

RESOLUTION NO. 2016- 158
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
DURBIN CROSSING TOWNHOMES PHASE I.

WHEREAS, D.R. HORTON, INC. – JACKSONVILLE, A DELAWARE CORPORATION, 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 Townhomes Phase I.

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 \$680,704.85 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$199,246.59 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:

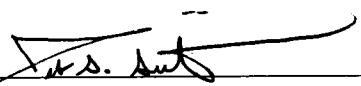
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

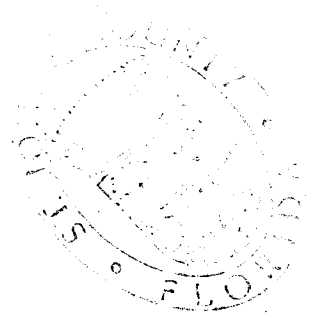
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

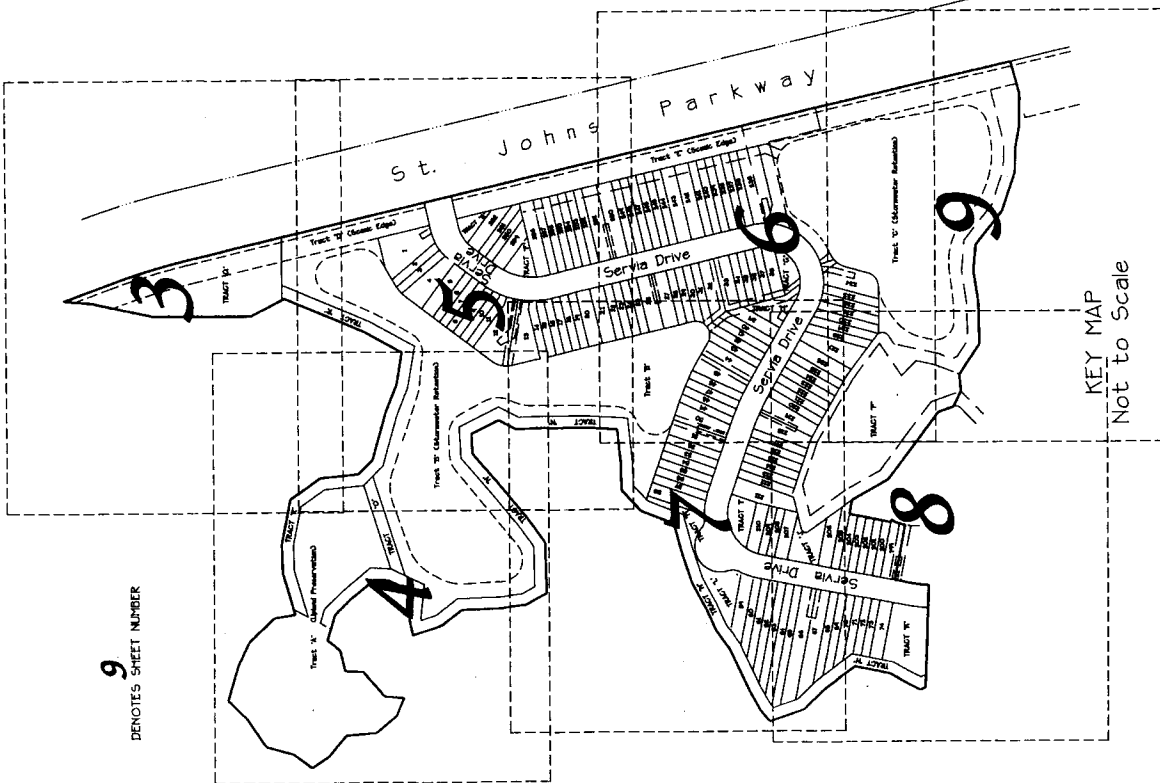

Deputy Clerk

RENDITION DATE 6/9/16



Durbin Crossing Townhomes Phase I

Section 1, Township 5 South, Range 27 East, and Section 6, Township 5 South, Range 28 East, St. Johns County, Florida.



9
DENOTES SHEET NUMBER

KEY MAP
Not to Scale

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat has been examined and approved by the Growth Management Department for St. Johns County, Florida on this ___ day of ___, 2016.

Director, Growth Management Department

CERTIFICATE OF APPROVAL - COUNTY ATTORNEY

This is to certify that this plat has been examined and approved by the Office of the County Attorney for St. Johns County, Florida on this ___ day of ___, 2016.

Office of the County Attorney

CLERK'S CERTIFICATE

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book ___ pages ___ through ___ of the public records of St. Johns County on this ___ day of ___, 2016.

Clerk of the Court, State of Florida

GENERAL NOTES:

1. Bearings shown hereon are based on the record bearing of S 13°07'47" E for the westerly right-of-way line of St. Johns Parkway.
2. The State Plane Coordinates shown are based on the North American Datum 1983/90, Florida East Zone.
3. Notice: This plat, recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstances be interpreted in any way as constituting or being a part of any other public or private record of the State of Florida.
4. Current law provides that no construction, filling, removal of trees or other plants shall take place waterward of the Jurisdiction Wetland Line as depicted on this plat without the written approval of the St. Johns County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. The Jurisdiction Wetland Line may be superseded and redefined from time to time by the appropriate governmental agencies.
5. All wetlands shown hereon shall remain natural, vegetative and undisturbed. Removal or alteration of native vegetation and soils within the wetland buffers is prohibited.
6. The easement shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements and landscaping is permissible but subject to removal by the easement holder at the expense of each lot owner for the removal and/or replacement of such items.
7. The bank of the stormwater management facilities shown hereon depicts a graphic representation based on the engineering plans for this plat and do not represent actual conditions.
8. JEA easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements by JEA.
9. JEA Equipment Easements shall remain totally unobstructed by any improvements that may impede the use and access by JEA.

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes, Chapter 177 by the office of County Surveyor for St. Johns County, Florida this ___ day of ___, 2016.

Patricia Gail Oliver, County Surveyor
Professional Land Surveyor, Florida Certificate No. 4564

SURVEYOR'S CERTIFICATE

This is to certify that the undersigned is a currently licensed and registered land surveyor in and by the state of Florida and that he has personally supervised and controlled the survey and that the survey data complies with all requirements of Chapter 177, Florida Statutes, and further certifies that permanent reference monuments have been set and that permanent control points will be set according to the requirements of said Chapter 177. Signed this ___ day of ___, 2016.

Harold T. Eiland
Florida Cert. No. 2318
Eiland
615 Blanding Boulevard
Orange Park, Florida 32067-1000