

RESOLUTION NO. 2016- 153
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
DURBIN CROSSING SOUTH PARCEL Y – PHASE TWO.**

WHEREAS, MATTAMY (JACKSONVILLE) PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, 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 South Parcel Y – Phase Two.

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 \$429,665.76 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$142,125.30 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 7 day of June, 2016.

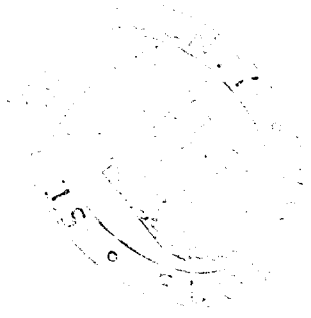
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

RENDITION DATE 6/9/16

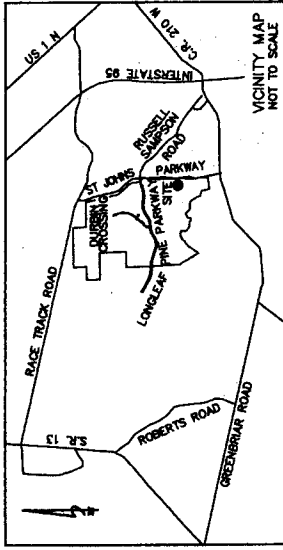


Durbin Crossing South Parcel Y - Phase Two

A Portion of Sections 7 and 18, Township 5 South,
Range 28 East, St. Johns County, Florida.

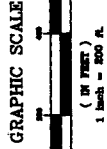
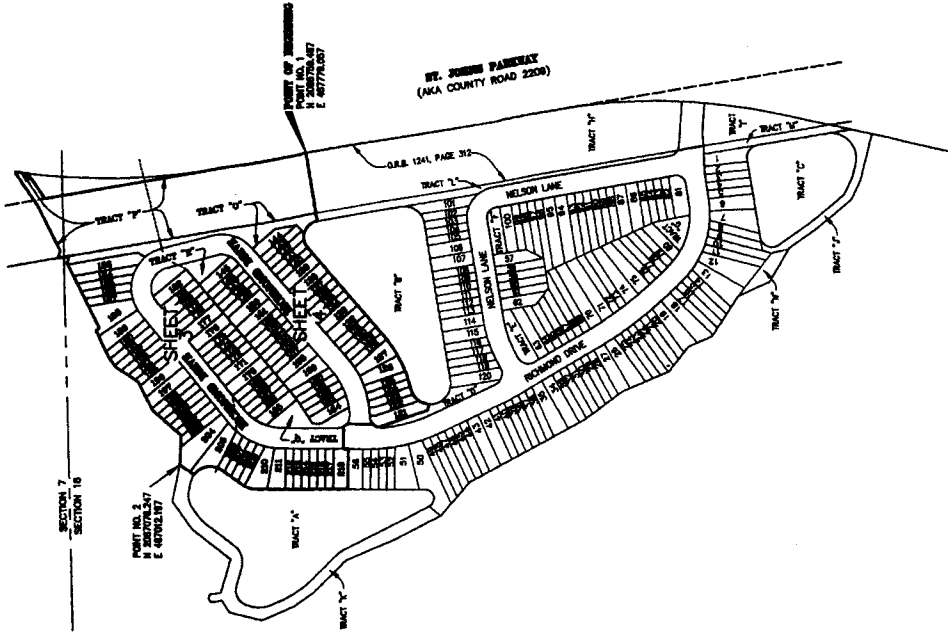
MAP BOOK PAGE

SHEET 2 OF 4 SHEETS
88 LOTS, 1 TRACTS IN THIS UNIT



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY R/W LINE OF COUNTY ROAD 2208 AS SHOWN THEREON.
- THE INTENDED USE OF THESE COORDINATES IS FOR USE AS A MAPPING APPROXIMATE. THE GEOMETRIC CONTROL POINTS FOR THESE COORDINATES WAS PUBLISHED UNDER CONTROL POINTS (NUMBER 2), AND (NUMBER 3) IN THE 2008/2010 E. DORSETT/2010 (GALLET) PLAT.
- THE PLAT COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- POINT 1: 288779.497 EASTING 487774.072 NORTHING
- POINT 2: 288779.497 EASTING 487922.197 NORTHING
- POINT 3: 288779.497 EASTING 487774.072 NORTHING
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE PROJECT AND SHALL BE THE BASIS FOR ALL CONSTRUCTION AND RECORDING THEREON. ANY CHANGES OR MODIFICATIONS TO THE 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 177.047)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE POINTS SHOWN ON THIS PLAT ARE SHOWN ON THE PLAT SHEET.
- ALL PLATTED UTILITY LINES AND SERVICES SHALL BE AS SHOWN ON THE PLAT. SERVICES PROVIDED HEREON, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAME, TELEPHONE SERVICES SHALL INTERFERE WITH THE USE AND SERVICES OF ANY ELECTRICAL, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- ALL UTILITIES SHOWN SHALL BE OBTAINED AND STAYED WITH A SET FENCE/PROTECTIVE MARKER PRIOR TO ANY LAND CLEARING.
- CERTAIN EASEMENTS ARE RESERVED FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "EA-E" DENOTES E.A. EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTAINED BY ANY IMPROVEMENTS THAT MAY IMPROVE THE USE AND ACCESS OF SAID EASEMENT BY E.A.
- "EA-E" DENOTES E.A. EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTAINED BY ANY IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID EASEMENT BY THE E.A.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE SHOWN AS-BUILT SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL VEGETATION, AND UNDISTURBED.



THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

- EASEMENT
- PERMITTED USE AREA
- GAS EASEMENT
- GAS EASEMENT
- GAS EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT

LEGEND

- RIGHT OF WAY
- MAP BOOK
- PLATTED RECORDS BOOK
- PAGES
- CHORD DISTANCE
- DELTA ANGLE
- DELTA ANGLE
- ARC LENGTH
- RADIUS
- POINT OF CURVATURE
- POINT OF TANGENCY
- PERMITTED USE AREA
- DISTANCE TO EASEMENT CENTERLINE
- PRIVATE EASEMENT
- PRIVATE DRAINAGE EASEMENT
- PRIVATE DRAINAGE EASEMENT
- TABULATED CLARK DATA
- THE LINE
- APPROXIMATE TOP OF BANK
- WATER METER AND ACCESS EASEMENT
- E.A. EASEMENT
- E.A. EQUIPMENT EASEMENT
- UNOBTAINED FIRE DEPARTMENT
- UNOBTAINED CONTROL POINT
- STAMPED P.C.A. IS 3791
- STAMPED P.U.L. IS 3791

