

**RESOLUTION NO. 2015- 275**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT**  
**FOR DURBIN CROSSING VILLAGE CENTER UNIT 4.**

**WHEREAS, ORCHARD PARK JAX, 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 Durbin Crossing Village Center Unit 4.

**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 \$96,920.60 has been filed with the Clerks office.

**Section 3.** A Required Improvements Bond in the amount of \$82,817.60 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.

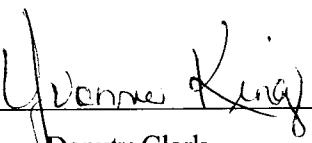
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 15<sup>th</sup> day of September, 2015.

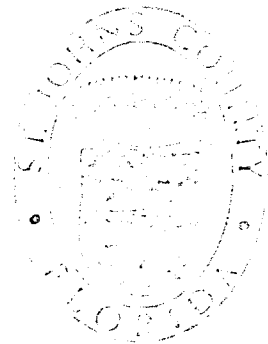
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Priscilla L. Bennett, Chair

**ATTEST:** Cheryl Strickland

  
Deputy Clerk

September 17, 2015

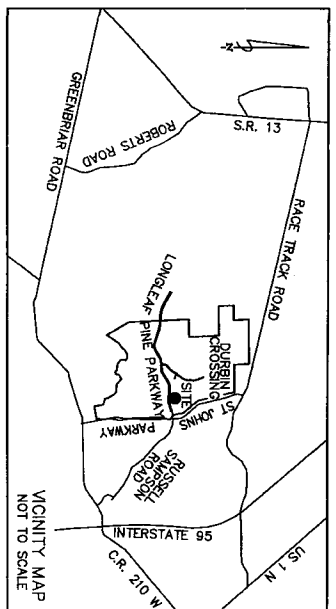
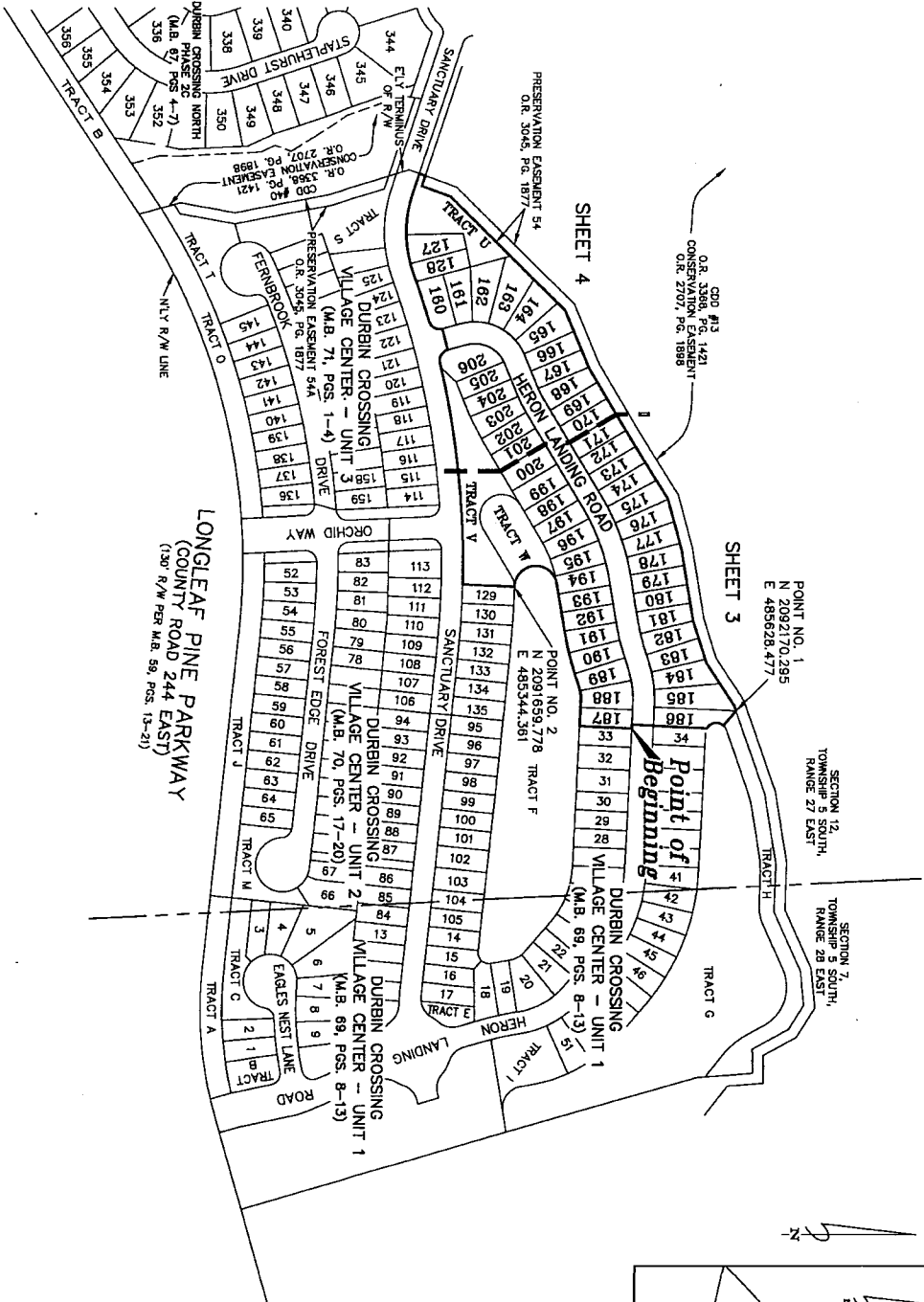


# Attachment 2

Plat Map

# Durbin Crossing Village Center - Unit 4

A Portion of Section 12, Township 5 South, Range 27 East, St. Johns County, Florida.

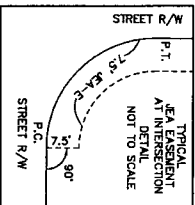
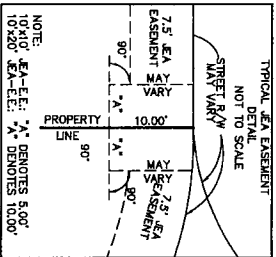


### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF LONGLEAF PINE PARKWAY AS 150°19'29"E.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL, RELIED UPON FOR THESE (ELLIPSOID) WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND DURBIN 2 N 2092535.6352 E 509877.0129 ELZLEY N 203497.8959 E 524644.1854 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- NOTICE: THIS PLAN AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO MANNER BE SUPERSEDED BY ANY DIGITAL FORM OF THIS PLAN. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.081)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TANGENT CURVE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SPLIT FENCE/ FORTIFERTE BARRIER FROM TO ANY LAND CLEARING.
- CERTAIN EASEMENTS ARE RESERVED FOR IEA FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "EA-E-E" DENOTES IEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNDISTRICTED BY ANY IMPROVEMENTS THAT MAY IMPROVE THE USE AND ACCESS OF SAID EASEMENT BY IEA.
- "EA-E" DENOTES IEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNDISTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID EASEMENT BY THE IEA.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL 7.5'-BUILT SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAN. THE DENTS ARE FROM THE "D" BANK TO THE "P" BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.

### LEGEND

- R/W - RIGHT OF WAY
- M/B - MAP BOOK
- PR-3 - OFFICIAL RECORDS BOOK
- CH - CHAIN
- R - CHORD DISTANCE
- Δ - DELTA ANGLE
- ∠ - ANGLE
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R.L. - RADIAL LINE
- D.E. - DRAINAGE EASEMENT
- CI - CIRCULAR INTERSECTION
- EA-E - JACKSONVILLE ELECTRIC AUTHORITY
- EA-E-E - JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- EA-U-E - JACKSONVILLE ELECTRIC AUTHORITY UTILITY EASEMENT
- - STAMPED P.C.P. LB 3733
- - STAMPED P.A.K. LB 3731



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