

RESOLUTION NO. 2021- 64
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
COURTNEY VISTA DRIVE.

WHEREAS, WHITE'S FORD TIMBER, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Courtney Vista Drive.

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 \$664,300.48 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$86,648.00 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 16th day of February, 2021.

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

BY: Jeremiah R. Blocker
Jeremiah R. Blocker, Chair

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

Sam Haltem
Deputy Clerk

RENDITION DATE 2/18/21



COURTNEY VISTA DRIVE

A PORTION OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT,
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 2 SHEETS

SEE SHEET 2 FOR NOTES

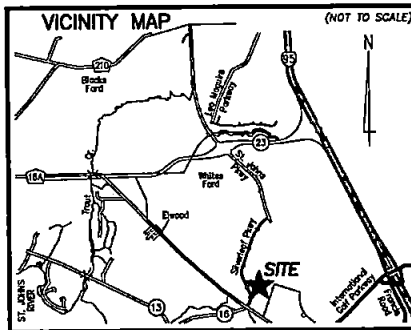
CAPTION

A portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeastern corner of the Southerly terminus of Silverleaf Parkway, a variable width right of way as presently established; thence North 48°12'35" West, along said Southerly terminus, 75.00 feet to a point lying on the centerline of said Silverleaf Parkway; thence Northerly along said centerline and along a non-tangent curve concave Westerly having a radius of 1200.00 feet through a central angle of 75°05'36", an arc length of 1572.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 12°49'30" East, 1462.59 feet; thence North 24°43'19" West, continuing along said centerline, 846.33 feet; thence North 65°16'41" East, departing said centerline, 191.00 feet to a point lying on the Easterly right of way line of said Silverleaf Parkway and the Point of Beginning.

From said Point of Beginning, thence North 24°43'19" West, along said Easterly right of way line, 47.50 feet; thence North 65°16'41" East, departing said Easterly right of way line, 17.52 feet to the point of curvature of a curve concave Southerly having a radius of 700.00 feet; thence Easterly along the arc of said curve, through a central angle of 21°31'47", an arc length of 263.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 76°02'34" East, 261.49 feet; thence North 86°48'28" East, 106.56 feet; thence North 84°28'24" East, 296.65 feet to the point of curvature of a curve concave Northerly having a radius of 2955.00 feet; thence Easterly along the arc of said curve, through a central angle of 03°09'34", an arc length of 266.09 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 81°51'37" East, 266.00 feet; thence South 10°43'10" East, along a non-tangent bearing, 85.00 feet; thence South 34°52'10" West, 35.57 feet; thence South 09°46'37" East, 85.00 feet; thence South 80°13'23" West, 50.00 feet; thence North 09°46'37" West, 77.50 feet; thence North 54°25'28" West, 35.57 feet to a point lying on a non-tangent curve concave Northerly having a radius of 3047.50 feet; thence Westerly along the arc of said curve, through a central angle of 02°13'49", an arc length of 118.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 82°16'42" West, 118.62 feet; thence North 82°41'30" West, along a non-tangent bearing, 31.84 feet to a point lying on a non-tangent curve concave Northerly having a radius of 3046.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°27'50", an arc length of 24.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 84°12'29" West, 24.62 feet; thence South 84°26'24" West, 296.74 feet; thence South 82°28'27" West, 84.05 feet to the point of curvature of a curve concave Southerly having a radius of 55.00 feet; thence Westerly along the arc of said curve, through a central angle of 29°13'22", an arc length of 22.03 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 67°51'46" West, 27.75 feet; thence South 82°28'27" West, along a non-tangent bearing, 30.52 feet to the point of curvature of a curve concave Southerly having a radius of 598.00 feet; thence Westerly along the arc of said curve, through a central angle of 17°11'47", an arc length of 179.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 73°52'54" West, 178.81 feet; thence South 65°16'41" West, 110.57 feet; thence South 20°16'41" West, 32.46 feet to a point lying on said Easterly right of way line; thence Northeasterly along said Easterly right of way line the following 4 courses: Course 1, thence North 24°43'19" West, 4.95 feet; Course 2, thence North 20°16'41" East, 35.36 feet; Course 3, thence North 65°16'41" East, 91.00 feet; Course 4, thence North 24°43'19" West, 47.50 feet to the Point of Beginning.

Containing 2.13 acres, more or less.



ADOPTION AND DEDICATION

This is to certify that White's Ford Timber, LLC, a Florida limited liability company ("Owner") is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as COURTNEY VISTA DRIVE, 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. The road right of way designated in this plat as Courtney Vista Drive is hereby irrevocably dedicated to the County of St. Johns, its successors and assigns, in perpetuity for maintenance of the right of way, and drainage improvements which are now or hereafter constructed thereon.

The Owner will warrant and defend to the County of St. Johns, title to the lands described in the caption shown hereon, against lawful claims, subject to all matters of record.

As required by Section 177.091(28), Florida Statutes (2005), all plotted 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility, such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.

In witness whereof, the Owner has caused this plat and dedication to be executed by their duly elected officer, acting by and with the authority of its board of supervisors.

OWNER: WHITE'S FORD TIMBER, LLC
a Florida limited liability company
By: Hutan Management, Inc.
a Florida corporation, its Manager

Witness _____

Printed Name _____

Witness _____

Printed Name _____

By: _____

Its _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by _____ of Hutan Management, Inc., a Florida corporation, as Manager of White's Ford Timber, LLC, a Florida limited liability company, on behalf of the company, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Florida of Large _____

Printed Name _____

My Commission expires _____

Commission Number _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Courtney Vista Drive has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2021. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Courtney Vista Drive has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2021.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Courtney Vista Drive has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2021.

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 _____, 2021.

Brandon J. Pally, Clerk
Clerk of the Circuit Court & Comptroller

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2021.

Colt Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564

SURVEYOR'S CERTIFICATE

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 made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2021.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

and 70112

COURTNEY VISTA DRIVE

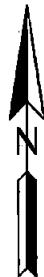
A PORTION OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT,
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 2 SHEETS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°43'19"W	47.50'
L2	N82°41'30"W	31.84'
L3	S82°28'27"W	30.52'
L4	N20'16'41"E	35.36'
L5	N85'16'41"E	91.00'
L6	N24°43'19"W	47.50'
L7	N85'16'41"E	17.94'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3047.50'	273°49'	118.63'	S82°16'42"W	118.62'
C2	3040.00'	027°50'	24.62'	S84°12'29"W	24.62'
C3	65.00'	29°13'22"	28.05'	S87°51'46"W	27.75'
C4	630.00'	19°09'43"	217.39'	N74°51'32"E	216.37'
C5	2997.50'	5°09'34"	269.62'	N81°51'37"E	269.63'



UNPLATTED LANDS OF
SECTION 38
ANTONIO HUERTAS GRANT
TOWNSHIP 6 SOUTH
RANGE 28 EAST

STATE PLANE GRID
N: 2053820.0135
E: 494784.3763

R=2955.00'
Δ=5°09'34"
L=266.09'
CB=N81°51'37"E
CH=266.00'

R=700.00'
Δ=21°31'47"
L=263.04'
CB=N76°02'34"E
CH=261.49'

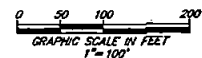
R=598.00'
Δ=17°11'47"
L=179.48'
CB=S73°52'34"W
CH=178.81'

STATE PLANE GRID
N: 2053887.3887
E: 495419.9745

UNPLATTED LANDS OF
SECTION 38
ANTONIO HUERTAS GRANT
TOWNSHIP 6 SOUTH
RANGE 28 EAST

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824
 - DENOTES P.C.P., STAMPED L.B.#3824
 - DENOTES PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LOCKED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - (NT) NON-TANGENT
 - TABLED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - G.R.B. OFFICIAL RECORDS BOOK

- NOTES**
- Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Southern terminus of Silverleaf Parkway as being North 45°12'33" West.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREC" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - NOTICE: This plot, 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 plot. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.



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