

RESOLUTION NO. 2022-173
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SAKURA MANOR.

WHEREAS, SCOTT ANDREW MARTIN, MIRIAM LYNN MARTIN, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Sakura Manor.

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 for construction 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.

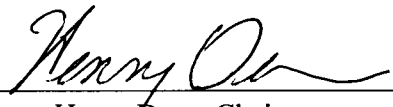
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

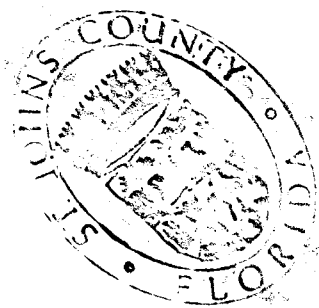
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 6/9/22



SAKURA MANOR
A PARCEL OF LAND, BEING A PART OF GOVERNMENT LOT 1, SECTION 21
TOWNSHIP 7 SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET (ONE) 1 OF (TWO) 2
SEE SHEET (TWO) 2 FOR NOTES

CAPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP--7--SOUTH, RANGE--29 EAST, SAINT JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTH-EAST CORNER OF SAID SECTION 21; THENCE SOUTHEASTERLY ALONG THE EASTERN SECTION LINE BETWEEN SECTION 21 AND SECTION 22 ALSO BEING THE WESTERN RIGHT-OF-WAY LINE OF CARTER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, THE FOLLOWING COURSE: SOUTH 00°50'02" E, A DISTANCE OF 141.75 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EASTERN RIGHT-OF-WAY LINE, SOUTH 00°50'02" EAST, A DISTANCE OF 357.72 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 71°06'51" WEST, A DISTANCE OF 479.92; THENCE NORTH 21°47'14" WEST, A DISTANCE OF 58.22 FEET; THENCE SOUTH 86°54'50" WEST, A DISTANCE OF 1189.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BEING THE SAME AS THE NORTHWEST CORNER OF TRACT 1 OF SAID OFFICIAL RECORDS BOOK 832, PAGE 126, ON THE WEST LINE OF SAID GOVERNMENT LOT 1, AND ON THE EAST LINE OF SECTION 44, 2ND ARRENDMENT GRANT, 175, 192E; THENCE ALONG SAID WEST LINE OF SAID LOT 1 THE FOLLOWING COURSE: NORTH 02°10'37" WEST, A DISTANCE OF 285.68 FEET; THENCE NORTH 87°49'43" EAST, A DISTANCE OF 1890.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.82 ACRES, MORE OR LESS

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THE 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. PATTY, CLERK
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

**CERTIFICATE OF APPROVAL AND ACCEPTANCE
BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT THIS PLAT OF "SAKURA MANOR" 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 REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "SAKURA MANOR", 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 APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "SAKURA MANOR", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FL ON THIS _____ DAY OF _____, 2022.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR PART 1, CHAPTER 177, FLORIDA STATUTES.

SCOTT A. MARTIN
PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTERED SURVEYOR No. 7302

CONSENT AND JOINDER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN, OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 8494, PAGE 787, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNERS OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

21st MORTGAGE CORPORATION

WITNESS: _____

PRINT: _____ BY: _____

WITNESS: _____ TITLE: _____

PRINT: _____

NOTARY FOR 21st CENTURY MORTGAGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY _____ OF _____, 2022, BY MIRIAM LYNN MARTIN.

NOTARY PUBLIC, STATE OF FLORIDA

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

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT OF HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THIS OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022.

GAIL OLIVER, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. 4584

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCOTT ANDREW MARTIN AND MIRIAM LYNN MARTIN, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "SAKURA MANOR", 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.

NO PART OF SAID LANDS ARE HEREBY DEDICATED TO ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION.

THOSE EASEMENTS DESIGNATED AS "TEL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS ABOVEGROUND 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.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED

WITNESS: _____

PRINT: _____

WITNESS: _____ SCOTT ANDREW MARTIN

PRINT: _____

WITNESS: _____

WITNESS: _____ MIRIAM LYNN MARTIN

PRINT: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY _____ OF _____, 2022, BY SCOTT ANDREW MARTIN.

NOTARY PUBLIC, STATE OF FLORIDA

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

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY _____ OF _____, 2022, BY MIRIAM LYNN MARTIN.

NOTARY PUBLIC, STATE OF FLORIDA

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

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

PREPARED BY:

Scott A Martin

1507 Tawny Marsh Court, Saint Augustine, Florida
PHONE: 904.320.8787 - EMAIL: SCOTT.MARTIN@FLA.SURVEYOR.COM

NOTES

1. BEARINGS SHOWN HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATES AS NOTED BELOW IN GENERAL NOTE NO. 2 AND ARE BASED ON THE EASTERN YAMBOOCHER POINT OF MAIN LINE OF "CANTON ROAD" BEING S 02°02' E.
2. THE STATE PLANE COORDINATES SHOWN HEREIN ARE BASED ON NORTH AMERICAN DATUM 1983 AND 1983/1983 PLANE EAST ZONE. THE STATE PLANE COORDINATES FOR USE HEREIN ARE AS SHOWN ON SHEET TWO (2) OF TWO (2) OF THE ST. JOHNS COUNTY UTILITIES DEPARTMENT AND OTHER USES WHICH IS STATED HEREIN AS THE RESPONSIBILITY OF THE USER. (PRINTED) UTILITIES THESE COORDINATES FOR THEIR NON MIXED USE.
3. ST. JOHNS COUNTY OTHER COORDINATE COORDINATES SHOWN ON THIS PLAT WERE AS FOLLOWS:
 1) CONTROL POINT 0114 PUBLISHED COORDINATES OF N. 2088227.0 E. 452823.38
 2) CONTROL POINT 0114 PUBLISHED COORDINATES OF N. 2088227.0 E. 452823.38
 4. THE WORD "CENTER" OF "CENTERLINE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE INFORMATION AND BELIEF. AS SUCH IT DOES NOT CONSTITUTE A WARRANTY OR A WARRANTY EXPRESSED OR IMPLIED.
5. NOTE: THIS PLAT IS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL VERSION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SEPARATED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE RECORDS OF ST. JOHNS COUNTY, FLORIDA.
6. PAYMENT TO THE PROVISIONS OF SECTION 177 (ORAL) FLORIDA STATUTES SHALL BE MADE TO THE UTILITIES DEPARTMENT OF ST. JOHNS COUNTY, FLORIDA.
 THAT THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED UNDER SUCH CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FUNCTIONS AND SERVICES OF ANY ELECTRIC TELEPHONE CABLE OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FUNCTIONS OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PUBLIC UTILITIES SHOWN TO BE OWNED BY A PARTICULAR ELECTRIC TELEPHONE CABLE 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.
7. FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

SAKURA MANOR
 TOWNSHIP 7 SOUTH RANGE 29 EAST
 ST. JOHNS COUNTY, FLORIDA

MAP BOOK
 PAGE
 SHEET (TWO) 2 OF (TWO) 2
 SEE SHEET (TWO) 2 FOR NOTES

POINT OF REFERENCE
 N. 2019728.80
 E. 536598.02
 POINT OF BEGINNING
 S. 90°50'02" E.
 141.75'
 NOW OR FORMERLY
 0928100010
 0928100010
 DAND WATNE PRESLAR
 0943977020
 UNPLATTED

N. 2019,886.86
 E. 536,600.08
 NOW OR FORMERLY
 0928100010
 0928100010
 UNPLATTED

S. 09°50'02" E. 397.72'
 EAST LINE OF SECTION 21
 CENTER ROAD NORTH
 VARIABLE WIDTH OF MAIN ROAD
 SE CORNER SECTION 21
 N. 2017589.12
 E. 536629.45

N. 21°14'14" W. 59.22'
 S. 22°20'46" E.
 199.10 (EASMT)
 108.74 (EASMT)
 P.F. EASMT
 CL 10'

N. 21°12'54" E.
 S. 21°12'54" E.
 108.74 (EASMT)
 NOW OR FORMERLY
 0928100010
 0928100010
 CAROL L. WILLIAMS
 UNPLATTED

N. 21°14'14" W. 59.22'
 NOW OR FORMERLY
 0946171004
 0946171004
 MORNA J. WICKNER
 UNPLATTED

N. 21°14'14" W. 59.22'
 NOW OR FORMERLY
 0928100010
 0928100010
 THOMAS ELIZABETH ANGELO
 UNPLATTED

N. 21°14'14" W. 59.22'
 NOW OR FORMERLY
 0943777030
 0943777030
 FRANCES C AND WATNE B CADDINE
 UNPLATTED

N. 2071027.00' W. 388.89'
 WEST LINE OF SECTION 21
 NOW OR FORMERLY
 1027000000
 1027000000
 DON H. HANNAH #
 09468671279
 UNPLATTED

LEGEND

□	FOUND SECTION CORNER 3/4" NON PRE
◇	DENOTES SET PLY 4 1/4" C.M. STAMPED L.S. 7/29
●	DENOTES FOUND PLY 4 1/4" C.M. STAMPED AS NOTED
○	DENOTES P.C.P. STAMPED L.S. 7/29
■	PERMANENT REFERENCE POINTS
▲	CORNER MONUMENT
○	P.C.P.
○	PERMANENT CONTROL POINT
○	UNLICENSED BUSINESS
○	RAJONS
○	CENTRAL ANGLE
○	ARC LENGTH
○	CHORD BEARING
○	CHORD DISTANCE
○	P.C.
○	POINT OF CURVATURE
○	P.T.
○	NON-TANGENT BEARING

LEGEND (CONTINUED)

○	UNPLATTED CURVE DATA
○	RIGHT OF WAY
○	R/W
○	CENTERLINE
○	MAP BOOK
○	PAGE
○	OFFICIAL RECORDS BOOK
○	ST. JOHNS COUNTY
○	FLORIDA LIGHT AND POWER
○	UNDESTRUCTURED FIRE ACCESS EASEMENT
○	EASEMENT
○	NORTH AMERICAN VERTICAL DATUM
○	MATCHLINE
○	SHEET REFERENCE NUMBER
○	DENOTES UPDATES WITH CONSERVATION EASEMENT

1. Mortgage dated February 4, 2022 executed by Scott Andrew Martin and Marlon Lina Martin and in favor of 2116 Mortgage Corporation and recorded February 16, 2022 in Official Records Book 5494, Page 782.
 Lina Martin and Marlon Martin are the sole owners of the property.
 Surveyor's comments regarding the title opinion property information report prepared by First American Title Insurance Company dated April 7, 2022 (NO EASEMENTS OR RECORDS FOUND) THE FOLLOWING WAS INCLUDED IN THE TITLE OPINION SEARCH:
 Mortgage dated February 4, 2022 executed by Scott Andrew Martin and Marlon Lina Martin and in favor of 2116 Mortgage Corporation and recorded February 16, 2022 in Official Records Book 5494, Page 782.
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