

**RESOLUTION NO. 2016- 381**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TREATY OAKS PHASE 1 UNIT 2.**

**WHEREAS, DOUBLE EAGLE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND MARONDA HOMES, INC. OF FLORIDA, AS OWNERS** have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Treaty Oaks Phase 1 Unit 2.

**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 \$927,746.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$412,436.00 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 20 day of December, 2016.

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

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

James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Sam Halteman

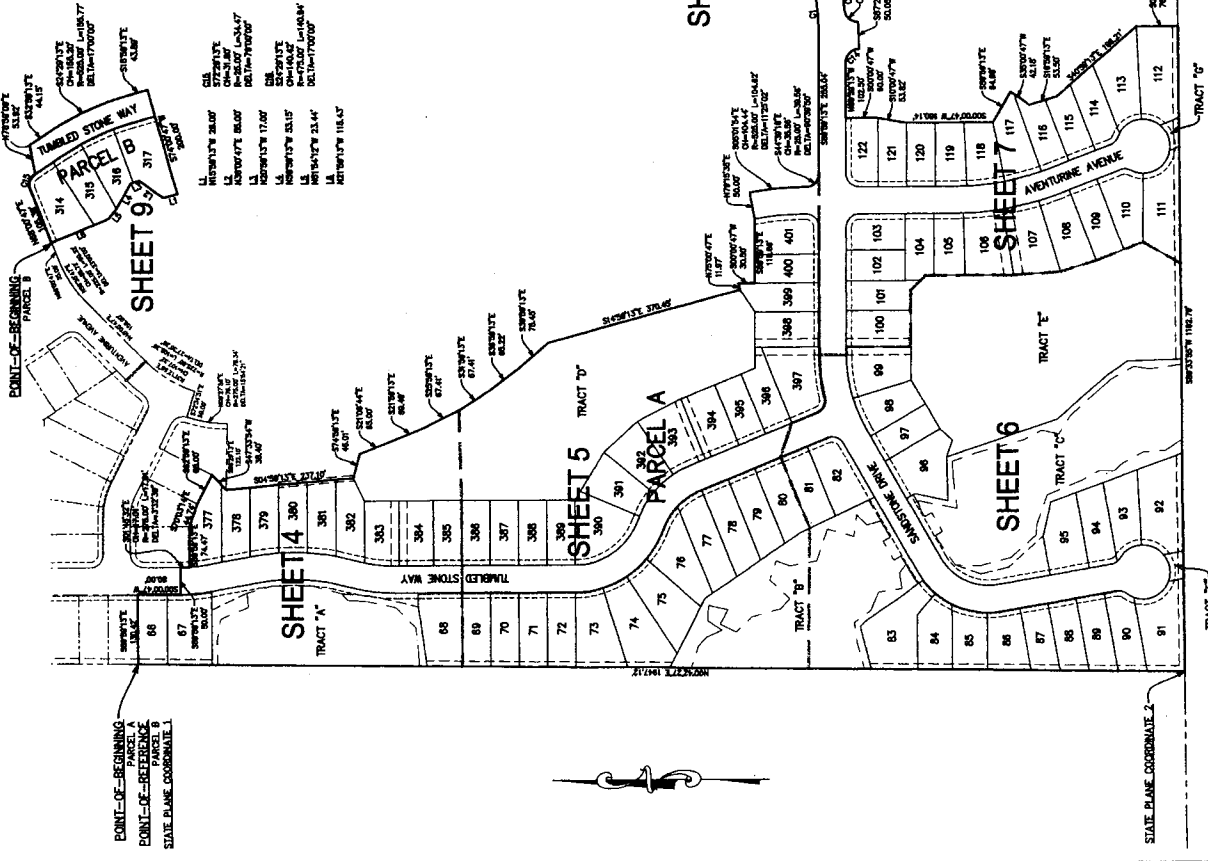
Deputy Clerk



RENDITION DATE 12/21/16

# TREATY OAKS PHASE 1 UNIT 2

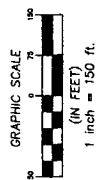
PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



- NOTES:
1. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983/NA FLORIDA EAST ZONE.
  2. NOTICE THIS PLAN AS RECORDED IN ITS COMPLETE FINAL IS THE OFFICIAL DEPICTION OF THE SHOWN LANDS DESCRIBED HEREIN AND SHALL IN ALL RESPECTS TAKE PRECEDENCE OVER ANY OTHER RECORDS OR INSTRUMENTS THAT MAY BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THESE EASEMENTS DESIGNATED AS "TYP." ARE HEREBY HEREBY DESIGNATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  4. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PLANTING, REMOVAL OF PLANTS, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE ON THE SHOWN LANDS WITHOUT THE NECESSARY WRITTEN APPROVALS FROM THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS. ANY ACTIVITY WITHIN THE SHOWN AREA TO ACCORD WITH THE NECESSARY WRITTEN APPROVALS FROM THE FLORIDA POWER & LIGHT COMPANY SHALL BE THE RESPONSIBILITY OF THE LAND OWNER. THE NECESSARY WRITTEN APPROVALS FROM THE FLORIDA POWER & LIGHT COMPANY SHALL BE OBTAINED PRIOR TO THE BEGINNING OF ANY WORK.
  5. THE APPROXIMATE POSITION OF THE BOUNDARIES AND DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE APPROPRIATE GOVERNMENT RECORDS.
  6. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD NOT BE USED TO DETERMINE EXACT DIMENSIONS. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD NOT BE USED TO DETERMINE EXACT DIMENSIONS. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD NOT BE USED TO DETERMINE EXACT DIMENSIONS.
  7. TOTAL LOTS = 56.

POINT	NORTHING	EASTING	DESCRIPTION
1	1098871.536	539295.007	NORTHWEST CORNER OF PLAT. 190
2	1099030.536	539270.007	SOUTHWEST CORNER OF PLAT. 190

■	STONE 1/4" CIRCULAR MARKER (AS SHOWN)
□	SET 1/4" CIRCULAR MARKER (AS SHOWN)
○	SET 1/2" CIRCULAR MARKER (AS SHOWN)
●	SET 1/2" CIRCULAR MARKER (AS SHOWN)
○	SET PERMANENT CONTROL POINT (AS SHOWN)
○	CONCRETE DISTANCE
○	IRON
○	ALUMINUM
○	STEEL
○	POINT OF TANGENCY
○	POINT OF REVERSE CURVE
○	POINT OF BEGINNING CURVE
○	POINT OF END CURVE
○	OFFICIAL RECORDS BOOK OF VOLUME
○	FLORIDA POWER & LIGHT COMPANY
○	POSTMARKED REFERENCE MARKER



PREPARED BY  
**CLARSON AND ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 1000 UNIVERSITY AVENUE, SUITE 100  
 JACKSONVILLE, FLORIDA 32207  
 PHONE: (904) 386-2823

S. Map Survey/Field/Very Close/Phase 1 Unit 2 Plat/Very/Treaty\_Oaks\_Ph1\_Unit\_2\_Plat.dwg