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

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 II.

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 \$314,857.61 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$97,887.03 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:

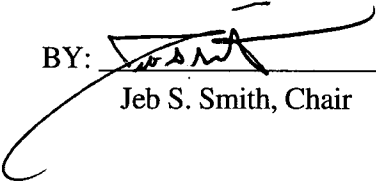
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 day of November, 2016.

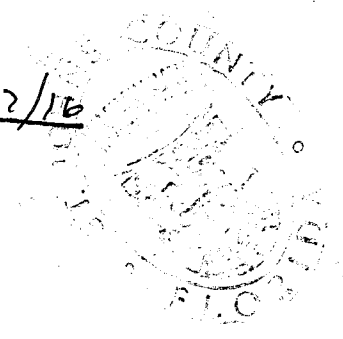
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

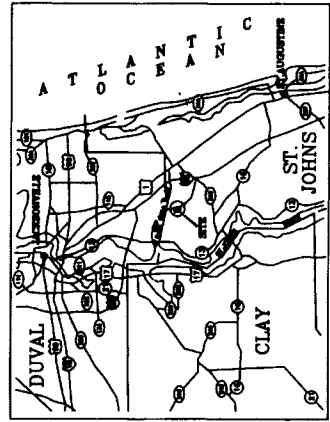
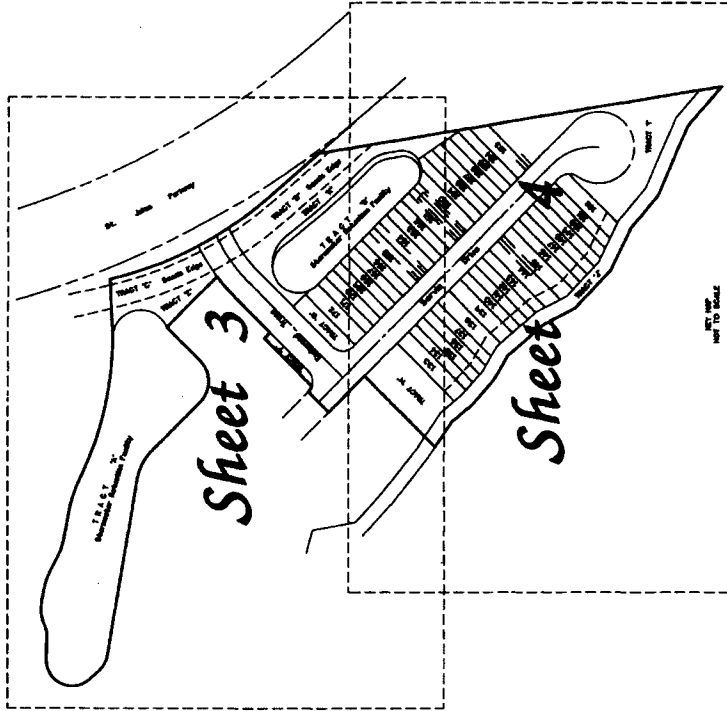

Deputy Clerk

RENDITION DATE 11/12/16



Durbin Crossing Townhomes Phase II

Section 1, Township 5 South, Range 27 East, Sections 6 and 7, Township 5 South, Range 28 East, St. Johns County, Florida.



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 ___ Page ___ 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 St. Johns River Corridor is shown as based on the North American Datum 1983/AD, Florida East Zone.
3. The location of the subdivision land described herein and all its circumstances are depicted by a graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of the county.
4. Current law provides that no construction, filing, removal of earth, cutting of trees or other plants shall take place elsewhere of the Jurisdictional Wetland Line as depicted on the 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 on the plat to obtain the necessary approvals prior to the beginning of any work. The Jurisdictional Wetland Line may be re-surveyed and reclassified from time to time by the appropriate regulatory agencies.
5. Unlanded buffers adjacent to wetlands are to remain natural, vegetative and undisturbed. Removal or alteration of native vegetation and soils within the riparian buffers is prohibited.
6. The easement shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the easement holder. The construction of driveways and the installation of fences, hedges or other structures are prohibited 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 approximate top of bank of the stormwater management facilities shown hereon depicts a graphic representation based on the engineering plans for the plat and do not represent actual conditions.
8. EA easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements by EA.
9. EA Equipment Easements shall remain totally unobstructed by any improvements that may impede the use and access by EA.
10. Permanent easements shall be subject to the requirements for the construction, installation, maintenance and operation of cable television services, provided however, not withstanding, the maintenance and operation of cable television services shall interfere with the facilities and services of any electric, gas or other public utility.

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 Gill Osher, County Surveyor
Professional Land Surveyor, Florida Certificate No. 4564

SURVEYOR'S CERTIFICATE

This is to certify that the underground is a currently known and registered land surveyor in and by the state of Florida and as such does hereby certify that the plat is a true and correct representation of the lands surveyed under the provisions of the Florida Statutes, and that the same comply with all requirements of Chapter 177, Florida Statutes, and further certifies that the plat reflects the correct bearings and distances between their permanent control points as set according to the requirements of said Chapter 177. Signed this ___ day of ___, 2016.

Herald T. Eland
Florida Cert. No. 2516
Eland and Associates, Inc., LB 1361
615 Sanding Boulevard
Orange Park, Florida 32067-1000