

**RESOLUTION NO. 2023-135**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SILVERLAKE DRIVE PHASE 2.**

**WHEREAS, WHITE'S FORD TIMBER, LLC, A FLORIDA 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 Silverlake Drive Phase 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 \$983,744.66 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$973,760.16 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 2nd day of May, 2023.

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

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk

**Rendition Date** MAY 02 2023



# SILVERLAKE DRIVE PHASE 2

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES

### CAPTION

#### Parcel "A"

A portion of Section 36, Township 5 South, Range 27 East, together with a portion of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 36, thence North 89°03'38" East, along the Southerly line of said Section 36, a distance of 1532.82 feet; thence South 02°28'21" East, departing said Southerly line, 303.03 feet to a point lying on the Southerly line of said Section 36, thence North 89°05'41" East, along said Southerly line, a distance of 377.89 feet to the point of curvature of a curve commencing Northwesterly having a radius of 2454.00 feet; thence Easterly, continuing along said Southerly line, a distance of 1462.86 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 72°14'38" East, 1386.54 feet.

From said Point of Beginning, thence Northwesterly, continuing along said Southerly line, a distance of 2604.00 feet, through a central angle of 02°20'04", an arc length of 1071.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 32°01'28" East, 1071.18 feet; thence Southwesterly, departing said Southerly line, a distance of 1208.00 feet, through a central angle of 18°31'25", an arc length of 418.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 80°28'39" East, 418.74 feet; thence South 72°24'37" East, 508.40 feet to the point of curvature of a curve commencing Southwesterly having a radius of 4025.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 07°02'08", an arc length of 632.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 88°27'33" East, 531.71 feet; thence South 05°20'30" East, along a non-tangent line, 180.00 feet; thence South 30°24'34" West, 144.53 feet; thence North 59°20'30" West, 154.71 feet to a point on a non-tangent curve commencing Southwesterly having a radius of 4800.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 08°17'54", an arc length of 780.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 80°10'00" West, 780.03 feet; thence North 72°24'37" West, 281.59 feet to the point of curvature of a curve commencing Northwesterly having a radius of 1313.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°07'17", an arc length of 463.47 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 59°20'30" West, 463.74 feet.

Containing 4.22 acres, more or less.

#### Parcel "B"

A portion of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 36, thence North 89°03'38" East, along the Southerly line of said Section 36, a distance of 1532.82 feet; thence South 02°28'21" East, departing said Southerly line, 303.03 feet to a point lying on the Southerly line of said Section 36, thence North 89°05'41" East, along said Southerly line, a distance of 377.89 feet to the point of curvature of a curve commencing Northwesterly having a radius of 2454.00 feet; thence Easterly, continuing along said Southerly line, a distance of 1462.86 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 72°14'38" East, 1386.54 feet.

From said Point of Beginning, thence Northwesterly, continuing along said Southerly line, a distance of 2604.00 feet, through a central angle of 02°20'04", an arc length of 1071.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 32°01'28" East, 1071.18 feet; thence Southwesterly, departing said Southerly line, a distance of 1208.00 feet, through a central angle of 18°31'25", an arc length of 418.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 80°28'39" East, 418.74 feet; thence South 72°24'37" East, 508.40 feet to the point of curvature of a curve commencing Southwesterly having a radius of 4025.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 07°02'08", an arc length of 632.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 88°27'33" East, 531.71 feet; thence South 05°20'30" East, along a non-tangent line, 180.00 feet; thence South 30°24'34" West, 144.53 feet; thence North 59°20'30" West, 154.71 feet to a point on a non-tangent curve commencing Southwesterly having a radius of 4800.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 08°17'54", an arc length of 780.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 80°10'00" West, 780.03 feet; thence North 72°24'37" West, 281.59 feet to the point of curvature of a curve commencing Northwesterly having a radius of 1313.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°07'17", an arc length of 463.47 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 59°20'30" West, 463.74 feet.

Containing 4.22 acres, more or less.

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

This is to certify that this plan of SILVERLAKE DRIVE PHASE 2 has been examined and accepted by the Board of County Commissioners of St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023. 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 plan of SILVERLAKE DRIVE PHASE 2 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Director of the Growth Management Department

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plan of SILVERLAKE DRIVE PHASE 2 has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Office of the County Attorney

### CERTIFICATE OF CLERK

This is to certify that this plan has been examined and approved and that it complies in form with the requirements of Part I, 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 \_\_\_\_\_, 2023.

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

### CERTIFICATE OF PLAT REVIEW

This is to certify that this plan has been reviewed for conformity to Part I, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Donald A. Strabben, County Surveyor  
Professional Surveyor and Mapper  
License Number 2013

### ADOPTION & 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 this caption shown hereon which shall hereafter be known as SILVERLAKE DRIVE PHASE 2, and that it has caused the same to be surveyed and subdivided, and that this plan, 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 plan as Silverlake Drive is hereby irrevocably dedicated to the County of St. Johns. Its successors and assigns, in perpetuity, for maintenance of the right of way.

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.

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

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

By: Gary F. Thomas  
Vice President

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Gary F. Thomas as Vice President for White's Ford Timber, LLC, a Florida limited liability company.

Notary Public, State of Florida

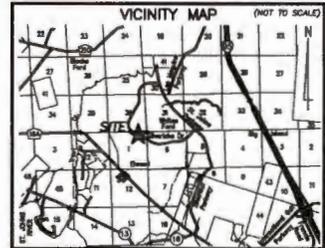
Name \_\_\_\_\_

My Commission expires \_\_\_\_\_

My Commission Number is \_\_\_\_\_

Personally Known [ ] or personal identification [ ]

Type of identification produced \_\_\_\_\_



### SURVEYOR'S CERTIFICATE

I, the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, do hereby certify that the above plat and map were under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part I, Chapter 177, Florida Statutes.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8580  
CERTIFICATE OF AUTHORIZATION NO. LB. 3824

Andrew G. Ruppard  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6511

# SILVERLAKE DRIVE PHASE 2

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

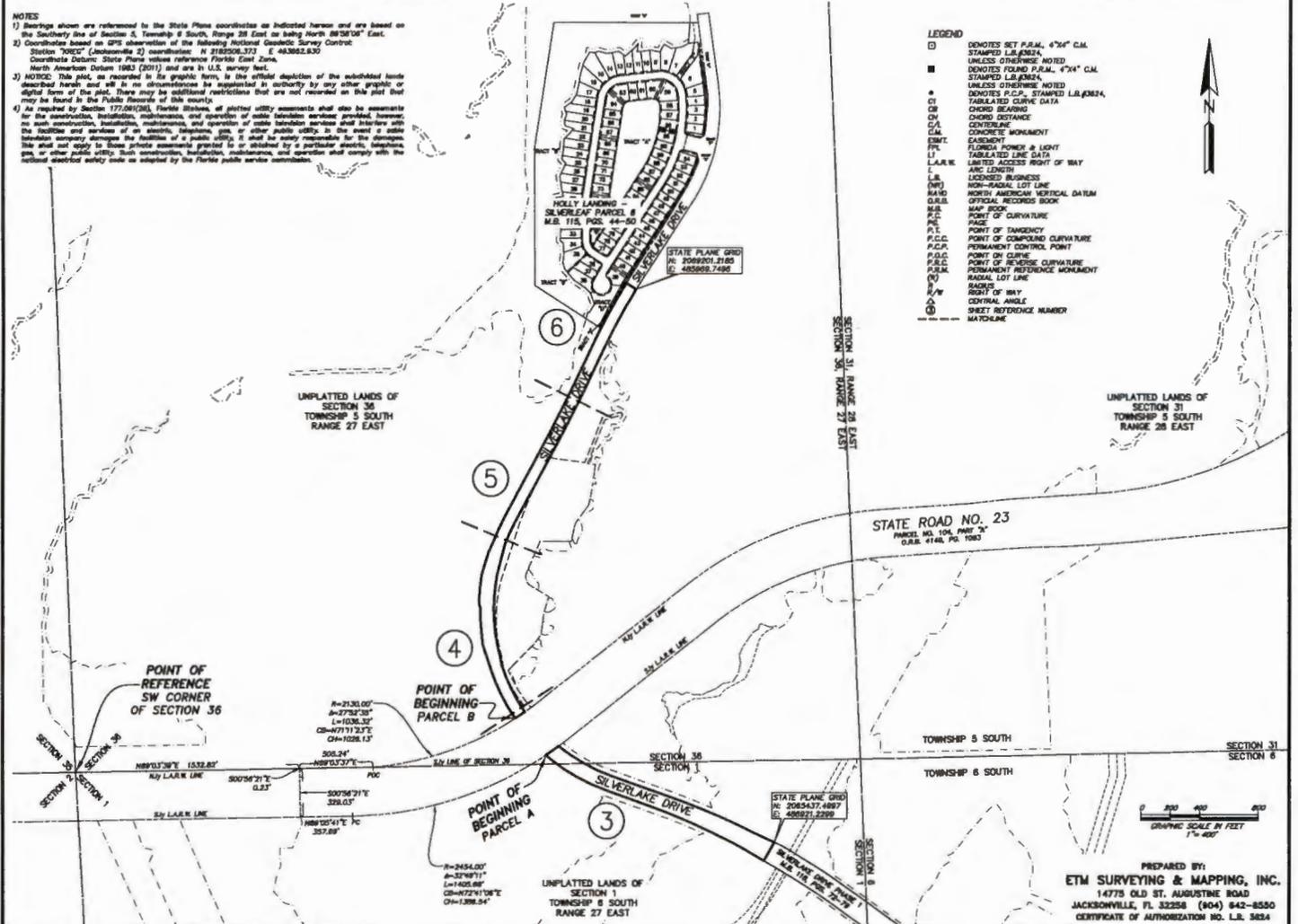
SHEET 2 OF 6 SHEETS

**NOTES**

- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the southerly line of Section 5, Township 5 South, Range 28 East as being North 88°38'08" East.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "7092" (Latitude 27° 30' 00.00" N, Longitude 81° 21' 00.00" W, Elevation 483822.830). Coordinate Datum: State Plane within 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 supported 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) As required by Section 177.06(3), Florida Statutes, all plotted utility easements shall also be easements for the installation, installation, maintenance, and operation of utility services provided, however, no such construction, installation, maintenance, and operation of utility services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a utility installation 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.

**LEGEND**

- DENOTES SET P.I.M., 4"x4" C.M. STAMPED L.I.#3824, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.I.M., 4"x4" C.M. STAMPED L.I.#3824, UNLESS OTHERWISE NOTED
- DENOTES P.C.C., STAMPED L.I.#3824, UNLESS OTHERWISE NOTED
- DENOTES CHORD BEARING
- DENOTES CHORD DISTANCE
- DENOTES CENTERLINE
- DENOTES CONCRETE MONUMENT
- DENOTES EASEMENT
- DENOTES FLORIDA POWER & LIGHT
- DENOTES TABULATED LINE DATA
- DENOTES LIMITED ACCESS RIGHT OF WAY
- DENOTES ARC LENGTH
- DENOTES LICENSED BUSINESS
- DENOTES NON-RADIAL LOT LINE
- DENOTES NORTH AMERICAN HORIZONTAL DATUM
- DENOTES OFFICIAL RECORDS BOOK
- DENOTES MAP BOOK
- DENOTES POINT OF CURVATURE
- DENOTES PAGE
- DENOTES POINT OF TANGENCY
- DENOTES POINT OF COMPOUND CURVATURE
- DENOTES PERMANENT CONTROL POINT
- DENOTES P.C.C.
- DENOTES POINT OF CURVE
- DENOTES POINT OF REVERSE CURVATURE
- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES RADIAL LOT LINE
- DENOTES RIGHT OF WAY
- DENOTES CENTRAL ANGLE
- DENOTES SHEET REFERENCE NUMBER
- DENOTES MATCHLINE



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CERTIFICATE OF AUTHORIZATION NO. L.R. 3834

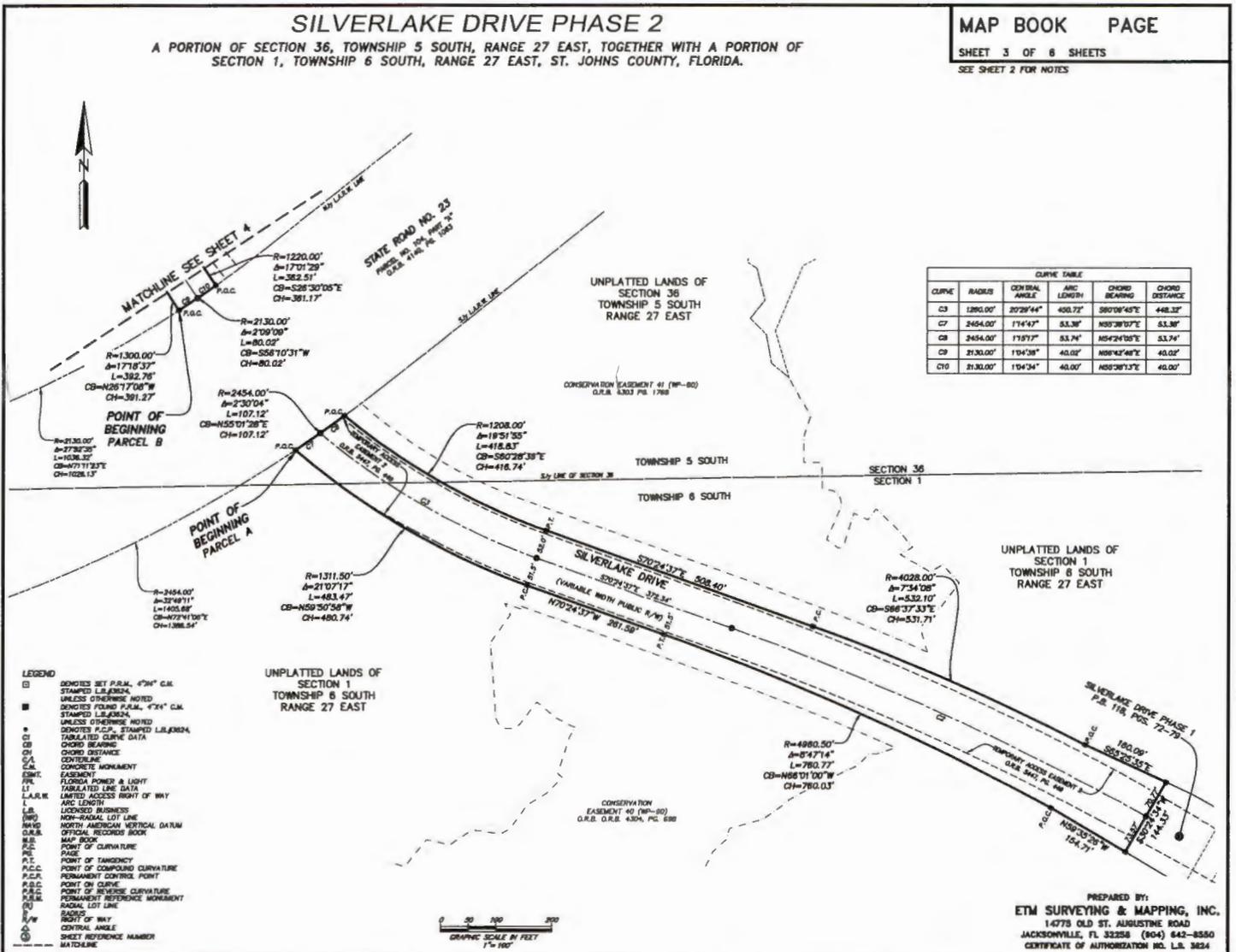
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MAP BOOK PAGE

SHEET 3 OF 6 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1300.00'	102°29'44"	450.77'	S89°09'45"E	448.32'
C7	2454.00'	174°47'	53.36'	N58°38'07"E	51.38'
C8	2454.00'	175°17'	53.74'	N58°24'08"E	53.74'
C9	1300.00'	104°38'	40.02'	N58°45'48"E	48.02'
C10	1300.00'	104°34'	40.00'	N58°38'13"E	48.00'

- LEGEND**
- DENOTES SET P.S.M. 47th C.M. STAMPED L.L.#2824
  - DENOTES FOUND P.S.M. 47th C.M. STAMPED L.L.#2824
  - DENOTES P.C.P. STAMPED L.L.#2824
  - TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CONTROL
  - CONCRETE MONUMENT
  - EASEMENT
  - FLORIDA POWER & LIGHT
  - TABULATED LINE DATA
  - LIMITED ACCESS RIGHT OF WAY
  - ARC LENGTH
  - LICENSED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORDED BOOK
  - MAP BOOK
  - POINT OF CURVATURE
  - PAGE
  - POINT OF TANGENCY
  - POINT OF COMPOUND CURVATURE
  - PERMANENT CONTROL POINT
  - POINT OF CURVE
  - POINT OF REVERSE CURVATURE
  - PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RADIUS
  - RIGHT OF WAY
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14778 OLD ST. AUGUSTINE ROAD  
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CERTIFICATE OF AUTHORIZATION NO. L.S. 3824



# SILVERLAKE DRIVE PHASE 2

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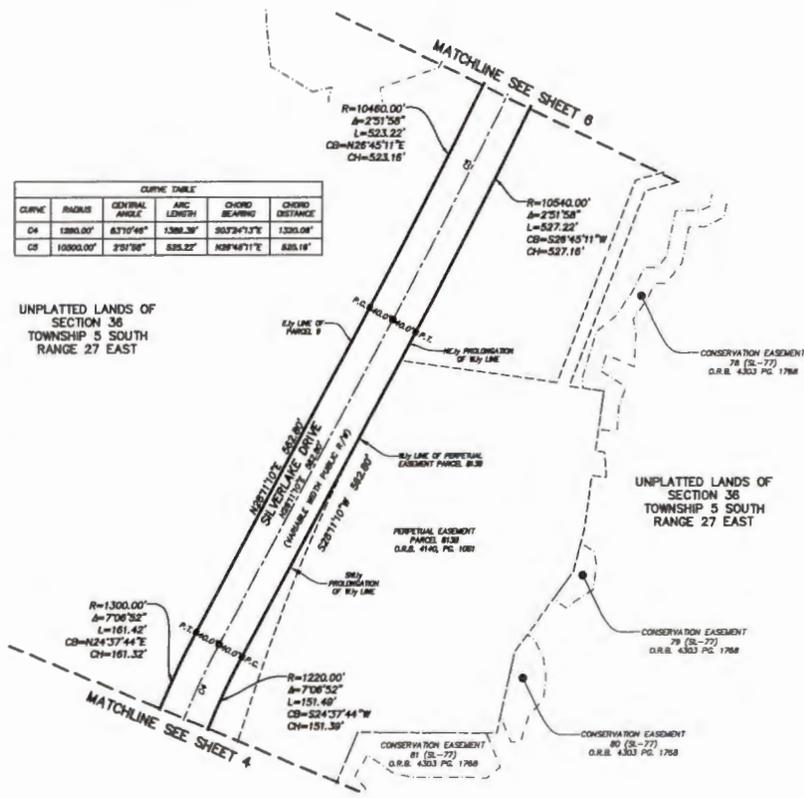
MAP BOOK PAGE

SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	1380.00'	63°16'48"	1386.30'	S63°34'13"E	1330.00'
C5	1000.00'	2°51'30"	528.22'	N25°45'11"E	523.16'

UNPLATTED LANDS OF SECTION 36 TOWNSHIP 5 SOUTH RANGE 27 EAST



- LEGEND**
- DENOTES SET P.U.M., 4"X4" C.M. STAMPED L.S.#3224
  - DENOTES FOUND P.U.M., 4"X4" C.M. STAMPED L.S.#3224, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.S.#3224, UNLESS OTHERWISE NOTED
  - TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CONTOUR
  - CONCRETE MONUMENT
  - EASEMENT
  - FLORIDA POWER & LIGHT
  - TABULATED LINE DATA
  - LIMITED ACCESS RIGHT OF WAY
  - ARC LENGTH
  - LOCKED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORDS BOOK
  - MAP BOOK
  - POINT OF CURVATURE
  - PAGE
  - POINT OF TANGENCY
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  - PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RADIUS
  - RIGHT OF WAY
  - CENTRAL ANGLE
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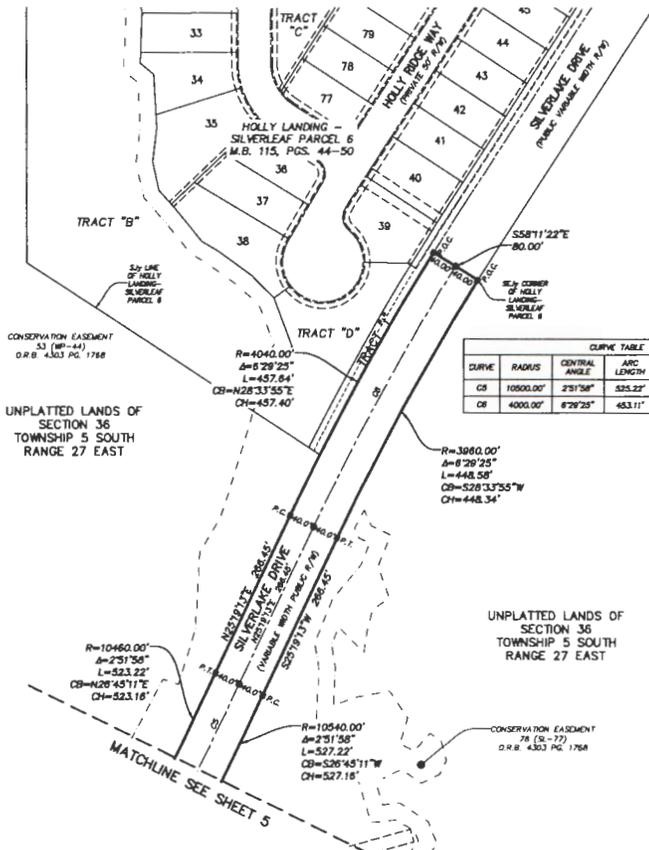
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MAP BOOK PAGE

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C5	10500.00'	2°31'58"	S28°45'11"E	525.18'
C6	4000.00'	6°29'25"	N08°33'55"W	452.87'

- LEGEND**
- DENOTES SET P.A.M.L. 4"x4" C.M. STAMPED L.S. DATA UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M.L. 4"x4" C.M. STAMPED L.S. DATA UNLESS OTHERWISE NOTED
  - DENOTES P.C.P. STAMPED TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - CONCRETE MONUMENT
  - EASEMENT
  - F.F.L. FLORIDA POWER & LIGHT
  - LT. TABULATED LINE DATA
  - L.A.R.R. LIMITED ACCESS RIGHT OF WAY
  - L. ARC LENGTH
  - L.B. LICENSED BUSINESS
  - (NW) NON-RADIAL LOT LINE
  - (NAD) NORTH AMERICAN VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - M.S. MAP BOOK
  - P.C. POINT OF CURVATURE
  - P.C. PAGE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.C. POINT ON CURVE
  - P.S.C. POINT OF SEVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - RADIUS
  - R/W RIGHT OF WAY
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE



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