

RESOLUTION NO. 2019-332
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ABERDEEN (D.R. HORTON - PHASE 5B).

WHEREAS, D.R. HORTON, A DELAWARE 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 Aberdeen (D.R. Horton - Phase 5B).

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 **\$508,072.85** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$116,388.17** 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 1 day of October, 2019.

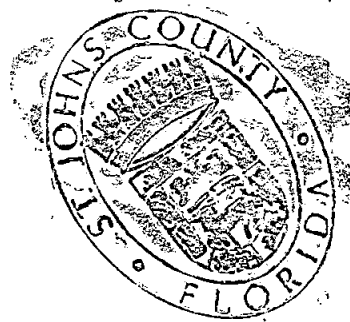
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron
Paul M. Waldron Chair

ATTEST: Hunter S. Conrad, Clerk

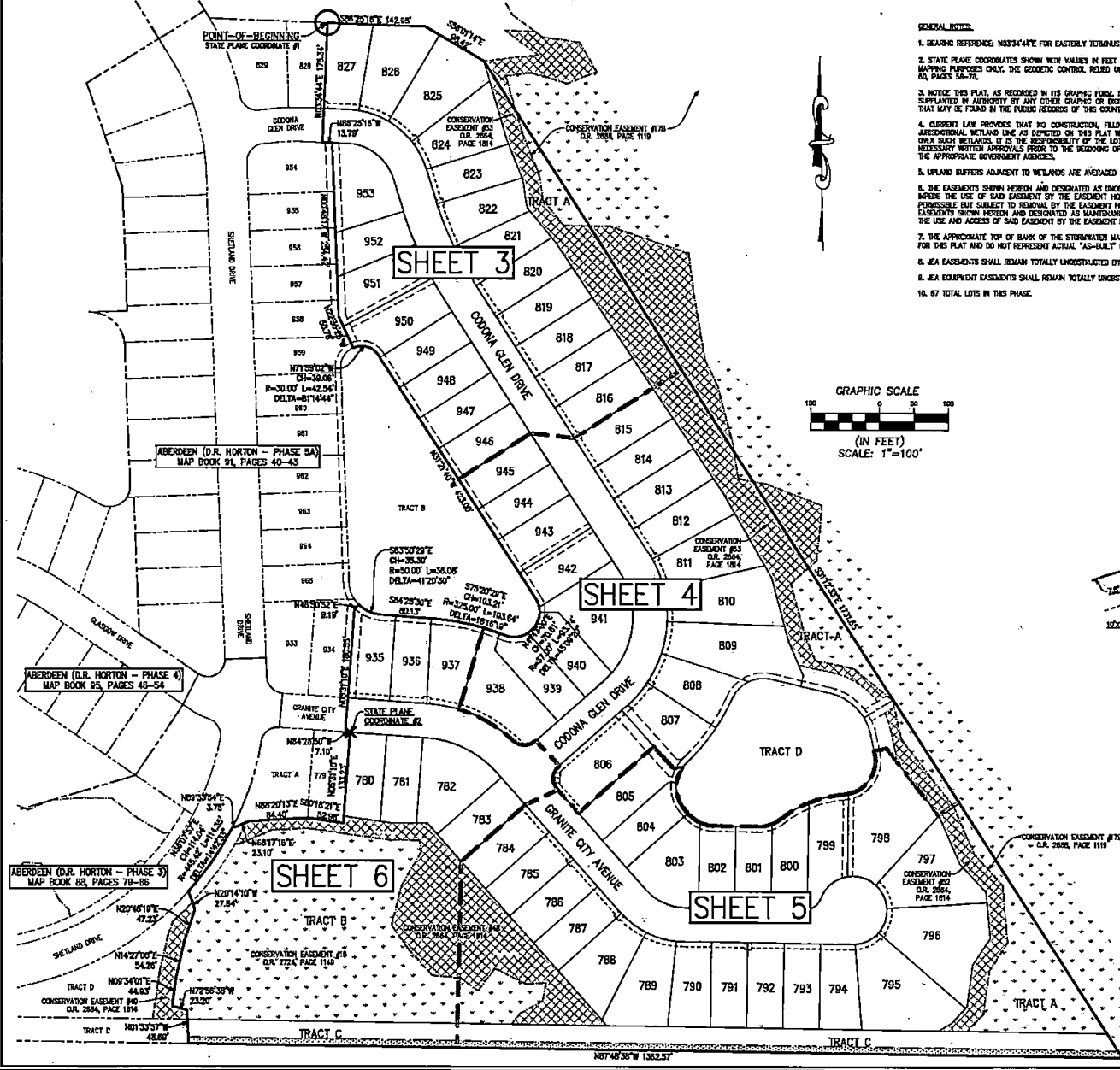
Pam Halterman
Deputy Clerk

RENDITION DATE 10/3/19



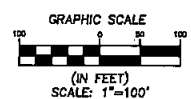
ABERDEEN (D.R. HORTON - PHASE 5B)

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



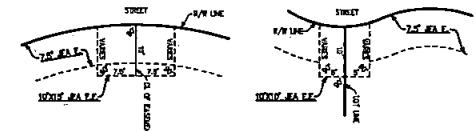
GENERAL NOTES:

1. BEARING REFERENCE: N033°44'E FOR EASTERLY TERMINUS LINE OF CODRINGTON GLEN DRIVE (LOT R/10), ABERDEEN (D.R. HORTON-PHASE 5A), MAP BOOK 91, PAGES 40-43.
2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF ARE BASED ON NORTH AMERICAN DATUM 1983/NA, FLORIDA EAST ZONE AREA FOR GIS MAPPING PURPOSES ONLY. THE EXERCISE CONTROL RELEVANT FOR THESE VALUES WAS THE EXISTING REDEED FLAT OF ABERDEEN (D.R. HORTON-PHASE 1), MAP BOOK 60, PAGES 58-70.
3. NOTICE THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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.
4. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF BIRTH CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN OR ADJACENT TO THE JURISDICTIONAL WETLAND LINE AS SHOWN 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 OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND DISTURBED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
5. UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVERAGE 25 FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
6. THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID EASEMENT BY THE EASEMENT HOLDER. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE EASEMENT HOLDER AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS RESTRICTED EASEMENTS, SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPROVE THE USE AND ACCESS OF SAID EASEMENT BY THE EASEMENT HOLDER.
7. THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREIN DEPICT A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAN AND DO NOT REPRESENT ACTUAL, "AS-BUILT" CONDITIONS.
8. JEAs EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID EASEMENTS BY JEAs.
9. JEAs EQUIPMENT EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPROVE THE USE AND ACCESS OF SAID EASEMENTS BY JEAs.
10. 67 TOTAL LOTS IN THIS PHASE.



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2201009.4304	473915.0783	POINT OF BEGINNING, PRM
2	2202985.6218	470223.4685	NW CORNER OF LOT 780, PRM

TYPICAL JEAs EASEMENT DETAILS (NOT TO SCALE)



LEGEND:	
PRM	PERMANENT RESTRICTION MONUMENT
CM	FOUND 4"X4" CONCRETE MONUMENT (0.8 3504), PRM
CS	SET 1/2" IRON PIPE (0.8 3504), PRM
CD	SET 1/2" IRON PIPE (0.8 1704), PRM
CE	FOUND 4"X4" CONCRETE MONUMENT (0.8 1704), PRM
CF	FOUND 1/2" IRON PIPE (0.8 1704), PRM
CG	SET PERMANENT CONTROL POINT (0.8 1704)
CH	DIAPY DISTANCE
CI	FIXED
CL	ARC LENGTH
CO	POINT OF CURVATURE
CP	POINT OF TANGENCY
CR	POINT OF REVERSE CURVATURE
CS	POINT OF COMPASS CURVATURE
CT	FIXED POINT
CU	RAILROAD BEARING
CV	RIGHT OF WAY
CW	OFFICIAL RECORDS BOOK OR VOLUME
CDP(UD)	STORMWATER MANAGEMENT FACILITY & UNRESTRICTED DRAINAGE EASEMENT
CL	TRAVELER LINE ONLY, NOT A TITLE BOUNDARY LINE
CL	CENTRALINE

Surveyed and Prepared by:
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 Professional Surveyors and Mappers
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