

RESOLUTION NO. 2015-198
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A
PLAT FOR PALMS AT NOCATEE-EAST

WHEREAS, DFH LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DFH HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY , AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Palms at Nocatee -East.

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 \$732,647.00 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$371,824.00 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 21st day of July, 2015.

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

BY: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland

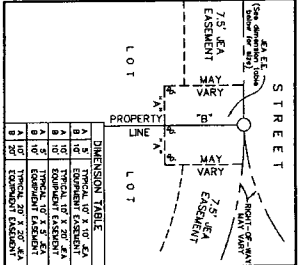

Deputy Clerk

RENDITION DATE 7/23/15



PALMS AT NOCATTEE - EAST

PART OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



- GENERAL NOTES:**
1. RECORDS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF S&D SECTION 30 AS BEING 1103257' ACCORDING O.R.B. 3897, PAGE 131.
 2. ALL DRAINAGE EASEMENTS ARE UNRESTRICTED UNLESS OTHERWISE NOTED.
 3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED FOR THE ENTIRE TERM OF THE EASEMENT AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE COUNTY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED FOR THE ENTIRE TERM OF THE EASEMENT AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE COUNTY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED THAT THE INSTALLATION OF SUCH SERVICES SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENTAL AGENCIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOCIETLY RESPONSIBLE FOR THE DAMAGES.
 6. CERTAIN EASEMENTS ARE RESERVED FOR EA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 7. "EA-E" DENOTES EA EASEMENT. EA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPAIR THE USE OF SAID EASEMENT BY EA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY EA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
 8. "EA-E-E" DENOTES EA-EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPROVE THE USE AND ACCESS OF SAID EASEMENT BY EA.
 9. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION DESCRIBED HEREON. THIS PLAT, WHICH MAY HAVE ANY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 10. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PLACING, REMOVAL, OR ENTRY, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE WETLANDS OF THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THIS COUNTY AND/OR ANY OTHER FEDERAL, STATE, OR LOCAL GOVERNMENTAL AGENCIES AND THE ENTRY PERFORMING ANY ACTIVITY WITHIN AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND RECORDED AT ANY TIME BY THE APPROPRIATE AGENCIES.
 11. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 0901) IN U.S. SURVEY FEET, AND ARE FOR OS MAPPING PURPOSES ONLY.
 12. UPLANDS BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

- LEGEND:**
- DENOTES CENTERLINE
 - CLL — DENOTES CENTERLINE INTERSECTION
 - EA-E — DENOTES EA EQUIPMENT EASEMENT
 - EA — DENOTES EA BOOK
 - N — DENOTES NON-TANGENT
 - N-T — DENOTES NOT TO SCALE
 - O.R.B. — DENOTES OFFICIAL RECORDS BOOK (ST. JOHNS COUNTY)
 - R — DENOTES RADIUS POINT
 - R/W — DENOTES RIGHT-OF-WAY
 - R/C — DENOTES RIGHT-OF-CURVE
 - P.C.C. — DENOTES POINT OF CURVE CURVATURE
 - P.T. — DENOTES POINT OF TANGENCY
 - P.L. — DENOTES POINT IN LINE
 - R — DENOTES RADIUS BOOK
 - (R) — DENOTES RADIAL LINE
 - R-29-E — DENOTES TOWNSHIP 4 SOUTH
 - (TTP) — DENOTES TYPICAL
 - UD — DENOTES UNRESTRICTED DRAINAGE EASEMENT
 - UPA — DENOTES UNRESTRICTED DRAINAGE EASEMENT IN O.R.B. 3350, PAGE 107
 - WPA — DENOTES CONSERVATION EASEMENT RECORDED IN O.R.B. 3350, PAGE 107
 - ⊗ DENOTES PERMANENT CONTROL POINT SET. ("P.M. - LB 8991")
 - ⊠ DENOTES 4" X 4" CONCRETE MONUMENT FOUND. ("M.A. - LB 3824")
 - DENOTES 4" X 4" CONCRETE MONUMENT FOUND. ("M.A. - LB 3824")
 - UNLESS OTHERWISE NOTED

Other Matters Affecting Platted Lands Etc. Supplied Plat. Certification Record:

(SURVEYOR'S COMMENTS CAPITALIZED AND IN PARENTHESES)

1. Unrecorded installation and Service Agreement by and between Concept of Greater Florida, Inc. and SONOC Company, LLC dated June 2, 2005; First Amendment dated April 12, 2007; Second Amendment dated September 22, 2009.
2. (PLATTED LANDS ARE AFFECTED. CONTAINS BLANKET EASEMENTS)
3. Terms and conditions of Special Warranty Deed by and between SONOC Company, LLC and The Ryland Group, Inc., recorded July 3, 2007 in Official Records Book 2944, page 1482. (PLATTED LANDS ARE AFFECTED. CONTAINS BLANKET EASEMENTS AND OTHER NON-PLOTTABLE MATTERS).

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 86991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1801 COUNTY ROAD 215, SUITE 106
ORLANDO, FLORIDA 32817
(909) 244-2224 FAX (909) 244-2228