

RESOLUTION NO. 2023-503
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TERRA PINES SOUTH PHASE TWO.

WHEREAS, TERRA PINES – SOUTH, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Terra Pines South Phase Two.

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 \$176,580.29 has been filed with the Clerk's Office.

Section 3. A Required Improvements Bond in the amount of \$138,273.74 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.

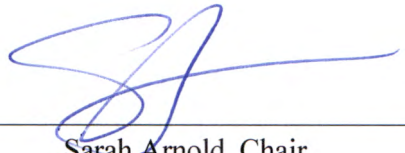
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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.

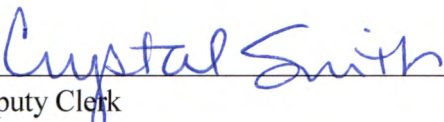
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of December, 2023.

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

Rendition Date: DEC 20 2023

BY: 
Sarah Arnold, Chair

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


Deputy Clerk



TERRA PINES SOUTH PHASE TWO

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 1 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION:

A parcel of land lying within Sections 7 and 18, Township 7 South, Range 29 East, St. Johns County, Florida, said parcel being more particularly described as follows:

BEGIN at the southeasterly corner of Tract 23 according to the plot of Terra Pines South Phase One-B, as recorded in Map Book 117, pages 56 through 67 of the Public Records of St. Johns County, Florida; thence along the easterly line of lands described in Official records Book 5307, page 156 of said Public Records run the following two (2) courses: (1) S88°10'42"E, 332.33 feet; (2) S05°04'18"E, 318.52 feet; thence departing said easterly line, S63°38'35"W, 204.32 feet; thence S01°48'05"W, 217.58 feet; thence S20°35'28"E, 67.29 feet to a point on said easterly line of lands described in Official Records 5307, page 156; thence along said line run the following forty five (45) courses: (1) N88°10'55"W, 200.67 feet to a point on a non-tangent curve concave to the Southeast and having a radius of 25.00 feet; (2) southwesterly along the arc of said curve, subtended by a chord bearing and distance of S39°04'48"W, 36.79 feet, an arc distance of 46.02 feet; (3) S1°39'34"E, 92.01 feet; (4) S48°38'27"E, 61.27 feet; (5) N67°13'56"E, 17.01 feet; (6) S1°34'55"E, 32.13 feet; (7) S39°44'53"W, 65.07 feet; (8) S1°39'11"E, 77.09 feet to the point of curvature of a curve concave to the West and having a radius of 53.00 feet; (9) southerly along the arc of said curve, subtended by a chord bearing and distance of S01°35'04"W, 29.91 feet, an arc distance of 29.25 feet; (10) S1°23'42"E, 256.01 feet; (11) S15°41'34"E, 49.81 feet; (12) S1°17'05"E, 48.18 feet to a point on a non-tangent curve concave to the Northeast and having a radius of 170.00 feet; (13) southeasterly along the arc of said curve, subtended by a chord bearing and distance of S29°22'33"E, 24.39 feet, an arc distance of 24.41 feet to the point of reverse curvature of a curve concave to the West and having a radius of 230.00 feet; (14) southerly along the arc of said curve, subtended by a chord bearing and distance of S21°24'39"E, 64.64 feet, an arc distance of 64.60 feet; (15) S1°19'59"E, 35.94 feet to the point of curvature of a curve concave to the West and having a radius of 230.00 feet; (16) southerly along the arc of said curve, subtended by a chord bearing and distance of S05°15'20"E, 64.83 feet, an arc distance of 64.83 feet to the point of reverse curvature of a curve concave to the East and having a radius of 170.00 feet; (17) southerly along the arc of said curve, subtended by a chord bearing and distance of S01°04'09"E, 23.07 feet, an arc distance of 23.09 feet; (18) S1°07'50"E, 14.19 feet; (19) S1°19'20"E, 223.25 feet; (20) S14°06'53"E, 251.94 feet; (21) S28°06'31"E, 55.70 feet; (22) S40°07'00"E, 27.84 feet; (23) N40°38'46"E, 8.34 feet; (24) N20°19'14"W, 29.83 feet; (25) S87°01'21"E, 18.78 feet; (26) N52°19'53"E, 31.53 feet; (27) N21°18'36"E, 29.38 feet; (28) N55°55'04"E, 27.77 feet; (29) S30°35'09"E, 67.52 feet; (30) S54°02'36"E, 47.83 feet; (31) S1°57'29"E, 48.24 feet; (32) S23°47'17"E, 43.79 feet; (33) S29°23'04"W, 37.72 feet; (34) S20°16'18"W, 15.04 feet; (35) S02°57'46"W, 63.94 feet; (36) S05°07'07"W, 48.20 feet; (37) S10°54'11"E, 36.56 feet; (38) S31°53'31"W, 36.46 feet; (39) S47°48'08"W, 21.00 feet; (40) S17°14'14"E, 55.99 feet; (41) N83°47'28"W, 21.05 feet; (42) S15°56'40"E, 33.54 feet; (43) S57°05'36"W, 59.84 feet; (44) S24°28'29"W, 43.48 feet; (45) S47°26'03"W, 20.00 feet to the westerly line of said lands described in Official Records Book 5307, page 156; thence along said line, run the following thirty seven (37) courses: (1) N42°39'06"W, 18.03 feet; (2) N25°31'39"W, 31.25 feet; (3) N46°36'55"W, 56.14 feet; (4) N19°19'29"W, 45.69 feet; (5) N09°11'57"W, 83.78 feet; (6) S44°57'03"W, 23.01 feet; (7) S63°14'54"W, 83.72 feet; (8) N69°54'55"W, 32.21 feet; (9) N25°39'57"W, 52.59 feet; (10) N39°43'31"W, 48.26 feet; (11) N22°47'29"W, 60.07 feet; (12) N40°25'21"W, 41.29 feet; (13) N34°22'25"W, 26.94 feet; (14) N03°54'40"W, 56.19 feet; (15) N13°58'07"E, 46.23 feet; (16) N12°11'27"W, 61.75 feet; (17) N27°10'28"W, 43.27 feet; (18) N16°41'12"W, 33.05 feet; (19) N27°10'31"E, 60.00 feet; (20) N28°29'58"W, 22.03 feet; (21) N18°10'11"W, 100.68 feet; (22) N00°09'27"W, 32.05 feet; (23) N1°03'20"W, 40.00 feet; (24) N23°20'47"W, 50.99 feet; (25) N48°58'55"E, 106.58 feet; (26) N18°58'48"E, 54.48 feet; (27) N48°51'59"E, 68.88 feet; (28) N36°15'34"W, 54.16 feet; (29) N75°14'28"W, 36.86 feet; (30) S86°24'03"W, 28.65 feet; (31) N34°29'18"W, 36.42 feet; (32) N43°38'21"W, 38.54 feet; (33) N30°06'45"W, 66.34 feet; (34) S78°20'29"W, 466.53 feet; (35) N1°39'47"W, 800.00 feet; (36) N02°48'15"W, 333.14 feet; (37) N41°53'03"E, 140.98 feet to the southeasterly corner of Tract 20 according to aforesaid plot of Terra Pines South Phase One-B; thence along the southerly line of said platted lands, run the following six (6) courses: (1) N85°30'57"E, 214.35 feet; (2) N84°52'10"E, 160.68 feet; (3) S87°50'00"E, 60.00 feet to a point on a non-tangent curve concave to the East and having a radius of 470.00 feet; (4) northerly along the arc of said curve, subtended by a chord bearing and distance of N04°13'44"E, 33.63 feet, an arc distance of 33.83 feet; (5) N72°48'28"E, 43.07 feet; (6) N78°43'30"E, 336.53 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 32.82 acres, more or less.

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

CONSENT AND JOINDER OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS, that CRD TERRA PINES, LLC, a Florida limited liability company, ("the Lender"), the owner and holder of the following described loan document ("the Loan Document"):

Mortgage and Security Agreement, from TERRA PINES-SOUTH, a Maryland limited liability company, to Lender, its successors and/or assigns, dated June 29, 2021, recorded July 1, 2021 in O.R.B. 5307, Page 211 of the Public Records of St. Johns County, Florida, in the principal amount of \$4,835,000.00, hereby joins in and consents to the terms and conditions of that certain plot of TERRA PINES SOUTH PHASE TWO ("the Plot") by TERRA PINES-SOUTH, LLC, a Maryland limited liability company, to which Plot this Joinder is attached for the purpose of acknowledging its consent to the covenants, conditions, restrictions, and easements of the Plot and the imposition of the same upon the property subject to the Loan Document.

SIGNED IN THE PRESENCE OF: CRD TERRA PINES, LLC

WITNESS _____ a Florida limited liability company

PRINT NAME _____ BY: _____
Richard R. Dostle, Its Manager

WITNESS _____

PRINT NAME _____

STATE OF FLORIDA
COUNTY OF _____

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 _____, 2023, by Richard R. Dostle, as Manager for CRD TERRA PINES, LLC.

Notary Public, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number is: _____

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LD #8991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1601 COUNTY ROAD 316 SUITE 108
GREEN COVE SPRINGS, FL 32043
(904) 284-2264 FAX (904) 284-2268

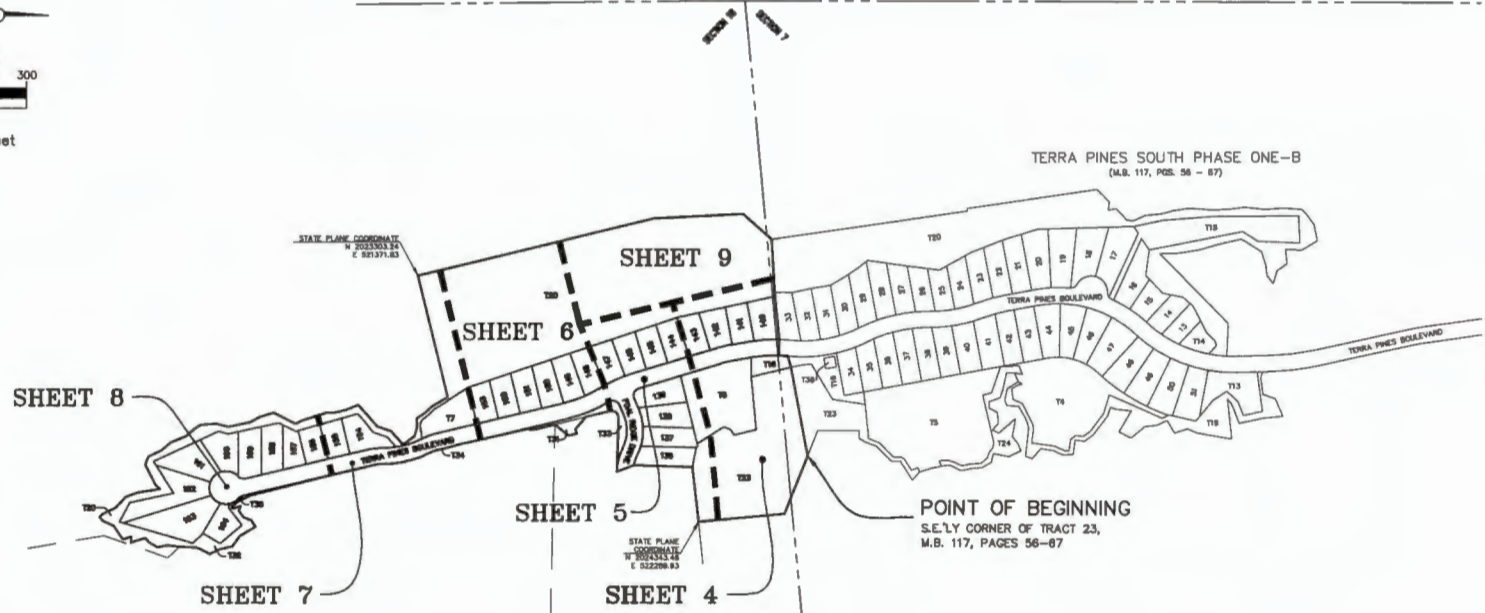
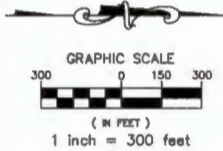


TERRA PINES SOUTH PHASE TWO

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 3 OF 9 SHEETS



GENERAL NOTES

- Bearings are based upon the southerly line of Tract 23, according to the plot of Terra Pines South Phase One-B, as recorded in Map Book 117, page 56 through 67 of the Public Records of St. Johns County, Florida, being N79°43'30"E.
- All drainage easements are unobstructed unless otherwise noted.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- NOTICE: This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance be supplanted in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.
- Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plot without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and re-certified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet.
- Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.

LEGEND

- O.R. - DENOTES OFFICIAL RECORDS BOOK
- M.B. - DENOTES MAP BOOK
- PG(S). - DENOTES PAGE(S)
- UCE - DENOTES UNOBSSTRUCTED DRAINAGE EASEMENT
- SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
- UDAE - DENOTES UNOBSSTRUCTED DRAINAGE & ACCESS EASEMENT
- (NR) - DENOTES NON-RADIAL
- P.R.C. - DENOTES POINT OF REVERSE CURVATURE
- (R) - DENOTES RADIAL
- - DENOTES SET 4"x4" CONCRETE MONUMENT "BITS PRM LB6991"
- - DENOTES SET 5/8" IRON ROD "BITS LB6991"
- - DENOTES FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- - DENOTES SET NAIL & DISC "BITS PCP LB6991"
- - DENOTES RIGHT-OF-WAY
- FP&L - DENOTES FLORIDA POWER & LIGHT
- 10' FP&L - DENOTES 10' EASEMENT FOR FLORIDA POWER & LIGHT
- T# - DENOTES TRACT NUMBER
- LSB - DENOTES LANDSCAPE BUFFER
- D.A.B. - DENOTES DEVELOPMENT AREA BUFFER
- (with wavy lines) - DENOTES WETLANDS
- (with dots) - DENOTES UNDISTURBED UPLAND BUFFER



PREPARED BY:
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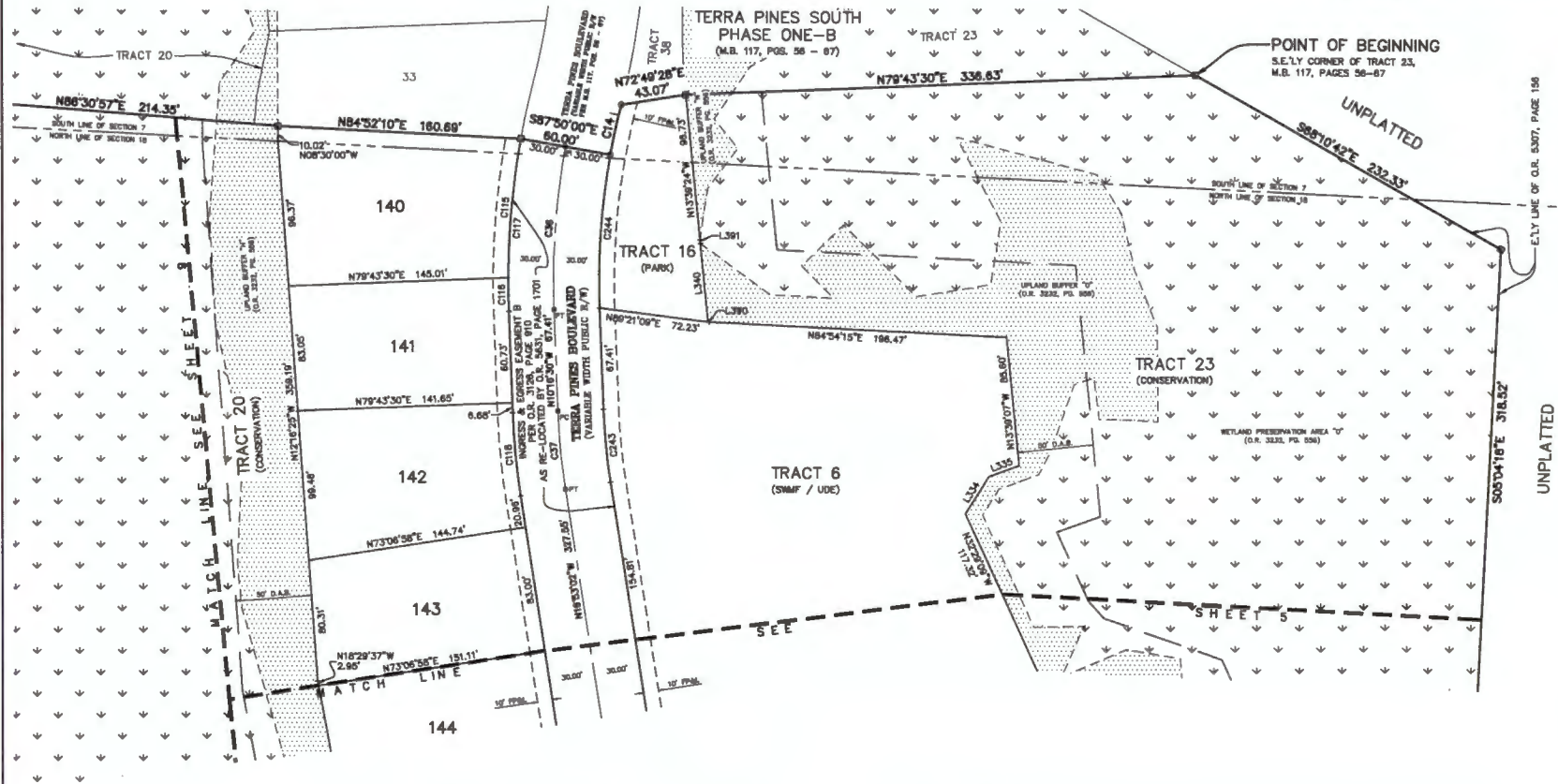
TERRA PINES SOUTH PHASE TWO

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

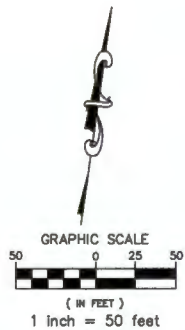
SHEET 4 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C14	470.00'	04°07'28"	33.83'	33.83'	N04°13'44"E
C38	500.00'	12°29'30"	108.57'	108.38'	N04°03'16"W
C37	450.00'	08°36'32"	51.91'	51.88'	N13°34'46"W
C115	530.00'	10°02'02"	92.82'	92.70'	S02°51'01"E
C116	530.00'	02°24'28"	22.27'	22.27'	S08°04'16"E
C117	530.00'	18°33'58"	183.24'	182.71'	S01°59'32"E
C118	480.00'	08°36'32"	55.37'	55.34'	S13°34'46"E
C243	420.00'	08°36'32"	48.45'	48.42'	S13°34'46"E
C244	470.00'	12°29'30"	102.08'	101.88'	S04°03'15"E

Line #	Bearing	Distance
L334	N23°49'22"E	29.26'
L335	N82°08'08"E	21.24'
L340	N13°38'51"W	52.36'
L390	S78°51'44"W	0.78'
L391	N13°45'45"W	2.44'



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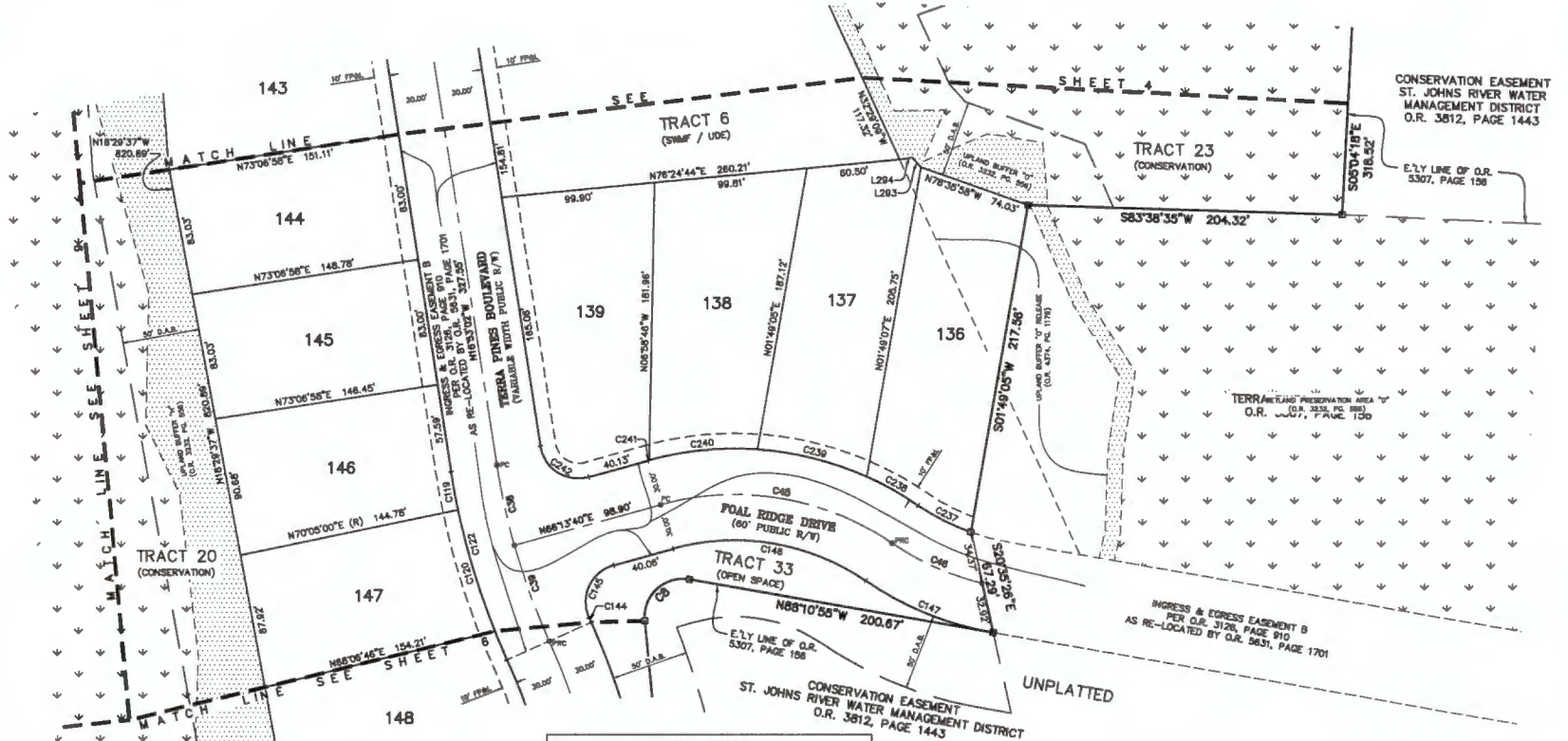
TERRA PINES SOUTH PHASE TWO

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 5 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

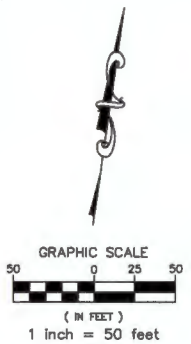


Curve Table

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C8	25.00'	105°27'50"	46.02'	39.79'	S36°04'46"W
C38	450.00'	06°53'18"	54.10'	54.07'	N20°19'41"W
C39	450.00'	08°28'45"	66.59'	66.53'	N28°00'42"W
C45	180.00'	50°11'39"	157.69'	182.70'	N66°40'30"W
C46	180.00'	20°36'20"	64.73'	64.39'	S73°52'51"E
C119	480.00'	03°01'58"	25.41'	25.40'	S18°24'01"E
C120	480.00'	09°54'27"	83.00'	82.90'	S24°52'13"E
C122	480.00'	15°22'02"	128.74'	128.36'	S24°34'03"E
C144	420.00'	00°28'31"	3.48'	3.48'	S32°00'48"E
C145	25.00'	96°00'14"	42.76'	37.74'	S17°13'33"W
C146	150.00'	50°11'39"	131.41'	127.25'	N66°40'30"W
C147	210.00'	24°38'15"	90.18'	86.49'	S75°52'48"E
C237	150.00'	14°45'58"	38.63'	38.53'	S70°57'24"E
C238	210.00'	10°29'03"	38.43'	38.37'	N66°48'12"W
C239	210.00'	20°04'13"	73.56'	73.19'	N64°05'50"W
C240	210.00'	19°28'32"	71.36'	71.04'	N76°07'47"E
C241	210.00'	00°09'51"	0.80'	0.80'	N66°18'36"E
C242	25.00'	96°53'18"	42.28'	37.42'	S65°19'41"E

Line Table

Line #	Bearing	Distance
L293	S46°48'49"E	8.42'
L294	N74°10'00"E	8.48'



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TERRA PINES SOUTH PHASE TWO

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

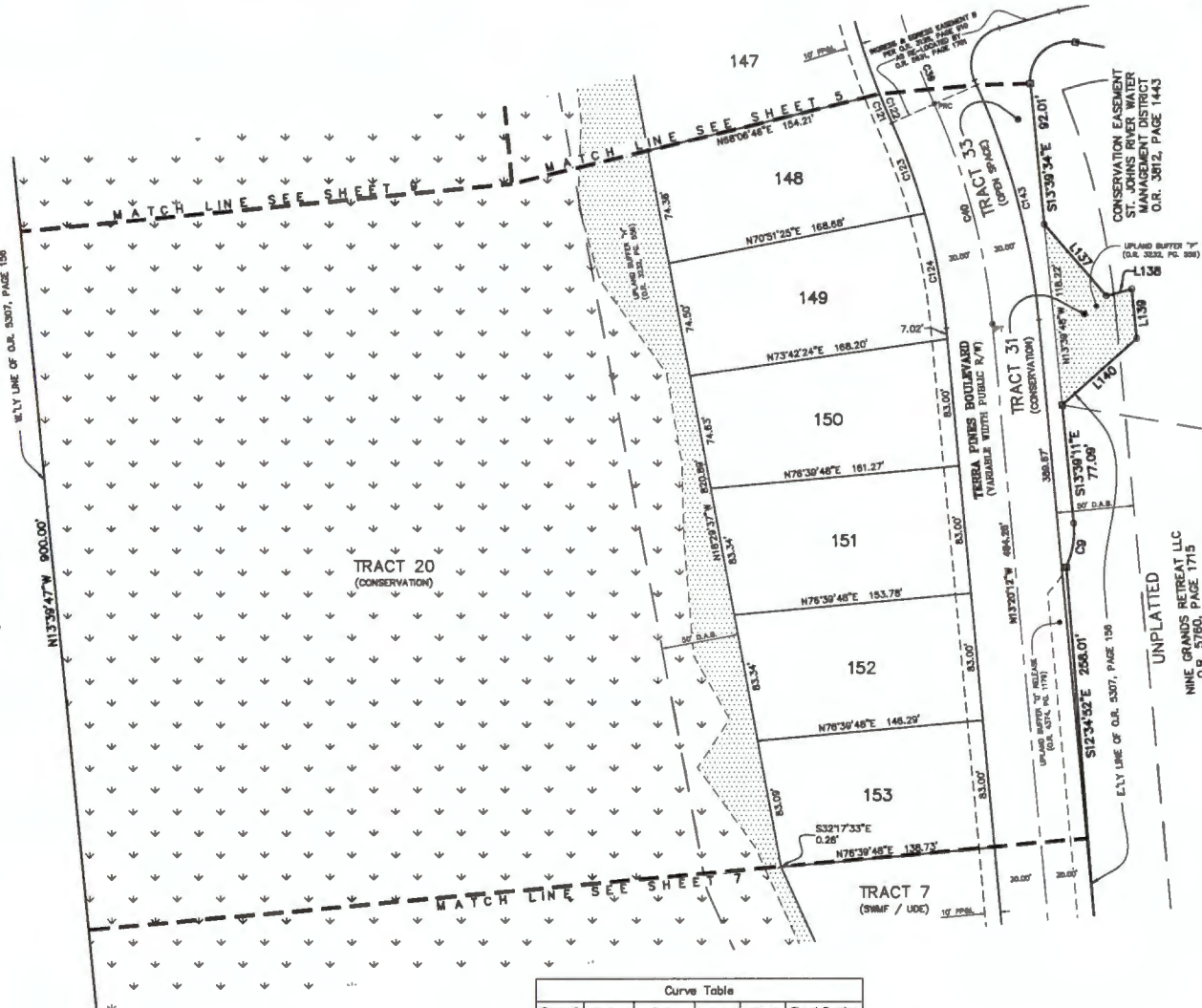
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SHEET 6 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

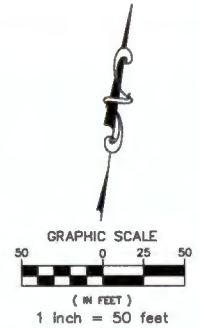
CONSERVATION EASEMENT
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
O.R. 3812, PAGE 1443

UNPLATTED



Line #	Bearing	Distance
L137	S48°56'27"E	81.27'
L138	N87°13'35"E	17.01'
L139	S13°43'55"E	32.13'
L140	S39°44'53"W	85.07'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C0	85.00'	30°28'30"	29.25'	28.91'	S01°38'04"W
C39	450.00'	08°28'45"	86.59'	86.53'	N28°00'42"W
C40	450.00'	18°54'52"	148.55'	147.88'	N22°47'38"W
C121	450.00'	02°25'38"	20.33'	20.33'	S31°02'16"E
C122	480.00'	19°22'02"	126.74'	126.36'	S24°34'03"E
C123	420.00'	08°32'56"	82.67'	82.61'	N27°58'37"W
C124	420.00'	10°21'57"	75.98'	75.88'	N18°31'10"W
C143	480.00'	18°54'52"	158.48'	157.74'	N22°47'38"W



PREPARED BY:
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TERRA PINES SOUTH PHASE TWO

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

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SHEET 8 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

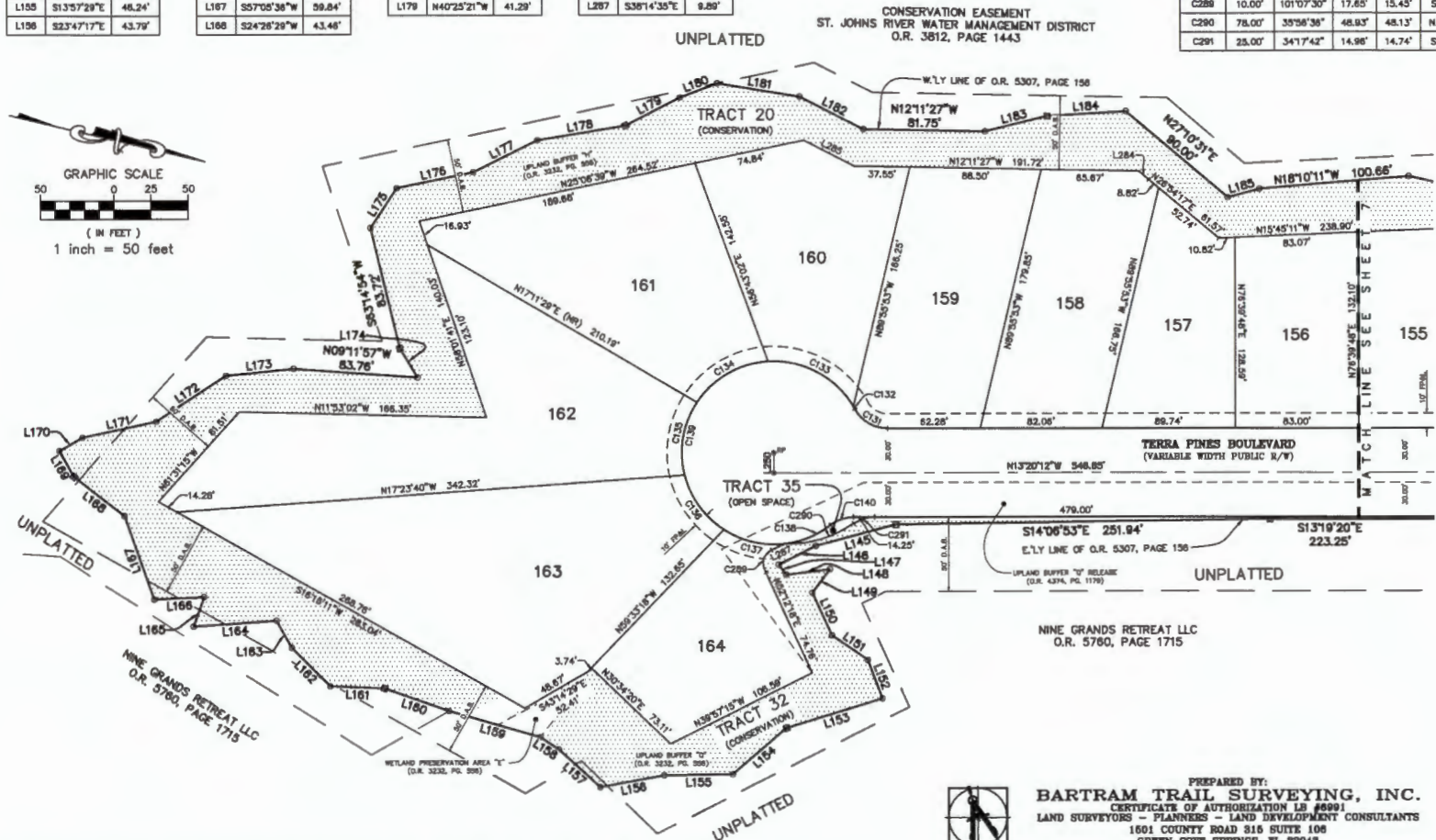
Line #	Bearing	Distance
L145	S28°08'31"E	55.70'
L146	S40°07'00"E	27.94'
L147	N40°35'46"E	8.34'
L148	N20°19'14"W	29.63'
L149	S87°01'21"E	19.78'
L150	N52°19'53"E	31.53'
L151	N21°16'36"E	29.38'
L152	N55°55'04"E	27.77'
L153	S30°35'09"E	67.52'
L154	S54°02'36"E	47.83'
L155	S13°57'29"E	46.24'
L156	S23°47'17"E	43.79'

Line #	Bearing	Distance
L157	S29°23'54"W	37.72'
L158	S20°18'16"W	15.04'
L159	S02°57'48"W	63.94'
L160	S06°07'07"W	46.20'
L161	S10°54'11"E	36.56'
L162	S31°53'31"W	36.48'
L163	S47°48'09"W	21.00'
L164	S17°14'14"E	55.99'
L165	N83°47'28"W	21.05'
L166	S15°56'40"E	33.54'
L167	S57°05'36"W	59.64'
L168	S24°28'29"W	43.48'

Line #	Bearing	Distance
L169	S47°26'03"W	20.00'
L170	N42°36'08"W	18.03'
L171	N25°31'39"W	51.25'
L172	N46°36'56"W	56.14'
L173	N19°19'29"W	45.69'
L174	S44°57'03"W	23.01'
L175	N69°54'55"W	32.21'
L176	N25°08'57"W	52.56'
L177	N39°43'31"W	46.28'
L178	N22°47'29"W	60.07'
L179	N40°25'21"W	41.29'

Line #	Bearing	Distance
L180	N34°22'29"W	26.94'
L181	N03°54'40"W	56.16'
L182	N13°58'07"E	46.23'
L183	N27°10'28"W	43.27'
L184	N16°41'12"W	53.05'
L185	N28°29'56"W	22.03'
L250	N78°39'48"E	13.66'
L284	N27°29'20"E	5.76'
L285	N13°58'07"E	37.06'
L286	N43°14'29"W	27.66'
L287	S36°14'35"E	9.89'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C131	25.00'	81°38'54"	28.80'	25.62'	N17°29'15"E
C132	62.00'	01°58'47"	2.14'	2.14'	S47°19'18"W
C133	62.00'	63°13'04"	66.41'	64.98'	S14°43'23"W
C134	62.00'	52°54'37"	57.25'	55.24'	S43°20'28"E
C135	62.00'	47°31'24"	51.42'	46.96'	N86°26'32"E
C136	62.00'	42°49'30"	46.34'	45.27'	N41°16'05"E
C137	62.00'	40°01'17"	43.31'	42.43'	N02°09'19"W
C138	62.00'	31°02'00"	33.56'	33.17'	N35°40'57"W
C139	62.00'	27°30'36"	302.46'	60.11'	N86°33'22"E
C140	25.00'	37°51'45"	16.52'	16.22'	S32°16'05"E
C288	10.00'	101°07'30"	17.65'	15.45'	S86°48'19"E
C290	78.00'	35°56'38"	46.93'	48.13'	N29°39'37"W
C291	25.00'	34°17'42"	14.98'	14.74'	S30°29'03"E



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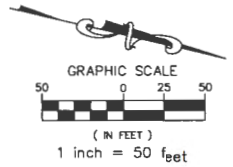
TERRA PINES SOUTH PHASE TWO

PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

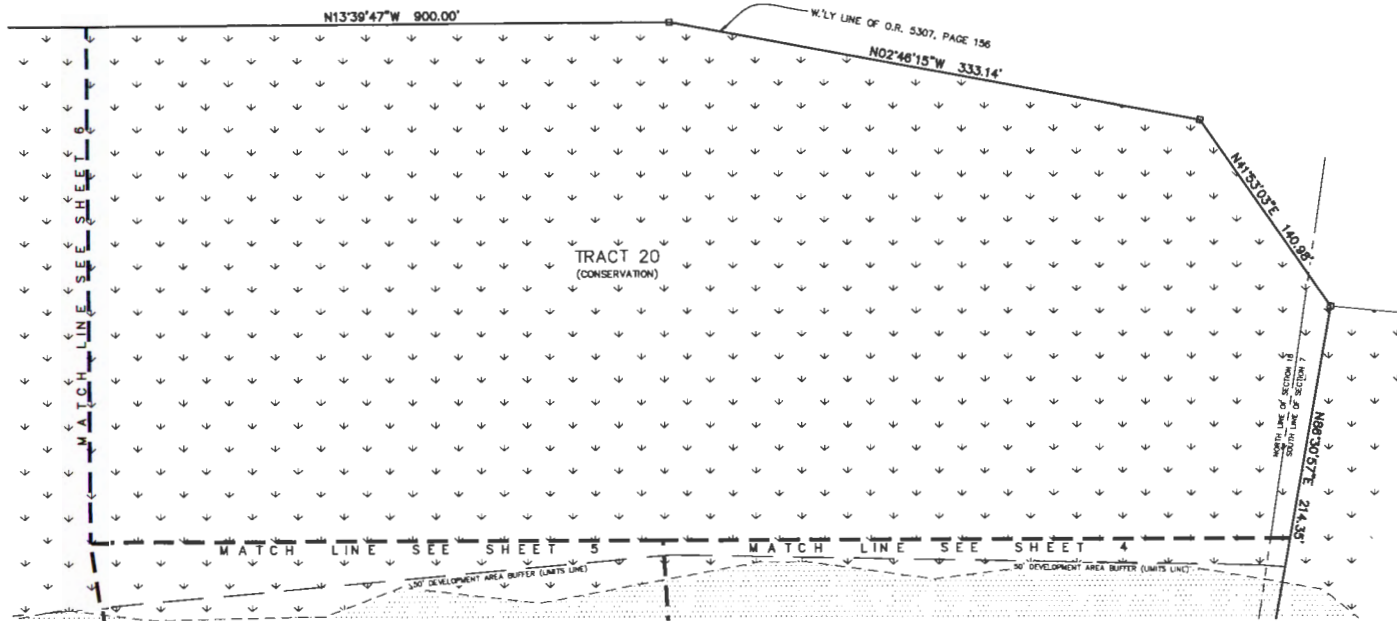
SHEET 9 OF 9 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CONSERVATION EASEMENT
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
O.R. 3812, PAGE 1443

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