

RESOLUTION NO. 2024- 373
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
HOWDY'S LOT

WHEREAS, WILLIAM HOWDY AND INGRID HOWDY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Howdy's Lot.

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.

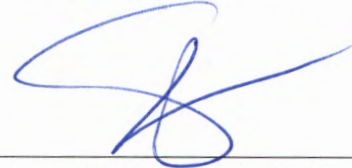
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 17th day of September, 2024.

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

Rendition Date SEP 17 2024

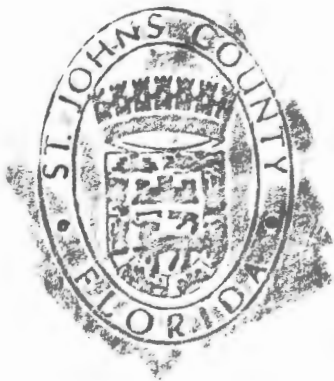
BY: _____



Sarah Arnold, Chair

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

Crystal Smith
Deputy Clerk



HOWDY'S LOT

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA;
ALSO BEING A REPLAT OF A PORTION OF LOT 1, WHITE'S SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 99
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 1 OF 2 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A parcel of land being a portion of Lot 1, according to the plat of White's Subdivision as recorded in Map Book 1, page 99, said parcel also being the same as that described in Official Records Book 5873, page 1728 both of the Public Records of St. Johns County, Florida and lying in Section 19, Township 9 South, Range 28 East, St. Johns County, Florida, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence S00°40'02"E, along the East line of said Section 19, 2,581.21 feet; thence departing said East line, S89°44'17"W, 40.00 feet to a point on the West right-of-way line of Register-Burrell Road (a 40 foot right-of-way as it is now established), as described in Official records Book 5367, page 867 of said Public Records of St. Johns County; thence N00°40'02"W, along said West right-of-way line, 113.40 feet to the POINT OF BEGINNING of the parcel described herein.

Thence departing said West right-of-way line, S89°22'05"W, 194.78 feet; thence N00°41'28"W, 112.70 feet; thence S89°59'34"E, 194.85 feet to a point on a closed West right-of-way line; thence S00°40'02"E, along said West right-of-way line, 110.52 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 21744 square feet, more or less.

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

ADOPTION AND DEDICATION

This is to certify that William Howdy and Ingrid Howdy, are the fee simple owners of the lands described in the caption hereon known as Howdy's Lot, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of these lands.

Owner 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 politic than 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, the Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of the Board of Directors.

OWNER: William Howdy and Ingrid Howdy

BY: William Howdy Witness Witness
Owner

Print Name Print Name

BY: Ingrid Howdy Witness Witness
Owner

Print Name Print Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 2024, by William Howdy, the Owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires: _____ Notary Public, State of Florida at Large

Commission Number: _____ Name _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Howdy's Lot, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this _____ day of _____ A.D., 2024.

Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Howdy's Lot, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____ A.D., 2024.

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of Howdy's Lot, has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____ A.D., 2024.

Office of the St. Johns 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 _____ of the Public Records of St. Johns County, Florida on this _____ day of _____ A.D., 2024.

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

CERTIFICATE OF PLAT REVIEW

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

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

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of the lands surveyed, plotted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM) have been monumented; Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.061, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this _____ day of _____ A.D., 2024.

Thomas P. Hughes, P.L.S.
Professional Land Surveyor
License Number LS 3307



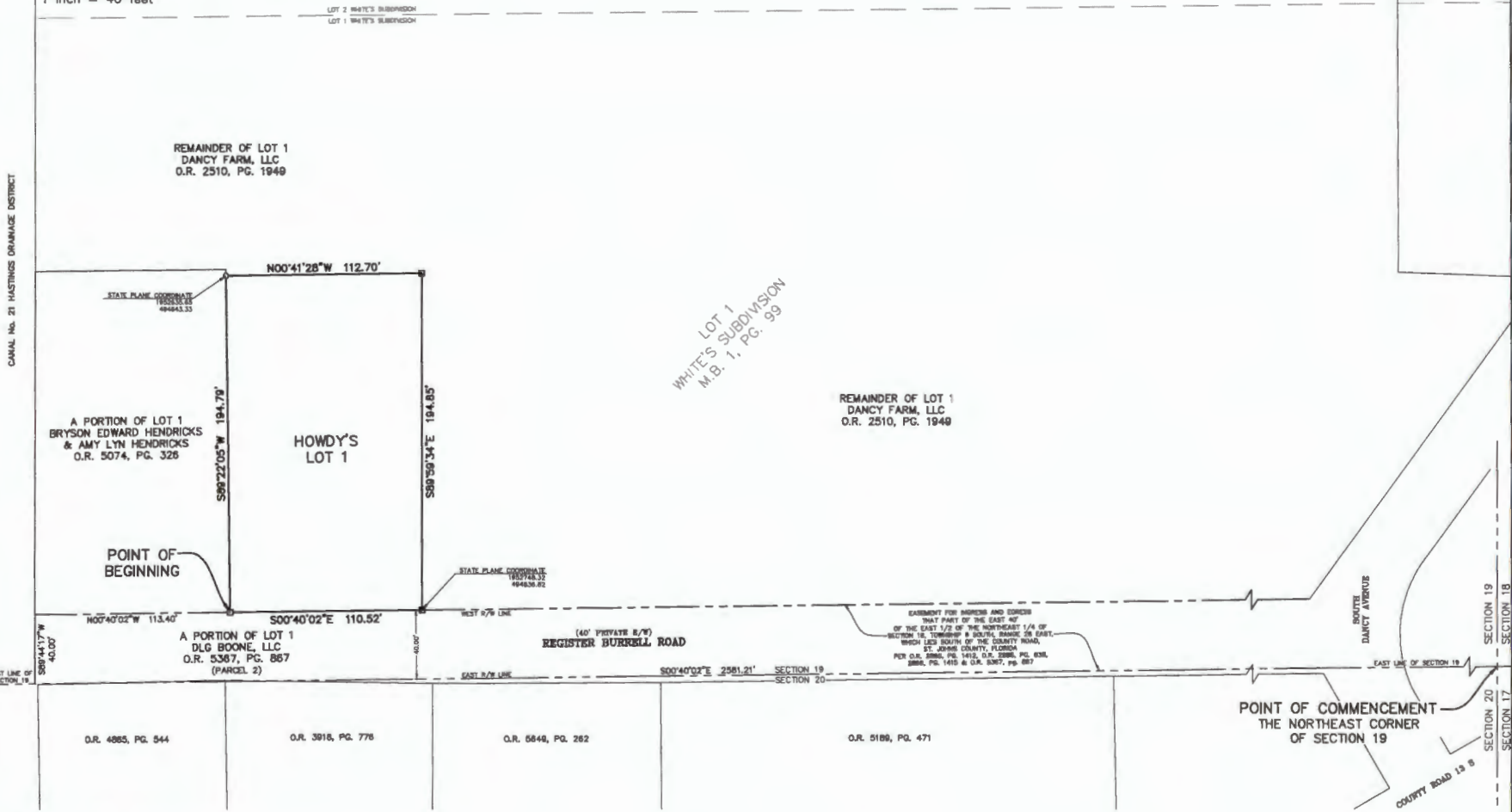
PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION IS #6691
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1801 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2286



HOWDY'S LOT

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA;
ALSO BEING A REPLAT OF A PORTION OF LOT 1, WHITE'S SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 99
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___
SHEET 2 OF 2 SHEETS



GENERAL NOTES

1. Bearings are based upon the East line of Section 19, Township 9 South, Range 28 East, St. Johns County, Florida, being S00°40'02"E.
2. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet.
3. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will, in no circumstance be superseded 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 the county.

LEGEND

- O.R. - DENOTES OFFICIAL RECORDS BOOK
- M.B. - DENOTES MAP BOOK
- P.(S). - DENOTES PAGE(S)
- IB - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB0091"
- Q - DENOTES SET 5/8" IRON ROD "BTS PRM LB0091"
- R/W - DENOTES RIGHT-OF-WAY



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6891
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