

RESOLUTION NO. 2023- 152
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ECKSTEIN ESTATE.

WHEREAS, JOHN P. ECKSTEIN AND LOREE E. ECKSTEIN, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Eckstein Estate.

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 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:

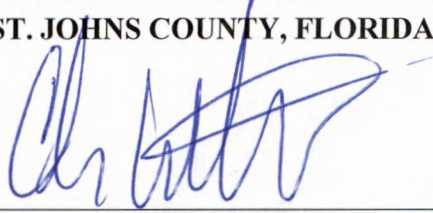
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

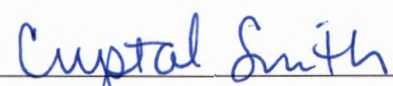
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of May, 2023.

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

Rendition Date MAY 16 2023

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk



Attachment 2

Plat Map

ECKSTEIN ESTATE

A PART OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST
BEING A REPLAT OF LOT 5, BLOCK 82 PONTE VEDRA, AS RECORDED IN MAP BOOK 5,
PAGE 48 TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SECTION 15, TOWNSHIP
3 SOUTH, RANGE 29 EAST OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 2

CAPTION

LOT 5, BLOCK 82, PONTE VEDRA, ACCORDING TO PLAT RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN PLAT BOOK 8,
PAGE 48, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY,
FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PERMANENT REFERENCE MONUMENT AT THE NORTHWEST CORNER
OF SAID LOT 5, BLOCK 82, PONTE VEDRA, ACCORDING TO PLAT RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN PLAT
BOOK 5, PAGE 48, AND RUN NORTH 13 DEGREES 55 MINUTES 40 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF THE RIGHT HALF OF
STATE ROAD 91A, PARALLEL TO AND DISTANCE OF 33 FEET EASTERLY FROM THE CENTER LINE OF THE PAVEMENT OF SAID ROAD WHEN
MEASURED AT RIGHT ANGLES THEREIN A DISTANCE OF 10 FEET; RUN NORTH 78°04'20" EAST AND AT RIGHT ANGLES TO THE CENTER LINE
OF SAID STATE ROAD, A DISTANCE OF 203.73 FEET, MORE OR LESS TO THE ATLANTIC OCEAN; THENCE RUN ALONG SAID OCEAN IN A
SOUTHERLY DIRECTION A DISTANCE OF 10 FEET UNTIL A POINT IS REACHED WHICH BEARS NORTH 78°04'20" EAST FROM THE POINT OF
BEGINNING, RUN THENCE SOUTH 78°04'20" WEST ALONG THE NORTHERLY BOUNDARY LOT 5, BLOCK 82, PONTE VEDRA, AFORESAID, A
DISTANCE OF 202 FEET, MORE OR LESS TO THE PERMANENT REFERENCE MONUMENT AT THE POINT OF BEGINNING.

BEING THE SAME PROPERTY, DESCRIBED AS:

LOT 5, BLOCK 82, PONTE VEDRA, AS RECORDED IN MAP BOOK 5, PAGE 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,
TOGETHER WITH A PART OF GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT
OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE NORTH 13°50'47" WEST, ALONG THE EASTERLY
RIGHT-OF-WAY LINE OF STATE ROAD No. 91A AS NOW ESTABLISHED AS A 66 FOOT RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET; THENCE
NORTH 78°04'20" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 203.73 FEET; THENCE SOUTH 13°41'07"
EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 78°04'20" WEST ALONG THE
NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING BEING THE SAME LANDS AS INTENDED TO
HAVE BEEN DESCRIBED IN OFFICIAL RECORDS VOLUME 458, PAGE 259 OF SAID PUBLIC RECORDS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JOHN P. ECKSTEIN, TRUSTEE OF THE JOHN P. ECKSTEIN REVOCABLE TRUST AND LOREE E. ECKSTEIN, TRUSTEE OF THE
LOREE E. ECKSTEIN REVOCABLE TRUST, ARE THE LEGAL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS
ECKSTEIN ESTATE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, THIS PLAT BEING MADE IN ACCORDANCE WITH SAID
SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS AND THAT NO PART IS DEDICATED TO ST. JOHNS COUNTY,
FLORIDA, ITS SUCCESSORS AND/OR AGENCIES, OR THE PUBLIC.

IN WITNESS WHEREOF, JOHN P. ECKSTEIN, TRUSTEE OF THE JOHN P. ECKSTEIN REVOCABLE TRUST, HAS CAUSED THESE PRESENTS TO BE
SIGNED THIS _____ DAY OF _____ A.D., 2023.

WITNESS _____
OWNER, JOHN P. ECKSTEIN, TRUSTEE OF THE JOHN P. ECKSTEIN
REVOCABLE TRUST

WITNESS _____
PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS
_____ DAY OF _____ A.D., 2023, BY JOHN P. ECKSTEIN, TRUSTEE OF THE JOHN P. ECKSTEIN
REVOCABLE TRUST, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND
WHO DID (DO NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, LOREE E. ECKSTEIN, TRUSTEE OF THE LOREE E. ECKSTEIN REVOCABLE TRUST, HAS CAUSED THESE PRESENTS TO BE
SIGNED THIS _____ DAY OF _____ A.D., 2023.

WITNESS _____
OWNER, LOREE E. ECKSTEIN, TRUSTEE OF THE LOREE E. ECKSTEIN
REVOCABLE TRUST

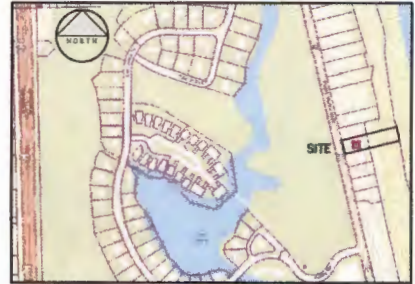
WITNESS _____
PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS
_____ DAY OF _____ A.D., 2023, BY LOREE E. ECKSTEIN, TRUSTEE OF THE LOREE E. ECKSTEIN
REVOCABLE TRUST, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND
WHO DID (DO NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF REVIEW - COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE OFFICE OF ST. JOHNS COUNTY ATTORNEY THIS _____ DAY OF _____ A.D., 2023.

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 COMPLIES IN FORM WITH THE REQUIREMENTS IN
CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ THIS
DAY OF _____ A.D., 2023.

BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF APPROVAL - 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 THIS _____ DAY OF _____ A.D., 2023.

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ A.D., 2023.
THIS ACCEPTANCE OF DEDICATED AREAS, IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS
COUNTY.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY
THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ A.D., 2023.

DONALD BRASSHARE, P.E.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. LS 2013

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN
THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY
DATA COMPLIED WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; THAT THE PERMANENT
REFERENCE MONUMENTS (PRM) AND THE LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.001, FLORIDA
STATUTES AND CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE. CERTIFIED THIS _____ DAY OF _____ A.D., 2023.

JASON E. BOYBRIGHT, P.E.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. LS 7202

PREPARED BY:
SOUTHSHORE LAND SURVEYING, INC.
1400 ROBERTS DRIVE, JACKSONVILLE,
FLORIDA 32218
(904) 241-0008

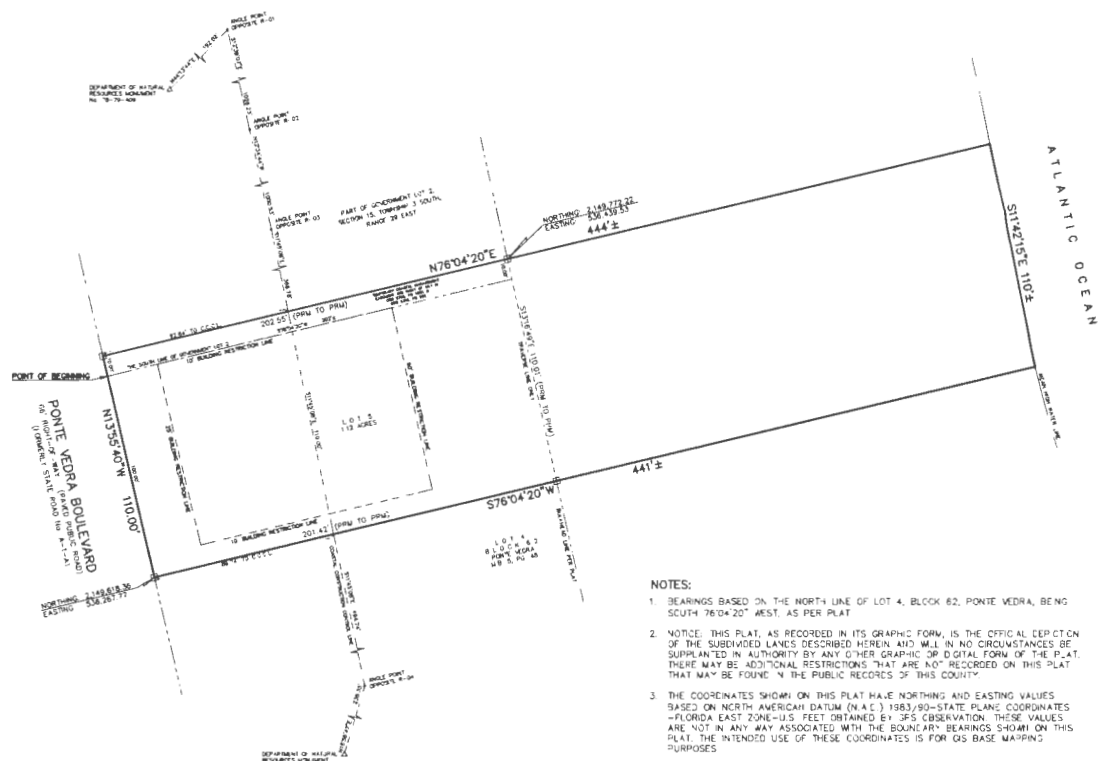
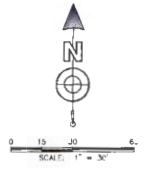
ECKSTEIN ESTATE

A PART OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST

BEING A REPLAT OF LOT 5, BLOCK 62 PONTE VEDRA, AS RECORDED IN MAP BOOK 5, PAGE 4B TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 2



ABBREVIATIONS:
 MB DENOTES MAP BOOK
 P.S. DENOTES PAGE
 C.C.C.L. DENOTES COASTAL CONSTRUCTION CONTROL LINE

LEGEND
 □ DENOTES PERMANENT REFERENCE MONUMENT (PRM), SET 4" x 4" CONCRETE MONUMENT, STAMPED LB3672

- NOTES:**
1. BEARINGS BASED ON THE NORTH LINE OF LOT 4, BLOCK 62, PONTE VEDRA, BEING SOUTH 76°04'20" WEST, AS PER PLAT.
 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL ACCEPTED COPY OF THE SUBDIVIDED LINES 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.
 3. THE COORDINATES SHOWN ON THIS PLAT HAVE NORTHING AND EASTING VALUES BASED ON NORTH AMERICAN DATUM (N.A.D.) 1983/80-STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET OBTAINED BY GPS OBSERVATION. THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BOUNDARY BEARINGS SHOWN ON THIS PLAT. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES.
 4. THE COASTAL CONSTRUCTION CONTROL LINE (C.C.C.L.) FOR ST. JOHNS COUNTY, FLORIDA SHOWN HEREON IS RECORDED IN COASTAL CONSTRUCTION BOOK "89" ON JANUARY 18, 1988.
 5. PROPERTY SHOWN HEREON CONTAINS 48,690 SQUARE FEET AND/OR 1.12 ACRES MORE OR LESS.

PREPARED BY:
 BILLY HARRIS LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, INDOLETTA
 BLDG. 17, INDY
 INDY, FL 32110