

RESOLUTION NO. 2024-463

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
DEERFIELD MEADOWS TRACT "I" REPLAT.

WHEREAS, DEERFIELD FOREST PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Deerfield Meadows Tract "I" 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. A Required Improvements Bond is not required.

Section 3. A Required 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 15th day of October, 2024.

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

BY: _____

Sarah Arnold, Chair

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

Crystal Smith
Deputy Clerk

Rendition Date OCT 15 2024

DEERFIELD MEADOWS TRACT "I" REPLAT

A REPLAT OF A PORTION OF TRACT "I" OF DEERFIELD MEADOWS, AS RECORDED IN MAP BOOK 90, PAGES 20 THROUGH 29 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION

LEGAL DESCRIPTION:

A PORTION OF TRACT "I" DEERFIELD MEADOWS, AS RECORDED IN MAP BOOK 90, PAGES 20-29, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 17, DEERFIELD MEADOWS PHASE 2 AS RECORDED IN MAP BOOK 96, PAGES 18-20, OF SAID PUBLIC RECORDS; THENCE SOUTH 1°00'07" EAST, ALONG THE EAST LINE OF SAID TRACT "I", A DISTANCE OF 86.62 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEERFIELD MEADOWS CIRCLE, AS SHOWN ON SAID PLAT OF DEERFIELD MEADOWS, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 20°37'23", AN ARC LENGTH OF 19.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°50'21" WEST, 19.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC SAID CURVE THROUGH A DELTA ANGLE OF 11°53'03", AN ARC LENGTH OF 5.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°18'18" WEST, 5.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "I"; THENCE NORTH 1°03'19" WEST, ALONG SAID WESTERLY LINE OF TRACT "I", A DISTANCE OF 64.03 FEET; THENCE NORTH 88°56'53" EAST, DEPARTING SAID WESTERLY LINE OF TRACT "I", A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 768 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE BASED ON THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS:

DURBIN 2 - N.G.S. PD #000581 LATITUDE 30°05'16.83828" N LONGITUDE 81°27'47.51756" W STATE PLANE COORDINATES (FLORIDA): NORTHING: 2002533.82000 (U.S. SURVEY FEET) EASTING: 506765.00087 (U.S. SURVEY FEET) SCALE FACTOR: 0.999995376 DATUM: NAD83 (1983)	STALPORT - N.G.S. PD #02852 LATITUDE 29°57'25.81287" N LONGITUDE 81°30'10.00323" W STATE PLANE COORDINATES (FLORIDA): NORTHING: 2004488.83008 (U.S. SURVEY FEET) EASTING: 548728.20884 (U.S. SURVEY FEET) SCALE FACTOR: 0.999995418 DATUM: NAD83 (1983)
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BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 17, DEERFIELD MEADOWS PHASE 2, MAP BOOK 90, PAGES 18-20 AS BEING NORTH 88°56'53" EAST.

2.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED BY 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 ST. JOHNS COUNTY.

3.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN OR ON ANY JURISDICTIONAL WETLAND LINE WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS/HER AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDRAWN FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

4.) UPLAND BUFFER AREAS ARE TO REMAIN UNDISTURBED IN THEIR NATURAL VEGETATIVE CONDITION.

5.) INTERIOR SECTION LINES AND GOVERNMENT LOT LINES SHOWN HEREON WERE PLOTTED FROM VARIOUS AVAILABLE MAPS.

6.) SEE DRAWING BY THIS FIRM, DRAWING NO. 1041-001-02 FOR BOUNDARY SURVEY OF SUBJECT PROPERTY.

7.) ALL SIDE LOT LINES ARE NON-MODAL TO CURVED RIGHT-OF-WAYS UNLESS OTHERWISE NOTED.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT 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.

Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL GROWTH MANAGEMENT DEPARTMENT

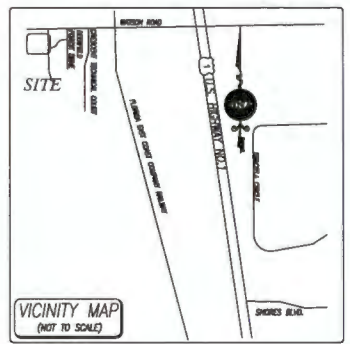
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2024.

Director of the Growth Management Department

CERTIFICATE OF PLAT REVIEW

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

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



VICINITY MAP
(NOT TO SCALE)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DEERFIELD FOREST PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE LANDLORD OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE CAPTION HEREON BEING AS DEERFIELD MEADOWS TRACT "I" REPLAT, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUHE AND CORRECT PLAT OF THESE LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREON OR SHOWN ON THIS PLAT. OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF RECESS AND EGRESS OVER ALL ADJACENT PROPERTIES DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROADS, UTILITIES, DRAINAGE FACILITIES, FENCES, ETC., OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED. THE RIGHT-OF-WAY DEDICATED HEREON AS TRACT "I" DEERFIELD MEADOWS CIRCLE EXTENSION IS HEREBY IRREVOCABLY DEDICATED TO ST. JOHNS COUNTY, FLORIDA, ITS SUCCESSOR AND ASSIGNS, IN REPERITY FOR MAINTENANCE OF THE RIGHT-OF-WAY AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO OBTAIN UTILITY PROVIDERS CONSENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING REPAIRS AND EXTENSION) OF UTILITY IMPROVEMENTS THAT ARE NECESSARY OR DESIRED TO THE FUTURE OWNERS OF THE LAND DESCRIBED HEREON OR TO THE OWNERS OF ADJACENT LANDS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE GRANTED 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 INCLUDES AND BENEFITS OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY FINANCES THE INCLUDES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.081 (2)(b), FLORIDA STATUTES.

IN WITNESS WHEREOF THE ABOVE NAMED DEERFIELD FOREST PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

By: DEERFIELD FOREST PARTNERS, LLC, a Florida limited liability company.

By: _____
Title: _____
By: _____
Title: _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS
The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____ as the President of Deerfield Forest Partners, LLC, a Florida limited liability company, to me and before me as each one of them.

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF DEERFIELD MEADOWS TRACT "I" 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 COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED ON MAP BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

CLERK OF CIRCUIT COURT
ST. JOHNS COUNTY, FLORIDA

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 LICENSED SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES.

CERTIFIED THIS _____ DAY OF _____, 2024.

ALBERT D. BRADSHAW, P.L.S.
FLORIDA REGISTERED LAND SURVEYOR NO. 5257
BRADSHAW-NILES & ASSOCIATES, INC., L.P. NO. 8824
280 BUSINESS PARK CIRCLE, SUITE 410
ST. AUGUSTINE, FLORIDA 32085

HONORARY PUBLIC STATE OF FLORIDA AT LARGE

HONORARY (PLEASE PRINT)
By: _____
Title: _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS
The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____ as the President of DEERFIELD COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the partnership. To me and before me as each one of them.

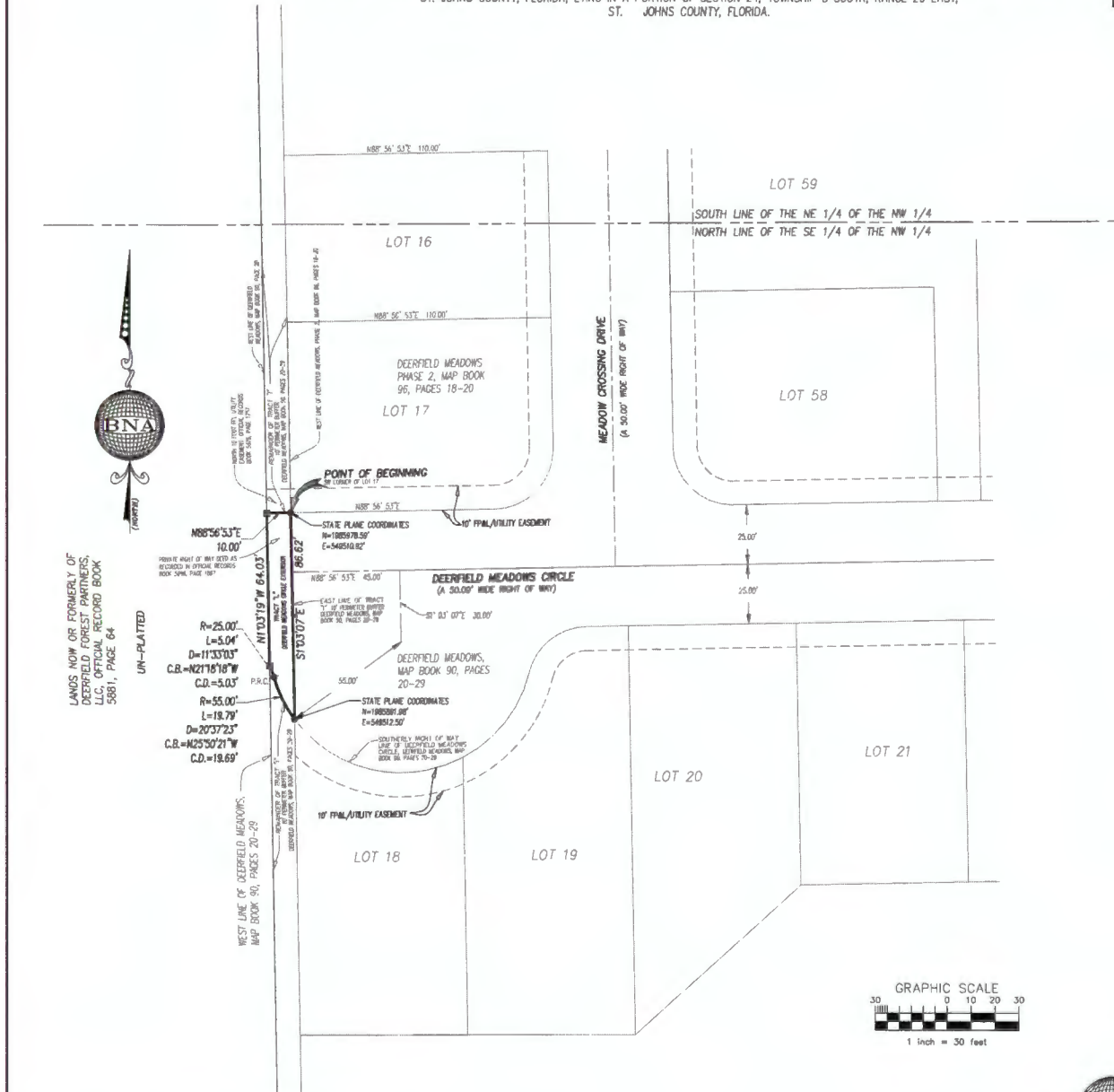


BRADSHAW-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
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(804) 828-2581 FAX: (804) 828-8070
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MAP BOOK _____ PAGE _____
SHEET 2 OF 2



LANDS NOW OR FORMERLY OF DEERFIELD MEADOWS, MAP BOOK 58B1, PAGE 64

UN-PLATTED

PROVIDE RIGHT OF WAY SETS AS RECORDED IN SPECIAL RECORDS BOOK 5968, PAGE 187

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- LEGEND:**
- PC=POINT OF REVERSE CURVATURE
 - R=RADIUS
 - CH=CHORD
 - L=LENGTH
 - D=DELTA ANGLE
 - PR=PERMANENT REFERENCE MONUMENT
 - PCP=PERMANENT CONTROL POINT
 - =SET 4"x4" CONCRETE MONUMENT, LB BENA
 - =PCP-FOUND WING WALL & TOOK LB BENA
 - =SET 1/2" IRON PIPE, P.A.M. LB BENA
 - NTS=NOT TO SCALE
 - FPL=FLORIDA POWER & LIGHT EASEMENT



NOTE: FOR GENERAL NOTES SEE SHEET 1

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