

RESOLUTION NO. 2018- 176
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ABERDEEN (D.R. HORTON) PHASE 5A.

WHEREAS, D.R. HORTON, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Aberdeen (D.R. Horton) Phase 5A.

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 \$649,653.85 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$90,669.85 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:

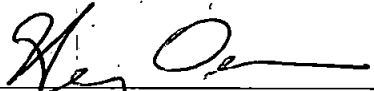
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 19 day of June, 2018.

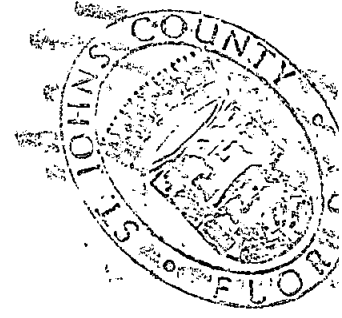
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 6/22/18

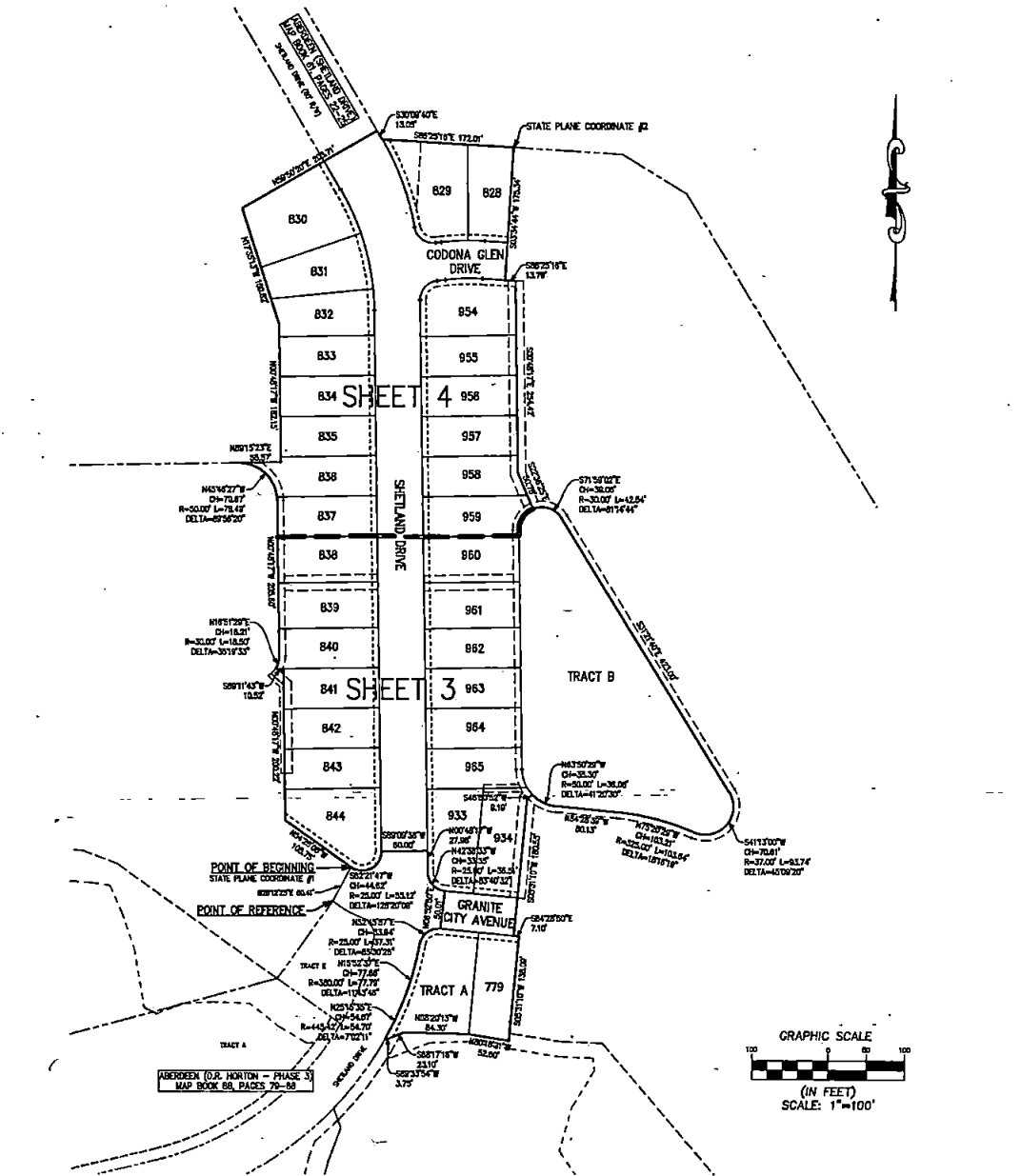


ABERDEEN (D.R. HORTON - PHASE 5A)

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

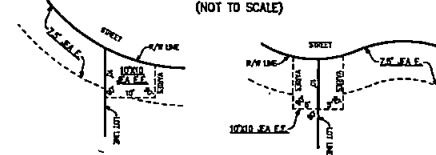
MAP BOOK _____ PAGE _____

SHEET 2 OF 4



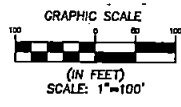
LEGEND	
PM	PERMANENT REFERENCE MONUMENT
MC	FOUND 4"X4" CONCRETE MONUMENT (DB 3643, PM)
CC	SET 4"X4" CONCRETE MONUMENT (DB 3704, PM)
CO	SET 1/2" IRON PIPE (DB 3704, PM)
CD	FOUND 4"X4" CONCRETE MONUMENT (DB 3704, PM)
CP	FOUND 1/2" IRON PIPE (DB 3704, PM)
CS	SET PERMANENT CONTROL POINT (DB 3704)
CDI	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PIC	POINT OF INTERSECTION CURVATURE
PCC	POINT OF COMPOUND CURVATURE
BP	BENCH POINT
BS	BENCH BEARING
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
SMFD	STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT
C.	CENTRLINE

TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2800984.620	476703.843	POINT-OF-BEGINNING, PM
2	2801028.434	476616.073	NE CORNER OF LOT 829, PM

- NOTES
1. BEARING REFERRED: 329°07'07"W FOR NORTHERLY TOWNSHIP LINE OF SHEPPARD DRIVE (DB 3704, ABERDEEN (D.R. HORTON - PHASE 5A), MAP BOOK 08, PAGES 70-80).
 2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF ARE BASED ON NORTH AMERICAN DATUM 1883/85, FLORIDA EAST ZONE ARE FOR US MAPPROX PURPOSES ONLY. THE EXISTING CONTROL, RELIED UPON FOR THESE VALUES WAS THE EXISTING RECORD PLAT OF ABERDEEN (D.R. HORTON - PHASE 5A), MAP BOOK 08, PAGES 58-70.
 3. NOTICE THIS PLAN, AS REFERRED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 4. THOSE EASEMENTS DESIGNATED AS "JEA 1" (JEA EASEMENT) AND "JEA 2" (JEA EASEMENT) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 5. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PLACING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHINWARD OF THE ADDITIONAL RETIARD LINE, AS SPECIFIED ON THIS PLAN WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH RETIARDING. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, HIS AGENTS AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE RETIARD AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS RETIARD LINE, AS SPECIFIED ON THIS PLAN, MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
 6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVERAGED 25 FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
 7. THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPERE THE USE OF SAID EASEMENT BY THE EASEMENT HOLDER. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE EASEMENT HOLDER AT THE EXPENSE OF SAID LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS RESTRICTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPERE THE USE AND ACCESS OF SAID EASEMENT BY THE EASEMENT HOLDER.
 8. THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREIN DEPICT A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAN AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 9. JEA EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPERE THE USE OF SAID EASEMENTS BY JEA.
 10. JEA EASEMENT EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPERE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
 11. 31 TOTAL LOTS IN THIS PHASE.



Surveyed and Prepared By:
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