

RESOLUTION NO. 2015- 35
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT
FOR DURBIN CROSSING VILLAGE CENTER UNIT 3.

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 3.

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 \$417,122.38 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$135,392.89 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:

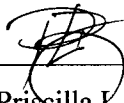
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;

- 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 17th day of February, 2015.

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

BY: 
Prissilla L. Bennett, Chair

ATTEST: Cheryl Strickland


Deputy Clerk



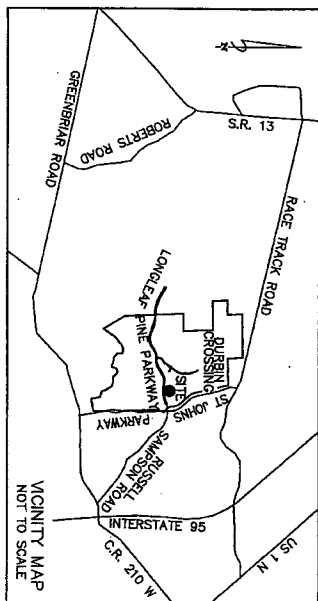
RENDITION DATE 2/19/15

Durbin Crossing Village Center - Unit 3

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

MAP BOOK PAGE

SHEET 2 OF 4 SHEETS
82 LOTS, 6 TRACTS IN THIS UNIT



General Notes

1. BOUNDARIES SHOWN HEREBY ARE BASED ON THE NORTHERLY R/W LINE OF LONGLEAF PINE PARKWAY AS 1891/192/2/3.
2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPING PURPOSES. THE GEOMETRIC CONTROL RELIED UPON FOR THESE COORDINATES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND DURBIN 2 N 2092334.822 E 508877.0128 BLAZE. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATE - FLORIDA EAST ZONE - (US FEET).
3. POINTS IDENTIFIED AS EXISTING (DESERVED) FOR LOT 135 ARE:

1	2090789.173	4844491.3727	PHIL-SE CORNER OF PLAT
2	2091633.877	4848650.166	PHIL-NE CORNER OF LOT 135
4. NOTES: THIS PLAT AS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ST. JOHNS COUNTY, FLORIDA, IS THE ORIGINAL COPY OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 171.087)
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
6. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION SHALL BE CONSIDERED TO INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
8. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
9. ALL UPLAND BUFFERS SHALL BE DEMARCATED AND STAKED WITH A SILT FENCE/ PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
10. CERTAIN EASEMENTS ARE RESERVED FOR EA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
11. "EA-E" DENOTES EA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTURATED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPROVE THE USE OF SAID EASEMENT BY EA.
12. "EA-EE" DENOTES EA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTURATED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPROVE THE USE OF SAID EASEMENT BY EA.
13. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LINES ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.

