

RESOLUTION NO. 2014- 188
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
COASTAL OAKS AT NOCATEE PHASE 2H

WHEREAS, TOLL JACKSONVILLE LIMITED PARTNERSHIP, A FLORIDA 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 Coastal Oaks at Nocatee Phase 2H.

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 \$287,718.62 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$37,528.52 will be 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 mortgages 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 July, 2014.

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

BY: _____

John H. Morris
John H. Morris, Chair

ATTEST: Cheryl Strickland

Ram Halterman

Deputy Clerk

RENDITION DATE 7/17/14



Attachment 2
Plat Map

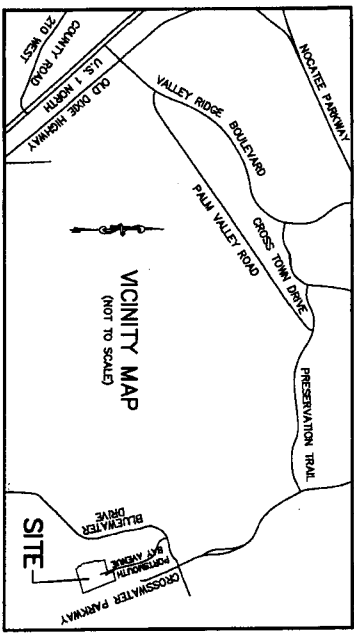
COASTAL OAKS AT NOCATEE ~ PHASE 2H

A PORTION OF SECTIONS 8 AND 63 F.P. SANCHEZ GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

NOTES:

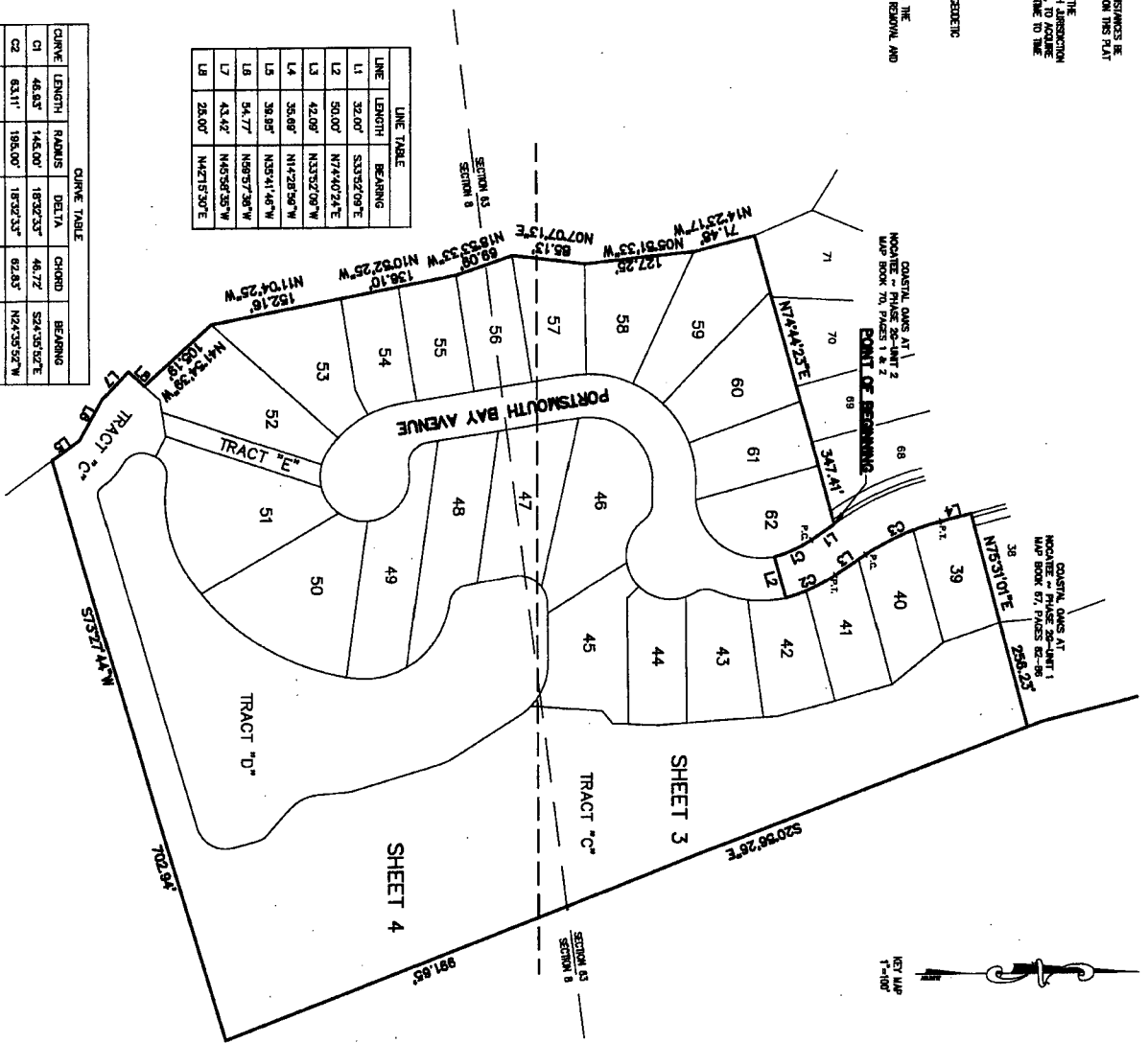
1. BEARINGS SHOWN HEREIN ARE REFERRED TO THE STATE PLANE COORDINATES AS INDICATED HEREIN AND ARE BASED ON THE SOUTHERN LINE OF COASTAL OAKS AT NOCATEE - PHASE 2B-LINK 2 (MAP BOOK 70, PAGES 1 AND 2) BEARING NORTH 74°42'25" WEST.
2. NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE APPROVED LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PLANTING, OR OTHER PLANTS SHALL TAKE PLACE WITHIN 10 FEET OF THE CENTERLINE OF ANY EXISTING OR PROPOSED HIGHWAY OR ROADWAY UNLESS THE APPLICANT OBTAINS THE WRITTEN APPROVAL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE FLORIDA DEPARTMENT OF HIGHWAYS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE EXISTING CONTRACTOR TO OBTAIN THE NECESSARY APPROVALS FROM THE APPROPRIATE GOVERNMENT AGENCIES.
4. CERTAIN ELEMENTS ARE RESERVED FOR FUTURE POWER AND LIGHT FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
5. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
6. THE INTENDED USE OF THESE COORDINATES IS FOR AS-BUILT MAPPING PURPOSES. THE GEODETIC CONTROL REIED UPON FOR THESE WALLS WAS NACS GEODETIC NETWORK CONTROL STATION 0002. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
7. "E.A." DENOTES E.A. EASEMENT. E.A. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENTS BY E.A. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY E.A. AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

POINT	NORTHING	EASTING	DESCRIPTION
1	202230.2728	527518.8122	FINL - SETV CORNER LOT 64, MAP 70, PG. 1
2	202228.0333	525890.4520	FINL - SETV CORNER LOT 71, MAP 70, PG. 1



LINE	LENGTH	BEARING
L1	32.00'	S33°22'09"E
L2	50.00'	N74°40'24"E
L3	42.09'	N33°32'09"W
L4	35.68'	N14°28'50"W
L5	38.85'	N35°41'48"W
L6	54.77'	N59°57'38"W
L7	43.42'	N45°58'35"W
L8	28.00'	N42°15'30"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	48.83'	146.00'	18°52'33"	46.72'	S24°55'52"E
C2	63.11'	198.00'	18°52'33"	62.83'	N24°55'52"W
C3	83.01'	274.80'	19°23'08"	82.57'	N24°10'22"W



PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
DADE COUNTY, FLORIDA 32257
LICENSED BUSINESS NO. 3957

- LEGEND**
- FOUND 4" CONCRETE MONUMENT STAMPED 1/2" 2007 UNLESS OTHERWISE NOTED
 - SET 4" CONCRETE MONUMENT STAMPED 1/2" 2007 UNLESS OTHERWISE NOTED
 - SET 1/2" CONCRETE MONUMENT STAMPED 1/2" 2007 UNLESS OTHERWISE NOTED
 - SET 1/2" CONCRETE MONUMENT STAMPED 1/2" 2007 UNLESS OTHERWISE NOTED
 - POINT OF CURVATURE
 - POINT OF INTERSECTION
 - POINT OF BEGINNING
 - POINT OF ENDING
 - POINT OF COMPOUND CURVATURE
 - RIGHT OF WAY
 - TRANSFERRED CURVE DATA
 - EXISTING CURVE DATA
 - F.P.M. - FLORIDA POWER AND LIGHT
 - U.P. BOOK
 - PAGE
 - HUBBINS