

**RESOLUTION NO. 2020- 323**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**GRAND OAKS PHASE 1B.**

**WHEREAS, DREES HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Grand Oaks Phase 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 \$214,822.58 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$80,454.94 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<sup>st</sup> day of September, 2020.

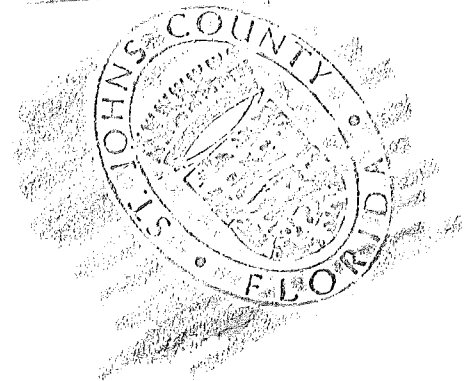
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: [Signature]  
Jeb S. Smith, Chair

**ATTEST:** Brandon J. Patty, Clerk  
Clerk of the Circuit Court & Comptroller

[Signature]  
Deputy Clerk

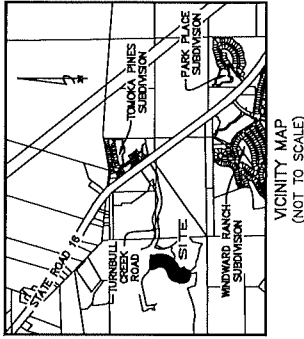
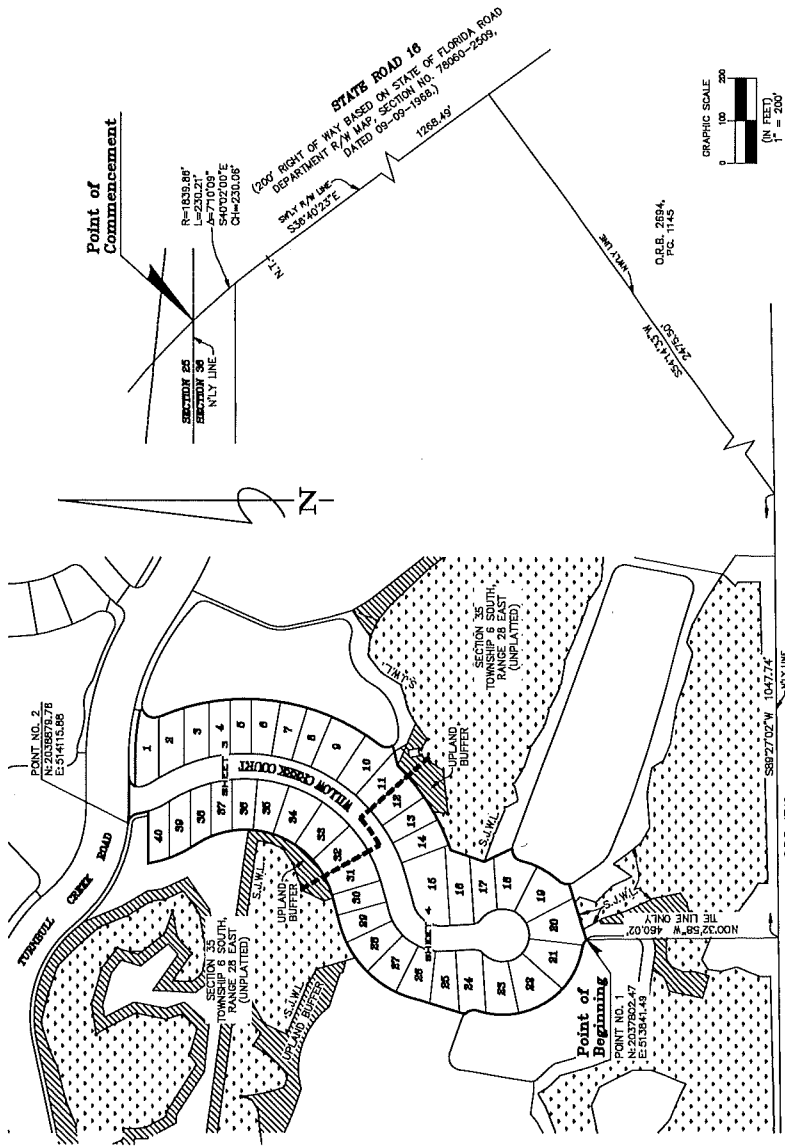
RENDITION DATE 9-3-2020



# Grand Oaks Phase 1B

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS  
40 LOTS AND NO TRACTS IN THIS PHASE



## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY R/W LINE OF STATE ROAD 16, AS SHOWN ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1989 ADJUSTMENT.
- THE INTERESTED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL POINTS SHOWN HEREON WERE ESTABLISHED USING CONTROL POINTS (DUBBIN 2), AND (ELZEVY).
- COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1989 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT NUMBER	BEARING	DESCRIPTION
1	S134°41'49"	MOST S.W. CORNER LOT 20
2	S11°12'58"	MOST N.E. CORNER WILLOW CREEK COURT

- NOTICE: THIS PLAN, 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 PLAN. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.051, FLORIDA STATUTES)

- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS (IF ANY) ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:  
 O.R.B. 4780, PAGE 15 GRANT OF EASEMENT  
 O.R.B. 4780, PAGE 45 GRANT OF TELECOMMUNICATIONS EASEMENT  
 O.R.B. 4853, PG. 1804 EASEMENT AGREEMENT

BLANKETS PLATTED LANDS  
 BLANKETS PLATTED LANDS  
 SHOWN HEREON

## LEGEND

- R/W
  - MAP BOOK
  - OFFICIAL RECORDS BOOK
  - FLORIDA POWER AND LIGHT EASEMENT
  - CHORD DISTANCE
  - RADIUS
  - RADIUS ANGLE
  - ARC LENGTH
  - RADIUS POINT
  - CENTERLINE CURVATURE
  - POINT OF TANGENCY
  - POINT OF NON-TANGENCY
  - POINT OF REVERSE CURVATURE
  - RADIAL LINE
  - PUBLIC UNRESTRICTED DRAINAGE EASEMENT
  - PRIVATE UNRESTRICTED DRAINAGE EASEMENT
  - TABULATED CURVE DATA
  - APPROXIMATE TOP OF BANK
  - APPROXIMATE TOP OF BANK
  - STATE JURISDICTIONAL WETLAND LINE
- PERMANENT CONTROL POINT
  - STAMPED P.C.P. LB 3731
  - 4"x4" CONCRETE MONUMENT
  - STAMPED P.R.M. LB 3731
  - SET 5/8" REBAR
  - WITH CAP P.R.M. LB 3731
  - APPROXIMATE TOP OF BANK
  - JURISDICTIONAL WETLANDS
- DENOTES STATE JURISDICTIONAL WETLANDS
  - DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
  - 25' AVERAGE WIDTH

