

RESOLUTION NO. 2020- 395
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BARTRAM RANCH – PHASE 2.

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 2.

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 \$873,689.15 is required for construction.

Section 3. A Required Improvements Bond in the amount of \$320,643.00 is 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 20 day of October, 2020.

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

BY: _____

Jeb S. Smith, Chair

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

Pam Halterman

Deputy Clerk

RENDITION DATE 10/21/20



BARTRAM RANCH - PHASE 2

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



MAP BOOK _____ PAGE _____
 SHEET THREE (3) of SEVEN (7) SHEETS
 SEE SHEET TWO (2) FOR LEGEND,
 GENERAL NOTES, ABBREVIATIONS and
 PLAT TITLE LETTER COMMENTS
 SEE SHEET TWO (2) FOR KEY MAP

GREENBRIAR SECTION ONE
 MAP BOOK 14, PAGES 37 and 38

LINE TABLE FOR FRONT OF WAYS, LOTS AND TRACTS

LINE	BEARING	POSTAGE
18	N 14°45'00" E	20.00'
19	N 27°14'58" W	251.60'

LINE TABLE FOR BOUNDARY

LINE	BEARING	POSTAGE
13	N 14°45'00" E	81.00'

LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED, RECORDED AT OFFICIAL RECORDS BOOK 1004, PAGE 713

BARTRAM RANCH - PHASE 1 A and 1B

MAP BOOK 99, PAGES 52 through 62

"Unplatted lands of the Grant to Francis P. Fatio in Section 44, Township 5 South, Range 26 East, St. Johns County, Florida"

LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED, RECORDED AT OFFICIAL RECORDS BOOK 4006, PAGE 1024

LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED, RECORDED AT OFFICIAL RECORDS BOOK 1016, PAGE 1416, (PARCEL 3)

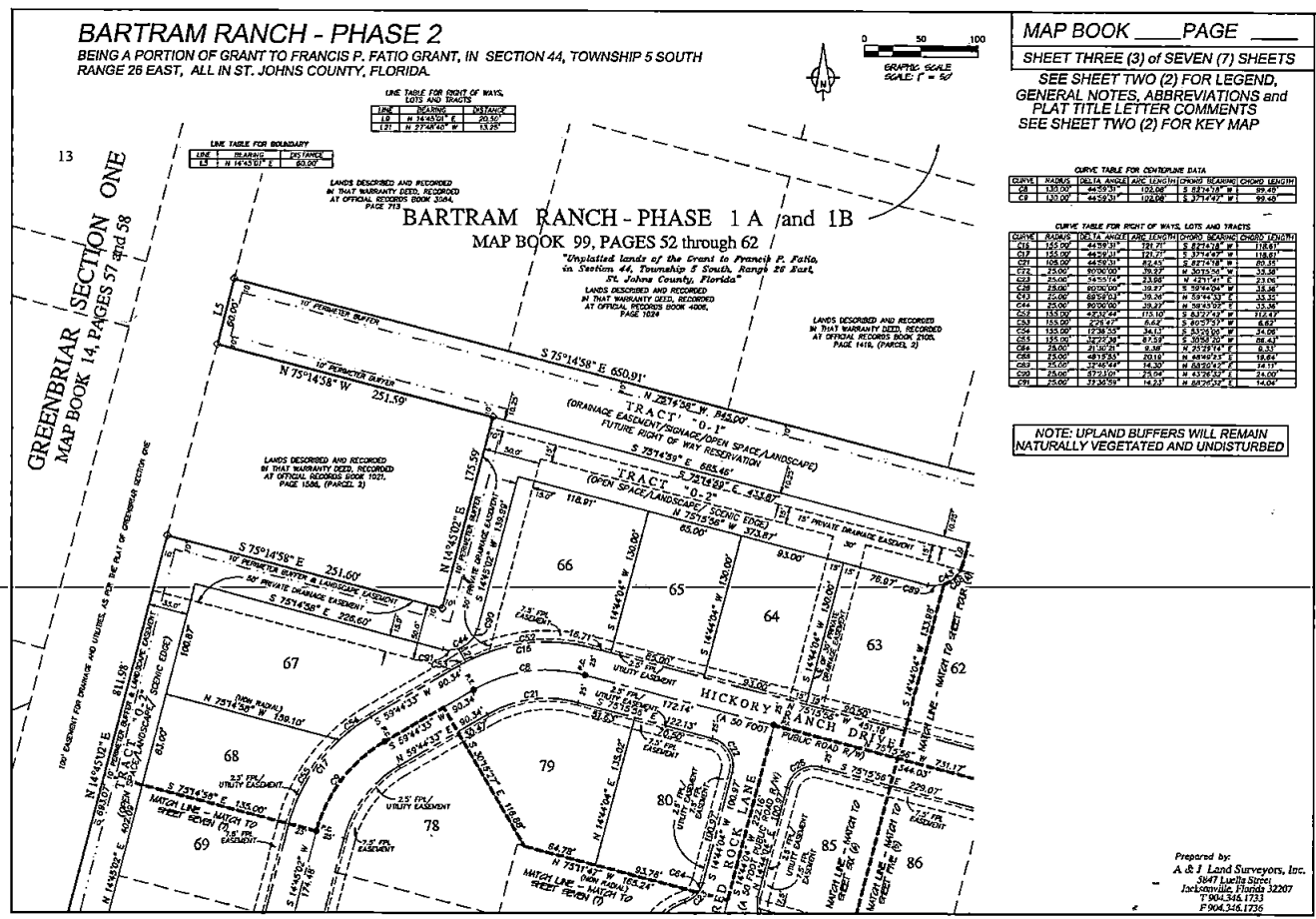
CURVE TABLE FOR ADJUTANT DATA

CHORD	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
02	130.00'	44.2931°	130.00'	S 52°14'58" W	89.49'
03	130.00'	44.2931°	130.00'	S 37°14'58" W	99.49'

CURVE TABLE FOR FRONT OF WAYS, LOTS AND TRACTS

CHORD	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
016	145.00'	44.2931°	145.00'	S 52°14'58" W	118.81'
017	145.00'	44.2931°	145.00'	S 37°14'58" W	128.81'
018	145.00'	44.2931°	145.00'	S 22°14'58" W	138.81'
019	145.00'	44.2931°	145.00'	S 7°14'58" W	148.81'
020	145.00'	44.2931°	145.00'	S 37°14'58" W	128.81'
021	145.00'	44.2931°	145.00'	S 52°14'58" W	118.81'
022	145.00'	44.2931°	145.00'	S 67°14'58" W	108.81'
023	145.00'	44.2931°	145.00'	S 82°14'58" W	98.81'
024	145.00'	44.2931°	145.00'	S 97°14'58" W	88.81'
025	145.00'	44.2931°	145.00'	S 112°14'58" W	78.81'
026	145.00'	44.2931°	145.00'	S 127°14'58" W	68.81'
027	145.00'	44.2931°	145.00'	S 142°14'58" W	58.81'
028	145.00'	44.2931°	145.00'	S 157°14'58" W	48.81'
029	145.00'	44.2931°	145.00'	S 172°14'58" W	38.81'
030	145.00'	44.2931°	145.00'	S 187°14'58" W	28.81'
031	145.00'	44.2931°	145.00'	S 202°14'58" W	18.81'
032	145.00'	44.2931°	145.00'	S 217°14'58" W	8.81'
033	145.00'	44.2931°	145.00'	S 232°14'58" W	-2.19'
034	145.00'	44.2931°	145.00'	S 247°14'58" W	-12.19'
035	145.00'	44.2931°	145.00'	S 262°14'58" W	-22.19'
036	145.00'	44.2931°	145.00'	S 277°14'58" W	-32.19'
037	145.00'	44.2931°	145.00'	S 292°14'58" W	-42.19'
038	145.00'	44.2931°	145.00'	S 307°14'58" W	-52.19'
039	145.00'	44.2931°	145.00'	S 322°14'58" W	-62.19'
040	145.00'	44.2931°	145.00'	S 337°14'58" W	-72.19'

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED



Prepared by
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BARTRAM RANCH - PHASE 2

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



MAP BOOK _____ PAGE _____

SHEET FOUR (4) of SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP

LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	S 84°50'14" W	31.50'
L2	S 85°51'42" W	30.00'

LANDS DESCRIBED AND RECORDED
IN THIS SURVEY ONLY. RECORDED
AT OFFICIAL RECORDS BOOK 2104,
PAGE 1198, (PAGE 3)

LINE	BEARING	DISTANCE
L1	S 74°51'11" E	25.00'
L2	S 84°50'14" W	32.00'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 74°51'11" E	25.00'
L2	S 84°50'14" W	32.00'

CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	ANGLE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	200.00'	28.71°	82.00'	57.97'	S 79°14'59" E	61.83'
C2	250.00'	31.96°	100.00'	70.71'	S 83°53'25" E	72.01'

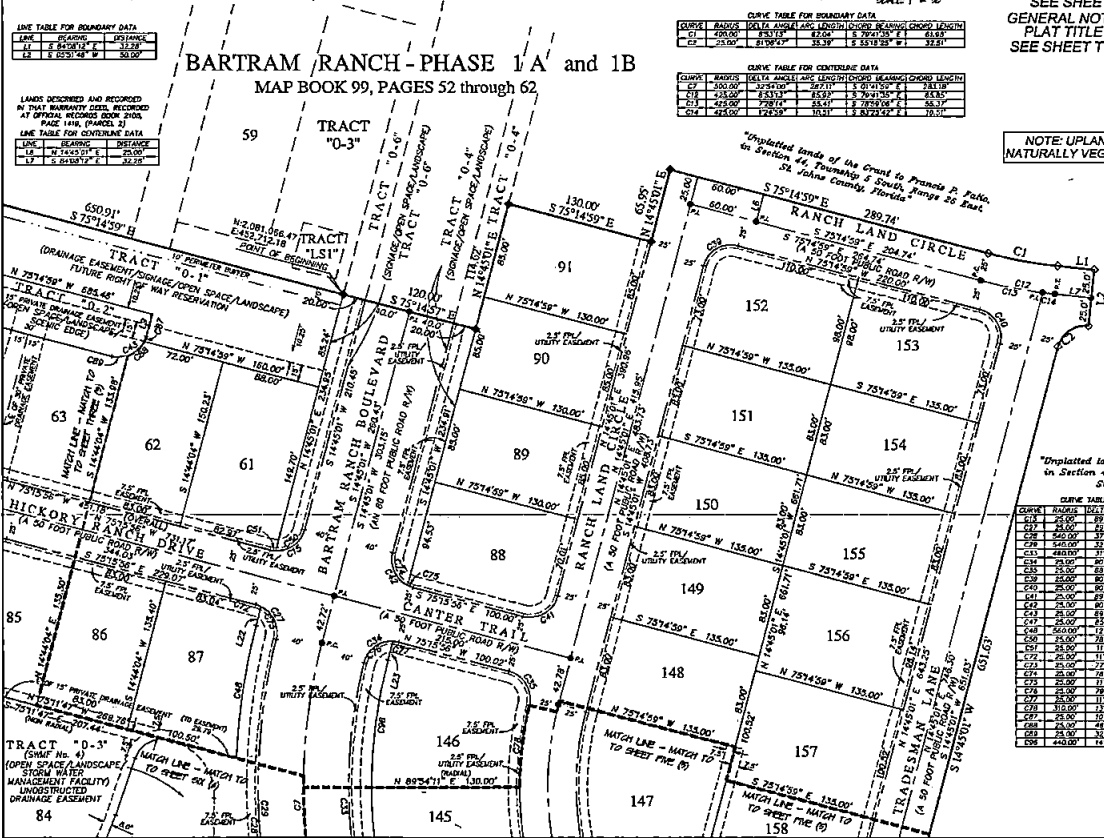
CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	ANGLE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	200.00'	28.71°	82.00'	57.97'	S 79°14'59" E	61.83'
C2	250.00'	31.96°	100.00'	70.71'	S 83°53'25" E	72.01'
C3	250.00'	31.96°	100.00'	70.71'	S 83°53'25" E	72.01'
C4	424.00'	124.25°	104.00'	187.22'	S 87°22'42" E	10.01'

LINE TABLE FOR RIGHT OF WAYS,
LOTS AND TRACTS DATA

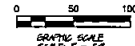
LINE	BEARING	DISTANCE
L1	S 74°51'11" E	25.00'
L2	S 84°50'14" W	32.00'

NOTE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED



BARTRAM RANCH - PHASE 2

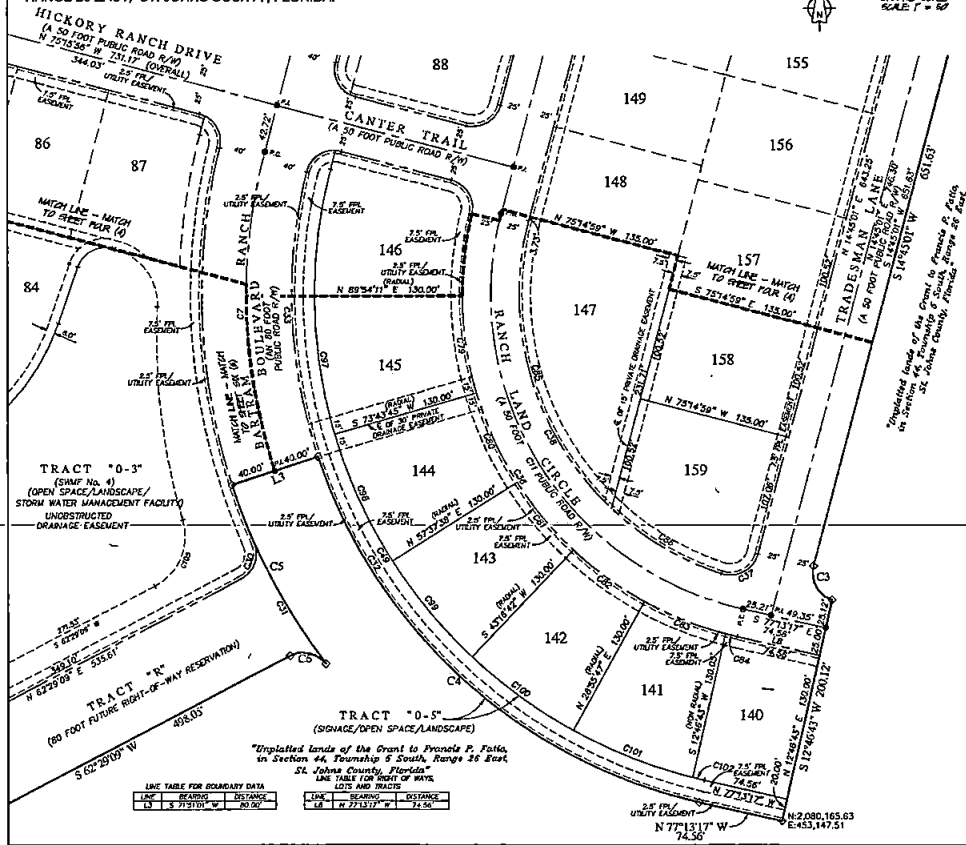
BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.



MAP BOOK _____ PAGE _____

SHEET FIVE (5) OF SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C2	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C3	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C4	25.00'	89.775°	33.33'	S 89.775° E	33.33'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C2	25.00'	89.775°	33.33'	S 89.775° E	33.33'

CURVE TABLE FOR RIGHT OF WAY LOTS AND TRACTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C100	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C101	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C102	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C103	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C104	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C105	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C106	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C107	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C108	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C109	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C110	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C111	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C112	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C113	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C114	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C115	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C116	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C117	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C118	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C119	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C120	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C121	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C122	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C123	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C124	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C125	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C126	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C127	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C128	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C129	25.00'	89.775°	33.33'	S 89.775° E	33.33'
C130	25.00'	89.775°	33.33'	S 89.775° E	33.33'

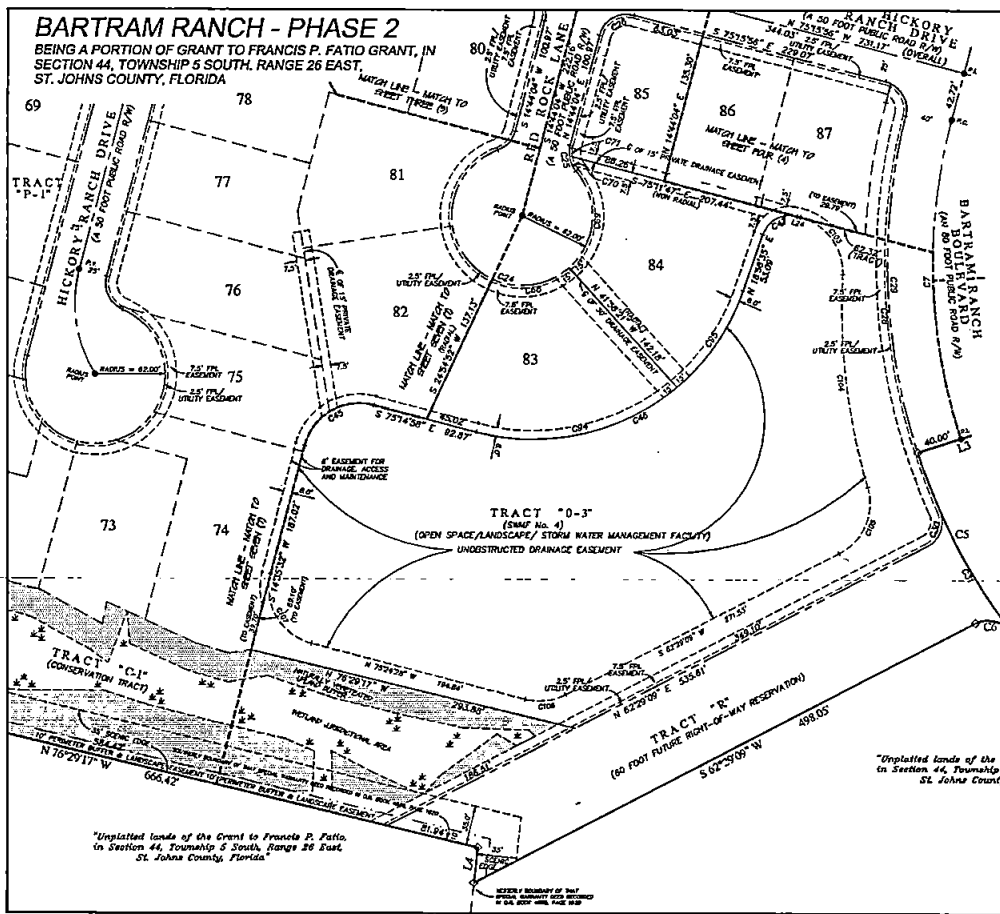
NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
B1	N 79°13'17" W	74.50'
B2	S 77°13'17" E	74.50'

Prepared by:
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BARTRAM RANCH - PHASE 2
 BEING A PORTION OF GRANT TO FRANCIS P. FATTO GRANT, IN
 SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST,
 ST. JOHNS COUNTY, FLORIDA



MAP BOOK _____ PAGE _____
 SHEET SIX (6) of SEVEN (7) SHEETS
 SEE SHEET TWO (2) FOR LEGEND,
 GENERAL NOTES, ABBREVIATIONS and
 PLAT TITLE LETTER COMMENTS
 SEE SHEET TWO (2) FOR KEY MAP

NOTE: UPLAND BUFFERS WILL REMAIN
 NATURALLY VEGETATED AND UNDISTURBED

0 50 100
 GRAPHIC SCALE
 SCALE: 1" = 60'

CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE (ARC LENGTH)	CHORD BEARING	CHORD LENGTH
CB	840.00'	180.00°	179.17°	837.50'
CC	25.00'	89.27°	88.98°	17.22'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE (ARC LENGTH)	CHORD BEARING	CHORD LENGTH
CC	25.00'	89.27°	88.98°	17.22'

CURVE TABLE FOR FRONT OF WAY LOTS AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE (ARC LENGTH)	CHORD BEARING	CHORD LENGTH
CB1	12.00'	225.00°	213.84°	8.715251'
CB2	25.00'	89.27°	88.98°	17.22'
CB3	25.00'	89.27°	88.98°	17.22'
CB4	840.00'	180.00°	179.17°	837.50'
CB5	25.00'	89.27°	88.98°	17.22'
CB6	25.00'	89.27°	88.98°	17.22'
CB7	25.00'	89.27°	88.98°	17.22'
CB8	25.00'	89.27°	88.98°	17.22'
CB9	25.00'	89.27°	88.98°	17.22'
CB10	25.00'	89.27°	88.98°	17.22'
CB11	25.00'	89.27°	88.98°	17.22'
CB12	25.00'	89.27°	88.98°	17.22'
CB13	25.00'	89.27°	88.98°	17.22'
CB14	25.00'	89.27°	88.98°	17.22'
CB15	25.00'	89.27°	88.98°	17.22'
CB16	25.00'	89.27°	88.98°	17.22'
CB17	25.00'	89.27°	88.98°	17.22'
CB18	25.00'	89.27°	88.98°	17.22'
CB19	25.00'	89.27°	88.98°	17.22'
CB20	25.00'	89.27°	88.98°	17.22'
CB21	25.00'	89.27°	88.98°	17.22'
CB22	25.00'	89.27°	88.98°	17.22'
CB23	25.00'	89.27°	88.98°	17.22'
CB24	25.00'	89.27°	88.98°	17.22'
CB25	25.00'	89.27°	88.98°	17.22'
CB26	25.00'	89.27°	88.98°	17.22'
CB27	25.00'	89.27°	88.98°	17.22'
CB28	25.00'	89.27°	88.98°	17.22'
CB29	25.00'	89.27°	88.98°	17.22'
CB30	25.00'	89.27°	88.98°	17.22'
CB31	25.00'	89.27°	88.98°	17.22'
CB32	25.00'	89.27°	88.98°	17.22'
CB33	25.00'	89.27°	88.98°	17.22'
CB34	25.00'	89.27°	88.98°	17.22'
CB35	25.00'	89.27°	88.98°	17.22'
CB36	25.00'	89.27°	88.98°	17.22'
CB37	25.00'	89.27°	88.98°	17.22'
CB38	25.00'	89.27°	88.98°	17.22'
CB39	25.00'	89.27°	88.98°	17.22'
CB40	25.00'	89.27°	88.98°	17.22'
CB41	25.00'	89.27°	88.98°	17.22'
CB42	25.00'	89.27°	88.98°	17.22'
CB43	25.00'	89.27°	88.98°	17.22'
CB44	25.00'	89.27°	88.98°	17.22'
CB45	25.00'	89.27°	88.98°	17.22'
CB46	25.00'	89.27°	88.98°	17.22'
CB47	25.00'	89.27°	88.98°	17.22'
CB48	25.00'	89.27°	88.98°	17.22'
CB49	25.00'	89.27°	88.98°	17.22'
CB50	25.00'	89.27°	88.98°	17.22'
CB51	25.00'	89.27°	88.98°	17.22'
CB52	25.00'	89.27°	88.98°	17.22'
CB53	25.00'	89.27°	88.98°	17.22'
CB54	25.00'	89.27°	88.98°	17.22'
CB55	25.00'	89.27°	88.98°	17.22'
CB56	25.00'	89.27°	88.98°	17.22'
CB57	25.00'	89.27°	88.98°	17.22'
CB58	25.00'	89.27°	88.98°	17.22'
CB59	25.00'	89.27°	88.98°	17.22'
CB60	25.00'	89.27°	88.98°	17.22'
CB61	25.00'	89.27°	88.98°	17.22'
CB62	25.00'	89.27°	88.98°	17.22'
CB63	25.00'	89.27°	88.98°	17.22'
CB64	25.00'	89.27°	88.98°	17.22'
CB65	25.00'	89.27°	88.98°	17.22'
CB66	25.00'	89.27°	88.98°	17.22'
CB67	25.00'	89.27°	88.98°	17.22'
CB68	25.00'	89.27°	88.98°	17.22'
CB69	25.00'	89.27°	88.98°	17.22'
CB70	25.00'	89.27°	88.98°	17.22'
CB71	25.00'	89.27°	88.98°	17.22'
CB72	25.00'	89.27°	88.98°	17.22'
CB73	25.00'	89.27°	88.98°	17.22'
CB74	25.00'	89.27°	88.98°	17.22'
CB75	25.00'	89.27°	88.98°	17.22'
CB76	25.00'	89.27°	88.98°	17.22'
CB77	25.00'	89.27°	88.98°	17.22'
CB78	25.00'	89.27°	88.98°	17.22'
CB79	25.00'	89.27°	88.98°	17.22'
CB80	25.00'	89.27°	88.98°	17.22'
CB81	25.00'	89.27°	88.98°	17.22'
CB82	25.00'	89.27°	88.98°	17.22'
CB83	25.00'	89.27°	88.98°	17.22'
CB84	25.00'	89.27°	88.98°	17.22'
CB85	25.00'	89.27°	88.98°	17.22'
CB86	25.00'	89.27°	88.98°	17.22'
CB87	25.00'	89.27°	88.98°	17.22'
CB88	25.00'	89.27°	88.98°	17.22'
CB89	25.00'	89.27°	88.98°	17.22'
CB90	25.00'	89.27°	88.98°	17.22'
CB91	25.00'	89.27°	88.98°	17.22'
CB92	25.00'	89.27°	88.98°	17.22'
CB93	25.00'	89.27°	88.98°	17.22'
CB94	25.00'	89.27°	88.98°	17.22'
CB95	25.00'	89.27°	88.98°	17.22'
CB96	25.00'	89.27°	88.98°	17.22'
CB97	25.00'	89.27°	88.98°	17.22'
CB98	25.00'	89.27°	88.98°	17.22'
CB99	25.00'	89.27°	88.98°	17.22'
CB100	25.00'	89.27°	88.98°	17.22'

CURVE TABLE FOR EASEMENTS

CURVE	RADIUS	DELTA ANGLE (ARC LENGTH)	CHORD BEARING	CHORD LENGTH
CE	840.00'	180.00°	179.17°	837.50'
CF	25.00'	89.27°	88.98°	17.22'

LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
1-2	S 75°14'36" E	606.42'
1-3	N 70°29'17" W	558.61'
1-4	N 82°29'09" E	558.61'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
1-5	E 75°14'36" W	81.00'

"Unplatted lands of the Grant to Francis P. Fatto,
 in Section 44, Township 5 South, Range 26 East,
 St. Johns County, Florida"

Prepared by:
 A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1133
 F 904.346.1136

BARTRAM RANCH - PHASE 2

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

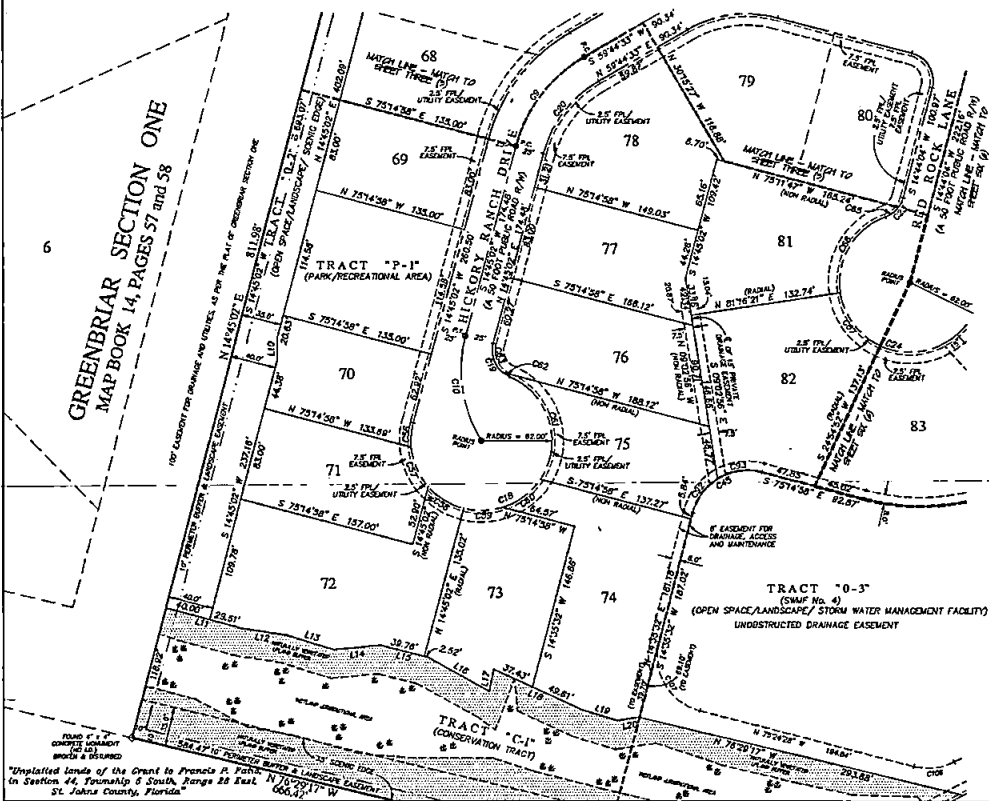


MAP BOOK _____ PAGE _____

SHEET SEVEN (7) OF SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP

GREENBRIAR SECTION ONE
 MAP BOOK 14, PAGES 57 and 58



CURVE TABLE FOR CONTIGUOUS DATA

CHORD	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
100.00	100.00	90.00	157.08	N 45.000° E	141.42
150.00	150.00	90.00	235.62	N 45.000° E	212.13
200.00	200.00	90.00	314.16	N 45.000° E	282.84

CURVE TABLE FOR RIGHT OF WAYS, LOTS AND TRACTS

CHORD	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
10.00	10.00	90.00	14.14	N 45.000° E	12.73
20.00	20.00	90.00	28.28	N 45.000° E	25.45
30.00	30.00	90.00	42.42	N 45.000° E	38.18
40.00	40.00	90.00	56.57	N 45.000° E	50.90
50.00	50.00	90.00	70.71	N 45.000° E	63.63
60.00	60.00	90.00	84.85	N 45.000° E	76.35
70.00	70.00	90.00	98.99	N 45.000° E	89.08
80.00	80.00	90.00	113.13	N 45.000° E	101.80
90.00	90.00	90.00	127.27	N 45.000° E	114.53

CURVE TABLE FOR EASEMENTS

CHORD	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
10.00	10.00	90.00	14.14	N 45.000° E	12.73
20.00	20.00	90.00	28.28	N 45.000° E	25.45
30.00	30.00	90.00	42.42	N 45.000° E	38.18

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

LINE TABLE FOR RIGHT OF WAYS, LOTS AND TRACTS

LINE	BEARING	DISTANCE
L1	N 75° 14' 36.00\"/>	

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