

**RESOLUTION NO. 2024-109**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**CORDERA TOWNHOMES.**

**WHEREAS, D.R. HORTON INC. JACKSONVILLE, A DELAWARE CORPORATION, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Cordera Townhomes.

**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 \$3,716,838.02 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$934,266.57 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.

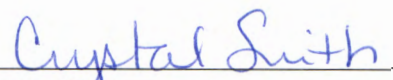
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 19th day of March, 2024.

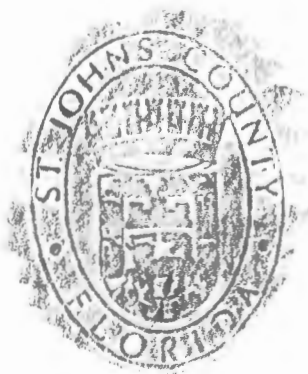
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date: MAR 19 2024

BY:   
Sarah Arnold, Chair

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

  
Deputy Clerk



# Attachment 2

## Plat Map





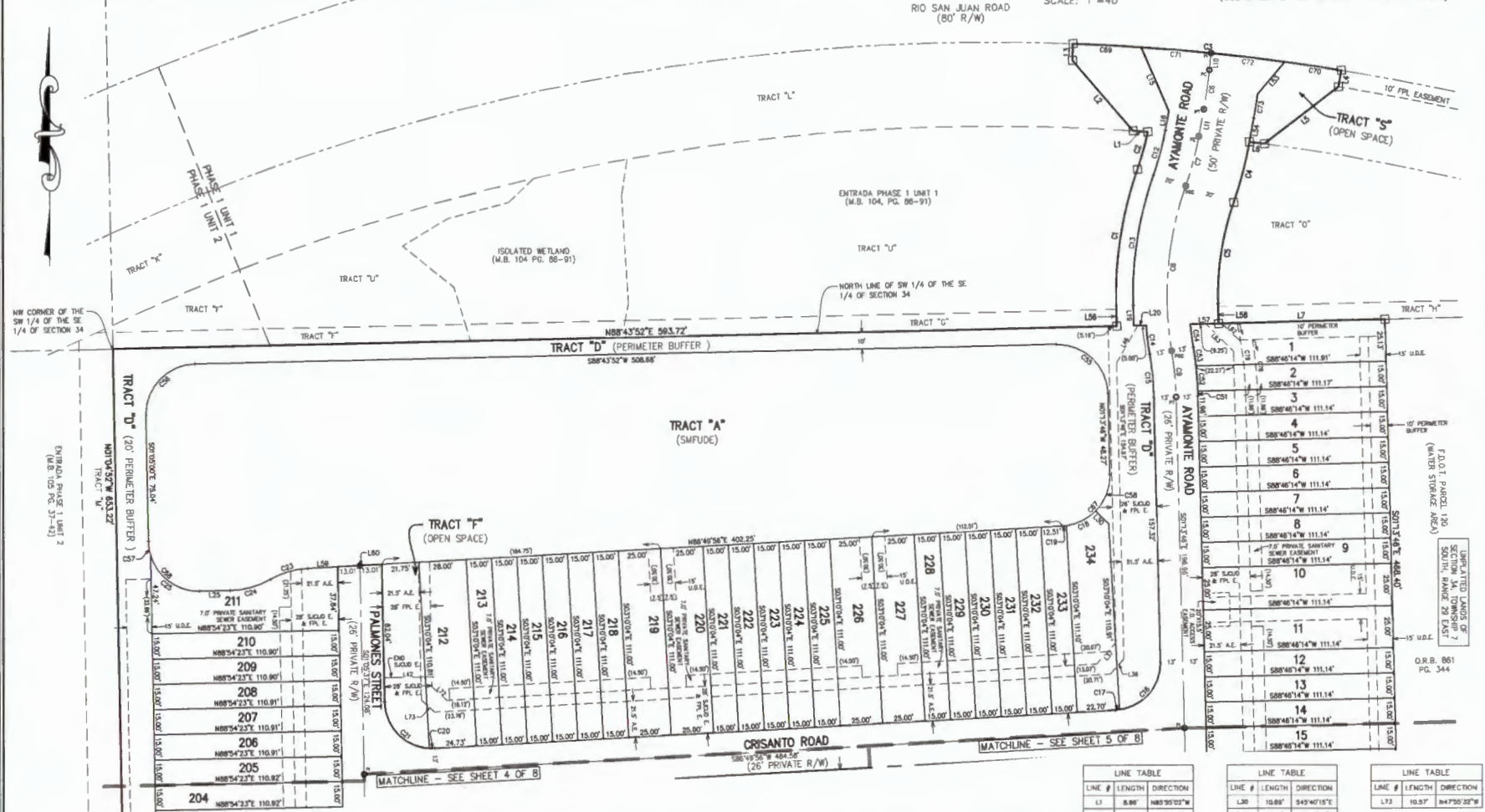
# CORDERA TOWNHOMES

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



SHEET 3 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	82.54'	230.00'	203.342°	N80°00'00"E	82.10'
C2	23.30'	170.00'	74°00'	N152°23'25"E	23.18'
C3	138.21'	1250.00'	71°51'	S84°08'51"E	136.10'
C4	37.24'	320.00'	81°35'	S14°38'42"W	37.20'
C5	81.01'	170.00'	203.342°	S08°00'00"W	80.88'
C6	23.78'	300.00'	432°33'	S08°14'57"W	23.78'
C7	30.99'	300.00'	84°54'	S15°54'07"W	30.96'
C8	98.35'	300.00'	282°74'	S05°03'08"W	98.34'
C9	27.33'	300.00'	73°01'	S05°12'18"E	27.33'
C10	27.33'	180.00'	84°54'	S15°54'07"W	27.50'
C11	78.95'	220.00'	203.342°	S08°00'00"W	78.53'
C12	17.28'	213.00'	438°08'	N08°51'37"W	17.28'
C13	25.85'	187.00'	73°01'	N05°12'18"W	25.67'
C14	40.73'	280.00'	83°20'38"	N40°28'42"E	37.23'
C15	2.30'	28.00'	474°48"	N84°28'33"E	2.30'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C16	19.78'	30.00'	374°12'	N83°11'51"E	19.40'
C17	2.50'	30.00'	44°08'	N84°28'07"E	2.50'
C18	3.27'	28.00'	84°20'44"	S88°48'04"E	3.27'
C19	41.72'	28.00'	80°22'22"	S43°46'48"E	37.87'
C20	23.18'	90.00'	28°33'41"	N73°33'06"E	22.87'
C21	24.98'	50.00'	28°38'07"	N74°25'19"E	24.73'
C22	38.28'	30.00'	75°00'36"	S53°35'09"E	38.53'
C23	3.04'	213.00'	07°48'00"	N01°38'18"W	3.04'
C24	15.02'	213.00'	402°23'	N04°04'04"W	15.02'
C25	11.48'	213.00'	370°28'	N07°38'00"W	11.49'
C26	13.70'	187.00'	471°58'	N07°04'48"E	13.70'
C27	47.14'	30.00'	80°02'22"	N48°14'53"W	42.44'
C28	47.63'	30.00'	88°48'52"	S47°49'38"W	42.38'
C29	7.80'	30.00'	148°08'41"	S08°34'50"E	7.83'
C30	23.80'	30.00'	45°37'31"	N29°33'00"E	23.23'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C31	46.11'	30.00'	88°03'42"	N42°48'00"E	41.70'
C32	47.13'	30.00'	80°00'37"	S48°05'18"E	42.43'
C33	40.42'	1250.00'	131°08'	N88°07'12"W	40.42'
C34	33.88'	1250.00'	132°33'	N81°41'22"W	33.85'
C35	41.19'	1250.00'	132°51'	N84°57'59"W	41.19'
C36	43.88'	1250.00'	200°51'	N83°00'54"W	43.84'
C37	14.47'	330.00'	230°47'	S08°15'50"W	14.47'
C38	33.00'	348.00'	74°07'	S05°03'51"E	33.17'
C39	43.34'	241.00'	101°18'19"	S02°22'53"E	43.28'

LINE #	LENGTH	DIRECTION
L1	8.88'	N85°02'00"W
L2	55.15'	N40°19'43"W
L3	8.88'	N82°18'30"E
L4	10.00'	S08°38'28"W
L5	55.38'	S52°47'03"W
L6	47.13'	N82°28'48"W
L7	97.88'	N88°43'50"E
L8	10.00'	S05°08'40"W
L9	18.29'	S10°31'37"W
L10	41.32'	S22°02'10"E
L11	12.00'	S01°18'43"E
L12	17.72'	N88°49'58"E
L13	28.02'	N88°49'58"E
L14	15.30'	S48°13'46"E
L15	22.87'	S44°37'51"E
L16	11.80'	N85°54'23"E

LINE #	LENGTH	DIRECTION
L17	10.89'	S45°07'15"E
L18	12.11'	N47°04'58"E
L19	17.02'	N47°48'58"E
L20	25.42'	N29°33'08"E
L21	25.25'	N40°02'50"E
L22	14.23'	S10°31'37"W
L23	12.07'	N01°18'43"W
L24	16.61'	N88°43'52"E
L25	12.00'	S01°18'43"E
L26	17.72'	N88°49'58"E
L27	28.02'	N88°49'58"E
L28	15.30'	S48°13'46"E
L29	22.87'	S44°37'51"E
L30	11.80'	N85°54'23"E

LINE #	LENGTH	DIRECTION
L31	10.57'	N47°50'32"W

Prepared By:  

**RICHARD P. CLARKSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: clarkson.com

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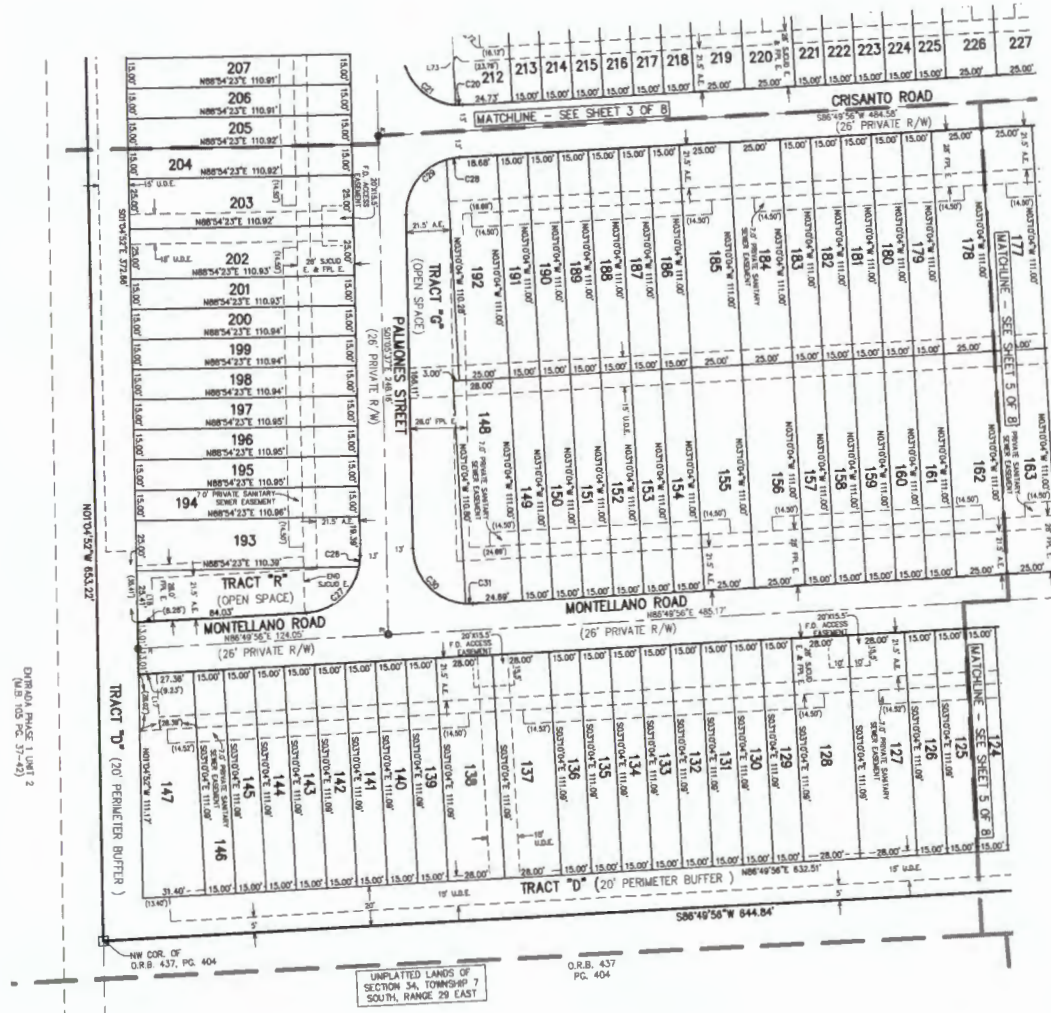


# CORDERA TOWNHOMES

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

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SHEET 4 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L17	28.00'	N03°10'04"W
L18	21.00'	N03°10'04"W
L72	11.80'	N47°58'32"E
L73	10.97'	N47°58'32"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C20	3.27'	28.00'	6°42'04"	S88°48'01"E	3.27'
C21	41.72'	28.00'	86°22'22"	S47°48'48"E	37.97'
C26	5.85'	28.00'	11°37'18"	N04°10'33"E	5.64'
C27	37.32'	28.00'	78°22'14"	N48°38'49"E	34.82'
C28	6.38'	28.00'	13°07'07"	S80°18'23"W	6.38'
C29	38.58'	28.00'	74°52'28"	S38°20'36"W	34.04'
C30	41.88'	28.00'	85°17'21"	S43°44'17"E	37.84'
C31	3.32'	28.00'	8°47'08"	S88°48'31"E	3.31'

DRAWING PART 1 UNIT 2  
(SEE ALSO PG. 31-42)

UNPLATTED LANDS OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST  
O.R.B. 437 PG. 404

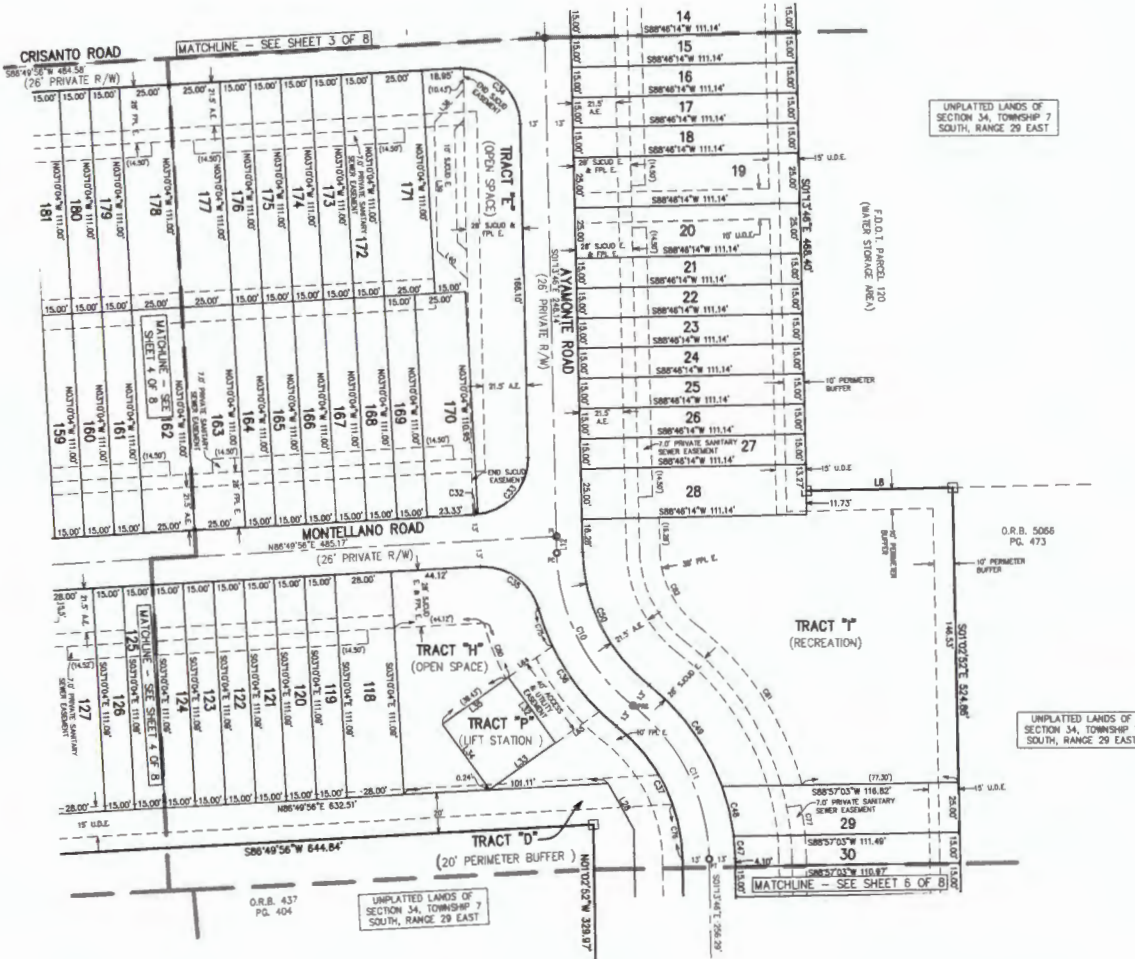
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SHEET 5 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L8	72.36'	N88°43'31"E
L12	8.14'	S01°13'48"E
L28	28.00'	S79°13'28"E
L32	40.00'	S35°23'33"E
L33	40.00'	S54°24'17"W
L34	40.00'	N35°23'33"W
L35	40.00'	N54°24'17"E
L84	38.78'	N54°24'17"E
L85	38.78'	N54°24'17"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C10	87.82'	100.00'	S01°15'58"	S28°18'46"E	84.84'
C11	87.83'	100.00'	S02°2'49"	S28°14'21"E	85.12'
C32	1.87'	28.00'	S24°53'	N80°07'30"E	1.87'
C33	41.37'	28.00'	84°38'49"	N41°00'38"E	37.71'
C34	44.83'	28.00'	81°58'18"	N47°15'55"W	40.26'
C35	38.08'	28.00'	77°55'58"	N54°12'08"W	35.22'
C36	71.38'	113.00'	38°11'31"	N33°18'57"W	70.20'
C37	78.30'	87.00'	S02°2'48"	N28°14'21"W	74.05'
C47	10.82'	113.00'	S23°00"	N03°48'58"W	10.81'
C48	23.87'	113.00'	13°38'18"	N13°04'41"W	23.56'
C49	63.87'	113.00'	31°31'25"	N30°20'03"W	62.02'
C50	78.23'	87.00'	S01°15'58"	S28°18'46"E	73.81'
C75	20.00'	113.00'	10°10'00"	S01°19'10"E	20.03'
C76	28.00'	87.00'	18°26'17"	N01°16'05"W	27.28'
C77	15.16'	148.00'	S25°1'42"	N00°12'28"W	15.18'
C91	88.53'	181.00'	38°37'37"	S33°08'13"E	84.88'
C92	42.87'	49.00'	S01°15'58"	S28°18'46"E	41.57'

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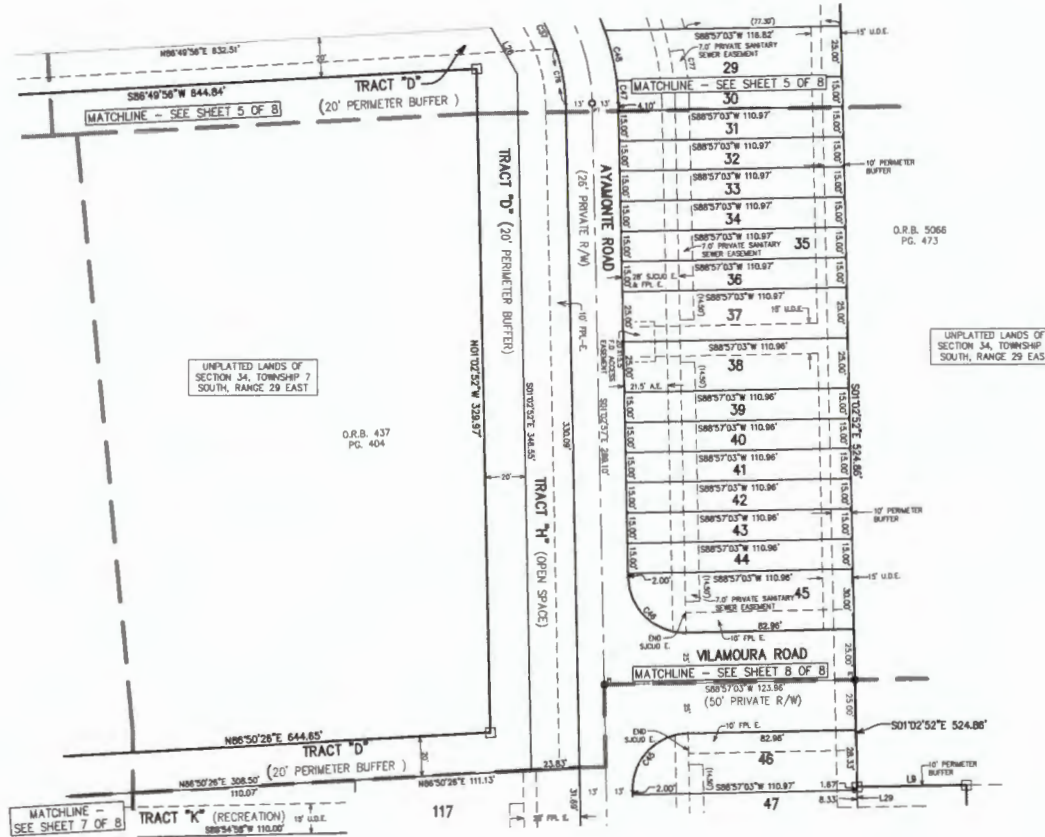


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SHEET 6 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L1	53.81'	N88°07'12"E
L2	28.01'	S29°15'28"W
L3	16.02'	N01°18'57"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C37	76.50'	87.00'	50°22'49"	N28°42'21"W	74.08'
C45	43.96'	28.00'	90°00'00"	S43°17'03"W	38.80'
C48	43.96'	28.00'	90°00'00"	S48°02'37"E	38.80'
C47	10.92'	113.00'	5°32'00"	N03°48'38"W	10.81'
C48	25.83'	113.00'	17°08'18"	N13°04'41"W	25.58'
C76	38.00'	87.00'	18°28'17"	N10°48'00"W	27.88'
C77	18.18'	148.00'	5°01'14"	N08°12'38"W	18.18'

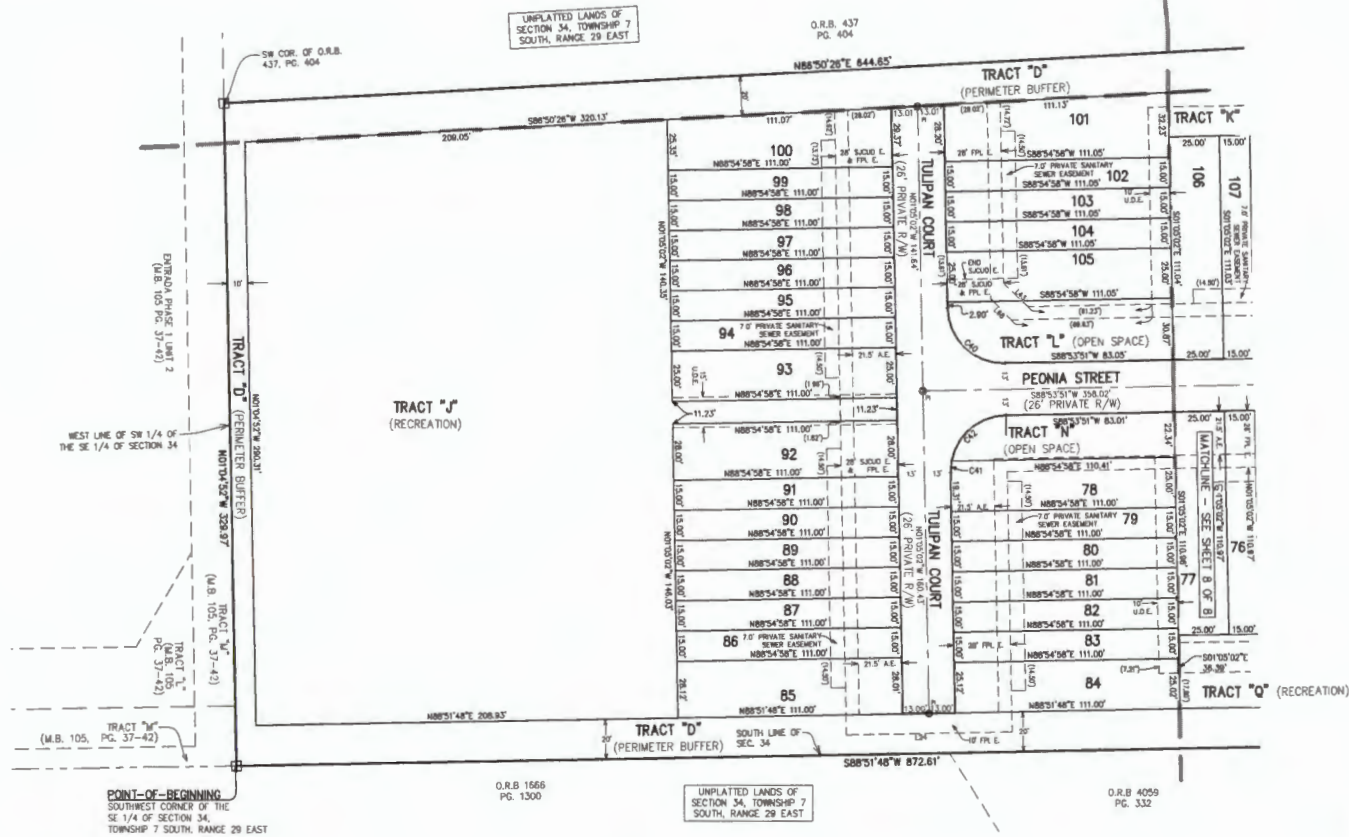
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SHEET 7 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L84	82.00'	S88°31'48"W
L88	14.98'	N43°59'15"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C40	43.89'	28.00'	90°01'07"	S49°00'25"E	36.80'
C41	5.73'	28.00'	11°43'40"	S04°48'51"W	5.72'
C42	38.24'	28.00'	79°14'30"	S49°46'01"W	35.34'

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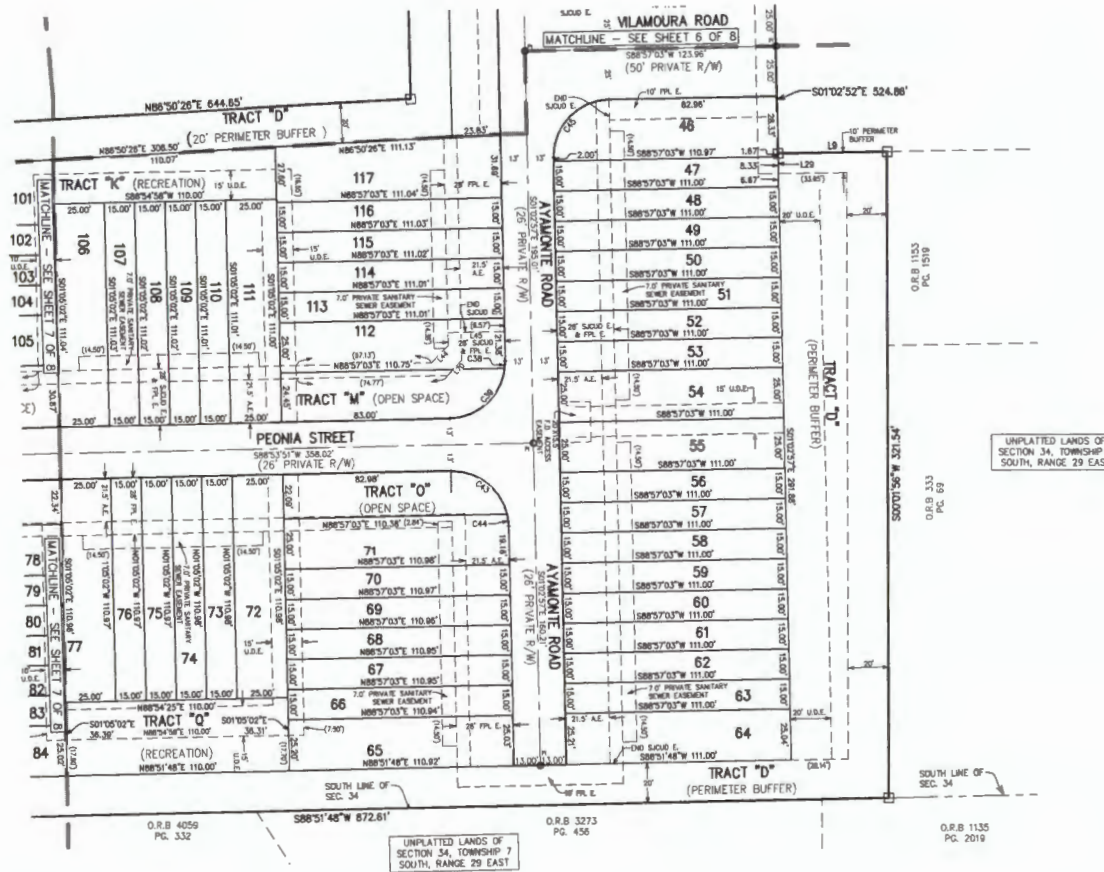
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SHEET 8 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)




UNPLATTED LANDS OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST

UNPLATTED LANDS OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST

LINE #	LENGTH	DIRECTION
L8	53.86'	N89°07'12"E
L29	10.00'	N01°8'59"W
L70	10.51'	S43°53'51"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C28	3.84'	28.00'	7°38'19"	N02°40'33"E	3.63'
C29	40.32'	28.00'	83°30'29"	N47°38'37"E	38.93'
C43	38.13'	28.00'	78°01'16"	N53°00'31"W	35.25'
C44	5.88'	28.00'	13°01'56"	N07°03'56"W	5.87'
C45	43.88'	28.00'	90°00'00"	S43°57'03"W	38.87'

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