

**RESOLUTION NO. 2019- 443**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**BARTRAM RANCH - PHASE 1A AND 1B.**

**WHEREAS, TOLL FL XIII LIMITED PARTNERSHIP, 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 Bartram Ranch – Phase 1A and 1B.

**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 \$1,527,181.73 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$361,369.00 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 17th day of December, 2019.

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

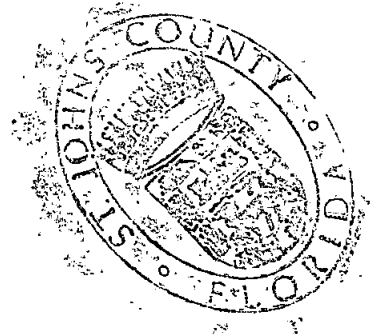
BY: Jeb S. Smith  
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

Pam Halterman

Deputy Clerk

RENDITION DATE 12/19/19



# BARTRAM RANCH - PHASE 1 A and 1B

BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, TOGETHER WITH A PORTION OF THAT GRANT TO FRANCIS P. FATIO, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

THIS PLAN WAS PREPARED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY CHICAGO TITLE TITLE INSURANCE COMPANY, DATED MAY 14, 2016, AND IS SUBJECT TO THE FOLLOWING EASEMENTS:

1) MATTERS CONCERNING PARCELS 4 AND 5 AS CONTAINED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 63, PAGE 15.

THIS PLAT IS A PORTION OF THE LANDS DESCRIBED IN THIS INSTRUMENT, AND IS THEREFORE SUBJECT TO THIS DOCUMENT, THERE ARE NO NOTES THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

2) TEMPORARY EASEMENT AGREEMENT RECORDED MARCH 5, 2019 IN OFFICIAL RECORDS BOOK 4689, PAGE 472.

THIS PLAT IS A PORTION OF THE LANDS DESCRIBED IN THIS INSTRUMENT, AND IS THEREFORE SUBJECT TO THIS DOCUMENT. THIS EASEMENT IS BLANKET IN NATURE, AND CAN NOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT. THIS EASEMENT SHOULD BE TERMINATED/AMENDED BEFORE THIS PLAT IS RECORDED.

3) DEMONSTRATION OF EASEMENT FOR ACCESS, EGRESS, UTILITIES AND CONSTRUCTION RECORDED MARCH 5, 2019 IN OFFICIAL RECORDS BOOK 4620, PAGE 1008.

THIS PLAT IS A PORTION OF THE LANDS DESCRIBED IN THIS INSTRUMENT, AND IS THEREFORE SUBJECT TO THIS DOCUMENT. THIS EASEMENT IS BLANKET IN NATURE, AND CAN NOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT. THIS EASEMENT SHOULD BE TERMINATED/AMENDED BEFORE THIS PLAT IS RECORDED.

### CURVE TABLE FOR BOUNDARY DATA

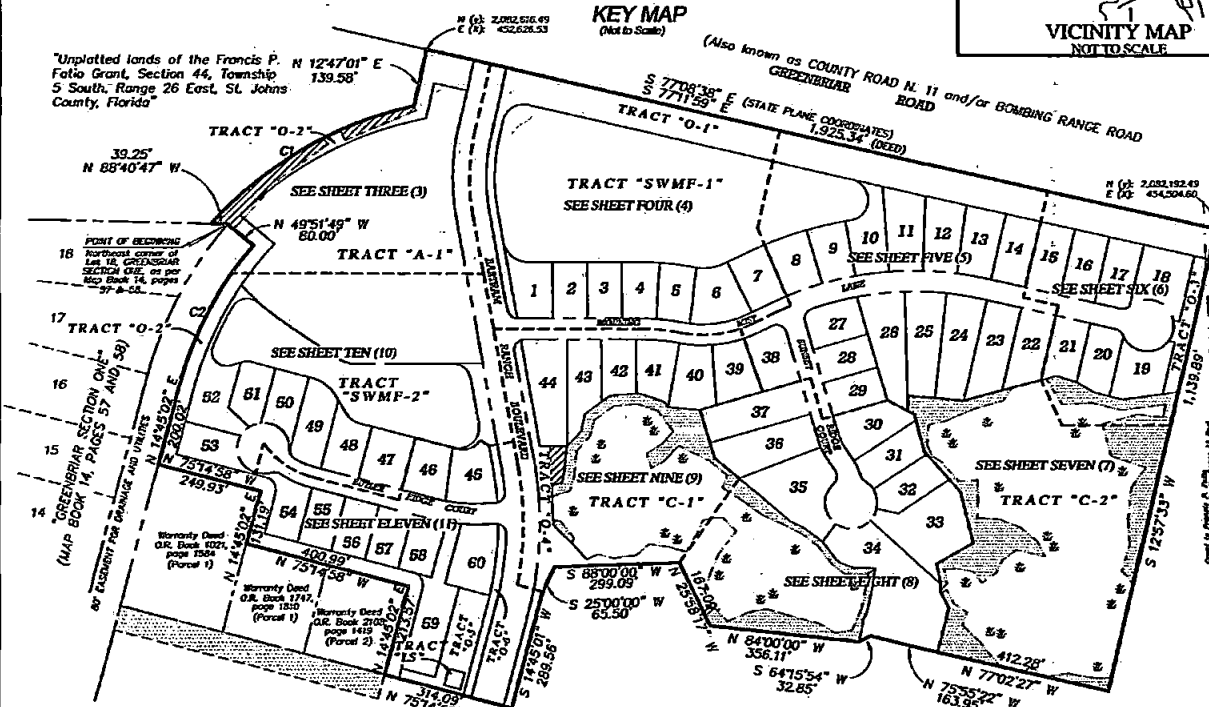
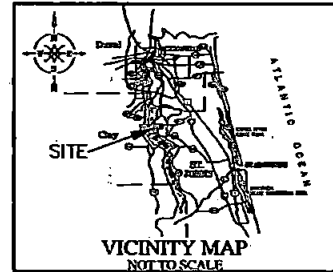
CURVE No. 1  
RADIUS = 913.28'  
DELTA = 35°44'43"  
ARC LENGTH = 569.77'  
N 59°47'08" E  
CHORD = 360.57'

CURVE No. 2  
RADIUS = 867.95'  
DELTA = 25°23'10"  
ARC LENGTH = 384.56'  
N 27°26'30" E  
CHORD = 381.42'

### KEY MAP

(Not to Scale)

(Also known as COUNTY ROAD N. 11 and/or BOMBING RANGE ROAD  
GREENEBRIAR ROAD  
GREENEBRIAR (STATE PLANE COORDINATES)  
1,925.34' (NEED)



**GENERAL NOTES:**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NO 83 (NAD 83), FLORIDA EAST ZONE, (ZONE 18), U.S. FEET AS NOTED BELOW IN GENERAL NOTE 2, AND FOR THE NORTHERLY MERIDIAN LINE OF THE "PIONEER DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO HATVALLY OVERTON, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1034 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA. IN 2015/24 E.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, FIBER/OPTIC, AND/OR 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 IN THE EVENT A CONFLICT BETWEEN CONFLICT DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS OWNED TO OR CONTROLLED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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, FLORIDA.

**GENERAL NOTES (Continued):**

- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN 50' OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE 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.
- 6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- 7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NO 83 (NAD 83), FLORIDA EAST TIME, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GS BASE MAPPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

THE ST. JOHNS COUNTY GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:

- 1) CONTROL POINT "014", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,088,027.03, AND E(4): 453,788.927470
- 2) CONTROL POINT "014", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,088,027.03, AND E(4): 453,788.927470
- 3) CONTROL POINT "014", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,088,027.03, AND E(4): 453,788.927470

**ABBREVIATIONS USED IN THIS PLAT**

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MARK
PLCP	PERMANENT CONTROL POINT
GM	CONCRETE MONUMENT
LB	LIBERATED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PLSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
D	DELTA/CENTRAL ANGLE
L	ARC LENGTH
CP	CHORD POINT
CPD	CHORD DISTANCE
CPG	POINT OF INTERSECTION
FT	POINT OF TANGENCY
POA	POINT ON CURVE
PLA	POINT OF CURVATURE
PLA	POINT OF REVERSE CURVATURE
PLA	RADIUS POINT
TMP	TOWER/POST
RNR	RANGE
E	EAST
N	NORTH
S	SOUTH

**LEGENDS USED IN THIS PLAT**

LEGEND	DEFINITION
◆	SEE 4.4 OF CONCRETE MONUMENT WITH DASH, STAMPED TRIAL ID AND DATE
◇	WOOD PILE OF CONCRETE MONUMENT WITH DASH, STAMPED TRIAL ID AND DATE
●	100' P.M. NAIL & DASH, STAMPED "P.M.", ID AND DATE

**MATCH LINES USED IN THIS PLAT**

MATCHING	DEFINITION
▨	RIGHTS UPLAND EASEMENTS
▩	RIGHTS RESERVED WETLANDS
▧	RIGHTS UPLAND REVERSION

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Lella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736



**CERTIFICATE OF APPROVAL GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 1 A and 1B", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

BY: \_\_\_\_\_  
DIRECTOR, 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, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

CIA, CLERK, PLS, COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER, LICENSE NUMBER 4354

**CERTIFICATE OF REVIEW COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 1A and 1B", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

**CERTIFICATE OF CLERK**

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

BY: \_\_\_\_\_  
CLERK OF THE CIRCUIT COURT

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

THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 1A and 1B", HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019. THIS ACCEPTANCE SHALL NOT BE DEEMED AS ENDORSING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: \_\_\_\_\_  
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.