

RESOLUTION NO. 2017- 136
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ARBOR MILL PHASE TWO.

WHEREAS, RKS OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Arbor Mill Phase Two.

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 \$436,179.91 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$132,389.69 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 2nd day of May, 2017.

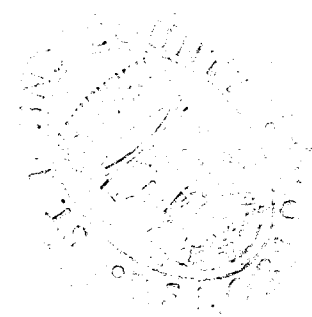
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 5/4/17

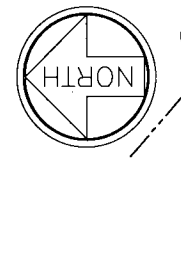


ARBOR MILL PHASE TWO

A PORTION OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

ABBREVIATIONS AND SYMBOLS USED IN THIS PLAT.

ABBREVIATION	DEFINITION
CT	TABULATED CURVE TABLE
L1	TABULATED LINE TABLE
L	EQUALS
R	RADIUS
D	DELTA
M.B.	MAP BOOK
P.C.S.	PAGES
&	AND
SYMBOL	DEFINITION
■	DENOTES SET 4"x4" CONCRETE MONUMENT, STAMPED "P.M. A&J LAND SURVEYORS"
□	DENOTES FOUND 4"x4" CONCRETE MONUMENT, STAMPED "R. MILLER & ASSOCIATES"
○	DENOTES SET P.K. NAIL & DISK STAMPED "P.C.P. A&J LAND SURVEYORS" LB 6661



SHEET 4

SHEET 5

SHEET 3

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF MILL CREEK ROAD (COUNTY ROAD NO. 16) AS BEING S 48°53'41" E, BASED ON THE ST. JOHNS COUNTY GEODETIC CONTROL USED FOR THIS PROJECT (SEE NOTE NO. 2).
- THE INTENDED USE OF THE STATE PLANE COORDINATE(S) SHOWN HEREON IS FOR ST. JOHNS COUNTY GIS MAPPING ONLY. ANY OTHER USE BESIDES THAT, WAS NOT THE INTENTION OF THIS SURVEYING FIRM, AND SHOULD BE INDEPENDENTLY VERIFIED BY THE PERSON(S) OR FIRM(S) UTILIZING THESE COORDINATES FOR ANY USE, OTHER THAN THAT STATED HEREON.
- THE ST. JOHNS COUNTY GEODETIC CONTROL RELIED UPON FOR THE VALUE(S) SHOWN ON THIS PLAT, WERE ST. JOHNS COUNTY GEODETIC CONTROL POINTS 6071 AND 6072. THESE POINTS ARE LOCATED AT THE FOLLOWING PLATTED VALUES FOR THESE CONTROL POINTS AT THIS TIME ARE AS FOLLOWS: 6071 - N: 2,050,530.590593, E: 488,483.596707; 6072 - N: 2,050,840.3245720, E: 489,880.952660
- COORDINATES ARE IN NORTH AMERICAN DATUM 83/90 (NAD 83/90), FLORIDA STATE PLANE COORDINATES, ZONE 901 (FLORIDA EAST).
- ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION SERVICES. PROVIDED HOWEVER, THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. FS 177.081(28)
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH CUTTINGS OF DITCHES OR OF GRASS PLANTS, OR THE FILLING OF WATERWATER OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF 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 WETLAND RESTORATION, FILLING, OR OTHER ACTIVITY. SUCH APPROVALS SHALL BE SUPERSEDED AND SUPERSEDED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. FS 177.0281(27)
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED, AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED EASEMENTS.
- FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 44, PAGE 298.
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND PROVISIONS, INCLUDING PRIVATE CHARGES AND/OR ASSESSMENTS, CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4037, PAGE 1418; AS AFFECTED BY THE SUPPLEMENTARY DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 4267, PAGE 1516.

GRAPHIC INDEX

ARBOR MILL PHASE ONE SHEETS
(MAP BOOK 76, PAGES 80 THROUGH 97 SCALE)

"ARBOR MILL PHASE TWO"

COUNTY ROAD NO. 16

MILL CREEK ROAD

ATLANTA DRIVE

ATHENS DRIVE

TRACT "A"

TRACT "B"

TRACT "C"

TRACT "D"

TRACT "E"

TRACT "F"

TRACT "G"

TRACT "H"

TRACT "I"

TRACT "J"

TRACT "K"

TRACT "L"

TRACT "M"

TRACT "N"

TRACT "O"

TRACT "P"

TRACT "Q"

TRACT "R"

TRACT "S"

TRACT "T"

TRACT "U"

TRACT "V"

TRACT "W"

TRACT "X"

TRACT "Y"

TRACT "Z"

TRACT "AA"

TRACT "AB"

TRACT "AC"

TRACT "AD"

TRACT "AE"

TRACT "AF"

TRACT "AG"

TRACT "AH"

TRACT "AI"

TRACT "AJ"

TRACT "AK"

TRACT "AL"

TRACT "AM"

TRACT "AN"

TRACT "AO"

TRACT "AP"

TRACT "AQ"

TRACT "AR"

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TRACT "CM"

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TRACT "CQ"

TRACT "CR"

TRACT "CS"

TRACT "CT"

TRACT "CU"

TRACT "CV"

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TRACT "VO"

TRACT "VP"

TRACT "VQ"

TRACT "VR"

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TRACT "XZ"

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TRACT "YJ"

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TRACT "YL"

TRACT "YM"

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TRACT "YS"

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TRACT "YU"

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TRACT "YZ"

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TRACT "ZM"

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TRACT "ZO"

TRACT "ZP"

TRACT "ZQ"

TRACT "ZR"

TRACT "ZS"

TRACT "ZT"

TRACT "ZU"

TRACT "ZV"

TRACT "ZW"

TRACT "ZX"

TRACT "ZY"

TRACT "ZZ"

LINE TABLE FOR "ARBOR MILL PHASE TWO" BOUNDARY

LINE	BEARING	DISTANCE
L1	N 86°49'19" E	170.00'
L2	S 57°36'20" E	82.82'
L3	N 82°24'50" E	62.81'
L4	N 82°06'12" E	156.63'
L5	S 07°53'40" E	206.53'
L6	S 82°06'12" W	85.00'
L7	S 17°47'42" W	66.58'
L8	S 07°53'48" E	145.00'

CURVE TABLE FOR "ARBOR MILL PHASE TWO" BOUNDARY

CURVE No.	RADIUS	DELTA
C1	30.00'	89°59'02"
C2	30.00'	37°38'02"
C3	25.00'	89°59'52"

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, HAVE MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLETES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES.

SURVEYOR'S CERTIFICATE

"ARBOR MILL PHASE TWO"

110' FLORIDA POWER & LIGHT (FPL) EASEMENT, AS PER O.R. BOOK 44, PG. 299

N 03°10'41" W 1,268.73'

POINT OF BEGINNING OF BOUNDARY OF TRACT "A" AS SHOWN ON THIS PLAT IS AT THE CORNER OF THE INTERSECTION OF MILL CREEK ROAD AND PHASE ONE - B (NOT TO SCALE)

PREPARED BY:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346.1733
Fax (904) 346.1736

CONVICTION B. BOWMAN
STATE OF FLORIDA REGISTERED SURVEYOR AND
MAPPER, CERTIFICATE NO. 4600