W	39.74'



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1800 370
3300 ORLAND PARK BLVD.
SUITE 200, ORLAND PARK, IL 60167
(815) 260-2100
WWW.CLARY-ASSOC.COM



Grand Oaks Phase 1D Unit 2

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	45.00'	45.61'	55°06'49"	N34°15'57"E	43.71'
C7	182.00'	147.32'	46°22'46"	S28°23'56"W	143.33'
C8	30.00'	22.34'	42°38'42"	N30°15'28"E	21.83'
C28	25.00'	29.27'	50°00'00"	N44°28'34"E	35.34'
C29	25.00'	31.08'	71°3'21"	N35°03'06"W	29.11'
C30	62.00'	49.48'	45°43'25"	S46°53'04"E	48.16'
C31	62.00'	53.35'	49°18'12"	S01°21'15"E	51.72'
C32	62.00'	46.00'	42°30'23"	S44°32'02"W	44.95'
C33	62.00'	38.42'	35°30'06"	S53°32'17"W	37.80'
C34	62.00'	26.71'	33°53'35"	N61°44'53"W	36.16'
C35	62.00'	37.35'	34°00'50"	N27°31'41"W	36.79'
C36	62.00'	31.68'	29°5'33"	N64°22'01"E	31.34'
C37	25.00'	8.52'	19°31'45"	S07°42'16"W	8.48'
C59	100.00'	50.51'	28°56'18"	N14°58'36"W	49.97'
C76	182.00'	57.40'	18°04'18"	S14°44'42"W	57.17'
C77	182.00'	89.52'	28°18'28"	S37°26'05"W	89.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N89°28'34"E	59.35'
L5	N127°01'09"W	10.03'
L6	N80°14'44"E	11.60'
L7	N77°26'01"E	15.48'
L8	S89°02'53"E	42.65'
L19	N69°28'34"E	45.62'
L21	S59°27'45"E	29.99'
L23	S00°31'26"E	4.75'

