

RESOLUTION NO. 2019- 84
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR DURAN DRIVE

WHEREAS, BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Duran Drive.

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 cost to construct, is not required as the roadway construction is complete.

Section 3. A Required Improvements Bond in the amount of **\$120,659.85** for maintenance has been filed with the Clerk's office.

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.

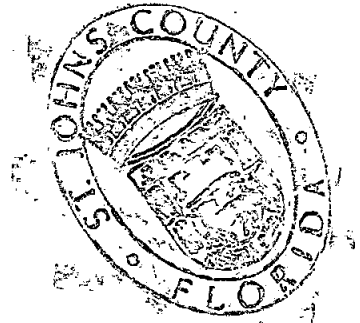
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Hunter S. Conrad, Clerk of Court

Sam Hatterman
Deputy Clerk

RENDITION DATE 3/21/19



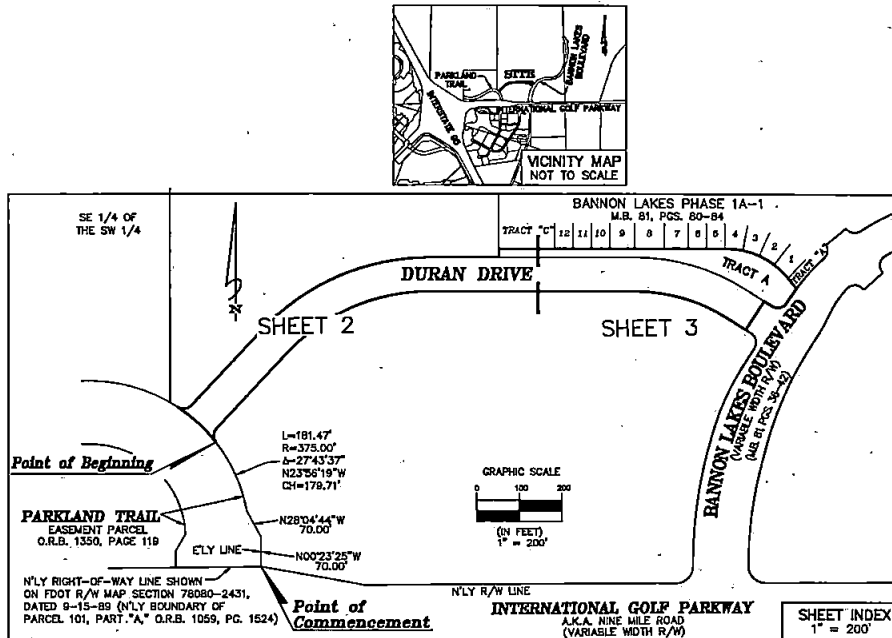
DURAN DRIVE

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

CAPTION:

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NINE MILE ROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, DATED 9-15-89, ALSO BEING THE NORTHERLY BOUNDARY OF PARCEL 101, PART "A," CEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1059, PG. 1524, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE EASTERLY LINE OF PARKLAND TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY AND NORTHWESTERLY LINES OF SAID PARKLAND TRAIL, RUN THE FOLLOWING THREE (3), COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°37'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 191.47 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 23°56'19" WEST, 179.71 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY AND THE POINT OF BEGINNING, THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 02°31'19" EAST, 32.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 376.40 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 69°24'44" EAST, 367.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°58'40" EAST, 482.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 376.40 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°52'39" EAST, 222.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°45'59" EAST, 61.63 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, SOUTHEASTERLY AND EASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, RUN THE FOLLOWING FIVE (5), COURSES AND DISTANCES: COURSE NO. 1: NORTH 32°16'01" EAST, 80.00 FEET; COURSE NO. 2: SOUTH 57°45'59" EAST, 22.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 80°45'18" EAST, 9.65 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 4: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 34.45 FEET, AN ARC DISTANCE OF 34.45 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 34°17'01" EAST, 34.45 FEET, TO THE MOST SOUTHERLY CORNER OF TRACT "A," AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1A-1, AS RECORDED IN MAP BOOK 81, PAGES 80 THROUGH 84, INCLUSIVE, OF SAID PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHEASTERLY AND WESTERLY, ALONG THE SOUTHERLY LINE OF SAID BANNON LAKES PHASE 1A-1, RUN THE FOLLOWING THREE (3), COURSES AND DISTANCES: COURSE NO. 1: NORTH 39°37'15" WEST, 37.33 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 157.04 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 65°07'06" WEST, 152.11 FEET; COURSE NO. 3: SOUTH 89°58'40" WEST, 636.46 FEET, TO THE SOUTHWEST CORNER OF TRACT "C," AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1A-1; THENCE SOUTH 00°06'45" EAST, 20.26 FEET; THENCE SOUTH 89°58'40" WEST, 160.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 444.21 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°24'43" WEST, 431.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°50'45" WEST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°58'40" WEST, 32.38 FEET, TO THE NORTHEASTERLY LINE OF SAID PARKLAND TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 122.42 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°09'15" EAST, 121.88 FEET, TO THE POINT OF BEGINNING.



ADoption and DEDICATION

THIS IS TO CERTIFY THAT BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 180, FLORIDA STATUTES ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS DURAN DRIVE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAY DESIGNATED IN THE PLAT AS DURAN DRIVE IS HEREBY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT "A" SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF UNDESIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDESIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT "A" TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ANY UTILITY EASEMENTS SHOWN HEREON, WITHIN THE LANDS DESCRIBED IN THE CAPTION, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE OWNER, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 180, FLORIDA STATUTES ("OWNER") HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS CHAIRMAN.

THIS _____ DAY OF _____, 2019.

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 180, FLORIDA STATUTES

BY: _____ WITNESS: _____
NAME: ARTHUR E. LANCASTER PRINT: _____
TITLE: CHAIRMAN WITNESS: _____
PRINT: _____

NOTARY PUBLIC FOR BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 180, FLORIDA STATUTES

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY ARTHUR E. LANCASTER, AS CHAIRMAN OF BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 180, FLORIDA STATUTES, ON BEHALF OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA COMMISSION # _____
TYPE OR PRINT NAME: _____ MY COMMISSION EXPIRES _____

CONTAINING 3.32 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2019.

MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6768
CLARY AND ASSOCIATES
L.B. NO. 3731
3850 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD AS N3216'01"E (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NGS ADJUSTMENT).
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELEVANT FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051
G050 N 2055670.5021 E 511532.7838
G051 N 2088974.3148 E 504321.1345
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT | NORTHING | EASTING | DESCRIPTION |
|-------|------------|-----------|-------------------------------------|
| 1 | 2056388.14 | 511972.17 | MOST WESTERLY CORNER OF DURAN DRIVE |
| 2 | 2056572.25 | 513303.98 | SOUTHEAST CORNER OF DURAN DRIVE |
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
 - CERTAIN EASEMENTS ARE RESERVED FOR F&M FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

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

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
CHAIR

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

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

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

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

BY: _____
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 COMPLES IN FORM 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.

HUNTER S. CONRAD
CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY A PROFESSIONAL SURVEYOR AND MAPPER, FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2019.

GAIL OLIVER
P.S.M. COUNTY SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 4564

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
O.R.B. 4304, PG. 253 FLORIDA POWER AND LIGHT EASEMENT SHOWN HEREON
O.R.B. 4366, PG. 756 EASEMENT FOR UTILITIES SHOWN HEREON
O.R.B. 4366, PG. 768 EASEMENT FOR UTILITIES SHOWN HEREON

