

**RESOLUTION NO. 2018- 2**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
COTTAGES AT GLENMOOR.**

**WHEREAS, COTTAGES AT WGV, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Cottages at Glenmoor.

**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 \$184,290.17 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$88,858.50 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 16<sup>th</sup> day of January, 2018.

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

BY: Henry Orr  
Chair

ATTEST: Hunter S. Conrad

RENDITION DATE 1/18/18

Sam Halterman  
Deputy Clerk



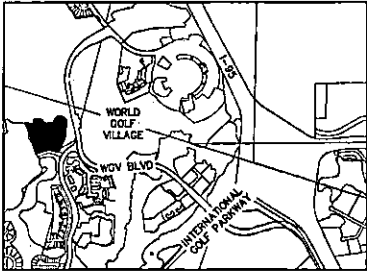
# Cottages at Glenmoor

A PORTION OF THE ZEPHARIAH KINGSLEY GRANT, SECTION 44, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 5 SHEETS

56 LOTS AND 4 TRACTS



VICINITY MAP  
NOT TO SCALE

## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF O.R.B. 3868, PG. 1933, "NORTHWEST PARCEL 11A," AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS N17°43'07"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1980 NGS ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES ARE ST. JOHNS COUNTY GPS MONUMENTS 0210 AND 0233.  
NORTHING: 2058997.2759 EASTING: 530850.8542  
NORTHING: 2058063.2282 EASTING: 530842.2618  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2058879.34	501470.27	FRM-MOST W'LY CORNER OF TRACT "D"
2	2056682.05	502083.41	FRM-MOST E'LY CORNER OF TRACT "D"

- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- THE SOUTHERLY LIMITS OF LOT 56 IS THE NORTHERLY LINE OF TRACT "A". THE SOUTHERLY LIMITS OF LOTS 1-7 IS THE NORTHERLY LINE OF TRACT "B".
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL VEGETATIVE, AND UNDISTURBED.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:  
O.R.B. 1291, PAGE 435 EASEMENT - ACCESS SHOWN HEREON  
O.R.B. 1319, PAGE 1636 QUIT CLAIM DEED SHOWN HEREON  
O.R.B. 2834, PAGE 1439 COMMON PROPERTY SHOWN HEREON

## LEGEND

- R/W = RIGHT OF WAY
- NL = NUMBER
- L = LENGTH
- R = RADIUS
- Δ = DELTA
- CH = CHORD DISTANCE
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R.P. = RADIUS POINT
- D.R.A.E. = DRAINAGE & ACCESS EASEMENT
- M.R.A.E. = MAINTENANCE & ACCESS EASEMENT
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- T.L.O. = THE LINE ONLY
- ⊙ = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- ⊙ = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"

⊘ DENOTES UPLAND BUFFER  
(NATURAL VEGETATIVE UPLAND BUFFER)  
25' AVERAGE WIDTH

