

**RESOLUTION NO. 2016- 359**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**BANNON LAKES PHASE 1B-1A.**

**WHEREAS, PULTE CORPORATION, A MICHIGAN CORPORATION, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bannon Lakes Phase 1B-1A.

**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 \$1,886,185.41 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$497,404.76 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 6<sup>th</sup> day of December, 2016.

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

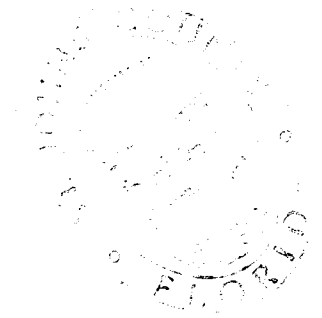
BY: \_\_\_\_\_

Chair

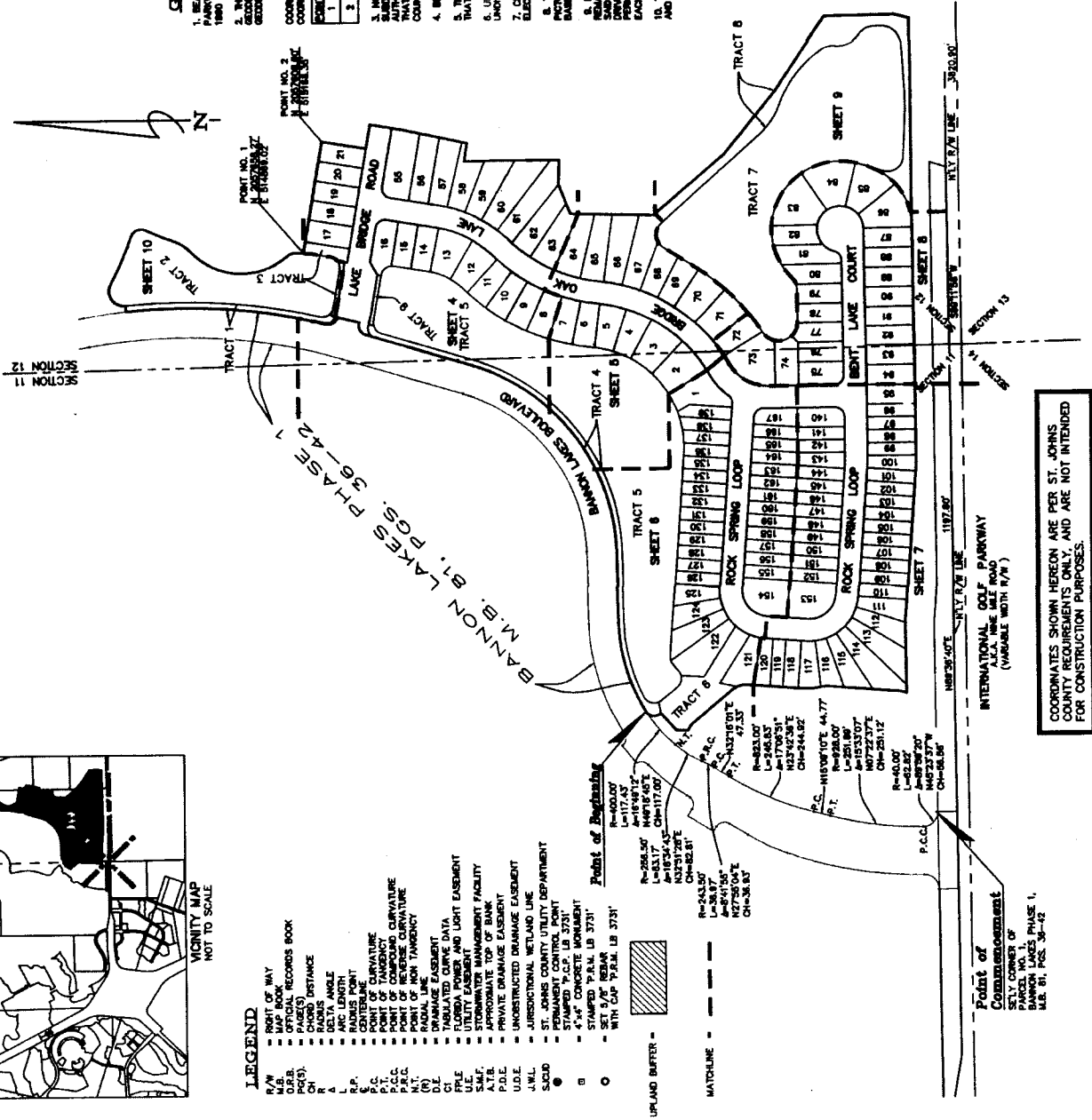
**ATTEST:** Hunter S. Conrad

Pam Halterman  
Deputy Clerk

RENDITION DATE 12/7/16



**BANNON LAKES PHASE 1B-1A**  
A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



**LEGEND**

- P.M. - RIGHT OF WAY
- M.B. - MAP BOOK
- O.R.B. - OFFICIAL RECORDS BOOK
- P(S). - PLAT(S)
- R. - RADIUS
- A. - DELTA ANGLE
- S.P. - SPLIT POINT
- C. - CENTERLINE
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.C.C. - POINT OF COMPOUND CURVATURE
- M.T. - POINT OF REVERSE CURVATURE
- N.T. - POINT OF NEW TANGENCY
- D.L. - DRAINAGE EASEMENT
- CT. - TABULATED CURVE DATA
- P.F.E. - FLOOD FLOW AND LIGHT EASEMENT
- P.M.F. - FLOOD FLOW AND LIGHT EASEMENT
- S.M.F. - STORMWATER MANAGEMENT FACILITY
- A.T.R. - APPROXIMATE TOP OF BANK
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- U.D.E. - UNDESTRUCTED DRAINAGE EASEMENT
- J.W.L. - JURISDICTIONAL WETLAND LINE
- S.C.I.D. - ST. JOHNS COUNTY UTILITY DEPARTMENT
- STAMPED P.A.M. LB 3731
- STAMPED P.A.M. LB 3731
- SET 5/8" REBAR WITH CAP P.A.M. LB 3731

**General Notes**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY P.M. LINE OF INTERNATIONAL GOLF PARKWAY AS INDICATED (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1980 HGS ADJUSTMENT).
2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEOMETRIC CONTROL POINTS SHOWN ON THESE VALLES WAS PUBLISHED BY ST. JOHNS COUNTY.
3. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT NUMBER	BEARING	DISTANCE	FROM-TO CORNER OF TRACT "3"
1	S 89° 54' 37" W	21.00	FROM-TO CORNER OF LOT "21"
2	S 89° 54' 37" W	21.00	FROM-TO CORNER OF LOT "21"

4. NOTICES: THIS PLAT, AS RECORDED IN ITS ORIGINAL RECORDS, IS THE OFFICIAL DEFINITION OF THE BOUNDARIES OF THE LOTS AND TRACTS SHOWN HEREON. ANY CHANGES TO THE PLAT, INCLUDING ANY CHANGES TO THE BEARINGS OR DISTANCES, MUST BE MADE BY A PLAT THAT IS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.061, FLORIDA STATUTES)
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. CERTAIN EASEMENTS ARE REQUIRED FOR P.M. FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
8. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PROTECTIVE PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
9. EACH EASEMENT SHOWN ON THIS PLAT AND DESIGNATED AS AN UNDESTRUCTED EASEMENT SHALL REMAIN UNDESTRUCTED AND SHALL BE MAINTAINED BY THE GRANTEE. THE GRANTEE SHALL BE RESPONSIBLE FOR THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING TO PROTECT AND MAINTAIN THE UNDESTRUCTED EASEMENTS. THE GRANTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY OBSTRUCTIONS OR ENCROACHMENTS AT THE EXPENSE OF EACH AFFECTED LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH FENCES.
10. THE NUMBERS OF LOTS ON THIS PLAT DOES NOT INCLUDE ANY LOTS NUMBERED 23 THROUGH AND INCLUDING 24.



COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.