

RESOLUTION NO. 2017- 123
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
COASTAL OAKS AT NOCATEE ~ PHASE 4 UNIT 5.**

WHEREAS, JACKSONVILLE LIMITED PARTERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Coastal Oaks at Nocatee ~ Phase 4 Unit 5.

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 \$225,276.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$119,120.00 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 18th day of April, 2017.

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

BY: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman
Deputy Clerk



RENDITION DATE 4/20/17

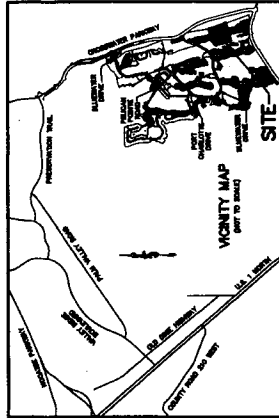
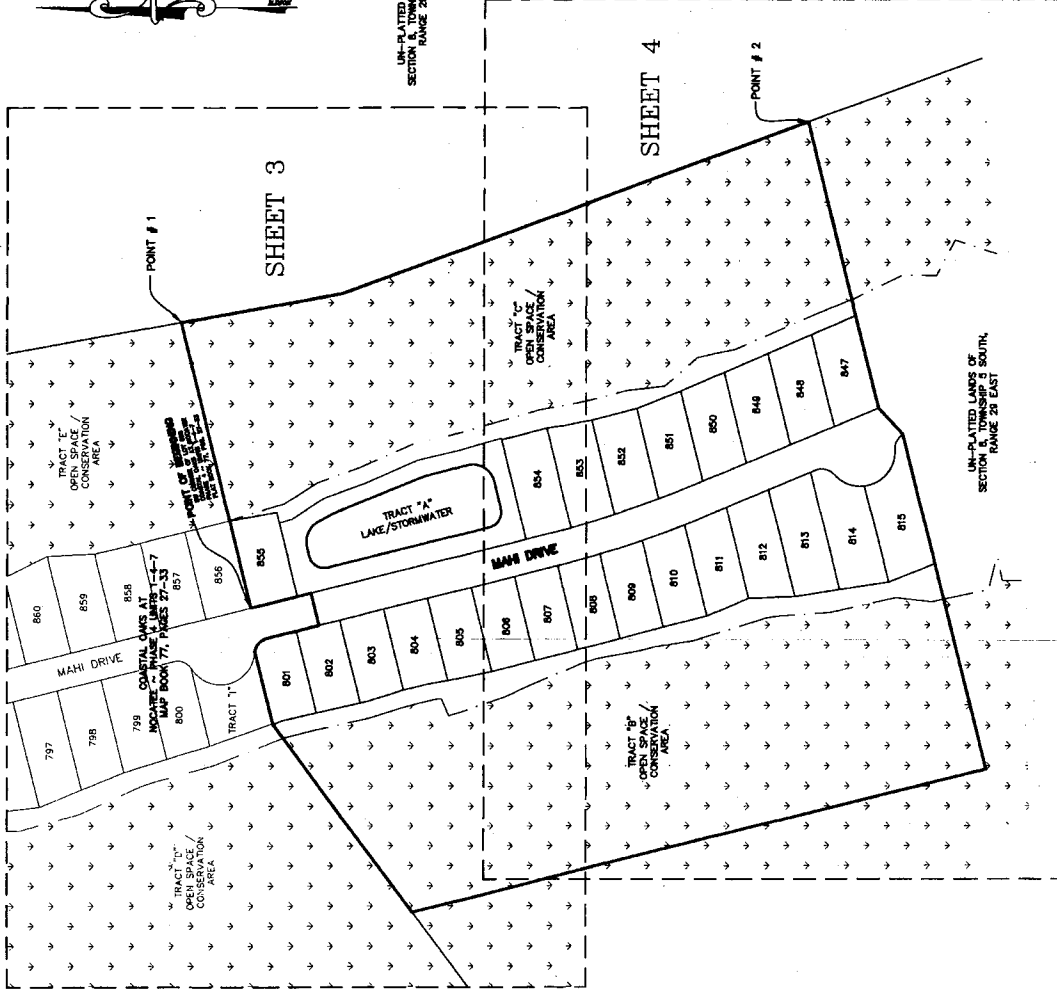
COASTAL OAKS AT NOCATEE ~ PHASE 4 UNIT 5

A PORTION OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET 2 OF 4 SHEETS

- NOTES:**
1. DIMENSIONS SHOWN HEREON ARE REFERRED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAHI DRIVE IN THE PLAT OF COASTAL OAKS AT NOCATEE - PHASE 4 UNITS 1-4-7 AS BEING NORTH 13°55'36" WEST. NOTICE THIS PLAT WAS RECORDED IN ST. JOHNS COUNTY RECORDS UNDER MAP BOOK 77, PAGES 27-33. THE AUTHORITY BY ANY OTHER 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 ST. JOHNS COUNTY.
 2. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS, AND/OR ANY OTHER FEDERAL, STATE, LOCAL, OR FEDERAL 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 WORK. ANY VIOLATION OF THESE REQUIREMENTS MAY BE SUPERSEDED AND REMEDIED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
 3. CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND POWER LINES AND THE INTERLUG USE OF THESE COORDINATES IS FOR GAS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.A.S. GEODETIC NETWORK CONTROL STATION 0492. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/80 - STATE PLANE.
 4. "SEA-LEVEL" DENOTES SEA UTILITY EASEMENT. SEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT WAIVE THE USE OF SAID EASEMENTS BY SEA. THE INSTALLATION OF SUCH IMPROVEMENTS SHALL BE AT THE DISCRETION OF SEA AND SHALL BE AT THE EXPENSE OF SEA. SEA WILL ALLOW FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
 - 5.
 - 6.
 - 7.

SHEET LAYOUT (NOT TO SCALE)



POINT	NORTHING	EASTING	DESCRIPTION
1	2009073.05	0394254.45	NE-1/4 CORNER OF PLAT
2	2009121.87	0397752.05	SE-1/4 CORNER OF PLAT

- LEGEND:**
- SET 4"x4" CONCRETE MONUMENT STAMPED
 - FOUND 4"x4" CONCRETE MONUMENT STAMPED
 - ▣ 1/2" 3007 LB 3067 UNLESS OTHERWISE NOTED
 - SET 1/2" 3007 LB 3067 UNLESS OTHERWISE NOTED
 - SET 1/2" 3007 LB 3067 UNLESS OTHERWISE NOTED
 - P.T. - POINT OF TANGENCY
 - P.C. - POINT OF CURVATURE
 - P.T.C. - POINT OF TANGENCY CURVATURE
 - P.V. - POINT OF VERGENCE
 - CT 1/4" - RIGHT OF WAY
 - CT 1/2" - TABULATED CURVE DATA
 - CT 1" - TABULATED LINE DATA
 - P.L. - FLORIDA POWER AND LIGHT

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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LICENSED BUSINESS NO. 3857