

RESOLUTION NO. 2024- 542

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BROOK FOREST PHASE 1B - SILVERLEAF PARCEL 9 LOTS 421 AND 422 REPLAT.

WHEREAS, DREAM FINDRERS HOMES, 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 Brook Forest Phase 1B - Silverleaf Parcel 9 Lots 421 and 422 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:

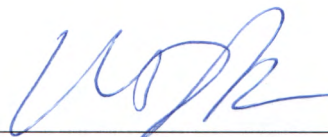
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

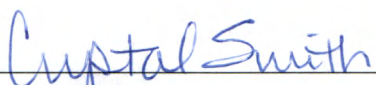
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of December, 2024.

Rendition Date DEC 17 2024

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

BY: 
Krista Joseph, Chair

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


Deputy Clerk



Attachment 2

Plat Map

BROOK FOREST PHASE 1B - SILVERLEAF PARCEL 9 LOTS 421 AND 422 REPLAT

BEING A REPLAT OF ALL OF LOTS 421 AND 422, TOGETHER WITH A PART OF KINGSVILLE COURT, BROOK FOREST PHASE 1B - SILVERLEAF
PARCEL 9, A PLAT RECORDED IN MAP BOOK 125, PAGES 18 THROUGH 25, SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE
SHEET 1 OF 1 SHEETS

CAPTION

PARCEL "A"
All of Lot 421, together with a portion of Kingsville Court, a private variable width right of way as depicted on Brook Forest Phase 1B - Silverleaf Parcel 9, a plat recorded in Map Book 125, page 18, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeastery corner of Lot 406, said Brook Forest Phase 1B - Silverleaf Parcel 9; thence North 71°42'10" East, along the Southerly line of said Lot 406, a distance of 81.40 feet to the Southeastery corner thereof, said corner lying on the Westerly line of Tract "SWMF-1", said Brook Forest Phase 1B - Silverleaf Parcel 9; thence Southerly along said Westerly line and along a non-tangent curve concave Easterly having a radius of 1480.00 feet, through a central angle of 02°29'59", an arc length of 63.69 feet to its intersection with the Northerly right of way line of said Kingsville Court, said arc being subtended by a chord bearing and distance of South 13°32'19" East, 63.69 feet; thence South 71°42'10" West, departing said Westerly line, along said Northerly right of way line and along a non-tangent line, 49.99 feet; thence South 181°7'50" East, departing said Northerly right of way line, 46.50 feet to a point lying on an Easterly prolongation of said Northerly right of way line of Kingsville Court; thence South 71°42'10" West, along said Easterly prolongation and along said Northerly right of way line, 26.50 feet to the Southeastery corner of Lot 420, said Brook Forest Phase 1B - Silverleaf Parcel 9; thence North 181°7'50" West, departing said Northerly right of way line and along the Easterly line of said Lot 420, a distance of 110.00 feet to the Northeastery corner thereof and the Point of Beginning.

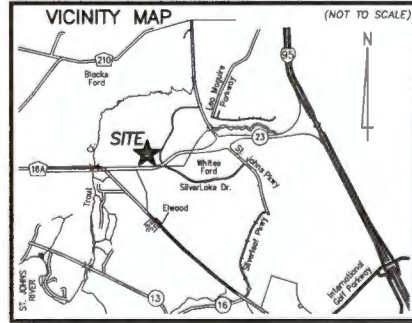
Containing 6230 square feet, more or less.

PARCEL "B"

All of Lot 422, together with a portion of Kingsville Court, a private variable width right of way as depicted on Brook Forest Phase 1B - Silverleaf Parcel 9, a plat recorded in Map Book 125, page 18, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeastery corner of Lot 423, said Brook Forest Phase 1B - Silverleaf Parcel 9; thence North 181°7'50" West, along the Easterly line of said Lot 423, a distance of 110.00 feet to the Northeastery corner thereof, said corner lying on the Southerly right of way line of said Kingsville Court; thence North 71°42'10" East, along said Southerly right of way line and its Easterly prolongation, 26.50 feet; thence South 181°7'50" East, 46.50 feet to a point lying on said Southerly right of way line of Kingsville Court; thence North 71°42'10" East, along said Southerly right of way line, 46.55 feet to its intersection with the Westerly line of Tract "SWMF-1", said Brook Forest Phase 1B - Silverleaf Parcel 9; thence Southerly, departing said Southerly right of way line, along said Westerly line and along the arc of a non-tangent curve concave Westerly having a radius of 200.00 feet, through a central angle of 19°04'09", an arc length of 66.56 feet to the Northeastery corner of Lot 430, said Brook Forest Phase 1B - Silverleaf Parcel 9, said arc being subtended by a chord bearing and distance of South 01°41'41" East, 66.26 feet; thence South 71°42'10" West, departing said Southerly right of way line, along said Westerly line and along the Northerly line of said Lot 430, a distance of 54.22 feet to the Point of Beginning.

Containing 5398 square feet, more or less.



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#6654.
 - UNLESS OTHERWISE NOTED DENOTES FOUND 5/8" IR&C STAMPED L.B.#6628.
 - UNLESS OTHERWISE NOTED TABULATED CURVE DATA
 - C1 C.M. CONCRETE MONUMENT
 - C2 C.M. CENTERLINE
 - SMIT CENTERLINE
 - FPL FLORIDA POWER & LIGHT EASEMENT
 - P.O.C. POINT OF CURVE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - R/W RIGHT OF WAY
 - UTIL UTILITY
 - TOB TOP OF BANK

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.

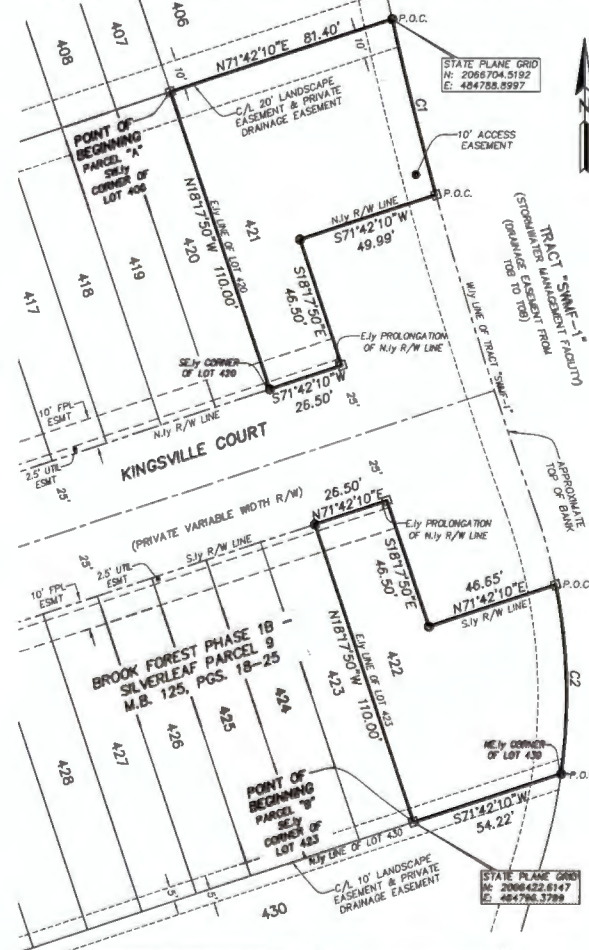
Signed and sealed this _____ day of _____, 2024.

G. C. Colyer, III
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6963
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksnville, FL 32258
(904)642-8550
Certificate of Authorization No. L.B. 3624



NOTES

- 1) The purpose of this replat is to increase lot width of Lots 421 and 422.
- 2) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly right of way line of Kingsville Court as being South 71°42'10" West.
- 3) Coordinates based on a GPS observation of the following National Geodetic Survey Control Station "Y902" (Jacksnville 2) coordinates: N 218206.373 E 493662.930 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 4) NOTICE: This plat, as recorded in this form, is the official depiction of the subdivided lands described herein and will in no circumstances be accepted 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.
- 5) Pursuant to the provisions of Section 177.091(28), Florida Statutes, or platited utility easements shall provide that such 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- 6) Plat is subject to Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Brook Forest Phase 1B Silverleaf Parcel 9, recorded in Map Book 125, Page 18 through 25, of the Public Records of St. Johns County, Florida.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1480.00'	2°29'59"	63.69'	S13°32'19"E	63.69'
C2	200.00'	19°04'09"	66.56'	S01°41'41"E	66.26'

ADOPTION & DEDICATION

This is to certify that Dream Finders Homes, LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as BROOK FOREST PHASE 1B - SILVERLEAF PARCEL 9 LOTS 421 AND 422 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.

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.

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: Dream Finders Homes, LLC
a Florida limited liability company

Printed Name _____
By: _____
Name: _____
Printed Name _____
By: _____
Name: _____
Printed Name _____
By: _____
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 _____ as _____ of Dream Finders Homes, LLC, a Florida limited liability company, on behalf of the company, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Florida
Name: _____
My Commission expires: _____
My Commission Number is: _____
Personally Known [] or produced identification []
Type of identification produced _____

**CERTIFICATE OF APPROVAL AND ACCEPTANCE
BOARD OF COUNTY COMMISSIONERS**
This is to certify that this plat of BROOK FOREST PHASE 1B - SILVERLEAF PARCEL 9 LOTS 421 AND 422 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 BROOK FOREST PHASE 1B - SILVERLEAF PARCEL 9 LOTS 421 AND 422 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 BROOK FOREST PHASE 1B - SILVERLEAF PARCEL 9 LOTS 421 AND 422 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. Paffy, 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. Broadshaw, County Surveyor
Professional Surveyor and Mapper
License Number 5513

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624