

RESOLUTION NO. 2022-171
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SILVER LANDING REPLAT.**

WHEREAS, LAND PLANNERS DEVELOPMENT II, INC., A FLORIDA CORPORATION AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silver Landing Replat.

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 for maintenance is not required.

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 7 day of June, 2022.

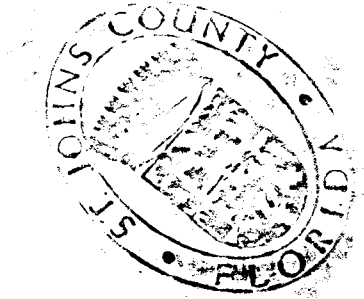
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 6/9/22



SILVER LANDING REPLAT

BEING A REPLAT OF A PORTION OF SILVER LANDING, A PLAT RECORDED IN MAP BOOK 109, PAGES 1 THROUGH 45 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SUBSECTIONS 4 AND 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY.

MAP BOOK PAGE

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

All of Lots 460 through 479, together with a portion of Tracts "GG" and "HH" as depicted on Silver Landing, a plat recorded in Map Book 109, pages 1 through 45 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Tract "LL" of said Silver Landing, said corner lying on the Easterly right of way line of Silverleaf Parkway, a variable width right of way as presently established; thence Northerly along said Easterly right of way line and along the arc of a curve concave Easterly having a radius of 1425.00 feet, through a central angle of 65°22'47", an arc length of 133.80 feet to its intersection with the Northerly line of Subsection 5 of Section 36 of the Antonio Huertas Grant, Township 6 South, Range 28 East of said county, said arc being subtended by a chord bearing and distance of North 09°19'25" West, 133.75 feet; thence South 72°00'21" East, departing said Easterly right of way line and along said Northerly line, 284.23 feet; thence North 16°22'53" West, departing said Northerly line, 31.80 feet to a point on a non-tangent curve concave Northwesterly having a radius of 60.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 80°57'51", an arc length of 84.79 feet to the Southwesterly corner of Lot 459 of said Silver Landing, said arc being subtended by a chord bearing and distance of North 31°08'05" East, 77.91 feet; thence North 57°02'03" East, along the Southerly line of said Lot 459, a distance of 147.19 feet to the Southeastery corner of said Lot 459, said corner lying on the Southerly right of way line of Varner Way, a 50 foot right of way as presently established, said Southerly right of way line being a curve concave Northwesterly having a radius of 475.00 feet; thence Southeastery along said Southerly right of way line the following 3 courses: Course 1, thence Southeastery along said curve, through a central angle of 39°47'00", an arc length of 329.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 52°51'28" East, 323.23 feet; Course 2, thence South 72°44'58" East, 531.19 feet to the point of curvature of a curve concave Northerly having a radius of 225.00 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of 34°58'31", an arc length of 137.35 feet to the Northwesterly corner of Lot 480 of said Silver Landing, said arc being subtended by a chord bearing and distance of North 89°45'47" East, 135.23 feet; thence South 17°43'29" East, along the Westerly line of said Lot 480, a distance of 148.03 feet to the Southwesterly corner of said Lot 480, thence South 76°18'02" West, along the Southerly line of said Lot 479, a distance of 76.42 feet to the Southwesterly corner of said Lot 479; thence South 17°15'35" West, 100.75 feet to a point lying on the Southerly line of said Tract "HH"; thence North 72°44'25" West, along said Southerly line, 1302.16 feet to the Point of Beginning.

Containing 6.66 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 5311, Page 1397, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

White's Ford Timber, LLC
a Florida limited liability company

Witness

By: _____

Printed Name

Gary F. Hannon

Its: Vice President

Witness

Printed Name

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by Gary F. Hannon, the Vice President, of White's Ford Timber, LLC, a Florida limited liability company, on behalf of the Florida limited liability company, who [] is personally known to me or who [] has produced _____ as identification.

My Commission Expires _____

Notary Public, State of Florida at Large

Commission Number _____

Printed Name

ADOPTION AND DEDICATION

This is to certify that Land Planners Development II, Inc., a Florida corporation and Lennar Homes, LLC, a Florida limited liability company ("Owners"), are the lawful owners of the lands described in the caption shown hereon which shall hereafter be known as SILVER LANDING REPLAT, and that they have caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adapted as the true and correct plat of said lands.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Tract "A" (Open Space) is hereby retained by the undersigned Owners, their successors and assigns, provided however, the undersigned owners reserve the right to convey title to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owners, their successors and assigns. The undersigned Owners retain the obligation for maintenance of these privately owned easements; provided however, the undersigned Owners reserve the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Those easements designated as "FPL Easements" 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 over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Those easements designated as "2.5' FPL/Utility Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with accessing its underground electrical system.

In witness whereof, the undersigned Owners have caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

Witness

OWNER: LAND PLANNERS DEVELOPMENT II, INC.
a Florida corporation

Printed Name

BY:

David W. Hutson
President

Witness

Printed Name

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by David W. Hutson, President of Land Planners Development II, Inc., a Florida corporation, on behalf of the corporation, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Florida at Large

My Commission expires _____

Printed Name

Commission Number _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Silver Landing Replat has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2022. 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 Silver Landing Replat has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2022.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Silver Landing Replat has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2022.

Office of the County Attorney

CERTIFICATE OF CLERK

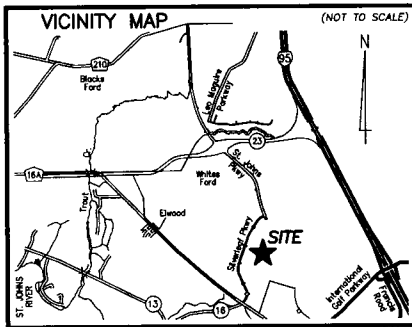
This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book _____ Page(s) _____ of the public records of St. Johns County, Florida on this _____ day of _____, 2022.

Brandon J. Potty, 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 _____, 2022.

Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4584



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 _____, 2022.

Andrew O. Knuppel
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6517

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

SILVER LANDING REPLAT

BEING A REPLAT OF A PORTION OF SILVER LANDING, A PLAT RECORDED IN MAP BOOK 109, PAGES 1 THROUGH 45 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SUBSECTIONS 4 AND 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY.

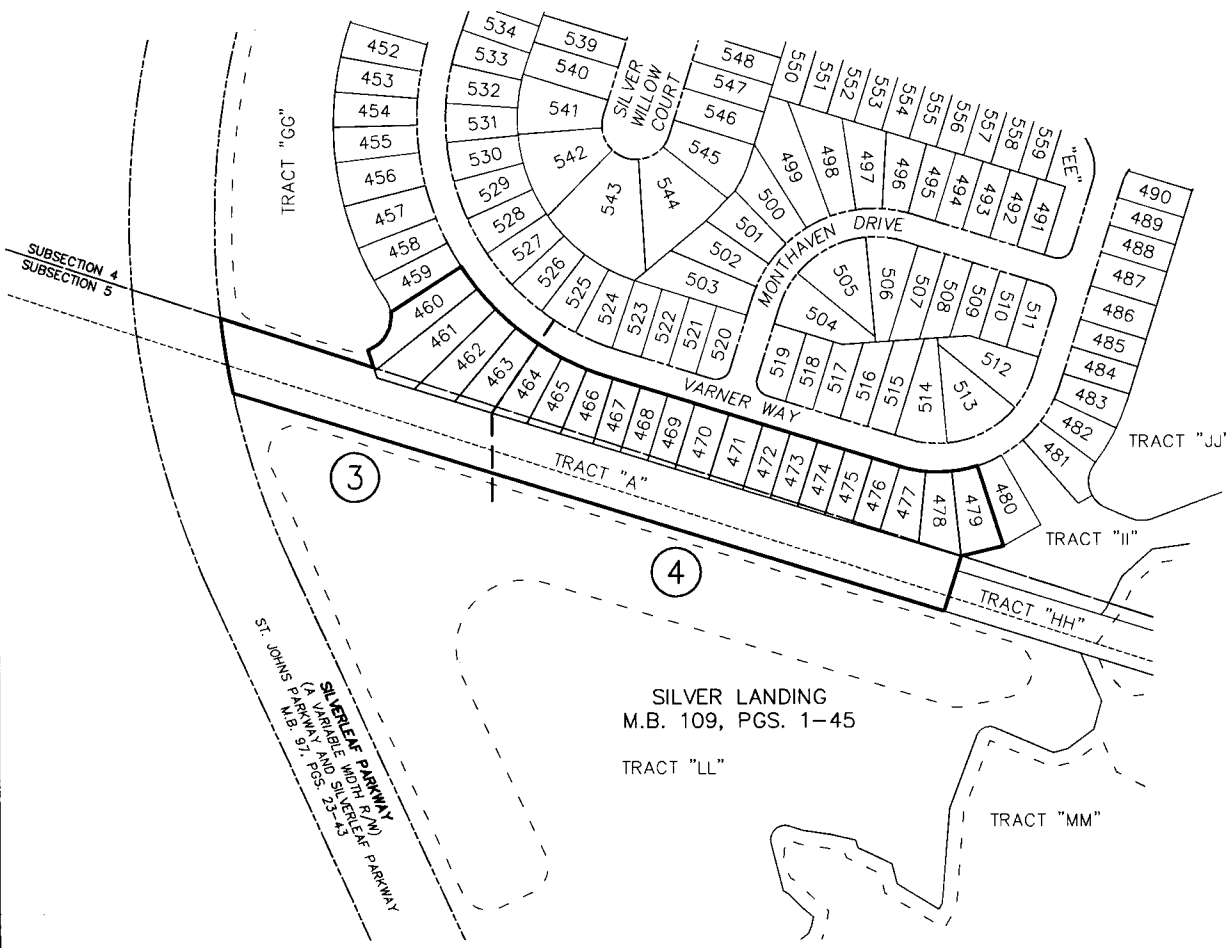
MAP BOOK PAGE

SHEET 2 OF 4 SHEETS

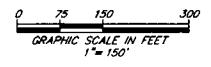


NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Tract "HH" as being North 72°44'25" West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control: Station "KREG" (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.
- 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 this plat that may be found in the Public Records of this county.
- 4) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such 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 section 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 Electric Safety Code as adopted by the Florida Public Service Commission.
- 5) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.



LEGEND	
□	DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
●	P.R.M. PERMANENT REFERENCE MONUMENT
○	CONCRETE MONUMENT
○	P.C.P. PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
∠	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(NR)	NON-RADIAL
CI	TABULATED CURVE DATA
LI	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.C.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
UTL	UTILITY
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
---	MATCHLINE
③	SHEET REFERENCE NUMBER



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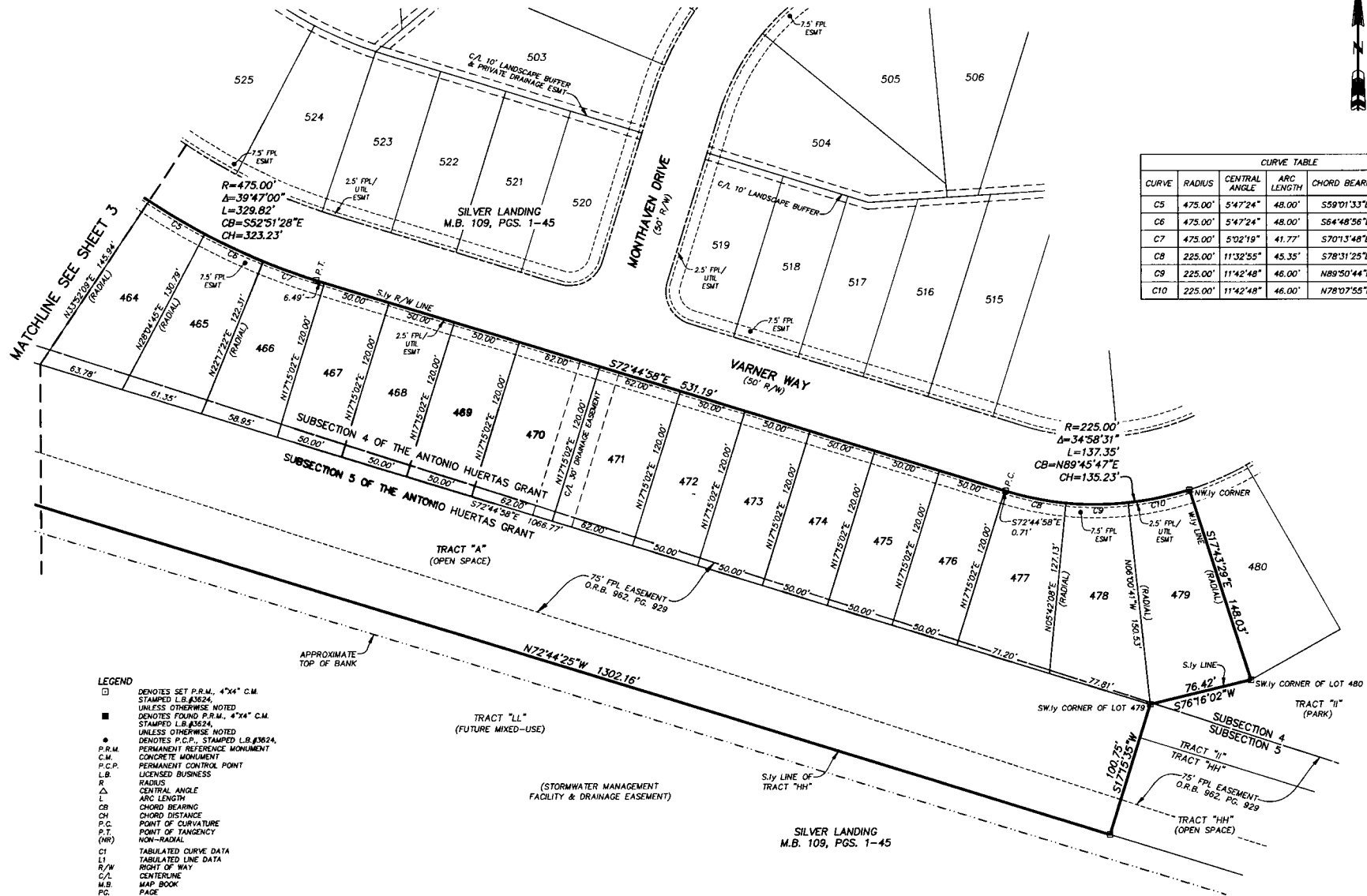
MAP BOOK PAGE

SHEET 4 OF 4 SHEETS

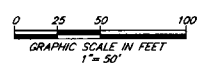
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	475.00'	5°47'24"	48.00'	S59°01'33"E	47.98'
C6	475.00'	5°47'24"	48.00'	S64°48'56"E	47.98'
C7	475.00'	5°02'19"	41.77'	S70°13'48"E	41.76'
C8	225.00'	11°32'55"	45.35'	S78°31'25"E	45.27'
C9	225.00'	11°42'48"	46.00'	N89°50'44"E	45.92'
C10	225.00'	11°42'48"	46.00'	N78°07'55"E	45.92'



- LEGEND**
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 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B. #3824, UNLESS OTHERWISE NOTED
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 - M.B. MAP BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - UTL UTILITY
 - ESMT. EASEMENT
 - NAD0 NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



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