

RESOLUTION NO. 2024-249
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SILVERLEAF 29B-1 LOTS 153 AND 154 REPLAT.

WHEREAS, RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silverleaf 29B-1 Lots 153 and 154 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. An Improvements Bond is not required.

Section 3. An 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.

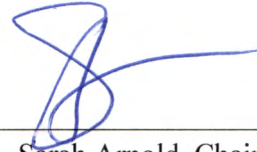
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 18th day of June, 2024.

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

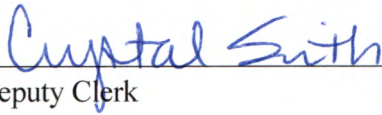
Rendition Date ~~JUN 21 2024~~

BY: _____



Sarah Arnold, Chair

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



Deputy Clerk



SILVERLEAF 29B-1 LOTS 153 AND 154 REPLAT

BEING A REPLAT OF ALL OF LOTS 153 AND 154, SILVERLEAF 29B-1, A PLAT RECORDED IN MAP BOOK 109, PAGES 69 THROUGH 80, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

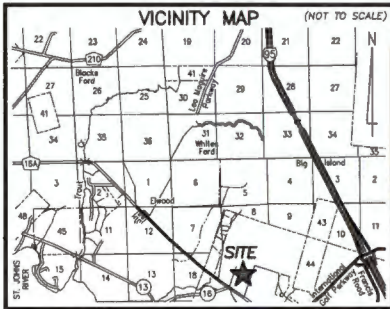
SHEET 1 OF 1 SHEETS

CAPTION

All of Lots 153 and 154, as depicted on Silverleaf 29B-1, a plat recorded in Map Book 109, pages 69 through 80 of the Public Records of St. Johns County, Florida, being a portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeastly corner of Lot 152 of said Silverleaf 29B-1; thence North 71°19'28" West, along the Northerly line of said Lot 152, 130.00 feet to the Northeastly corner thereof, said corner lying on the Easterly line of Tract "E" of said Silverleaf Parcel 29B-1; thence North 18°40'32" East departing said Northerly line and along said Easterly line, 100.00 feet to the Southeastly corner of Lot 155 of said Silverleaf 29B-1; thence South 71°19'28" East, departing said Easterly line and along the Southerly line of said Lot 155, 130.00 feet to the Southeastly corner thereof, said point lying on the Westerly right of way line of Cedar Elm Way, a 50 foot right of way as presently established; thence South 18°40'32" West, departing said Southerly line and along said Westerly right of way line, 100.00 feet to the point of beginning.

Containing 13,000 sq. ft., more or less.

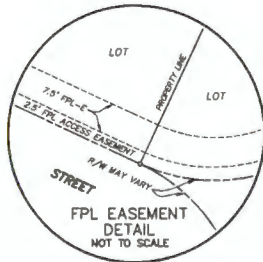


NOTES

- The purpose of this replat is to reduce the width of a drainage easement between Lots 153 and 154.
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Westerly right of way line of Cedar Elm Way as being South 18°40'32" West.
- Coordinates based on GPS observation of the following National Geodetic Survey Control Station "TRIG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 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 supported 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.
- Lands depicted hereon are subject to Declaration of Covenants and Restrictions recorded in Official Records Book 4743, Page 1063, of the Public Records of St. Johns County, Florida. (blanket in nature)

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- PRM PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- L.B. LICENSED BUSINESS
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PAGE PAGE
- DE DRAINAGE EASEMENT
- ESMT EASEMENT
- FPL-E FLORIDA POWER & LIGHT-EASEMENT
- FPL-UAE FLORIDA POWER & LIGHT-UTILITY & ACCESS EASEMENT



SURVEYOR'S CERTIFICATE

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 made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2024.

Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
Certificate of Authorization No. L.B. 3624

CERTIFICATE OF APPROVAL AND ACCEPTANCE

BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Silverleaf 29B-1 Lots 153 And 154 Replat has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2024. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

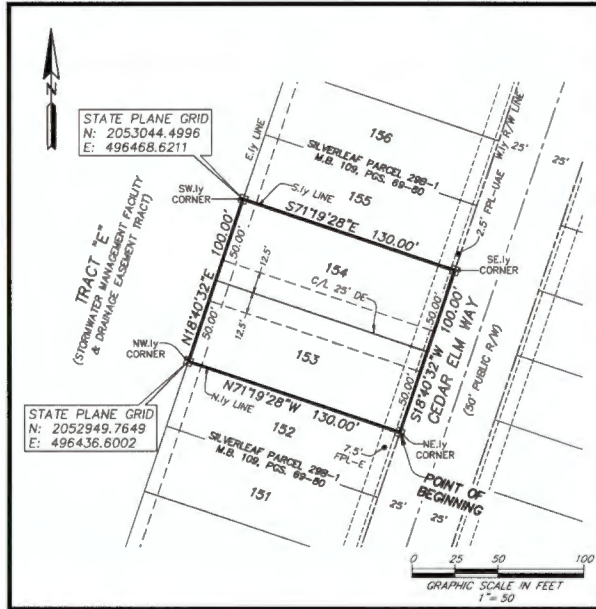
This is to certify that this plat of Silverleaf 29B-1 Lots 153 And 154 Replat has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2024.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Silverleaf 29B-1 Lots 153 And 154 Replat has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2024.

Office of the 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 _____, 2024.

Brandon J. Potts, Clerk of the Circuit Court & Comptroller

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2024.

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

ADOPTION AND DEDICATION

This is to certify that Richmond American Homes of Florida, LP, a Colorado limited partnership ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Silverleaf 29B-1 Lots 153 And 154 Replat 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.

The drainage easements as shown on this plat shall permit the County of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights-of-way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Those easements designated as "FPL-Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Those easements designated as "2.5' FPL-Utility & Access Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with accessing its underground electrical system.

In witness whereof, the undersigned Owner 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.

OWNER: RICHMOND AMERICAN HOMES OF FLORIDA, LP
a Colorado limited partnership

Witness

BY:

Printed Name

Michael A. Carlo
Division President

Witness

Printed Name

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [_____] physical presence or [_____] online notarization, this _____ day of _____, 2024, by Michael A. Carlo, Division President of Richmond American Homes of Florida, LP, a Colorado limited partnership, on behalf of the partnership, who [_____] is personally known to me or who [_____] has produced _____ as identification.

Notary Public, State of Florida at Large

My Commission expires _____

Printed Name

Commission Number _____

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824