

RESOLUTION NO. 2024-129
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
VOLUSIA WOODS

WHEREAS, THE HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC, A FLORIDA NOT-FOR-PROFIT CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Volusia Woods.

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 \$914,776.18 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$119,318.63 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:

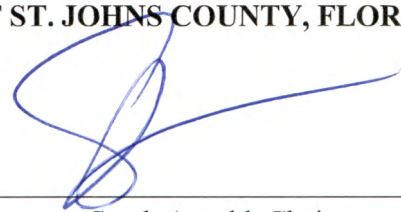
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 2nd day of April, 2024.

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



BY: _____
Sarah Arnold, Chair

Rendition Date: APR 03 2024

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

Crystal Smith
Deputy Clerk



VOLUSIA WOODS

A REPLAT OF

LOT 1 THROUGH LOT 8, INCLUSIVE, BLOCK 79 OF DANCY TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1 PAGE(S) 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS RIGHTS-OF-WAY AND LESS THAT PORTION CONTAINED IN BOOK 3262, PAGE 1454, SITUATED IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST

MAP BOOK _____, PAGE _____

SHEET 1 OF 2

CAPTION
 LOTS 1 THROUGH LOT 8, INCLUSIVE, BLOCK 79, DANCY TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 1 PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS-OF-WAY AND THAT PORTION RECORDED IN OFFICIAL RECORDS BOOK 3262, PAGE 1454.

BEING MORE PARTICULARLY DESCRIBED (SAME AS ABOVE), COMMENCING FROM THE POINT OF BEGINNING WHICH IS THE NORTHWEST CORNER OF SAID BLOCK 79, THENCE N 44° 11' 21" E FOR A DISTANCE OF 194.94 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF A 70' WIDE PUBLIC STREET KNOWN AS JOSHUA STREET TO THE NORTHEAST CORNER OF SAID BLOCK 79, THENCE S 65° 26' 31" E FOR A DISTANCE OF 405.18 FEET ALONG THE WESTERN RIGHT OF WAY OF A 50 FOOT WIDE PUBLIC STREET KNOWN AS ST. JOHNS STREET TO THE SOUTHWEST CORNER OF SAID BLOCK 79 AND A POINT FROM ROY WITH NO IDENTIFYING THEREIN, S 84° 03' 00" W FOR A DISTANCE OF 520.40 FEET ALONG THE NORTH RIGHT OF WAY LINE OF A 30' WIDE PUBLIC STREET KNOWN AS HELEN STREET TO THE EASTERN RIGHT OF WAY LINE OF A VARIABLE WIDTH RIGHT OF WAY AS DEFINED IN THE ST. JOHNS COUNTY, VOLUSIA STREET RIGHT OF WAY MAP, FILE NO. 173-781-A, SURVEY DATE 04/20/2009, BY CLARY & ASSOCIATES, THENCE ALONG SAID EASTERN RIGHT OF WAY THE FOLLOWING CALLS, (1) THENCE N 50° 12' 38" W FOR A DISTANCE OF 28.17 FEET, (2) THENCE N 05° 12' 38" W FOR A DISTANCE OF 23.4 FEET, (3) THENCE 255.86 FEET ALONG A CURVE CONCAVE TO THE WEST AND THROUGH A CENTRAL ANGLE OF 27° 46' 10" HAVING A RADIUS OF 113 FEET, AND WHOLE LONG CHORD BEARING N 16° 35' 46" W FOR A DISTANCE OF 253.88 FEET, (4) THENCE N 05° 12' 38" W FOR A DISTANCE OF 108.17 FEET TO THE POINT OF BEGINNING CONTAINS 5.24 ACRES MORE OR LESS.

ADOPTION AND DEDICATION
 THIS IS TO CERTIFY THAT HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (TOWNSHIP), IS THE LANDLORD OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL, HEREINAFTER BE KNOWN AS VOLUSIA WOODS AND THAT IT 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.

EXCEPT AS HERENAFTER PROVIDED, HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY DEDICATES ALL ROAD RIGHTS OF WAY SHOWN ON THIS PLAT, AND DESIGNATED AS MEDICAL AVENUE, TO THE COUNTY OF ST. JOHNS, AND THE UTILITIES WITHIN SAID RIGHT OF WAY TO THE CITY OF ST. AUGUSTINE AND ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS, UTILITY AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
 HEREBY GRANTS TO THE HOME OWNER ASSOCIATION (H.O.A.), THE S.W.A.F. TRACTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" AND "STORMWATER MAINTENANCE FACILITIES" (SWMF A, B, C AND D) FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL, TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION, AND FOR DRAINAGE PURPOSES, THE H.O.A. HEREBY ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID TRACTS, EASEMENTS AND IMPROVEMENTS. HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DEDICATED TO THE H.O.A. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON DRAINAGE FACILITIES, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVES THE RIGHT TO GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER SAID PROPERTY AND EASEMENTS.

THOSE STORMWATER MANAGEMENT FACILITY TRACTS DESIGNATED ON THIS PLAT AS "STORMWATER MAINTENANCE FACILITIES" (SWMF A, B, C, AND D) SHALL PERMIT THE COUNTY TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS OF WAY HEREBY DEDICATED INTO COVER ACROSS OR THROUGH SAID DRAINAGE EASEMENTS SHOWN HEREON, WHICH MAY BE DEDICATED TO THE COUNTY OR OTHER SUCH ENTITY WHICH WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF.

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT THE RIGHT OF INGRESS AND EGRESS FOR AUTHORIZED PURPOSES TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICKUP, AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY GRANTS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE UTILITY EASEMENT OVER UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "E.P.L.E." FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRICAL SYSTEM AS NECESSARY OR BENEFICIAL, TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER AND LIGHT COMPANY OVER ADDITIONAL PORTIONS OF THE PLAT AS NEEDED.

ANY UTILITY EASEMENTS SHOWN HEREON 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 179.08(10), 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, ONLY CABLE TELEVISION SERVICE 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.

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION 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 POLICE, 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,
"HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESSES
 OWNER: HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
 BY _____
 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 _____, 20____.
 BY _____ AS _____ FOR _____

NOTARY PUBLIC, STATE OF FLORIDA
 PRINTED NAME _____
 MY COMMISSION EXPIRES _____
 COMMISSION NUMBER _____

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING FOR THE COUNTY ST. JOHNS, FLORIDA ON THIS ____ DAY OF _____, 2024.

DONALD A. BRADSHAW, COUNTY SURVEYOR
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5513

CERTIFICATE OF THE 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 ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF _____, 20____.

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

CERTIFICATE OF THE COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF VOLUSIA WOODS HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE COUNTY OF ST. JOHNS COUNTY, ATTORNEY ON THIS ____ DAY OF _____, 2024.

BY _____
 OFFICE OF ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2024, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSION OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE OF DEDICATED AREAS IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF SAID AREAS.

COUNTY COMMISSIONER OF ST. JOHNS COUNTY, FLORIDA

BY _____
 COMMISSIONER

BY _____
 COUNTY CLERK

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF VOLUSIA WOODS HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF _____, 2024.

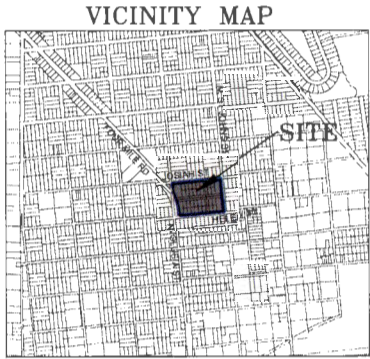
BY _____
 DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS ____ DAY OF _____, A.D. 2024.

RUSSELL D. FLINT, FLORIDA PSM, LS 7344
 FLINT SURVEYING & MAPPING, LLC LB 8528
 111 NATURE WALK PKWY #102 ST. JOHNS, FL 32092



SCALE: 1" = 1000'

MORTGAGE HOLDER APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THE REOF AND AGREES THAT ITS MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 3172, PAGE 1247, OF ST. JOHNS COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

WITNESSES
 MORTGAGE HOLDER: HABITAT MORTGAGE SOLUTIONS, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
 PRINT NAME _____ BY _____
 PRINT NAME _____ 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 _____, 20____.
 BY _____ AS _____ FOR _____

NOTARY PUBLIC, STATE OF FLORIDA
 PRINTED NAME _____
 MY COMMISSION EXPIRES _____
 COMMISSION NUMBER _____

PREPARED BY:

 Flint Surveying & Mapping, Inc.
 111 NATURE WALK PKWY #102 ST. JOHNS, FL 32092
 PHONE (904) 352-5648
 LICENSED PROFESSIONAL SURVEYOR

VOLUSIA WOODS

A REPLAT OF

LOT 1 THROUGH LOT 8, INCLUSIVE, BLOCK 79 OF DANCY TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1 PAGE(S) 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. LESS RIGHTS-OF-WAY AND LESS THAT PORTION CONTAINED IN BOOK 3282, PAGE 1454. SITUATED IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST



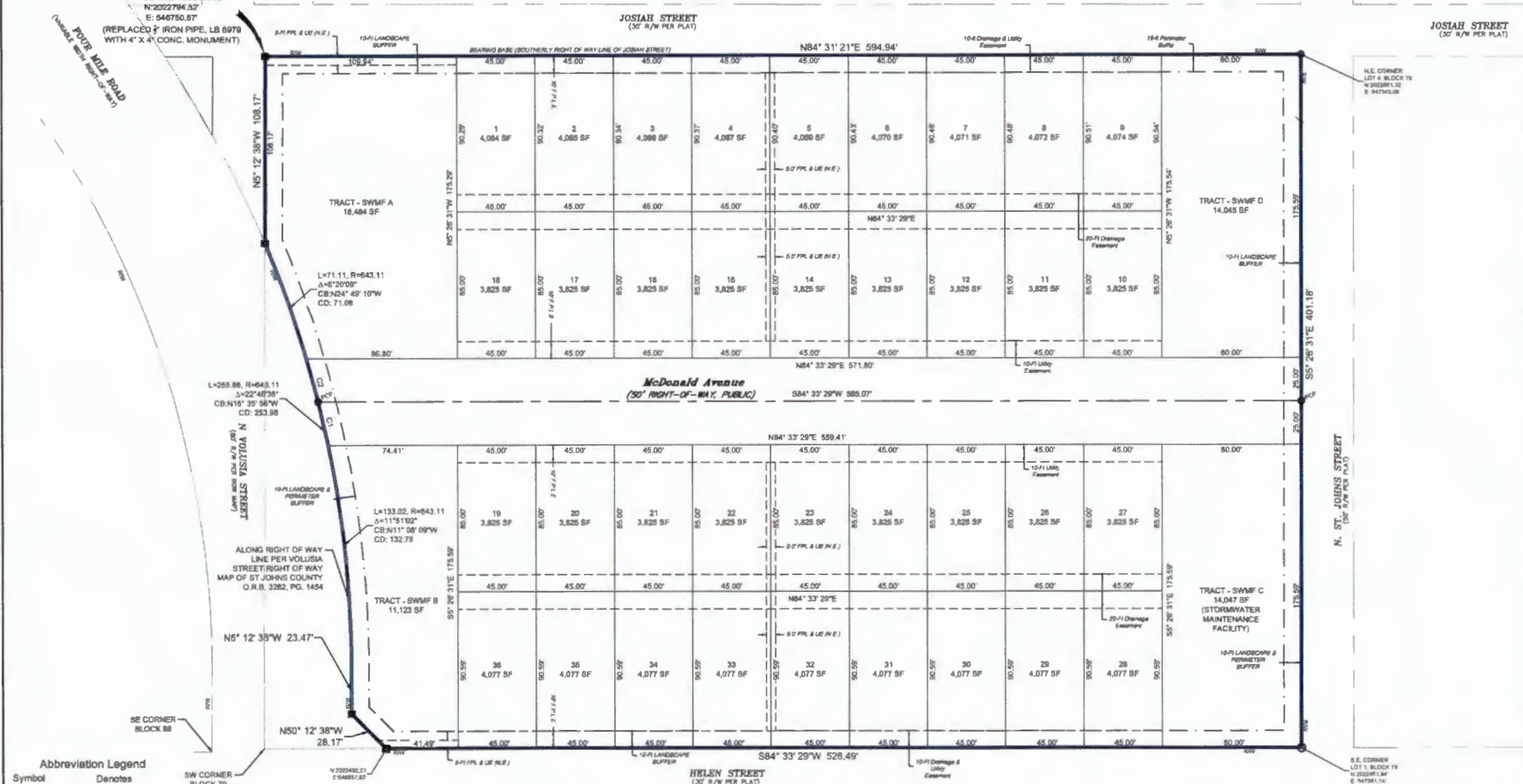
GRAPHIC SCALE



POINT OF BEGINNING AND COMMENCEMENT

N.W. CORNER BLOCK 79
N=2022794.32'
E=548750.87'
(REPLACED 4" IRON PIPE, LB 6979 WITH 4" X 4" CONC. MONUMENT)

POOR HOLE ROAD
(CANNOT BE RELOCATED)



Abbreviation Legend

Symbol	Denotes
PCP	PERMANENT CONTROL POINT
SF	SQUARE FEET
R/W	RIGHT OF WAY LINE
PLD	PLANT
ORB	OFFICIAL RECORD BOOK
FR	FRAGE NUMBER
PL & UE	PLACED POWER AND LIGHT & UTILITY EASEMENTS (NON-EXCLUSIVE)
L	LENGTH
R	RADIUS
CB	CHORD BEARING
CD	CHORD DISTANCE
DELTA	DELTA
CONC	CONCRETE
PRN	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
IRCD	IRON NAIL AND DISK SET
PI	PLAT BOOK
NO	NUMBER
L&E	LANDSCAPE EASEMENT
L.S.	LICENSED SURVEYOR
BLMP	BIOLOGICAL MANAGEMENT PLAN
TRCT	TRACT
N.E.	NON-EXCLUSIVE

Symbol	Denotes
●	8" IRON NAIL AND DISK "L&E" SET
○	8" IRON NAIL AND DISK "CONCRETE MONUMENT WITH NAIL & DISK SETTING MARK" SET
□	FOUND IRON NAIL AND DISK "L&E" SET
---	LANDSCAPE & PERMITTER BUFFER
---	PL & UE (N.E.) EASEMENT

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	643.11'	25.62'	N18° 12' 11"W	25.63'	2° 17' 02"
C2	643.11'	25.62'	N20° 20' 54"W	25.68'	2° 18' 24"

UTILITY EASEMENT NOTES:

- ALL PLATTED UTILITY EASEMENTS ARE NON-EXCLUSIVE AND SHALL ALSO PROVIDE 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 FLORIDA POWER AND LIGHT ELECTRICAL SERVICES OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE SERVICES COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES - F.S. 177.091 (29).
- THE UTILITY EASEMENTS REFERENCED ON THIS PLAT DEPICTED AS SHOWN HEREON ARE GRANTED AND CONVEYED TO ANY PUBLIC OR PRIVATE UTILITY, AND ARE SEVERABLE, NON-EXCLUSIVE EASEMENTS, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUITS, AND ABOVE GROUND APPURTENANT EQUIPMENT) UNLESS OTHERWISE INDICATED.

NOTES

- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES, NORTH AMERICAN DATUM 1983/90 FLORIDA EAST ZONE, IN U.S. SURVEY FEET AS INDICATED HEREON AND ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF JOSIAH STREET, BEING N 84° 31' 21"E.
- 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.
- THE COORDINATES PROVIDED AS LABELED ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES. THE COORDINATES WERE DERIVED FROM FIELD MEASUREMENTS IN CONFORMITY WITH F.S. CHAPTER 475, STANDARDS OF PRACTICE 5A-17.061 (28) AND F.S. 177.151 (2).

Flint Surveying & Mapping, Inc.
111 NATURE WALK PAVY #102
OF JACOB, FL 32009
Phone (904) 896-8888
FAX (904) 896-8888
LICENSED PROFESSIONAL SURVEYOR