

RESOLUTION NO. 2019- 391
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WINDSONG ACRES.

WHEREAS, AMERICAN HOMES INVESTMENTS, LLC, 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 Windsong Acres.

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 \$182,208.41 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$161,559.91 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 19th day of November, 2019.

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

BY: [Signature]
Jeb S. Smith, Chairman

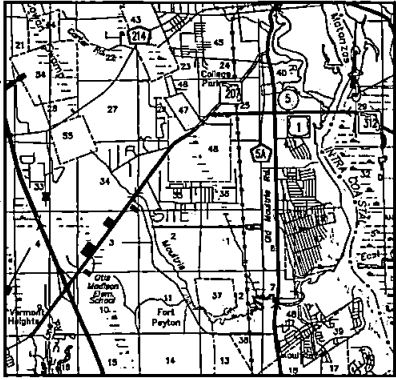
ATTEST: Hunter S. Conrad, Clerk

[Signature: Pam Halterman]
Deputy Clerk

RENDITION DATE 11/21/19



VICINITY MAP



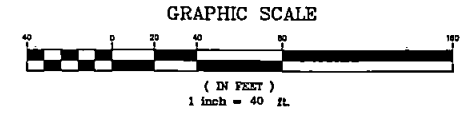
WINDSONG ACRES

A RE-FLAT OF LOT 10 AND THE SOUTH 110 FEET OF LOT 9, PINWOOD, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 2, PAGE 22, SECTION 1, TOWNSHIP 8 SOUTH, RANGE 29 EAST, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK ___ PAGE ___
SHEET 2 OF 3 SHEETS

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	LENGTH
C1	N71°11'32"W	34.11	50.00	34.61
C4	S70°53'04"E	51.23	75.00	53.02
C5	N67°28'34"W	14.30	42.00	14.47
C6	N65°44'02"W	22.37	42.00	22.60
C7	S77°11'32"E	60.03	62.00	62.42
C8	S67°42'01"W	115.81	67.00	240.10
C9	S21°25'57"E	23.63	42.00	23.43
C10	N42°13'19"W	1.07	42.00	1.05
C11	S47°05'34"E	6.27	42.00	6.09
C12	S71°41'13"E	17.26	25.00	17.40
C13	S37°56'05"E	32.79	42.00	33.13
C14	S23°23'07"E	30.07	72.00	30.30
C15	N12°17'00"W	11.40	20.00	11.97
C16	N28°51'03"E	20.82	20.00	21.19
C17	S73°32'35"E	10.32	20.00	10.33
C20	S47°42'31"E	27.87	19.37	30.44
C21	S44°01'50"W	28.10	20.00	31.27
C22	N32°22'24"W	34.32	20.00	41.89

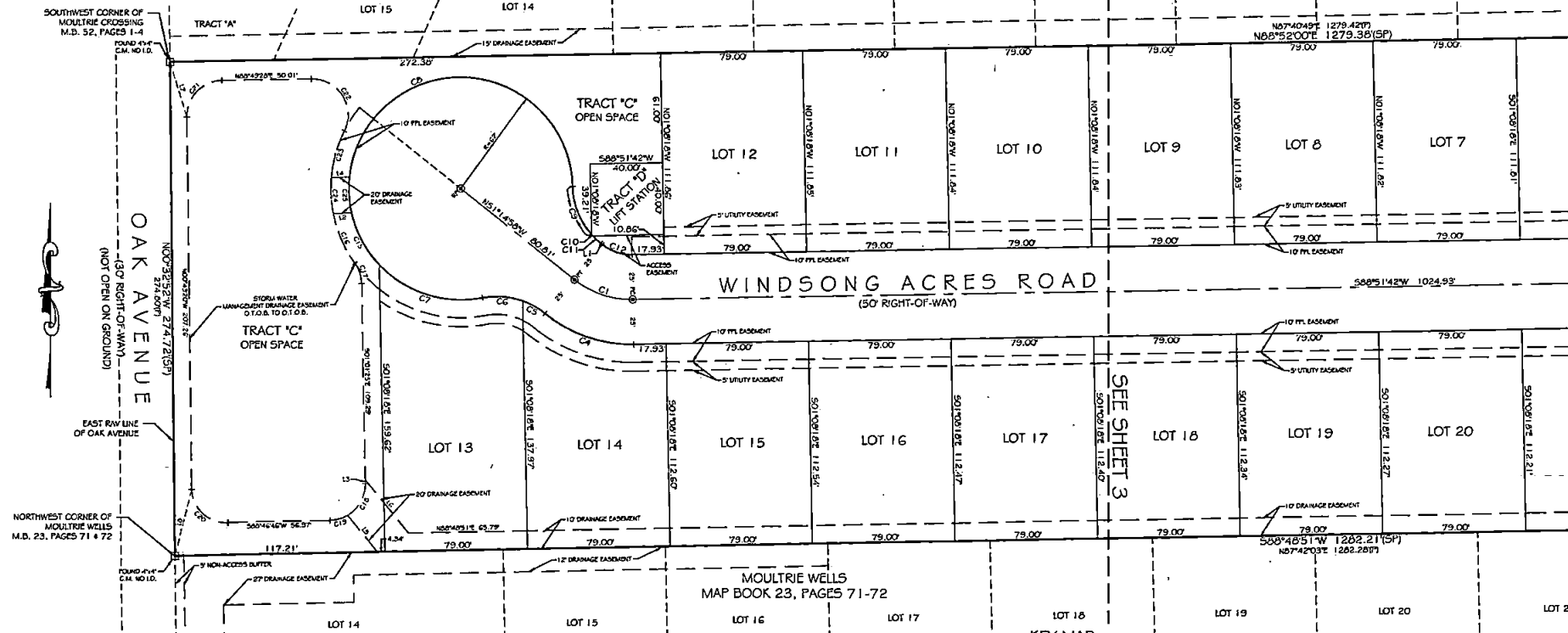
CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	LENGTH
C23	S15°31'57"W	27.22	72.00	27.39
C24	S05°30'52"E	20.00	72.00	20.00
C25	S08°20'52"E	20.00	62.00	20.09



MOULTRIE CROSSING
MAP BOOK 52, PAGES 1-4

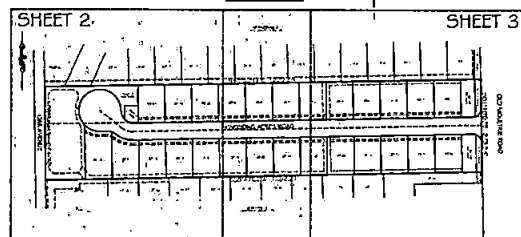
WINDSONG ACRES ROAD
(50' RIGHT-OF-WAY)

MOULTRIE WELLS
MAP BOOK 23, PAGES 71-72



- NOTES:
- BEARINGS SHOWN HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTH LINE OF MOULTRIE CROSSING MAP BOOK 52, PAGES 1-4 AS REFERENCED TO THE STATE PLANE COORDINATES ON THE NORTHWEST AND NORTHEAST CORNERS THEREOF BEING NORTH 06°47'49" EAST (PLAT BEARING NORTH 07°53'33" EAST).
 - NOTICE THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IS THE ORIGINAL PORTION OF THE SURVEY WHICH DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL PORTION OF THE PLAT. THERE MAY BE ADDITIONAL REVISIONS TO THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THE INTENDED USE OF THESE COORDINATES ARE FOR CGS BOUNDARY PURPOSES.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
 - EACH EASEMENT CREATED BY THIS PLAT AND DESIGNATED AS A "DRAINAGE EASEMENT" SHALL REMAIN UNOBTSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPAIR THE USE OF SAID EASEMENTS FOR SUCH PURPOSE BY AUTHORIZED PERSONS OR ENTITIES.
 - THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF DRIVEWAYS, CURBS AND SIDEWALKS AND THE INSTALLATION AND MAINTENANCE OF FENCES, HEDGES AND LANDSCAPING ARE PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH APPLICANT FOR TRACT GRANTS FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 - EACH EASEMENT CREATED BY THIS PLAT AND DESIGNATED AS A "DRAINAGE AND ACCESS EASEMENT" SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPAIR THE USE OF SAID EASEMENTS FOR SUCH PURPOSES BY AUTHORIZED PERSONS OR ENTITIES.
 - THE ENCLOSURE SET FORTH ON THIS PLAT SHALL NOT MERGE WITH THE TITLE TO ANY OF THE LAND SUBJECT HERETO AND SHALL REMAIN SEPARATE DEVICES.

- LEGEND
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED LB 6487
 - ⊙ = TABULATED CURVE DATA
 - ⊕ = FLORIDA POWER & LIGHT
 - ⊖ = TABULATED LINE DATA
 - OTOB = OUTSIDE TOP OF BANK
 - IN = RECORDED PLAT BEARING & DISTANCE
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PCC = POINT OF REVERSE CURVATURE
 - PT = POINT OF TANGENCY
 - RP = RADIUS POINT
 - SP = STATE PLANE COORDINATE BEARING & DISTANCE



LINE #	BEARING	DISTANCE
L1	S51°14'50"E	1.27
L2	N56°39'00"E	10.11
L3	N61°01'25"W	2.03
L4	N66°39'00"E	10.11
L5	S39°05'40"E	26.03
L6	S33°05'40"E	58.10
L7	N17°08'42"W	31.59
L8	N14°18'44"E	38.09

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-8377
LICENSED BUSINESS NO. 6467

WINDSONG ACRES

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CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	N85°49'25"W	28.19	25.02	31.13	071°20'15"
C3	N87°49'25"W	5.11	25.02	5.14	018°38'47"
C13	N79°31'49"E	5.11	25.02	5.14	018°38'47"
C14	N34°31'49"E	29.18	25.02	31.13	071°20'15"

MAP BOOK _____ PAGE _____

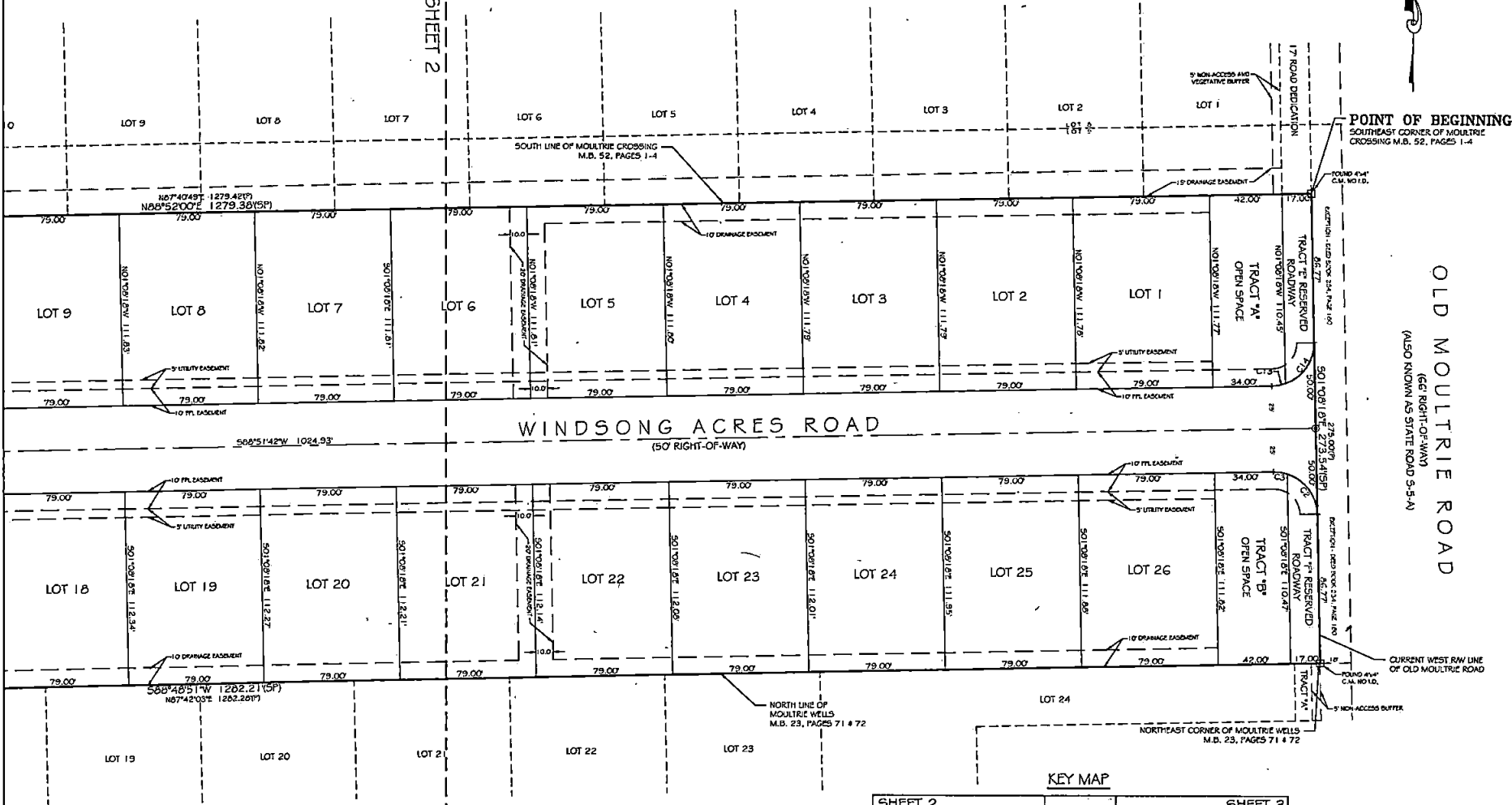
SHEET 3 OF 3 SHEETS

SEE SHEET 2 OF 3 FOR NOTES

POINT	NORTHING	EASTING	DESCRIPTION
1	2001990.54	552560.46	N.E. CORNER OF PLAT
2	2001717.06	552565.89	S.E. CORNER OF PLAT

SEE SHEET 2

MOULTRIE CROSSING
MAP BOOK 52, PAGES 1-4



POINT OF BEGINNING
SOUTHEAST CORNER OF MOULTRIE CROSSING M.B. 52, PAGES 1-4

OLD MOULTRIE ROAD
(50' RIGHT-OF-WAY)
(ALSO KNOWN AS STATE ROAD 9-5-A)

CURRENT WEST RAW LINE OF OLD MOULTRIE ROAD

LEGEND

- SET 4"x4" CONCRETE MONUMENT STAMPED 15 6487 UNLESS OTHERWISE NOTED
- SET NAIL & DISK STAMPED 15 6487
- TABULATED CURVE DATA
- FL FLORIDA POWER & LIGHT
- LI TABULATED LINE DATA
- OTOB OUTSIDE TOP OF BANK
- PI RECORDED PLAT BEARING & DISTANCE
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PFC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- RS RADIUS POINT
- RSJ STATE PLANE COORDINATE BEARING & DISTANCE

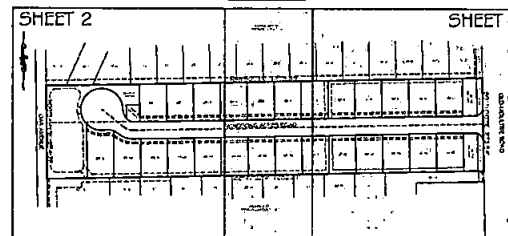
MOULTRIE WELLS
MAP BOOK 23, PAGES 71-72

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

KEY MAP



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