

RESOLUTION NO. 2019- 105
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
DEERFIELD MEADOWS PHASE 2.

WHEREAS, DEERFIELD HOLDINGS, LLC, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Deerfield Meadows Phase 2.

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 2nd day of April, 2019.

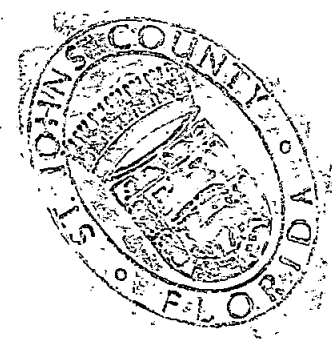
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad, Clerk

Tom Halterman
Deputy Clerk

RENDITION DATE 4/4/19

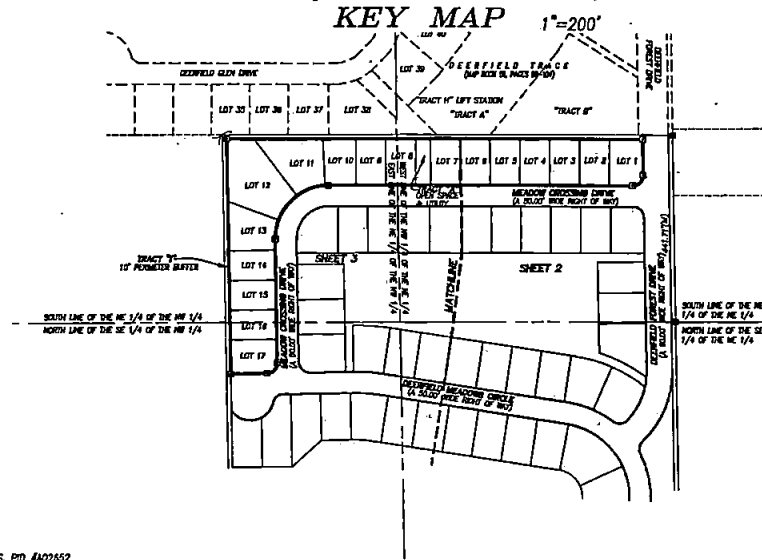
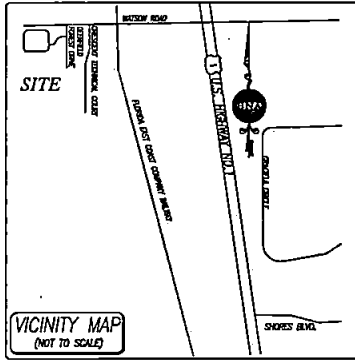


CAPTION

LEGAL DESCRIPTION:
TRACT A OF DEERFIELD MEADOWS AS RECORDED IN MAP BOOK 90 PAGES 20 THROUGH 29 OF THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

DEERFIELD MEADOWS PHASE 2
A PORTION OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
A RE-PLAT OF TRACT A OF DEERFIELD MEADOWS AS RECORDED IN MAP BOOK 90 PAGES 20 THROUGH 29 OF THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET 1 OF 3



1.) THE COORDINATES SHOWN HEREON ARE BASED ON THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS:

DURHAM 2 - N.G.S. PID #A02581
LATITUDE 30°05'18.83328" N
LONGITUDE 81°27'47.81758" W
STATE PLANE COORDINATES (FLORIDA):
NORTHING: 2002533.62000 (U.S. SURVEY FEET)
EASTING: 505478.50087 (U.S. SURVEY FEET)
SCALE FACTOR: 0.99996276
DATUM: NAD83 (1990)

STALPORT - N.G.S. PID #A02652
LATITUDE 29°57'25.61287" N
LONGITUDE 81°20'10.00323" W
STATE PLANE COORDINATES (FLORIDA):
NORTHING: 2004448.82049 (U.S. SURVEY FEET)
EASTING: 549728.26984 (U.S. SURVEY FEET)
SCALE FACTOR: 0.99995410
DATUM: NAD83 (1990)

BEARINGS ARE BASED ON THE SOUTH LINE OF DEERFIELD TRACE, MAP BOOK 51, PAGES 99-104 AS BEING SOUTH 83°50'09" WEST.

2.) NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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 ST. JOHNS COUNTY.

3.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY JURISDICTIONAL WETLAND LINE 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/HER 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 REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

4.) UPLAND BUFFER AREAS ARE TO REMAIN UNDISTURBED IN THEIR NATURAL VEGETATIVE CONDITION.

5.) INTERIOR SECTION LINES AND GOVERNMENT LOT LINES SHOWN HEREON WERE PLOTTED FROM VARIOUS AVAILABLE MAPS.

6.) SEE DRAWING BY THIS FIRM, DRAWING NO. 1041-001 FOR BOUNDARY SURVEY OF SUBJECT PROPERTY.

7.) ALL SIDE LOT LINES ARE NON-RADIAL TO CURVED RIGHT-OF-WAYS UNLESS OTHERWISE NOTED.

**CERTIFICATE OF APPROVAL
GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2019.

Director of the Growth Management Department

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2019.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 4354

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2019.

Office of the County Attorney

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED ON MAP BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2019.

CLERK OF CIRCUIT COURT
ST. JOHNS COUNTY, FLORIDA

**CERTIFICATE OF APPROVAL AND ACCEPTANCE
BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2019. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

Chairman, Board of County Commissioners

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES.

CERTIFIED THIS _____ DAY OF _____, 2019.

ALBERT D. BRADSHAW, P.L.S.
FLORIDA REGISTERED LAND SURVEYOR NO. 5257
BRADSHAW-NILES & ASSOCIATES, INC., L.B. NO. 6824
280 BUSINESS PARK CIRCLE, SUITE 410
ST. AUGUSTINE, FLORIDA 32086

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DEERFIELD MEADOWS, LLC, IS THE LANDLORD OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THESE LANDS, TRACT "A" (OPEN SPACE & UTILITIES), REMAIN PERMANENTLY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HEREAFTER PROVIDED. NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC EXCEPT AS HEREAFTER EXPRESSLY STATED HEREON OR SHOWN ON THE PLAT. OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ALL EXISTING OR FUTURE RIGHTS OF WAY FOR THE PURPOSE OF CONSTRUCTION OR MAINTENANCE AND UTILITIES OR OTHERWISE, EXCEPT AS HEREAFTER PROVIDED.

THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME TO COMEY TO ANY RESPONSIBLE PROPERTY OWNERS ASSOCIATION OR THE COO ALL OR ANY PART OF THE LANDS ON THIS PLAT DESCRIBED AS TRACTS OR EXCLUSIVES, INCLUDING ALL UNDEVELOPED EXCLUSIVES FOR ACCESS, DRAINAGE, MAINTENANCE OR UTILITIES. THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PERMITS AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING ACCESS AND EGRESS) OF UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE INTERESTS OF THE LANDS DESCRIBED HEREON OR TO THE OWNERS OF ADJACENT LANDS.

THESE EASEMENTS ASSUMED AS "IN EXISTENCE" ARE HEREBY REBORNLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY OVER ADDITIONAL PORTIONS OF THE PLAT AS NEEDED, THE RIGHTS RESERVED HEREIN FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL SERVICE.

ALL PLATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, FIBER OPTIC, POWER, NON-SIGNAL COMMUNICATION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF A PUBLIC UTILITY, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.011 (2)(b), FLORIDA STATUTES.

IN WITNESS WHEREOF THE ABOVE NAMED DEERFIELD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2019.

By: Deerfield Holdings, LLC, a Florida limited liability company.

By: _____
Title: _____
Address: _____
Witness: _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____ as the President of Deerfield Meadows Community Association, Inc., a Florida limited liability corporation, on behalf of the partnership. To me well known and no oath was administered.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Commission number _____
My Commission Expires _____

By: _____, a Florida limited liability company.

By: _____
Title: _____
Address: _____
Witness: _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Derrick Dicker as the President of Linton Homes, LLC, a Florida limited liability corporation, on behalf of the partnership. To me well known and no oath was administered.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Commission number _____
My Commission Expires _____

LEGEND:

- PC=POINT OF CURVATURE
- PI=POINT OF INTERSECTION
- PR=POINT OF REVERSE CURVATURE
- PP=POINT OF COMPOUND CURVATURE
- R=RADIUS
- CH=CHORD
- L=LENGTH
- C.B.=CHORD BEARING
- CD=CHORD DISTANCE
- CM=CONCRETE MONUMENT
- PRM=PERMANENT REFERENCE MONUMENT
- PCP=PERMANENT CONTROL POINT
- EJ=SET 4"x4" CONCRETE MONUMENT, LB 6824
- Q=POI-SET MAG NAIL & DISK, LB 6824
- D=DELTA ANGLE
- RY=RIGHT-OF-WAY
- PS=PLAT BOOK
- MS=MAP BOOK
- DB=DEED BOOK
- OR=OFFICIAL RECORDS BOOK
- PS=PLAT
- MS=NOT TO SCALE
- FD=FIELD
- (r)=NON RADIAL LINE
- R=RAIUS POINT
- FLM=FLORIDA POWER & LIGHT EASEMENT
- UP=UPLAND PRESERVATION AREA

BRADSHAW-NILES and ASSOCIATES, INC.
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