

**RESOLUTION NO. 2019- 83**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING**  
**A PLAT FOR CHASEWOOD**

**WHEREAS, CHASEWOOD VENTURES ST. JOHNS, LLC, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Chasewood.

**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 **\$190,294.20** has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of **\$135,052.20** 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 19 day of March, 2019.

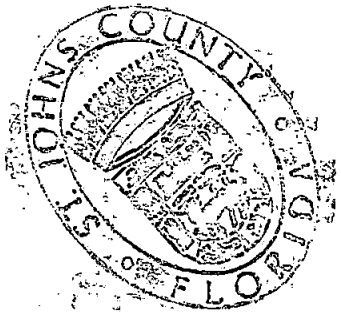
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

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

**ATTEST:** Hunter S. Conrad, Clerk of Court

Sam Hatterman  
Deputy Clerk

RENDITION DATE 3/21/19



# CHASEWOOD

A PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST,  
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

MAP BOOK      PAGE     

SHEET 2 OF 8

**NOTES:**

1. BEARINGS BASED ON THE NORTH LINE OF ST. AUGUSTINE PARK UNIT ONE AS RECORDED IN MAP BOOK 10, PAGE 58 AND 59, BEING NORTH 51°55'13" EAST, AS PER PLAT.
2. THE COORDINATE POINTS SHOWN ON THIS PLAT HAVE NORTHING AND EASTING VALUES BASED ON NORTH AMERICAN DATUM NAD 1983—STATE PLANE COORDINATES FLORIDA EAST ZONE—in U.S. FEET. THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BOUNDARY BEARINGS SHOWN ON THIS PLAT.
3. NATURAL VEGETATIVE UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
4. 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.
5. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE AS DEPICTED ON THIS PLAT 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 ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
6. THE EASEMENTS SHOWN HEREON SHALL REMAIN UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL OR REPLACEMENT OF SUCH ITEMS.
7. THE UTILITY EASEMENTS GRANTED HEREIN AND THE RIGHTS RESERVED FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY OWNER TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.
8. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT FOR ST. JOHNS COUNTY WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 3936, PAGE 1626, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

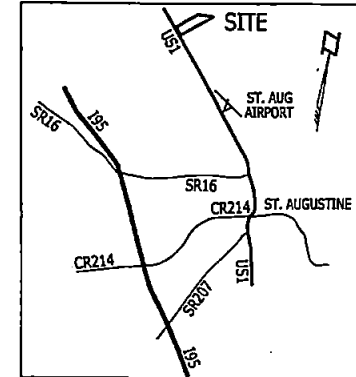
**LEGEND:**

**SYMBOLS**

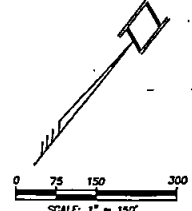
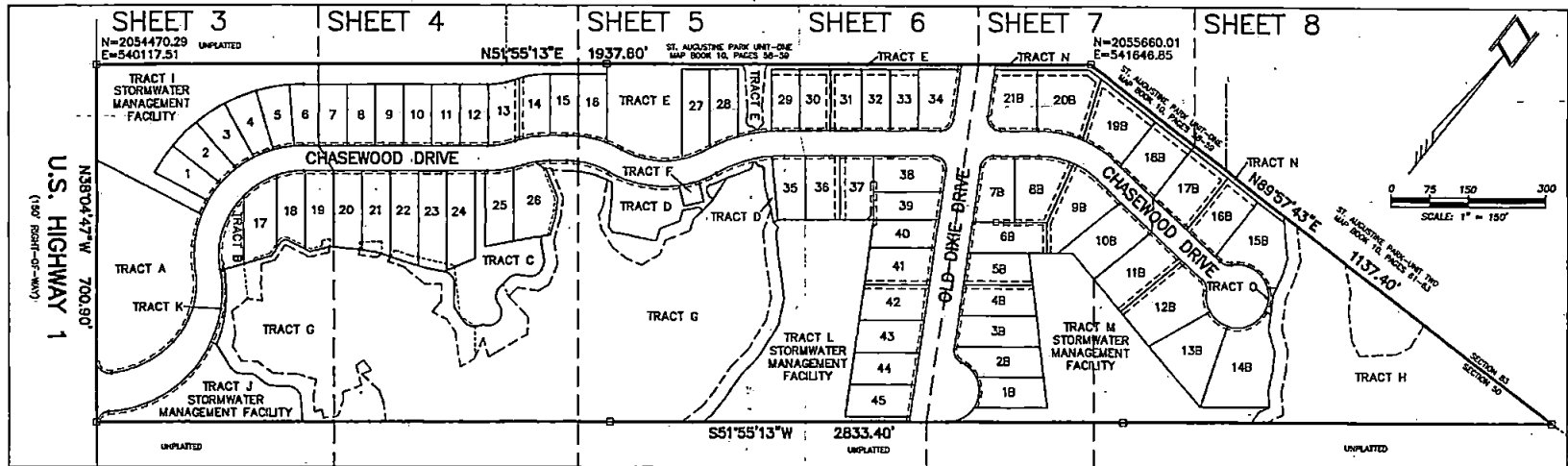
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND OR SET 4" x 4" x 24" CONCRETE MONUMENT—STAMPED (LB3672).
- ⊙ DENOTES PERMANENT CONTROL POINT

**ABBREVIATIONS**

- FPL DENOTES FLORIDA POWER & LIGHT
- (OA) DENOTES OVERALL
- FT DENOTES POINT OF TANGENCY
- PC DENOTES POINT OF CURVATURE
- PRC DENOTES POINT OF REVERSE CURVATURE
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- (R) DENOTES RADIAL
- R/W DENOTES RIGHT OF WAY



VICINITY MAP  
NOT TO SCALE



PREPARED BY:  
HEATWRIGHT LAND SURVEYORS, INC.  
1500 ROBERTS DRIVE  
JACKSONVILLE BEACH, FLORIDA  
(904) 241-8550