

**RESOLUTION NO. 2018- 191**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**BANNON LAKES PHASE 1A-1B**

**WHEREAS, KB HOMES JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bannon Lakes Phase 1A-1B.

**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 **\$1,315,495.28** has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of **\$258,786.77** 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 17<sup>th</sup> day of July, 2018.

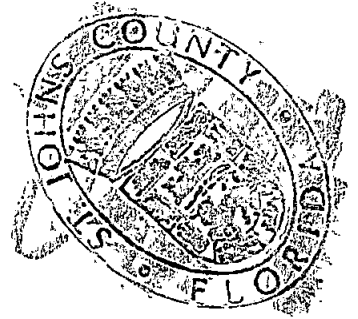
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron  
Paul M. Waldron, Vice Chairman

**ATTEST:** Hunter S. Conrad

Robert L. Platt  
Deputy Clerk

**RENDITION DATE** 7/19/2018



# BANNON LAKES PHASE 1A-1B

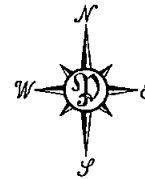
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 2 OF 5 SHEETS

UNPLATTED LANDS OF SECTION 11  
TOWNSHIP 6 SOUTH, RANGE 28 EAST



GRAPHIC SCALE

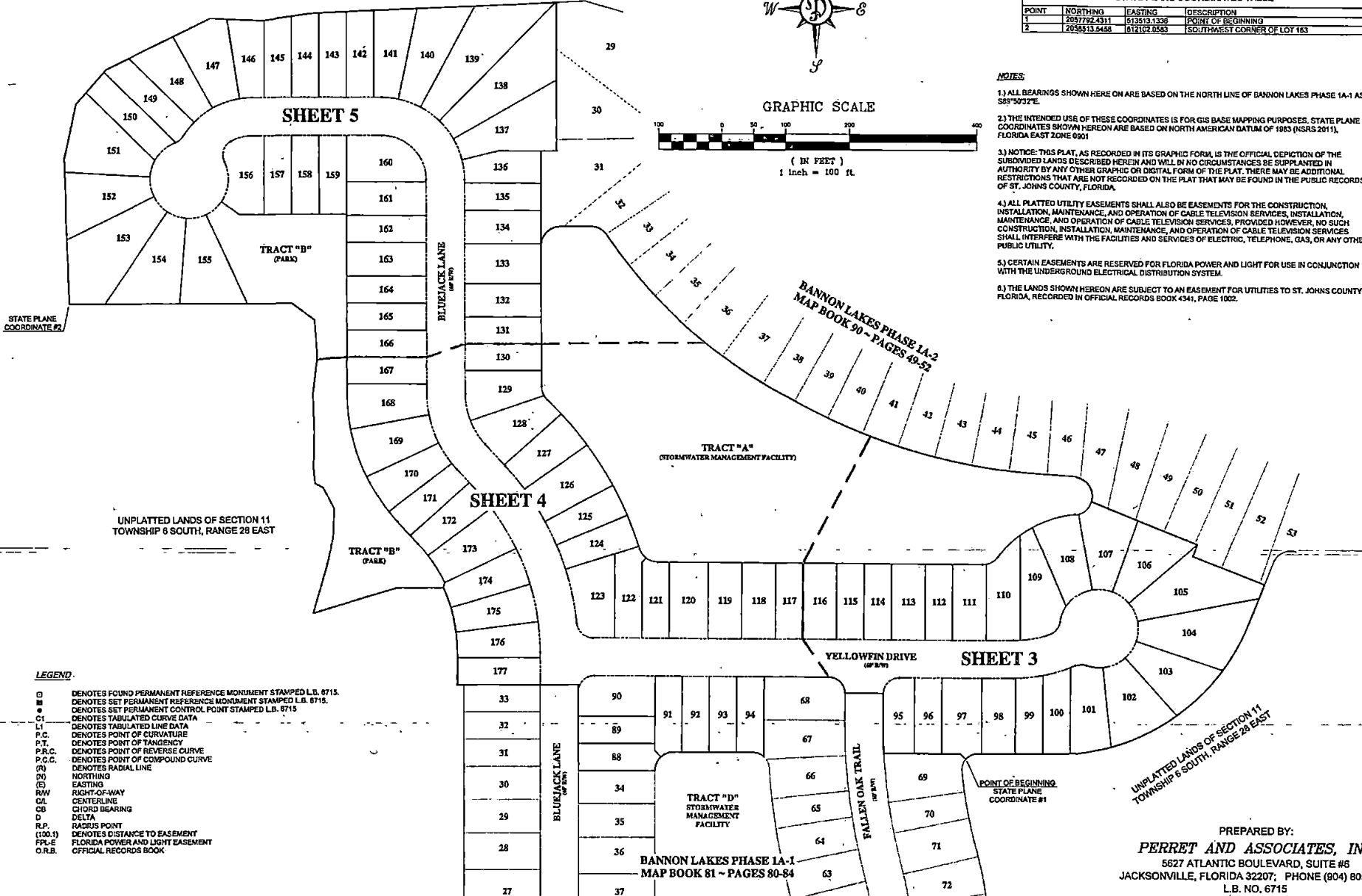


( IN FEET )  
1 inch = 100 ft.

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	293792.431	613013.1336	POINT OF BEGINNING
2	2935413.5458	613112.6533	SOUTHWEST CORNER OF LOT 163

**NOTES**

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTH LINE OF BANNON LAKES PHASE 1A-1 AS S89°50'37"E.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NARS 2011), FLORIDA EAST ZONE 0901
- 3) 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 6) THE LANDS SHOWN HEREON ARE SUBJECT TO AN EASEMENT FOR UTILITIES TO ST. JOHNS COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 4341, PAGE 1802.



**LEGEND**

- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FPL-E FLORIDA POWER AND LIGHT EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
5627 ATLANTIC BOULEVARD, SUITE #8  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715