

RESOLUTION NO. 2018- 406
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
COASTAL OAKS AT NOCATEE ~ PHASE 2D UNIT 2A.

WHEREAS, TOLL JACKSONVILLE LIMITED PARTERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Coastal Oaks at Nocatee ~ Phase 2D Unit 2A.

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 for construction is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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 4 day of December, 2018.

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

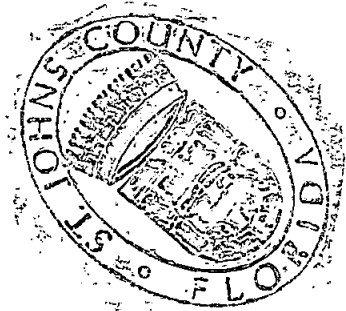
BY: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad

RENDITION DATE 12/6/18

Pam Halterman

Deputy Clerk

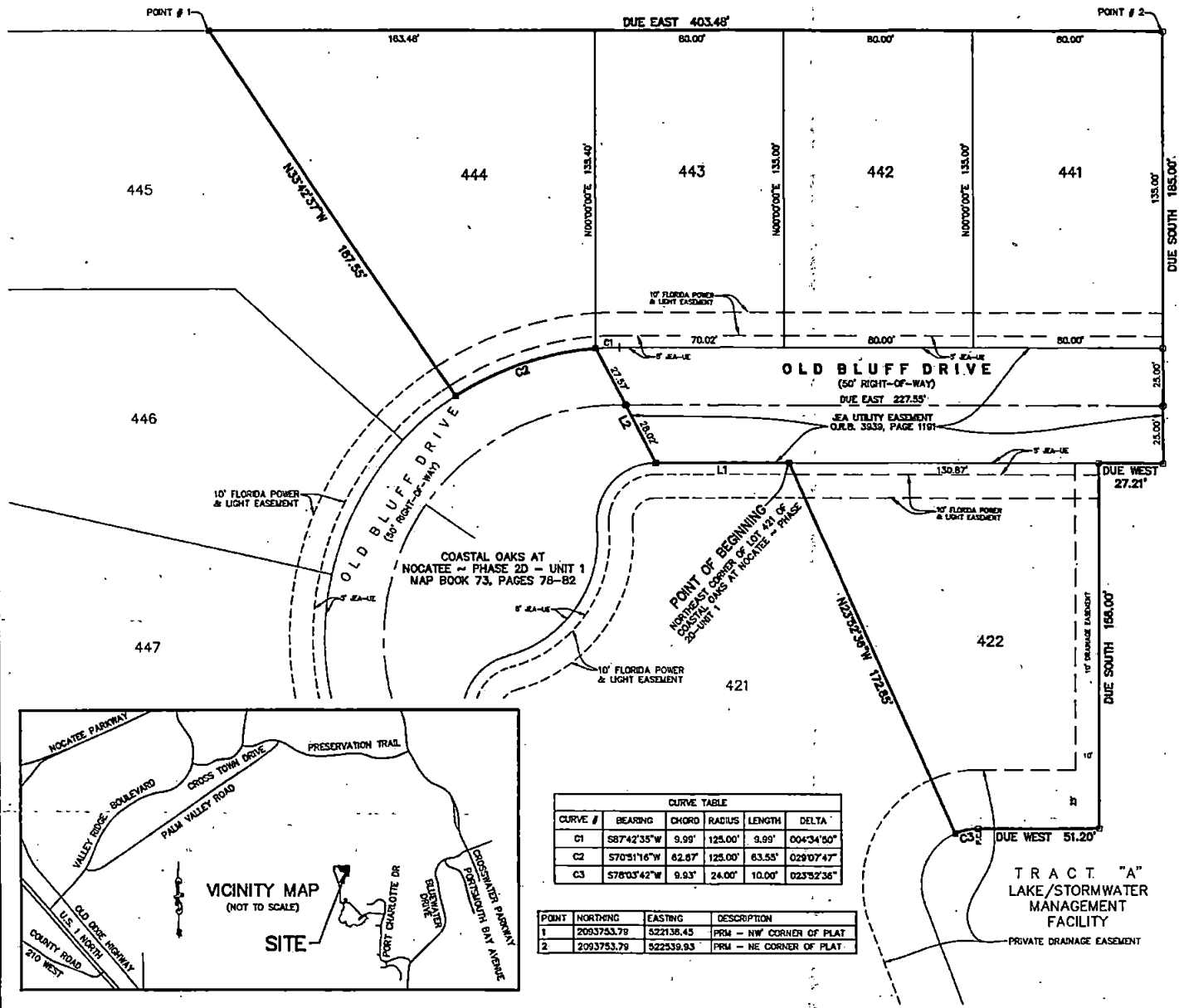
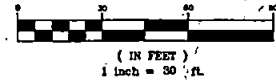


COASTAL OAKS AT NOCATEE ~ PHASE 2D UNIT 2A

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

UNPLATTED LANDS
SECTION 6, TOWNSHIP 5 SOUTH,
RANGE 29 EAST

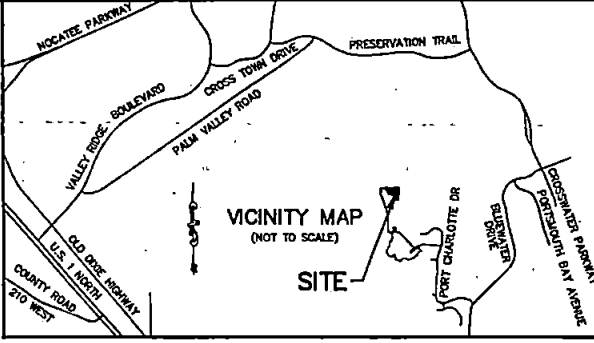
GRAPHIC SCALE



- LEGEND**
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 3857
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL & DISK STAMPED LB 3857
 - ⊙ = POINT OF TANGENCY
 - R/W = RIGHT OF WAY
 - CI = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY LINE OF LOT 421 AS SHOWN ON PLAT OF COASTAL OAKS AT NOCATEE ~ PHASE 2D UNIT 1 AS BEING NORTH 23°52'36" WEST.
2. 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. 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 PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR 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 OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
4. CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
5. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION 0292. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
6. "JEA-U-E" DENOTES JEA UTILITY EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
7. DEVELOPER AND UTILITY SERVICE AGREEMENT AS SET OUT IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2359, PAGE 1979, FIRST AMENDMENT TO DEVELOPER AND UTILITY SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3305, PAGE 571, SECOND AMENDMENT TO DEVELOPER AND UTILITY SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3872, PAGE 814. (BLANKET IN NATURE)
8. NON-EXCLUSIVE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3939, PAGE 1191, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (AS SHOWN ON PLAT)



CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S87°42'35"W	9.99'	125.00'	9.99'	004°34'50"
C2	S70°51'16"W	62.67'	125.00'	63.55'	029°07'47"
C3	S78°03'42"W	9.93'	24.00'	10.00'	023°52'36"

POINT	NORTHING	EASTING	DESCRIPTION
1	2093753.79	522138.45	PRM - NW CORNER OF PLAT
2	2093753.79	522539.93	PRM - NE CORNER OF PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°00'00"W	55.81'
L2	N26°50'54"W	55.59'

TRACT "A"
LAKE/STORMWATER
MANAGEMENT
FACILITY

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857