

RESOLUTION NO. 2018-394
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TREATY OAKS PHASE 2 UNITS 2 AND 3**

WHEREAS, DOUBLE EAGLE DEVELOPMENT, LLC, A FLORIDA 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 Treaty Oaks Phase 2 Units 2 and 3.

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 \$313,451.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$40,885.00 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 20 day of November, 2018.

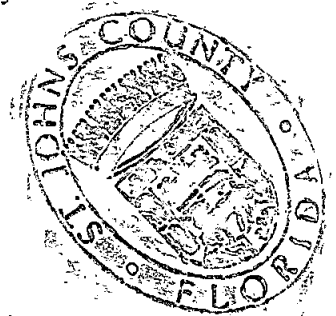
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: Paul M. Waldron
Paul M. Waldron, Chairman

ATTEST: Hunter S. Conrad, Clerk

Sam Salterman
Deputy Clerk

RENDITION DATE 11/21/18

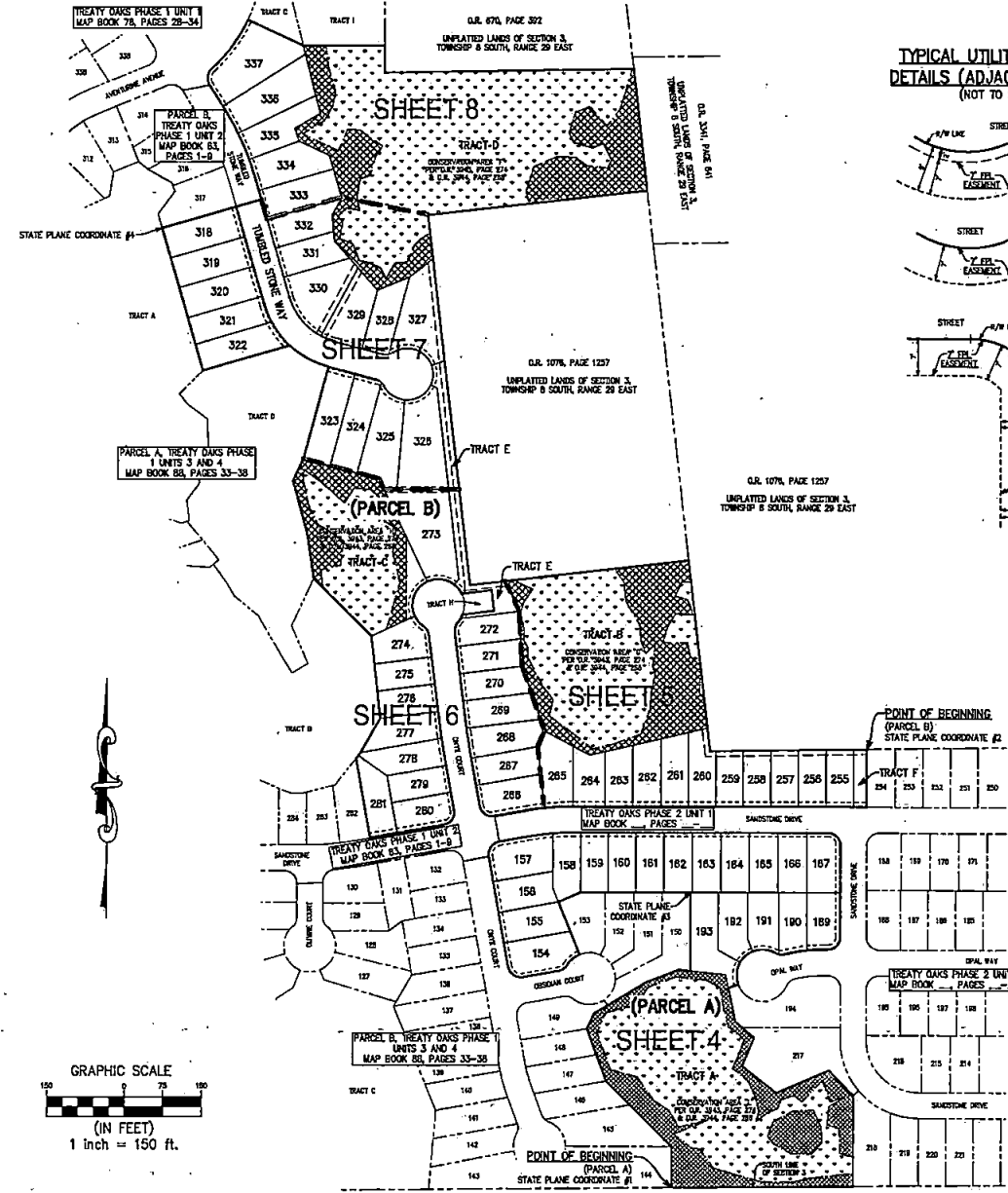


TREATY OAKS PHASE 2 UNITS 2 AND 3

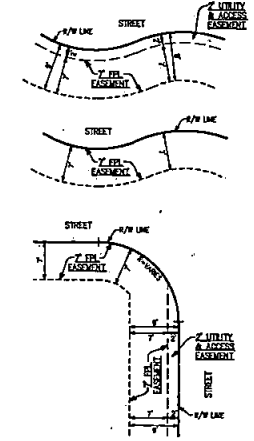
PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 3 OF 8



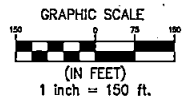
TYPICAL UTILITY EASEMENT DETAILS (ADJACENT TO R/W) (NOT TO SCALE)



LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
III	FOUND 4"X4" CONCRETE MONUMENT (LR 1704), PRM
□	SET 4"X4" CONCRETE MONUMENT (LR 1704), PRM
○	SET 1/2" IRON PIPE (LR 1704), PRM
●	FOUND 1/2" IRON PIPE (LR 1704), PRM
⊙	SET PERMANENT CONTROL POINT (LR 1704)
DI	DIAGONAL DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
BP	BACKSIGHT POINT
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
DB	LEGAL BEARING (TO POINT OF WAY)
FL	FLORIDA POWER & LIGHT COMPANY

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	1987914.5084	541143.3928	POINT OF BEGINNING, PARCEL A, PRM
2	1988781.1114	541520.3084	POINT OF BEGINNING, PARCEL B, PRM
3	1888484.0988	541181.7813	NW CORNER OF LOT 193, PRM
4	1889789.3833	540183.6456	NW CORNER OF LOT 318, PRM

- NOTES:
- BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1883/81, FLORIDA EAST ZONE.
 - NOTICE THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THOSE EASEMENTS DESIGNATED AS "FPL" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAN 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 WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDRAWN FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVERAGED WIDTH OF 25 FEET, 10 FOOT MINIMUM, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
 - A PORTION OF THIS PLAN LIES WITHIN THE LANDS DESCRIBED IN AGREEMENT BETWEEN DOUBLE EAGLE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TRINITY FELLOWSHIP OF ST. AUGUSTINE, INC. RECORDED IN O.R. 3775, PAGE 1134 AND EASEMENT RECORDED IN O.R. 3822, PAGE 11 (THIS AGREEMENT IS BINDING UPON THE ENTIRETY OF THE TREATY OAKS PROPERTY, BUT THE EASEMENT GRANTED IN FURTHERANCE OF THE AGREEMENT, AS RECORDED IN O.R. 3822, PAGE 11, IS NOT LOCATED WITHIN THIS PHASE).
 - TOTAL LOTS = 68.



Surveyed and Prepared By:

RICHARD P. CLARSON
AND ASSOCIATES, INC.

Professional Surveyors and Mapmakers
18419 N.W. 26th Avenue, Jacksonville, FL 32207
Phone 904.796.2522 Website: clarson.com

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