

RESOLUTION NO. 2023-454
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
EAGLES COVE LOT 5 REPLAT.

WHEREAS, RUIFENG GUO AND JIE CHEN, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Eagles Cove Lot 5 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 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.

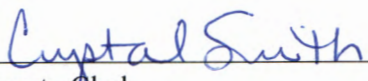
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21st day of November, 2023.

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

Rendition Date: NOV 21 2023

BY: 
Sarah Arnold, Chair

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


Deputy Clerk



EAGLES COVE LOT 5 REPLAT

A REPLAT OF LOT 5 AS RECORDED IN MAP BOOK 80, PAGES 34-35 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
BEING A PORTION OF GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK ___ PAGE ___
SHEET 1 OF 2 SHEETS

CAPTION

Lot 5 as shown on map of Eagles Cove, as recorded in Map Book 80, pages 34 and 35 of the Public Records of St. Johns County, Florida.

Containing 12810.00 square feet, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

GENERAL NOTES

1. Bearings are based upon the West line of Lot 5, as shown on map of Eagles Cove, as recorded in Map Book 80, pages 34-35 of the Public Records of St. Johns County, being N01°07'34"W.
2. State plane coordinates shown hereon are based on NAD 83/80 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
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.

CONSENT AND JOINDER OF MORTGAGEE

Mayo Employee Federal Credit Union ("Mortgagee"), hereby certifies that it is the holder of the mortgage, lien, or other encumbrance recorded in Official Records Book 5785, Page 1113, of the Public Records of St. Johns County, Florida (the "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, on a basis that the Mortgage shall be subordinated to said dedications.

SIGNED IN THE PRESENCE OF: MAYO EMPLOYEE FEDERAL CREDIT UNION

By: _____ Witness _____ Witness _____
 Name _____ Print Name _____ Print Name _____
 Print Name _____ Print Name _____ Print Name _____

State of _____
 County of _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ___ day of _____, 20___, by _____ the _____ of Mayo Employee Federal Credit Union, on behalf of the corporation. He/She is () personally known to me or who () produced _____ as identification.

Notary Signature _____

Notary Seal _____

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 complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM) have been monumented; Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.001, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this _____ day of _____, A.D., 2023.

Thomas P. Hughes, P.L.S.
 Professional Land Surveyor
 License Number LS 3507

ADOPTION AND DEDICATION

This is to certify that Ruffing Guo and Jie Chen, are the fee simple owners of the lands described in the caption herein known as Eagles Cove Lot 5 Replat, 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.

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 government body public then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements 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: Ruffing Guo and Jie Chen

By: _____ Witness _____ Witness _____
 Ruffing Guo _____ Jie Chen _____
 Owner _____
 Print Name _____ Print Name _____

STATE OF FLORIDA
 COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 2023, by Ruffing Guo, the Owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires: _____ Notary Public, State of Florida at Large
 Commission Number: _____ Name _____



VICINITY MAP
 NOT TO SCALE

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that the above plat, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this _____ day of _____, A.D., 2023.

Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, A.D., 2023.

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat, has been examined and reviewed by the Office of the St. Johns County Attorney on 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 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 _____, 2023.

Brandon J. Peltz, 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, Plotting, by the Office of the County Surveyor for St. Johns County, Florida on this _____ day of _____, A.D., 2023.

Donald A. Bradshaw, County Surveyor
 Professional Surveyor and Mapper
 License Number 5513



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #6991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 105
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258



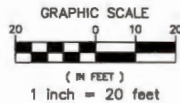
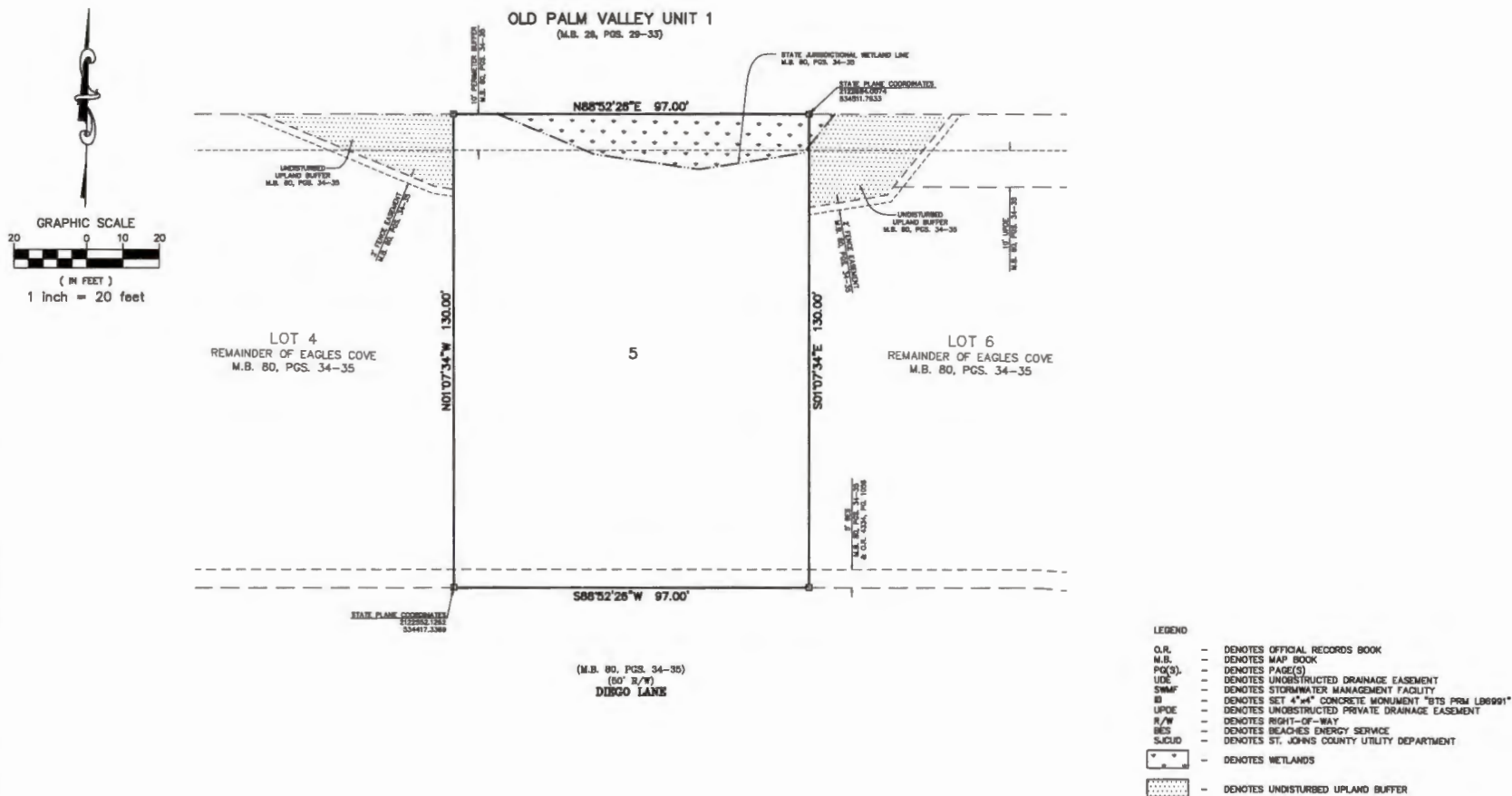
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MAP BOOK PAGE

SHEET 2 OF 2 SHEETS

SEE SHEET 1 FOR GENERAL NOTES



- LEGEND**
- O.R. - DENOTES OFFICIAL RECORDS BOOK
 - M.B. - DENOTES MAP BOOK
 - PG(S). - DENOTES PAGE(S)
 - LIDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
 - SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
 - BM - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB9991"
 - LPE - DENOTES UNOBSTRUCTED PRIVATE DRAINAGE EASEMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - BES - DENOTES BEACHES ENERGY SERVICE
 - SJCUD - DENOTES ST. JOHNS COUNTY UTILITY DEPARTMENT
 - [Symbol: Dotted Area] - DENOTES WETLANDS
 - [Symbol: Stippled Area] - DENOTES UNDISTURBED UPLAND BUFFER

(M.B. 80, PGS. 34-35)
(60' 8"/FT)
DIEGO LANE



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