

RESOLUTION NO. 2024-179
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SILVERLEAF PARCEL 8B PHASE 1

WHEREAS, INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION AND LAND PLANNERS DEVELOPMENT II, INC., A FLORIDA CORPORATION, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silverleaf Parcel 8B Phase 1.

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 \$841,501.42 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$722,726.25 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.

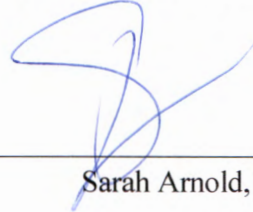
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

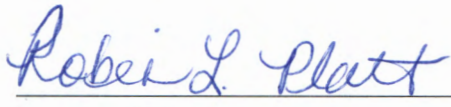
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of May, 2024.

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

Rendition Date MAY 09 2024

BY: 
Sarah Arnold, Chair

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


Deputy Clerk



Attachment 2

Plat Map

SILVERLEAF PARCEL 8B PHASE 1

A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET 2 OF 6 SHEETS



VICINITY MAP
NOT TO SCALE

LEGEND:

- DENOTES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND, STAMPED "LB # 3624"
- DENOTES 5/8" IRON ROD PERMANENT REFERENCE MONUMENT FOUND, STAMPED "PRM LB # 3624"
- DENOTES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT SET, STAMPED "PRM LB # 6628"
- DENOTES 1/2" IRON PIPE PERMANENT REFERENCE MONUMENT SET W/ CAP STAMPED, "PRM LB # 6628"
- DENOTES PERMANENT CONTROL POINT, SET STAMPED, "P.C.P. LB # 6628"
- AT&T..... AMERICAN TELEPHONE & TELEGRAPH COMPANY
- C1..... TABULATED CURVE DATA
- D.A.&M.E..... DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT
- E..... EASTING
- F.P.L.E..... FLORIDA POWER AND LIGHT EASEMENT
- L1..... TABULATED LINE DATA
- M.B..... MAP BOOK
- N..... NORTHING
- N.T..... NON-TANGENT
- ORB..... OFFICIAL RECORDS BOOK
- P.C..... POINT OF CURVATURE
- P.C.C..... POINT OF COMPOUND CURVATURE
- P.R.C..... POINT OF REVERSE CURVATURE
- PRM..... PERMANENT REFERENCE MONUMENT
- P.T..... POINT OF TANGENCY
- (R)..... RADIAL LINE
- R.P..... RADIUS POINT
- R/W..... RIGHT OF WAY LINE
- SJCUD..... ST. JOHNS COUNTY UTILITY DEPARTMENT
- SWMF..... STORM WATER MANAGEMENT FACILITIES
- T.L.O..... TIE LINE ONLY
- U.E..... UTILITY EASEMENT



DENOTES STATE JURISDICTIONAL WETLANDS

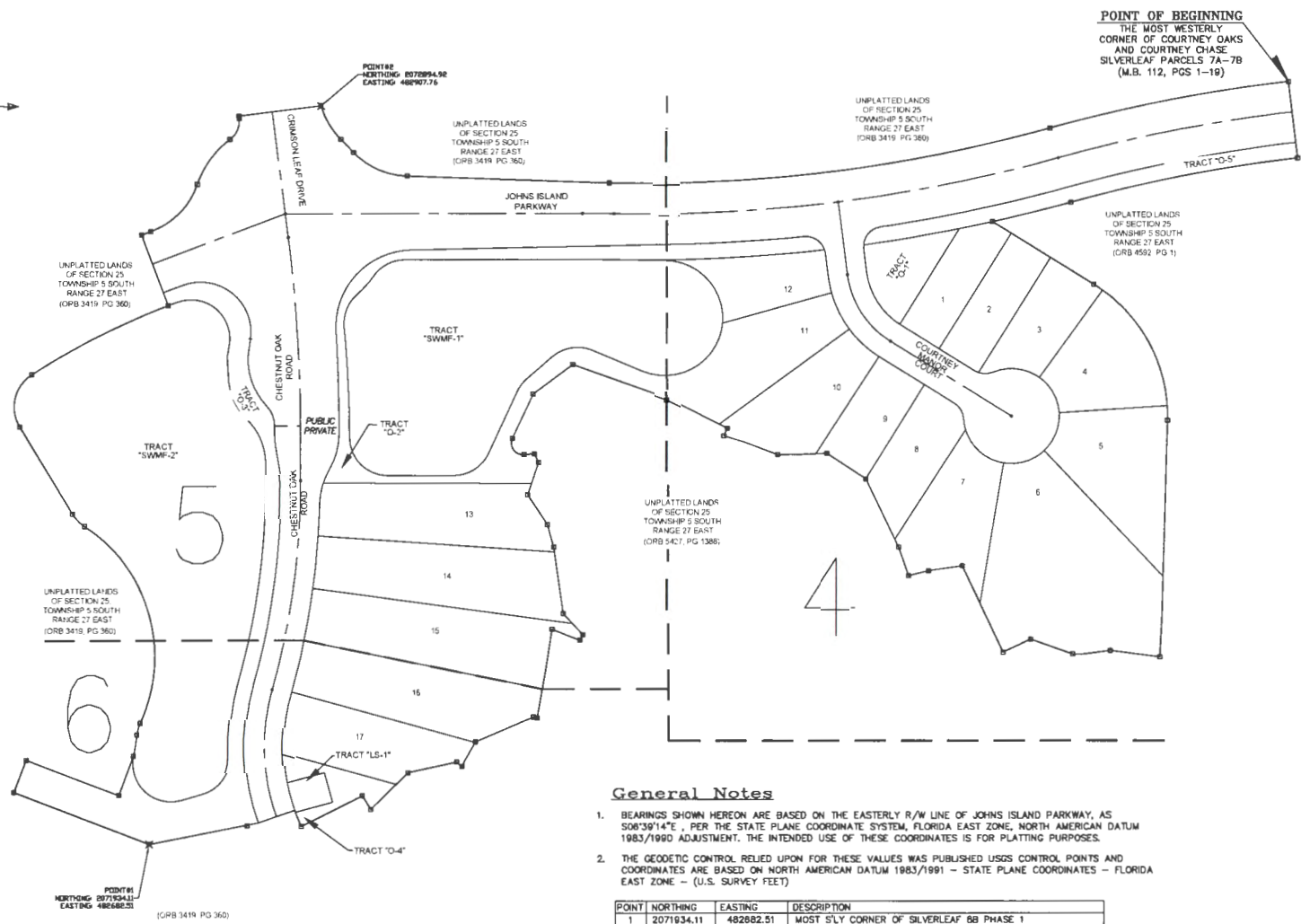
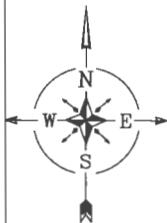


DENOTES UPLAND BUFFER

SILVERLEAF PARCEL 8B PHASE 1

A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET 3 OF 6 SHEETS



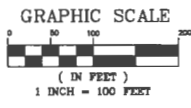
POINT OF BEGINNING
THE MOST WESTERLY
CORNER OF COURTNEY OAKS
AND COURTNEY CHASE
SILVERLEAF PARCELS 7A-7B
(M.B. 112, PGS 1-18)

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF JOHN'S ISLAND PARKWAY, AS 506°39'14" E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT. THE INTENDED USE OF THESE COORDINATES IS FOR PLATTING PURPOSES.
2. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS AND COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2071934.11	482882.51	MOST S'LY CORNER OF SILVERLEAF 8B PHASE 1
2	2072894.92	482907.76	MOST N'LY CORNER SILVERLEAF 8B PHASE 1

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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
6. ALL PLATTED UTILITY 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.
7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
8. CERTAIN EASEMENTS (FPLE) ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.



PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
SURVEYORS - MAPPERS - LAND PLANNERS
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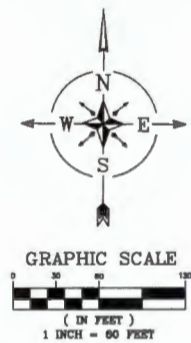
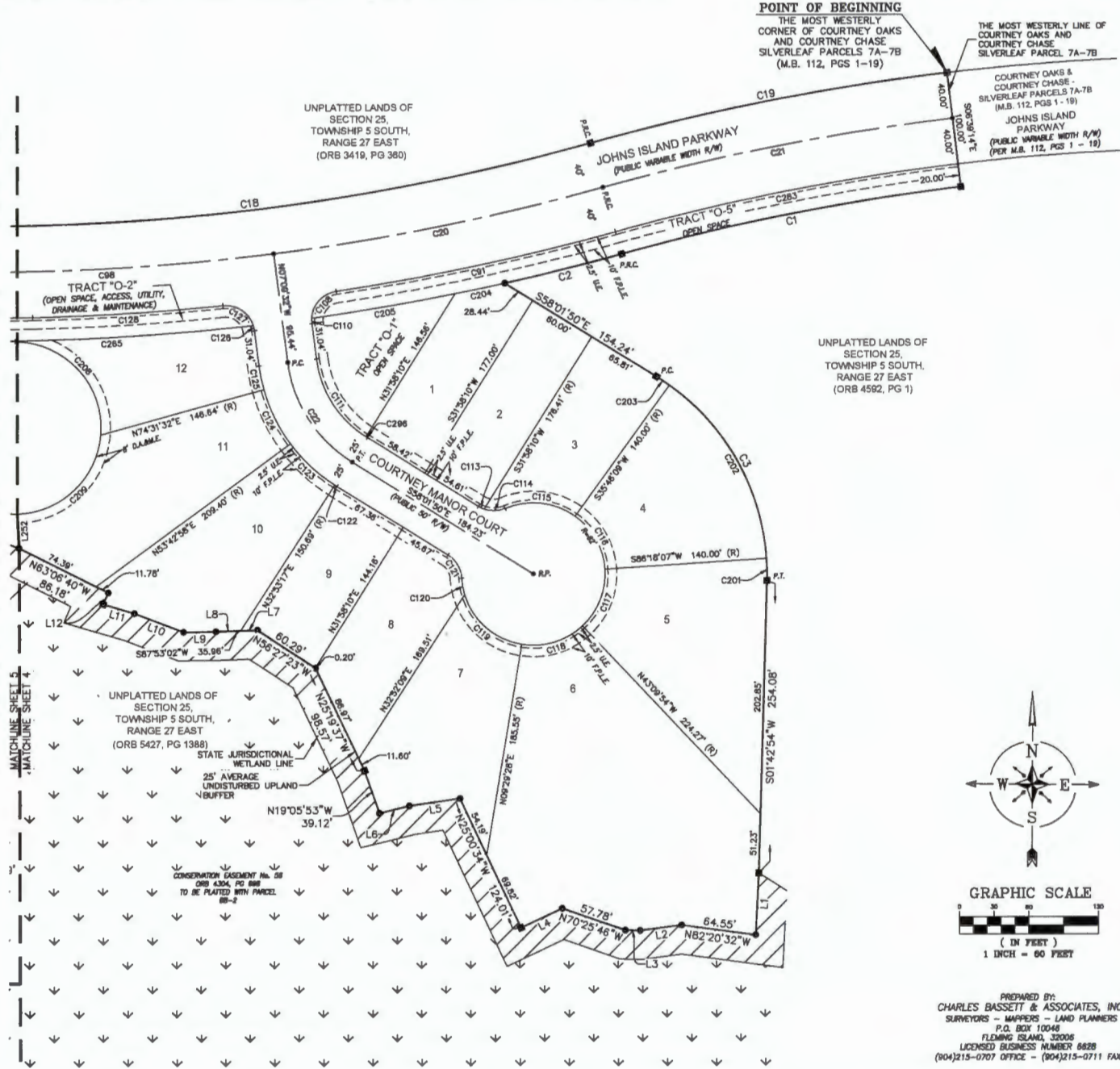
SILVERLEAF PARCEL 8B PHASE 1

A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET 4 OF 6 SHEETS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1840.00'	299.25'	8°50'17"	S78°35'38"W	298.98'
C2	2080.00'	104.28'	2°34'02"	S75°57'30"W	104.27'
C3	202.00'	210.64'	58°44'44"	S28°00'28"E	201.22'
C18	1980.00'	800.25'	17°32'48"	N83°18'53"E	597.00'
C19	2040.00'	314.88'	8°50'17"	N78°35'38"E	314.37'
C20	2000.00'	290.88'	8°19'57"	N78°40'28"E	290.60'
C21	2000.00'	308.51'	8°50'17"	N78°35'38"E	308.20'
C22	120.00'	106.54'	50°52'18"	S32°35'42"E	103.08'
C91	2040.00'	247.27'	6°56'42"	N77°56'50"E	247.12'
C98	2000.00'	290.88'	8°19'57"	N87°00'25"E	290.60'
C106	25.00'	34.08'	78°07'23"	S42°23'30"W	31.51'
C110	25.00'	4.58'	10°29'21"	S01°54'52"E	4.57'
C111	83.34'	82.87'	50°52'17"	S32°07'08"E	80.17'
C113	25.00'	5.43'	12°27'08"	S84°15'24"E	5.42'
C114	25.00'	18.53'	42°28'08"	N88°17'00"E	18.11'
C115	82.00'	83.54'	58°43'12"	S83°35'27"E	80.80'
C116	82.00'	54.88'	50°31'58"	S28°37'52"E	52.93'
C117	82.00'	54.88'	50°31'58"	S21°34'07"W	52.93'
C118	82.00'	58.98'	52°39'22"	S73°09'47"W	55.00'
C119	82.00'	68.88'	83°38'12"	N48°40'56"W	85.39'
C120	82.00'	14.87'	13°44'44"	N09°58'58"W	14.84'
C121	25.00'	23.98'	54°55'14"	N30°34'13"W	23.08'
C122	145.00'	2.32'	0°55'07"	N57°34'18"W	2.32'
C123	145.00'	52.71'	20°46'40"	N46°41'52"W	52.42'
C124	145.00'	52.88'	20°48'34"	N25°52'45"W	52.37'
C125	145.00'	21.04'	8°18'54"	N11°19'01"W	21.02'
C128	25.00'	4.58'	10°29'24"	N12°24'15"W	4.57'
C127	25.00'	34.09'	78°07'22"	N56°42'38"W	31.51'
C128	2040.00'	164.89'	4°37'58"	S86°32'27"W	164.84'
C201	202.00'	19.08'	5°24'48"	N00°58'29"W	19.08'
C202	202.00'	178.18'	80°31'58"	N28°57'52"W	172.44'
C203	202.00'	13.40'	3°47'58"	N58°07'51"W	13.39'
C204	2080.00'	43.84'	1°37'10"	N78°01'08"E	43.84'
C205	2080.00'	128.04'	3°50'20"	N80°22'51"E	128.02'
C208	75.00'	123.24'	94°08'08"	S42°08'02"E	109.84'
C209	75.00'	108.88'	83°4'22"	S48°33'42"W	99.63'
C285	2060.00'	246.88'	8°51'38"	N86°56'40"E	246.51'
C283	1960.00'	302.34'	8°50'17"	S78°35'38"W	302.04'
C298	95.00'	1.58'	0°57'11"	S57°33'14"E	1.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°02'38"W	53.98'
L2	S82°23'38"W	38.28'
L3	N89°01'39"W	12.85'
L4	S84°41'45"W	38.40'
L5	S81°40'39"W	44.43'
L6	S78°18'53"W	28.64'
L7	S87°53'02"W	14.53'
L8	S87°53'02"W	21.43'
L9	S89°15'33"W	28.01'
L10	N89°03'21"W	45.73'
L11	N73°21'18"W	27.98'
L12	N23°22'01"E	10.92'
L252	N02°38'52"W	28.81'



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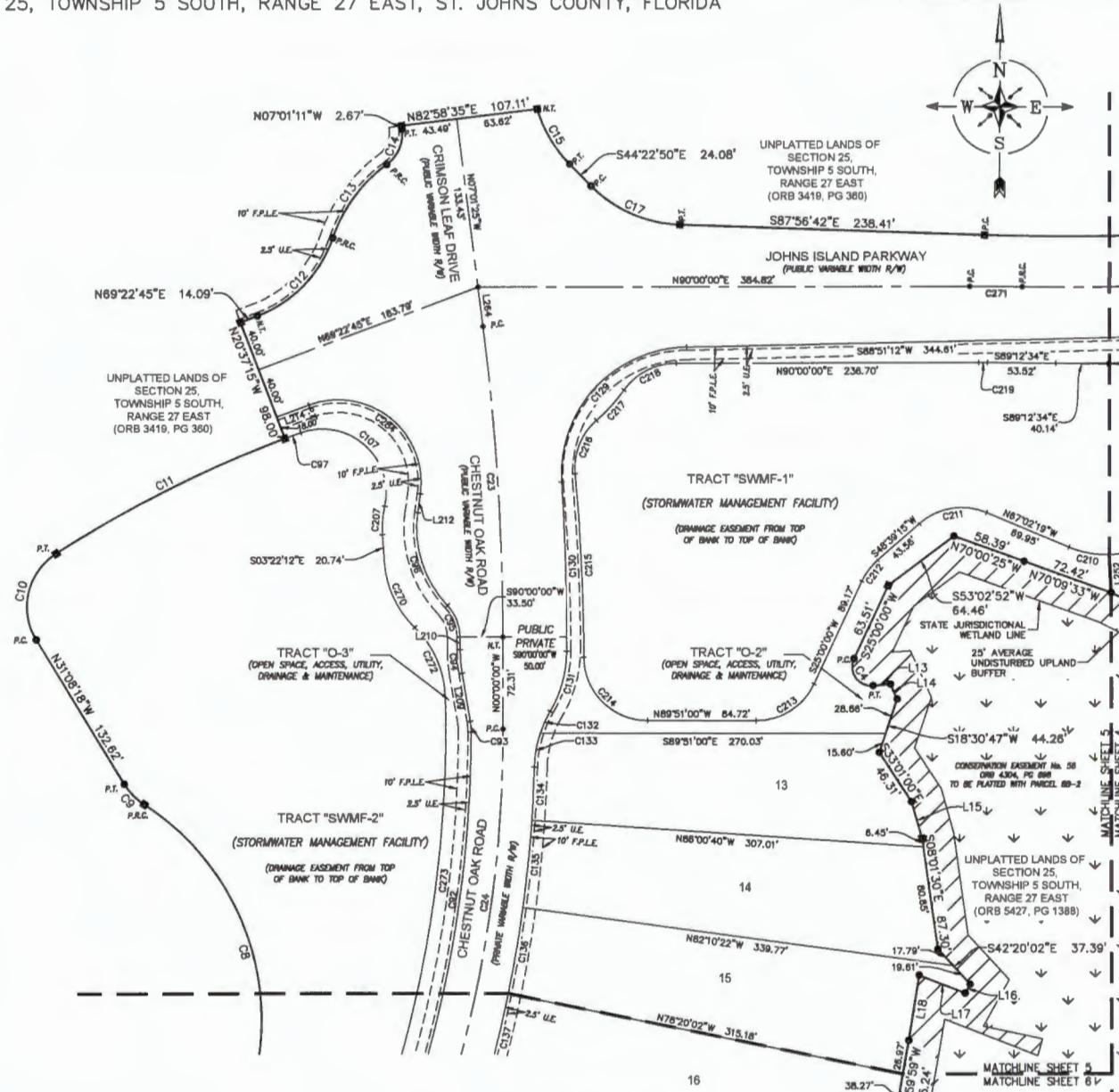
SILVERLEAF PARCEL 8B PHASE 1

A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET 5 OF 6 SHEETS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	18.00'	31.37'	119°49'48"	S34°54'54"E	25.96'
C8	202.00'	290.53'	82°24'19"	N15°44'56"W	266.12'
C9	50.00'	22.83'	25°48'50"	N44°08'23"E	22.34'
C10	50.00'	77.05'	86°17'28"	N13°00'25"E	89.85'
C11	942.00'	201.02'	12°13'37"	N63°15'57"E	200.64'
C12	100.00'	88.10'	50°28'45"	N44°08'23"E	85.28'
C13	120.00'	72.75'	34°44'11"	N38°16'08"E	71.84'
C14	30.00'	31.76'	80°39'23"	N23°18'31"E	30.30'
C16	102.50'	56.77'	26°22'37"	S30°11'31"E	50.25'
C17	102.00'	77.56'	43°33'52"	S86°08'46"E	75.70'
C23	2000.00'	245.17'	7°01'25"	N03°30'43"W	245.02'
C24	1005.00'	275.29'	15°41'40"	N07°50'50"E	274.43'
C92	980.00'	266.10'	15°33'28"	N07°54'56"E	265.29'
C93	50.00'	8.35'	9°34'23"	N04°30'00"W	8.34'
C94	113.50'	18.89'	9°26'11"	N04°43'06"W	18.87'
C95	36.50'	27.45'	43°05'34"	N21°32'47"W	28.81'
C96	88.36'	79.09'	51°17'03"	N17°29'58"W	76.47'
C97	909.31'	13.31'	0°50'18"	N89°47'02"E	13.31'
C107	50.00'	108.89'	122°29'00"	S46°34'18"E	87.86'
C129	100.00'	181.04'	82°16'04"	S42°43'11"W	144.19'
C130	2050.00'	133.41'	3°43'43"	S01°32'59"E	133.39'
C131	95.00'	49.82'	29°55'27"	S19°18'36"W	49.05'
C132	92.00'	18.82'	11°43'10"	S24°22'44"W	18.79'
C133	92.00'	27.06'	18°51'17"	S10°05'31"W	28.97'
C134	1030.00'	42.11'	2°20'33"	S02°50'09"W	42.11'
C135	1030.00'	86.87'	3°49'11"	S05°55'01"W	88.85'
C136	1030.00'	86.87'	3°49'12"	S09°44'12"W	88.86'
C137	1030.00'	86.87'	3°49'12"	S13°33'24"W	88.86'
C207	80.00'	22.40'	16°02'22"	S04°38'56"W	22.32'
C210	78.00'	32.44'	24°48'48"	N78°25'43"W	32.18'
C211	50.00'	56.12'	84°16'26"	S80°48'28"W	53.22'
C212	50.00'	20.84'	23°39'15"	S38°46'36"W	20.50'
C213	50.00'	56.85'	85°09'00"	S57°34'30"W	53.84'
C214	50.00'	78.42'	89°51'30"	N44°55'19"W	70.82'
C215	1803.98'	144.34'	5°09'22"	N02°34'11"W	144.30'
C216	50.00'	46.84'	53°47'10"	N21°44'43"E	45.23'
C217	140.00'	32.40'	13°18'42"	N42°00'28"E	32.33'
C218	50.00'	47.87'	54°37'24"	N82°41'18"E	45.88'
C219	500.00'	8.90'	0°47'28"	S89°36'17"E	8.90'
C270	80.00'	56.73'	42°03'55"	S24°24'08"E	57.42'
C271	2000.00'	40.95'	1°10'23"	N89°24'48"W	40.95'
C272	80.00'	81.36'	43°57'57"	S23°27'06"E	59.89'
C273	980.31'	287.85'	17°10'27"	S07°07'04"W	286.77'
C284	85.00'	134.89'	116°43'30"	N51°15'50"W	111.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N85°10'12"E	13.69'
L14	S24°02'21"E	12.70'
L15	S15°44'41"E	30.39'
L16	S28°57'18"W	8.10'
L17	N88°33'13"W	38.82'
L18	S09°06'43"W	51.78'
L209	N09°26'11"W	38.33'
L210	N00°00'00"W	9.91'
L212	N08°06'15"E	14.98'
L214	S89°22'48"W	28.98'
L252	N02°38'52"W	29.81'
L284	N07°01'23"W	31.02'



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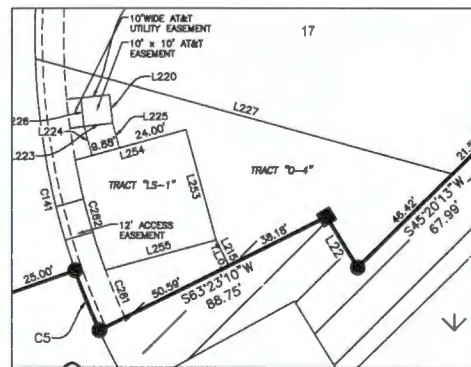
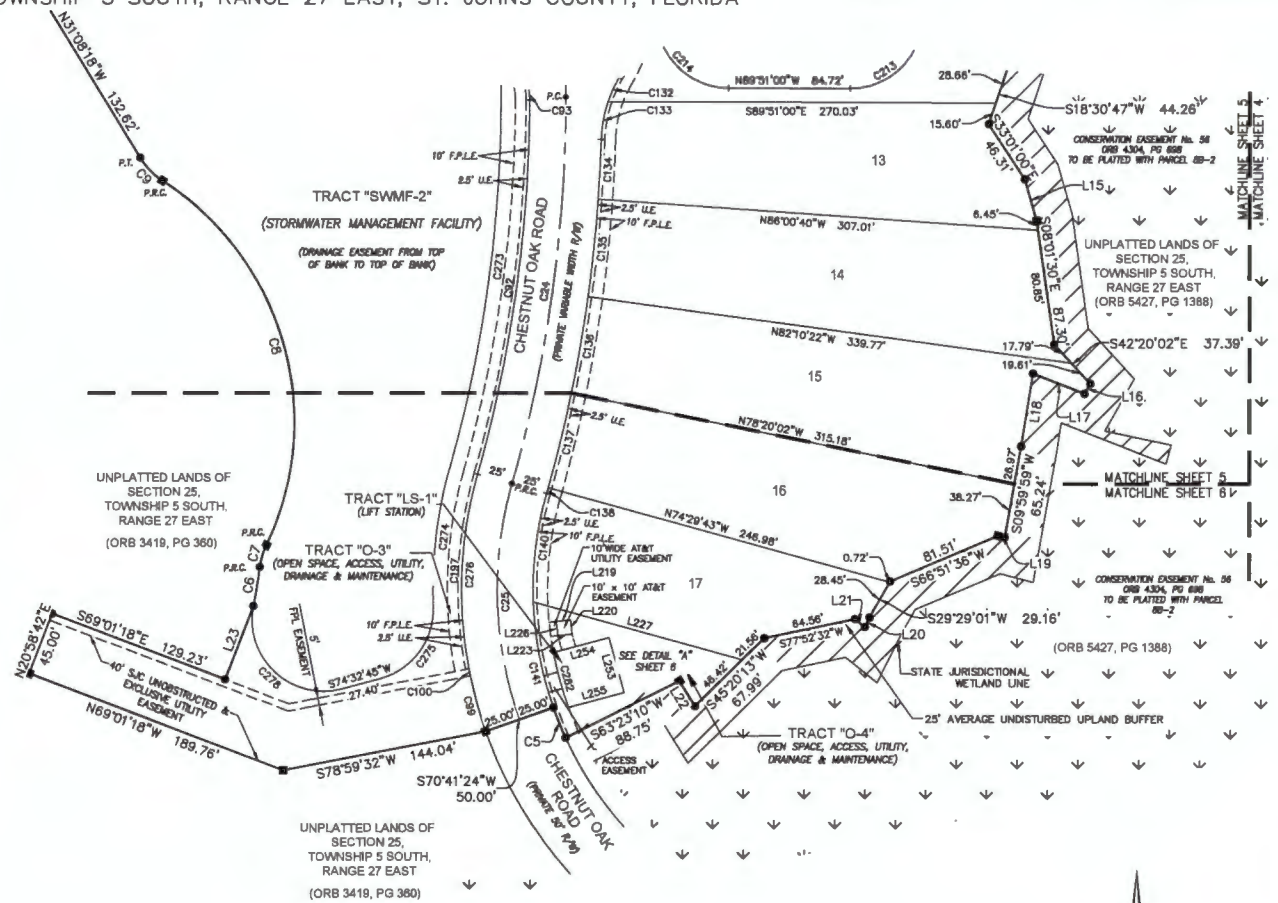
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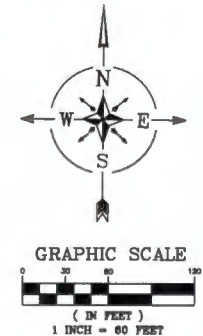
MAP BOOK _____ PAGE _____
SHEET 6 OF 6 SHEETS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	250.00'	22.67'	5°11'47"	N21°34'28"W	22.67'
C6	415.00'	27.97'	3°51'40"	N09°21'00"E	27.96'
C7	50.00'	15.74'	18°02'00"	N16°28'10"E	15.87'
C8	202.00'	290.53'	82°24'19"	N15°44'59"W	286.12'
C9	50.00'	22.53'	25°48'50"	N44°02'43"W	22.34'
C24	1005.00'	278.28'	15°41'40"	N07°50'50"E	274.43'
C25	275.00'	188.01'	35°00'15"	S01°48'28"E	185.41'
C92	980.00'	286.10'	15°33'28"	N07°54'56"E	285.29'
C93	50.00'	8.35'	9°34'23"	N04°39'00"W	8.34'
C99	300.00'	40.15'	7°40'08"	S15°28'32"E	40.12'
C100	300.00'	5.00'	0°57'18"	S11°09'50"E	5.00'
C132	92.00'	16.82'	11°43'10"	S24°22'44"W	16.79'
C133	92.00'	27.06'	16°51'17"	S10°05'31"W	26.97'
C134	1030.00'	42.11'	2°20'33"	S02°50'09"W	42.11'
C135	1030.00'	86.67'	3°49'11"	S05°59'01"W	86.65'
C136	1030.00'	86.67'	3°49'12"	S09°44'12"W	86.66'
C137	1030.00'	86.67'	3°49'12"	S13°33'24"W	86.66'
C138	1030.00'	3.96'	01°31'2"	S15°34'34"W	3.96'
C140	250.00'	77.22'	17°41'52"	S06°52'37"W	76.91'
C141	250.00'	98.33'	22°32'05"	S13°14'21"E	97.89'
C197	300.00'	138.13'	28°22'51"	S02°30'14"W	136.91'
C213	50.00'	58.85'	85°09'00"	S57°34'30"W	53.84'
C214	50.00'	78.42'	89°51'30"	N44°55'15"W	70.82'
C273	960.31'	287.85'	17°10'27"	S07°07'04"W	286.77'
C274	320.00'	98.97'	17°33'56"	S06°46'35"W	99.56'
C275	50.00'	66.95'	78°43'08"	S36°11'11"W	62.06'
C276	300.00'	143.13'	27°20'09"	S02°01'35"W	141.78'
C278	50.00'	101.87'	118°44'05"	N47°05'13"W	85.14'
C281	240.00'	17.92'	4°16'44"	S22°16'45"E	17.92'
C282	240.00'	40.05'	9°33'37"	S15°21'35"E	40.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S15°44'41"E	30.39'
L16	S28°57'18"W	8.10'
L17	N68°33'13"W	38.82'
L18	S09°06'43"W	51.76'
L19	N74°30'13"W	5.00'
L20	S28°04'27"W	7.44'
L21	N50°57'07"W	8.94'
L22	N31°33'07"W	20.75'
L23	N20°58'42"E	55.13'
L215	S28°38'50"E	10.06'
L219	N83°37'07"E	10.00'
L220	S08°22'53"E	10.00'
L223	S83°37'07"W	10.00'
L224	S19°21'35"E	10.57'
L225	S15°21'35"E	9.01'
L226	N06°22'53"W	10.00'
L227	N74°29'43"W	151.09'
L253	S15°21'35"E	40.00'
L254	N74°38'25"E	40.00'
L255	S74°38'25"W	40.00'



DETAIL "A"
(NOT TO SCALE)



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