

**RESOLUTION NO. 2016- 135**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**DEER CHASE.**

**WHEREAS, DEER CHASE, 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 Deer Chase.

**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 \$125,904.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$85,382.00 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:

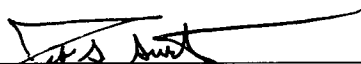
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 17<sup>th</sup> day of May, 2016.

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

BY:   
Jeb S. Smith, Chair

**ATTEST:** Hunter S. Conrad

  
Deputy Clerk

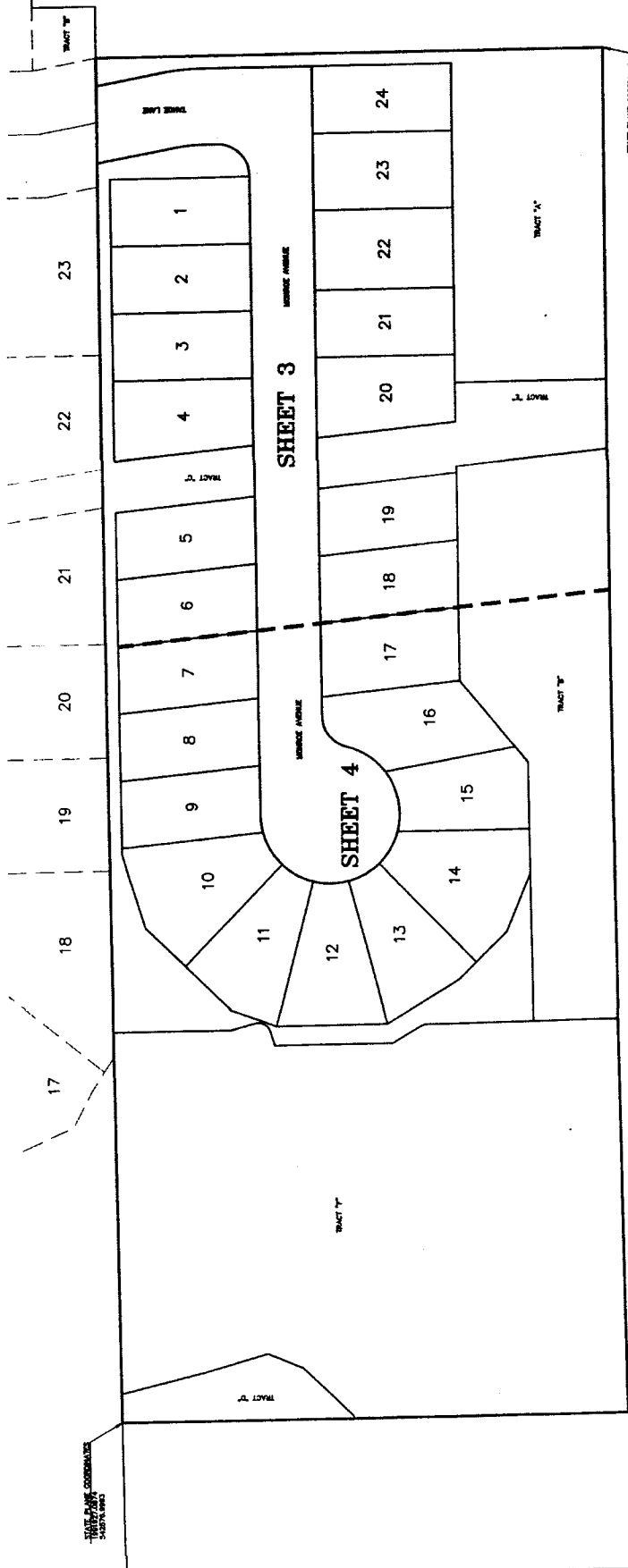
**RENDITION DATE** \_\_\_\_\_



# D E R C H A S E

A TRACT OF LAND BEING THE EAST 1080.00 FEET OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3658, PAGE 308 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 4 SHEETS

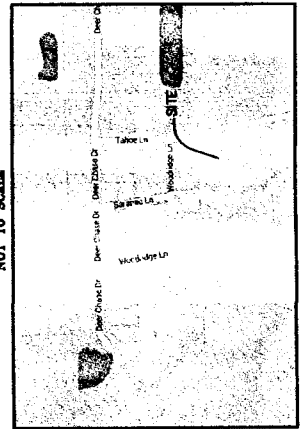


### GENERAL NOTES

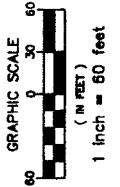
1. Bearings shown herein are based upon the South line of the plat of Streets, as recorded in Map Book 305, Pages 47 through 52 of the Public Records of St. Johns County, Florida, having a bearing of N89°52'52"E.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown herein and designated as unobstructed easements shall remain fully unobstructed by any permanent improvements which may improve the use of said easements. The construction of streets and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
4. All detailed utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of all overhead and underground utility lines, including but not limited to electric, telephone, gas, or other public utility. In the event a public utility company disrupts the facilities of a public utility, it shall be solely responsible for the disruption.
5. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and shall in no circumstances be accepted in authority by any other written or digital form of the plat. There may be additional restrictions that are not recorded on this plat but may be found in the public records of this county.
6. Current lot provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place westward of the jurisdictional section line as shown on this plat subject to the approval of the county and/or any other governmental authority having jurisdiction over the area. Any construction or other activity within the area shall be subject to the approval prior to the beginning of any work. The jurisdictional section line shown herein may be interrupted and restricted at any time, by the appropriate authorities.
7. State plane coordinates shown herein are based on NAD 83/NO State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
8. Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
9. These representations are included in Special Warranty Deed recorded in Official Records Book 831, page 1729 are limited in nature and are not portable.

### VICINITY MAP

NOT TO SCALE



- LEGEND
- DENOTES OFFICIAL RECORDS BOOK
  - DENOTES MAP BOOK
  - DENOTES PAGE(S)
  - DENOTES SETBACK
  - DENOTES STORMWATER MANAGEMENT FACILITY
  - DENOTES NON-RADIAL
  - DENOTES RADIAL
  - DENOTES SETBACK CONCRETE MONUMENT TYPICAL (AS NOTED)
  - DENOTES SETBACK CONCRETE MONUMENT (AS NOTED)
  - DENOTES RIGHT-OF-WAY
  - DENOTES FLORIDA POWER & LIGHT
  - DENOTES TIE LINE ONLY
  - DENOTES WETLANDS
  - DENOTES UNDISTURBED UPLAND BUFFER



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
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