

RESOLUTION NO. 2023- 231
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
STILLWATER PHASE 1C - REPLAT OF TRACT "CC".

WHEREAS, WCI COMMUNITIES, LLC, A DELAWARE 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 Stillwater Phase 1C - Replat of Tract "CC".

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.

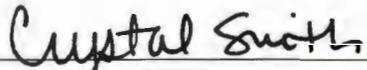
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of July, 2023.

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

Rendition Date JUL 19 2023

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk



STILLWATER PHASE 1C - REPLAT OF TRACT "CC"

MAP BOOK ___ PAGE ___
SHEET 1 OF 3 SHEETS

Part of Section 14, Township 5 South, Range 27 East, St. Johns County, Florida
being a Replat of Tract "CC", STILLWATER PHASE 1C, according to
Map Book 115, pages 51 through 78, of the Public Records of said County

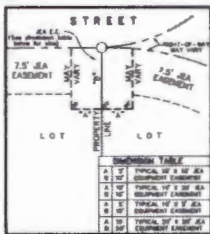
CAPTION:
Tract "CC", STILLWATER PHASE 1C, according to Map Book 115, pages 51 through 78, of the Public Records of St. Johns County, Florida.
Containing 0.85 acres, more or less.

VICINITY MAP
(not to scale)



GENERAL NOTES:

1. THE INTENDED USE OF STATE PLANE COORDINATES SHOWN HEREON IS FOR THE BASIC SURVEY PURPOSES ONLY. COORDINATES ARE BASED ON 1943 83 - FLORIDA EAST ZONE - U.S. FEET.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL EXPRESSION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED 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 CURRENT PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF LOT 246, SAID STILLWATER PHASE 1C AS BEING SHOWN IN AS PER SAID PLAT.



EASEMENT DETAIL
(NOT TO SCALE)

- LEGEND**
- ⊙ - DENOTES 4" x 4" CONCRETE MONUMENT SET. ("P.M.A. - LB 888")
 - ⊖ - DENOTES 2" x 2" IRON SET. ("P.M.A. - LB 888")
 - EMT - DENOTES EASEMENT
 - EA - DENOTES E.A. EASEMENT
 - EA-E - DENOTES E.A. EQUIPMENT EASEMENT
 - N.T. - DENOTES NON-TAXED
 - N.T.S. - DENOTES NOT TO SCALE
 - N.V.L.B. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - P.I. - DENOTES POINT OF INTERSECTION (ANGLE POINT)
 - P.M.A. - DENOTES PERMANENT REFERENCE MONUMENT
 - PT - DENOTES POINT
 - R/W - DENOTES RIGHT OF WAY
 - S-E - DENOTES RANGE 27 EAST
 - S.W.1/4 - DENOTES STATE JURISDICTIONAL WETLAND LINE
 - T-5S - DENOTES TOWNSHIP 5 SOUTH
 - N.V.L. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER



PREPARED BY
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 8691
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 105
ORLEN COVE SPRINGS, FL 32063
(904) 284-2224 FAX (904) 284-2238



STILLWATER PHASE 1C - REPLAT OF TRACT "CC"

MAP BOOK ___ PAGE ___
SHEET 2 OF 3 SHEETS

Part of Section 14, Township 5 South, Range 27 East, St. Johns County, Florida
being a Replat of Tract "CC", STILLWATER PHASE 1C, according to
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CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of STILLWATER PHASE 1C - REPLAT OF TRACT "CC", has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this _____ day of _____ A.D., 2022.

Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of STILLWATER PHASE 1C - REPLAT OF TRACT "CC", has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____ A.D., 2022.

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of STILLWATER PHASE 1C - REPLAT OF TRACT "CC", has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____ A.D., 2022.

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 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 _____ A.D., 2022.

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

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 on this _____ day of _____ A.D., 2022.

Carl Otter, P.E.M., County Surveyor
Professional Surveyor and Mapper
License Number LS 4984

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 plat was prepared under the surveyor's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177, Part 1, Platting; that the Permanent Reference Monument (PRM) have been set, and the lot corners will be monumented in accordance with Chapter 177.064, Florida Statutes and Chapter 5A-17, Florida Administrative Code.

Certified True _____ day of _____ A.D., 2022.

John S. Adams, P.E.M.
Professional Land Surveyor
License Number LS 4489

PREPARED BY
BARTRAM TRAIL SURVEYING, INC.

CERTIFICATE OF AUTHORIZATION LB 8691
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2228



ADOPTION AND DEDICATION:

This is to certify that WC COMMUNITIES, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown herein which shall hereafter be known as STILLWATER PHASE 1C - REPLAT OF TRACT "CC", and the Owner 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.

Those easements designated as "EA-C.L." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "EA-L" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities provided however, that no parallel utilities may be installed within said easements.

Owner hereby reserves unto itself the right of ingress and egress over all property and easements for the purpose of constructing and maintaining electric, drainage facilities, sewerage management facilities and utilities and further reserve the right to grant others the non-exclusive right of ingress and egress over said property and easements for said purposes.

The Owner does hereby reserve to itself, its successors and assigns, an easement for ingress and egress over any easements shown on this plat. In addition, any utility easements shown herein shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.061(3) of the Florida Statutes provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, any cable television service providers specifically authorized by the undersigned owner, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Owner hereby reserves and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other governmental body within their jurisdiction over the lands involved, to dedicate to the public all or any part of the lands remaining privately owned by it.

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

OWNER: WC COMMUNITIES, LLC
a Delaware limited liability company

BY: _____
Scott Kelling, Vice President
Witness: _____
Witness: _____
Print Name: _____
Print Name: _____

STATE OF FLORIDA, COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by Scott Kelling as Vice President for WC COMMUNITIES, LLC.

NOTARY PUBLIC, STATE OF FLORIDA

Name: _____

My Commission Expires: _____

My Commission Number Is: _____

Personally Known _____ OR Produced Identification _____

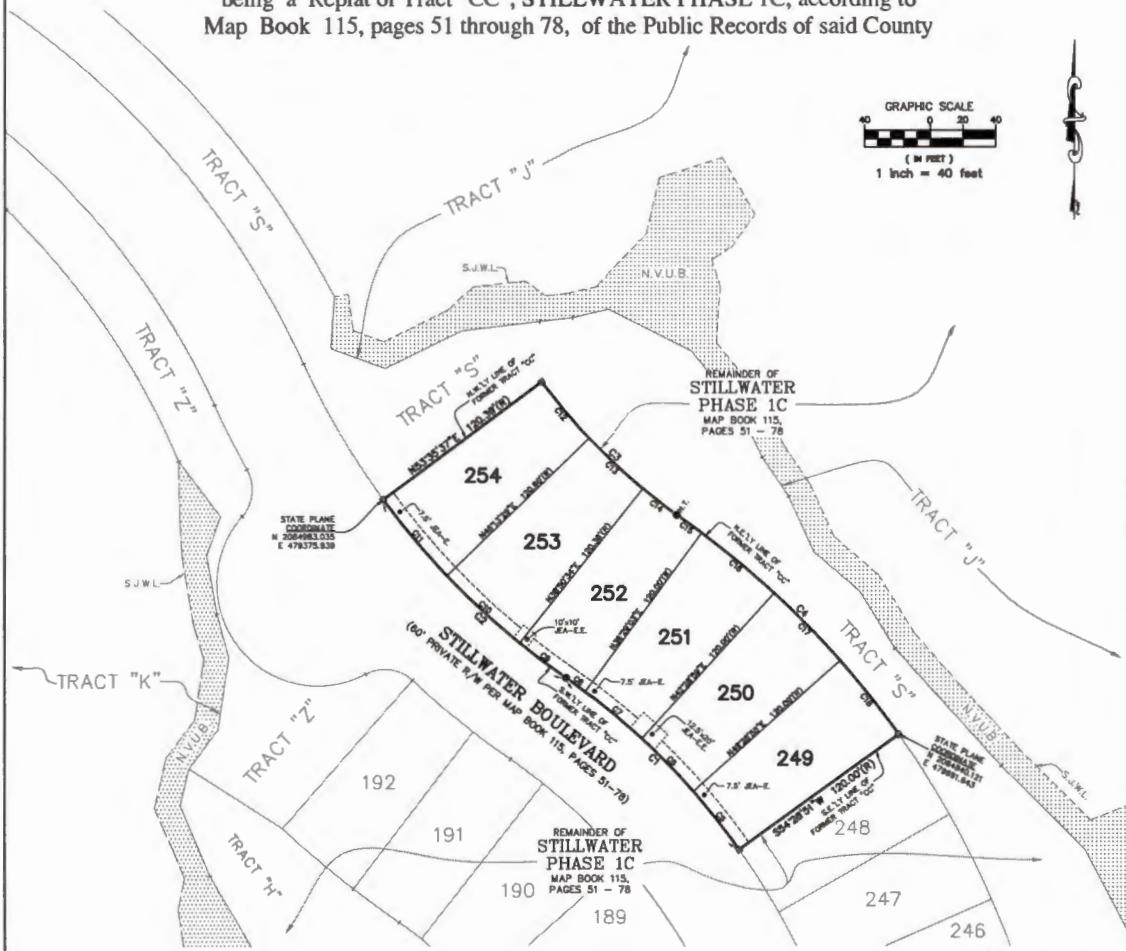
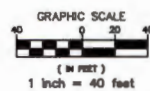
Type of Identification Produced: _____



STILLWATER PHASE 1C - REPLAT OF TRACT "CC"

Part of Section 14, Township 5 South, Range 27 East, St. Johns County, Florida
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MAP BOOK ___ PAGE ___
 SHEET 3 OF 3 SHEETS



CURVE	ADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	430.00	148.80	S49°27'37\"/>		

PREPARED BY
BARTRAM TRAIL SURVEYING, INC.
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11112211 LEADSS STILLWATER PH 1C - PLAT LEADSS - STILLWATER PH 1C REPLAT OF TRACT CC 144-22-153 PLAT.DWG Monday - Oct 19, 2010 01:15PM 253 * Layout1 *