

RESOLUTION NO. 2017-390
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CELESTINA PHASE 4D.**

WHEREAS, STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND BANNON DEVELOPMENT INC, A DELAWARE CORPORATION, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Celestina Phase 4D.

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 \$292,879.40 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$45,219.71 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 5th day of December, 2017.

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

BY: Henry Dean
Henry Dean, Chair

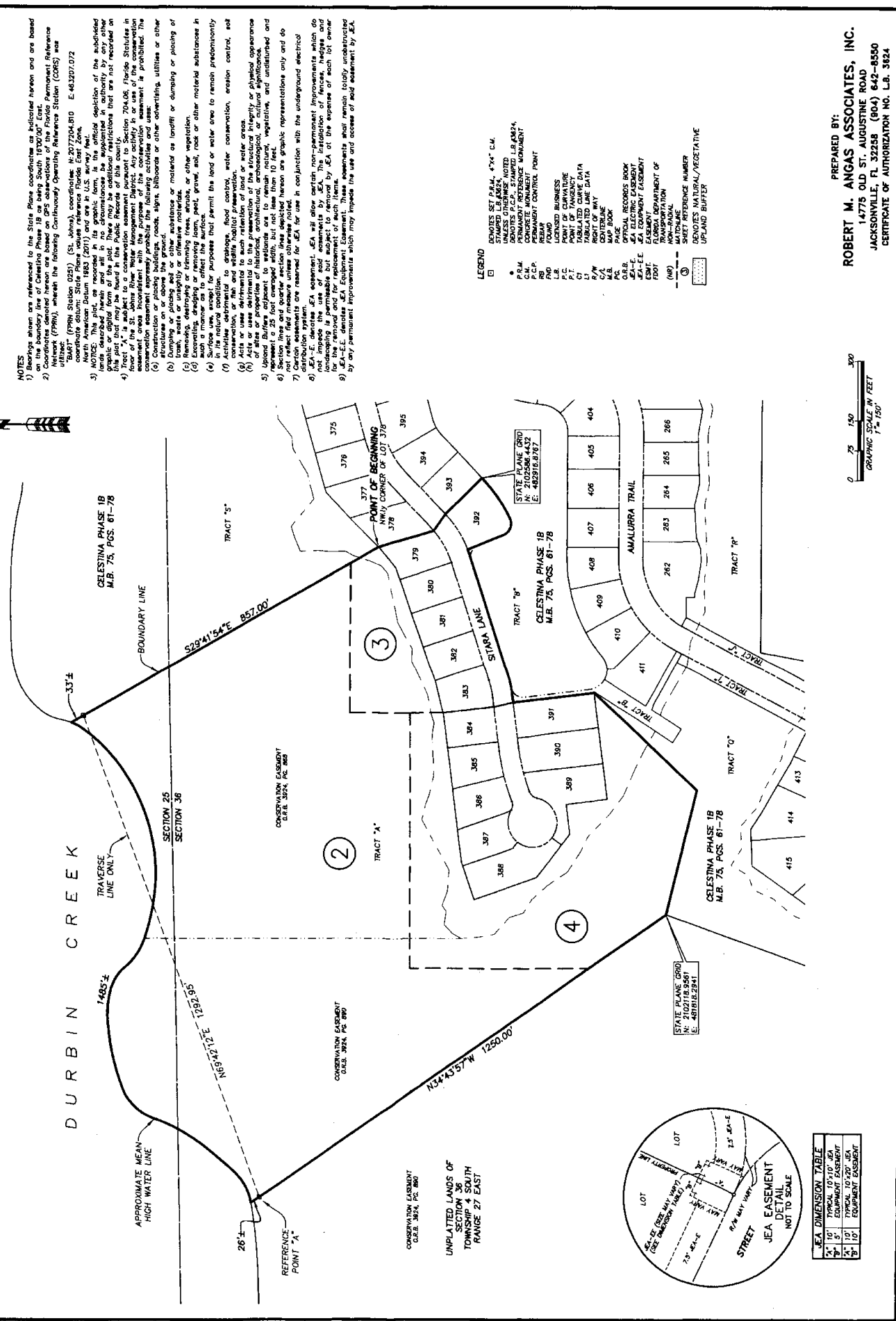
ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

RENDITION DATE 12/6/17



CELESTINA PHASE 4D
BEING A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA.



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the boundary line of Celestina Phase 1B as being South 16°00'00" East.
 - 2) Coordinates denoted hereon are based on GPS observations of the Florida Permanent Reference Station (FPS), whereas the following Continuously Operating Reference Station (CORS) was used: "BART" (FPS# Station 029) (St. Johns), coordinates: N:2077204.810 E:483207.072 coordinate datum: State Plane values reference Florida East Zone.
 - 3) **NOTICE:** This plan as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstances be superseded in authority by any other recording instrument or plan. Any restrictions that are not recorded on this plan that may be found in the Public Records of this county shall not apply to the land shown hereon.
 - 4) Tract "A" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in accordance with the Conservation Easement Schedule. Any activity in or use of the conservation easement area that is prohibited by the Conservation Easement Schedule is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other trash, waste or unsightly or offensive materials.
 - (b) Dumping or placing of any substance or material on land (or) or dumping or placing of any substance or material on land (or) or other vegetation.
 - (c) Excavation, dredging or removing loam, peat, gravel, sand, rock or other material substances in such a manner as to affect the surface.
 - (d) In the area, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (e) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (f) Use of the area for any purpose other than the purposes stated in this schedule.
 - (g) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - (h) Use of the area for any purpose other than the purposes stated in this schedule.
 - 5) Landscaping shall be maintained and shall not be less than 10' wide.
 - 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 7) Measurements are rounded for AEA for use in conjunction with the underground electrical distribution system.
 - 8) AEA-E denotes AEA easement. AEA will allow certain non-permanent improvements which do not require a permit from the local government. These improvements include: landscaping, fencing, and other improvements which are not subject to removal by AEA of the expense of such lot owner.
 - 9) All improvements shall be subject to the Conservation Easement Schedule. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by AEA.

- LEGEND**
- DENOTES SET P.A.M., 4"x4" C.M.
 - UNLESS OTHERWISE NOTED
 - DENOTES P.C.P. STAMPED L.B. A.M.24.
 - DENOTES CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND
 - LICENSED BUSINESS
 - POINT OF TANGENCY
 - POINT OF INTERSECTION
 - TABULATED CURVE DATA
 - UNADJUSTED CURVE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - PAGE BOOK
 - OFFICIAL RECORDS BOOK
 - O.E.B. ELECTRIC EASEMENT
 - AEA-E AEA EASEMENT
 - EASEMENT
 - FLORIDA DEPARTMENT OF TRANSPORTATION
 - NON-TRAIL
 - SURVEY REFERENCE NUMBER
 - DENOTES NATURAL/VEGETATIVE UPLAND BUFFER

AEA DIMENSION TABLE

1/4"	10'	10'	AEA
3/8"	5'	5'	EQUIPMENT EASEMENT
1/2"	10'	20'	AEA
3/4"	10'	10'	EQUIPMENT EASEMENT

AEA EASEMENT DETAIL
NOT TO SCALE

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624