

RESOLUTION NO. 2021- 311
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BARTRAM RANCH – PHASE 3.

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 3.

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 \$637,884.15 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$83,202.00 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 mortgagees 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:

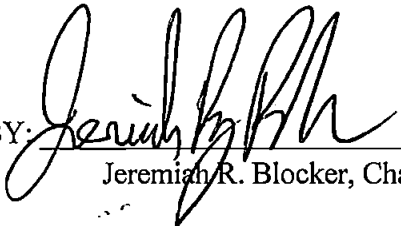
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

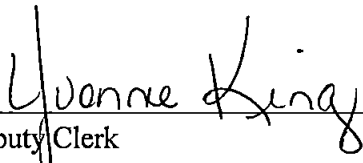
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of August, 2021.

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

BY: 
Jeremiah R. Blocker, Chair

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


Deputy Clerk

RENDITION DATE AUG 03 2021



BARTRAM RANCH - PHASE 3

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.

CAPTION

BARTRAM RANCH - PHASE 3

A PARCEL OF LAND, 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, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF LOT 91, "BARTRAM RANCH-PHASE TWO", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103, PAGES 73 THROUGH 79 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE ALONG THE PLATTED BOUNDARY OF "BARTRAM RANCH-PHASE 1A and 1B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 52 THROUGH 62 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING BEING (1) COURSES AND DISTANCES:

- COURSE No. 1: RUN THENCE, NORTH 1445'01" EAST, ALONG THE EASTERLY BOUNDARY OF TRACT "0-2", BARTRAM RANCH PHASE ONE-A AND ONE-B A DISTANCE OF 174.94 FEET, TO A POINT;
- COURSE No. 2: RUN THENCE, NORTH 25'00'00" EAST, CONTINUING ALONG THE EASTERLY BOUNDARY OF TRACT "0-2", A DISTANCE OF 65.50 FEET, TO A POINT;
- COURSE No. 3: RUN THENCE, NORTH 89'00'00" EAST, ALONG THE SOUTH BOUNDARY OF TRACT "0-2", AND THEN ALONG THE SOUTH BOUNDARY OF TRACT "C-1", "BARTRAM RANCH PHASE ONE-A AND ONE-B, A DISTANCE OF 299.09 FEET, TO A POINT;
- COURSE No. 4: RUN THENCE, SOUTH 25'58'17" EAST, CONTINUING ALONG THE SOUTH BOUNDARY OF TRACT "C-1", A DISTANCE OF 167.09 FEET, TO A POINT;
- COURSE No. 5: RUN THENCE, SOUTH 84'00'00" EAST, CONTINUING ALONG THE SOUTH BOUNDARY OF TRACT "0-1", A DISTANCE OF 358.11 FEET, TO A POINT;
- COURSE No. 6: RUN THENCE, NORTH 64'15'54" EAST, CONTINUING ALONG THE SOUTH BOUNDARY OF TRACT "C-1", AND THEN ALONG THE SOUTH BOUNDARY OF LOT 34, A DISTANCE OF 32.85 FEET, TO A POINT;
- COURSE No. 7: RUN THENCE, SOUTH 75'55'22" EAST, CONTINUING ALONG THE SOUTH BOUNDARY OF LOT 34, A DISTANCE OF 163.95 FEET, TO A POINT;
- COURSE No. 8: RUN THENCE, SOUTH 77'02'27" EAST, ALONG THE SOUTH BOUNDARY OF TRACT "C-2", A DISTANCE OF 309.35 FEET, TO A POINT; RUN THENCE, SOUTH 12'57'33" WEST, DEPARTING FROM THE AFORESAID BOUNDARY OF "BARTRAM RANCH PHASE ONE-A AND ONE-B, A DISTANCE OF 133.50 FEET, TO A POINT; RUN THENCE, S 21'04'42" WEST, A DISTANCE OF 50.29 FEET, TO A POINT; RUN THENCE, SOUTH 12'57'33" WEST, A DISTANCE OF 153.00 FEET, TO A POINT; RUN THENCE, SOUTH 37'28'21" WEST, A DISTANCE OF 506.90 FEET, TO A POINT; RUN THENCE, SOUTH 15'11'50" WEST, A DISTANCE OF 133.06 FEET, TO A POINT; RUN THENCE, SOUTH 31'41'37" WEST, A DISTANCE OF 78.59 FEET, TO A POINT; RUN THENCE, SOUTH 12'46'43" WEST, A DISTANCE OF 100.00 FEET, TO A POINT BEING THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 80'00'00" TO THE RIGHT, AN ARC DISTANCE OF 19.27 FEET, TO A POINT BEING THE POINT OF TANGENCY OF LAST SAID CURVE, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57'46'43" WEST 33.35 FEET; RUN THENCE, NORTH 77'13'17" WEST, A DISTANCE OF 488.06 FEET, TO THE MOST SOUTHEASTERLY CORNER OF TRACT "0-5", (SIGNAGE/OPEN SPACE/LANDSCAPE), AS SHOWN ON THE PLAT OF "BARTRAM RANCH PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103, PAGES 73 THROUGH 79 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE BOUNDARY OF SAID "BARTRAM RANCH PHASE 2", THE FOLLOWING (10) COURSES AND DISTANCES:
- COURSE No. 1: RUN THENCE, NORTH 12'46'43" EAST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "0-5", AND THEN ALONG THE EASTERLY BOUNDARY OF LOT 140, AND THE EASTERLY TERMINUS OF "RANCH LAND CIRCLE", AS PER THE AFORESAID PLAT OF "BARTRAM RANCH-PHASE 2", A DISTANCE OF 200.12 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING NORTHWESTERLY;
- COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 86'27'38" TO THE RIGHT, AN ARC DISTANCE OF 37.73 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28'28'48" WEST 34.25 FEET;
- COURSE No. 3: RUN THENCE, NORTH 14'45'01" EAST, ALONG LAST SAID TANGENCY, AND ALONG THE EASTERLY BOUNDARY OF "TRADESMAN LANE", A DISTANCE OF 651.63 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;
- COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, AND ALSO BEING THE EASTERLY BOUNDARY OF "TRADESMAN LANE" AND BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 81'06'47" TO THE RIGHT, AN ARC DISTANCE OF 35.38 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55'18'26" EAST, 32.51 FEET;
- COURSE No. 5: RUN THENCE, NORTH 03'31'48" EAST, ALONG THE EASTERLY TERMINUS OF "TRADESMAN LANE", AS SHOWN ON THE AFORESAID PLAT OF "BARTRAM RANCH-PHASE 2", A DISTANCE OF 80.00 FEET, TO A POINT;
- COURSE No. 6: RUN THENCE, NORTH 84'08'12" WEST, ALONG THE NORTHERLY BOUNDARY OF "RANCH LAND CIRCLE", AS SHOWN ON THE AFORESAID PLAT OF "BARTRAM RANCH-PHASE TWO", A DISTANCE OF 32.26 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY;
- COURSE No. 7: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 08'33'13" TO THE RIGHT, AN ARC DISTANCE OF 62.04 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79'41'35" WEST, 61.98 FEET;
- COURSE No. 8: RUN THENCE, NORTH 75'14'59" WEST, ALONG LAST SAID TANGENCY, AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF "RANCH LAND CIRCLE", A DISTANCE OF 288.74 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF "RANCH LAND CIRCLE";
- COURSE No. 9: RUN THENCE, SOUTH 14'45'01" WEST, ALONG THE WESTERLY BOUNDARY OF SAID "RANCH LAND CIRCLE", A DISTANCE OF 85.89 FEET, TO A POINT, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF LOT 91, "BARTRAM RANCH - PHASE 2";
- COURSE No. 10: RUN THENCE, NORTH 75'14'59" WEST, ALONG THE NORTHERLY BOUNDARY OF AFORESAID LOT 91, A DISTANCE OF 130.00 FEET, TO THE AFORESAID MOST NORTHWESTERLY CORNER OF LOT 91, "BARTRAM RANCH - PHASE TWO", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103, PAGES 73 THROUGH 79 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 840,373 SQUARE FEET OR 19.28 ACRES, MORE OR LESS, IN AREA.

ITEMS SHOWN ON THAT PLAT PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JANUARY 7, 2021

1. MATTERS CONCERNING PARCELS 4 AND 4 AS CONTAINED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 18. SURVEYOR'S COMMENT: THIS PLAT IS A PORTION OF THE LANDS DESCRIBED IN THIS INSTRUMENT, AND THEREFORE IS SUBJECT TO THIS DOCUMENT, THERE ARE NO ITEMS THIS ITEM CAN GRAPHICALLY SHOWN ON THIS PLAT.
 2. DECLARATION OF EASEMENT FOR INGRESS, EGRESS, UTILITIES AND CONSTRUCTION RECORDED MARCH 5, 2019 IN OFFICIAL RECORDS BOOK 4689, PAGE 1624.
- SURVEYOR'S COMMENT: THIS EASEMENT DOCUMENT HAS A "SELF TERMINATING CLAUSE" CONTAINED ON PAGE 1 OF THIS INSTRUMENT WHICH STATES "THIS BLANKET EASEMENT SHALL AUTOMATICALLY TERMINATE AND TO BE EXTINGUISHED AS TO ANY AREAS OF FRONT PROPERTY FOR WHICH A PLAT IS RECORDED, PROVIDED INGRESS, EGRESS, UTILITIES AND CONSTRUCTION USE IS AVAILABLE TO THE BACK PROPERTY IN ACCORDANCE WITH THE ETM PLANS, WITH NO SPLIT-STRIPS OR NON-ACCESS EASEMENTS RESTRICTING ACCESS, INCLUDING RESIDENTIAL SUBDIVISION ACCESS TO THE BACK PROPERTY IN ACCORDANCE WITH THE ETM PLANS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN
STATE OF FLORIDA, REGISTERED LAND SURVEYOR
CERTIFICATE NO. 4800
DATE: _____, 2021.

FOR: A & J LAND SURVEYORS, INC.
STATE OF FLORIDA, L.B. NO. 6581
8647 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
TELEPHONE (904) 346-1733
FAX (904) 346-1738

MAP BOOK _____ PAGE _____

SHEET ONE (1) of FIVE (5) SHEETS

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

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREINAFTER BE KNOWN AS "BARTRAM RANCH - PHASE 3", AND THAT IT 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 RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS "LILLENDALE CIRCLE" AND "RANCH LAND CIRCLE", (PUBLIC ROAD RIGHTS-OF-WAYS) ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

TRACTS "0" (OPEN SPACE/LANDSCAPE/SCENIC EDGE), TRACT "C", (CONSERVATION TRACT), AND TRACT "SWMF", (STORM WATER MANAGEMENT FACILITY No. 3), AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO "BARTRAM RANCH HOME OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, EXCEPT AS HEREINAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE HOME OWNER'S ASSOCIATION SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREINAFTER PROVIDED.

THE STORM WATER MANAGEMENT FACILITY (TRACT SWMF), AS SHOWN ON THIS PLAT SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORM WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID DRAINAGE EASEMENTS AND THE STORM WATER MANAGEMENT FACILITY SHOWN HEREON, WHICH ARE DEDICATED TO THE "BARTRAM RANCH HOME OWNER'S ASSOCIATION, INC."

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. IF ANY OF SAID EASEMENTS, THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO "BARTRAM RANCH HOME OWNER'S ASSOCIATION, INC.", THE PROPERTY OWNER'S ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER ENTITY OR ENTITIES AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "7.5' FPL EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "2.5' FPL/UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA AND TO FLORIDA POWER & LIGHT COMPANY, AS A JOINT EASEMENT, AND TO THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

TOLL FL XIII LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP

BY: TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION
GENERAL PARTNER

WITNESS: _____ BY: TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION
GENERAL PARTNER

TYPE OR PRINT NAME _____ BY: _____
NAME _____

WITNESS: _____ PRINTED NAME: _____

TYPE OR PRINT NAME _____ TITLE: _____

NOTARY FOR TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION AND GENERAL PARTNER OF TOLL FL XIII LIMITED PARTNERSHIP

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021 BY _____ TITLE _____ OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION AND GENERAL PARTNER OF TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER IS _____

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____

TYPE OF IDENTIFICATION PRODUCED: _____

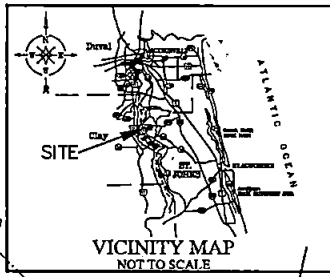
Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
T 904.346.1736

BARTRAM RANCH - PHASE 3

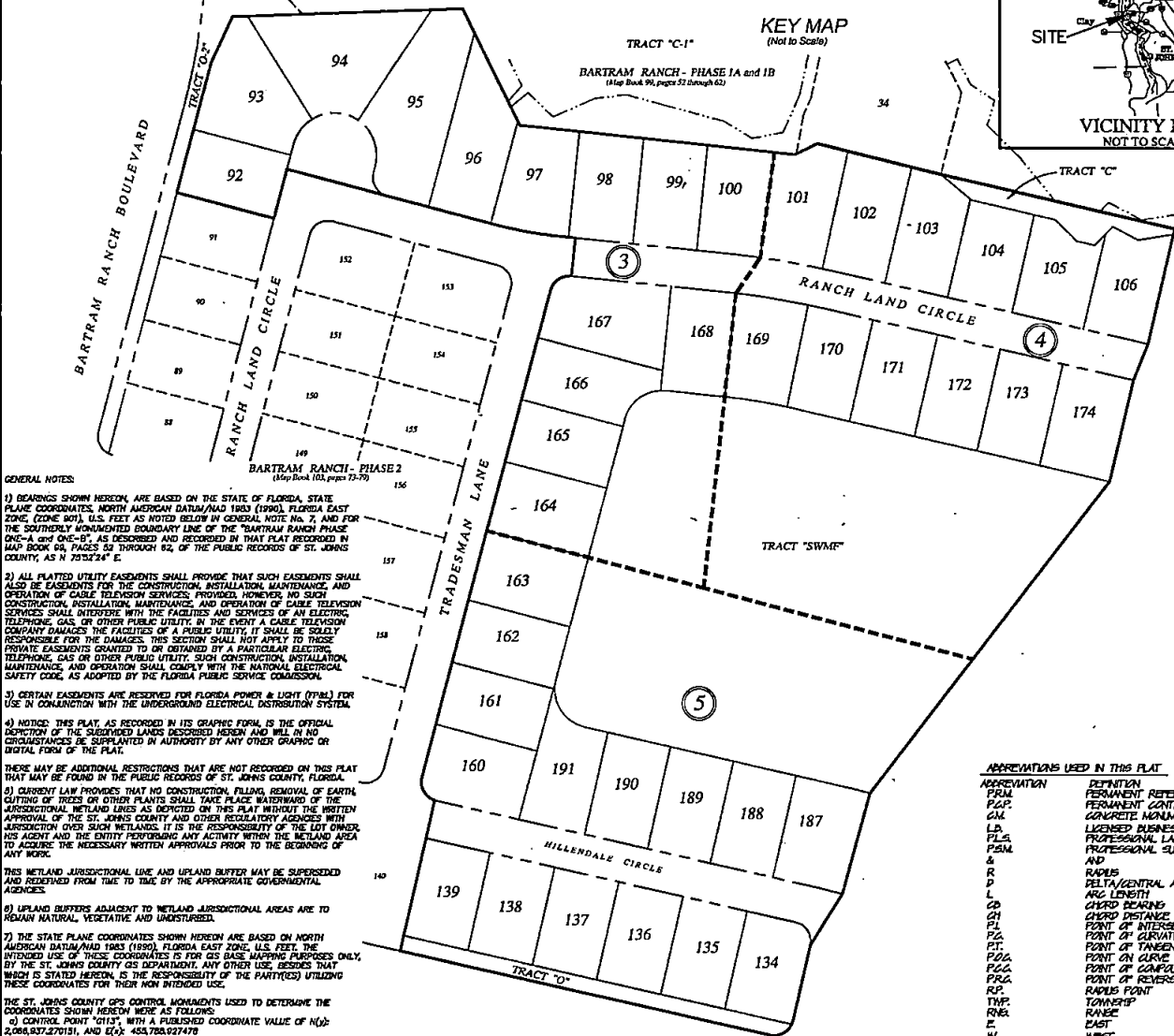
BEING A PORTION OF GRANT TO FRANCIS P. FATIO GRANT, IN SECTION 44, TOWNSHIP 5 SOUTH RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

THIS FORM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED (ADD DATE) WHICH SHOWS THE FOLLOWING EASEMENTS:



KEY MAP
(Not to Scale)



- GENERAL NOTES:**
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (FIPS), FLORIDA EAST ZONE, (ZONE 801), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE SOUTHERLY MONUMENTED BOUNDARY LINE OF THE "BARTRAM RANCH PHASE ONE-A AND ONE-B" AS DESCRIBED AND RECORDED IN THAT PLAT RECORDED IN MAP BOOK 04, PAGES 52 THROUGH 62, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°52'24" 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. 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED 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 CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 4) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SHOWNED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THESE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD 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 ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.
 - 6) THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REVOKED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
 - 7) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
 - 8) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (FIPS), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS 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 OWN INTENDED USE.
 - 9) THE ST. JOHNS COUNTY GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
 - a) CONTROL POINT "0113", WITH A PUBLISHED COORDINATE VALUE OF NAD: 2,068,837.87151, AND UTM: 458,788,927.478
 - b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF NAD: 2,068,070.142891, AND UTM: 457,528,338.248

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
GM	CONCRETE MONUMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
P	PERCENTAGE
L	LENGTH
CD	CHORD BEARING
CH	CHORD DISTANCE
PL	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT ON CURVE
PCC	POINT OF FORWARD CURVATURE
PCC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH



**CERTIFICATE OF APPROVAL
GROWTH MANAGEMENT DEPARTMENT**
THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 3", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.
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 _____, 2021.

GAIL OLIVER, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER, LICENSE NUMBER 4554

**CERTIFICATE OF REVIEW
COUNTY ATTORNEY**
THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 3", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.

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 FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.

BY: BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

**BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF APPROVAL AND ACCEPTANCE**
THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 3", HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.
THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: CHAIR
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET 4" x 4" CONCRETE MONUMENT WITH PER. STAMPED "PLM, LD #"
◆	ROUND 4" x 4" CONCRETE MONUMENT WITH PER. STAMPED "PLM, LD #"
●	SET PER. NAIL & PER. STAMPED "PCP, LD #"
③	REVISED SHEET NUMBER

MATCHING	DEFINITION
[Pattern]	REVISED UPLAND BUFFERS
[Pattern]	REVISED PRESERVED WETLANDS
[Pattern]	REVISED UPLAND PRESERVATION

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

BARTRAM RANCH - PHASE 3

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

MAP BOOK _____ PAGE _____
SHEET THREE (3) of FIVE (5) SHEETS

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

TRACT "O-2"
(OPEN SPACE, LANDSCAPING
AND SCENIC EDGE)

TRACT "C-1"
(CONSERVATION EASEMENT)

BARTRAM RANCH - PHASE 1A and 1B
(Map Book 99, pages 52 through 62)

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	23.00'	0100°47'	33.30'	N 57°12'59" E	32.51'
C25	400.00'	85°31'3"	62.04'	N 78°41'35" W	61.99'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	180°00'01"	94.25'	N 75°14'59" W	60.00'
C2	1000.00'	7°05'45"	123.84'	N 80°35'19" W	123.77'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	63.00'	180°00'00"	172.79'	N 75°14'59" W	110.00'
C4	25.00'	90°00'00"	39.27'	S 30°14'59" E	35.36'
C5	1023.00'	7°05'45"	126.94'	N 80°35'19" W	126.86'
C8	975.00'	7°05'45"	120.75'	N 80°35'19" W	120.67'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	50.00'	81°08'47"	70.78'	S 55°18'25" W	63.02'
C16	840.00'	7°05'45"	104.03'	N 80°35'19" W	103.96'
C19	840.00'	0°21'12"	5.18'	N 83°57'35" W	5.18'
C22	975.00'	0°21'12"	6.01'	N 83°57'35" W	6.01'
C26	1023.00'	7°05'45"	32.30'	N 83°57'35" W	32.35'
C30	50.00'	7°05'45"	68.09'	N 20°42'58" W	63.82'
C31	50.00'	85°53'11"	63.25'	N 89°07'28" W	59.82'
C32	50.00'	43°10'55"	41.45'	S 36°20'29" W	40.48'
C34	50.00'	8°42'48"	7.60'	N 88°29'30" W	7.60'
C35	50.00'	72°24'01"	63.18'	S 50°57'02" W	59.06'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L12	N 05°51'48" E	50.00'
L13	N 04°18'12" W	32.70'
L14	S 14°45'01" W	65.92'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 14°45'01" W	33.52'
L2	N 14°45'01" E	33.52'

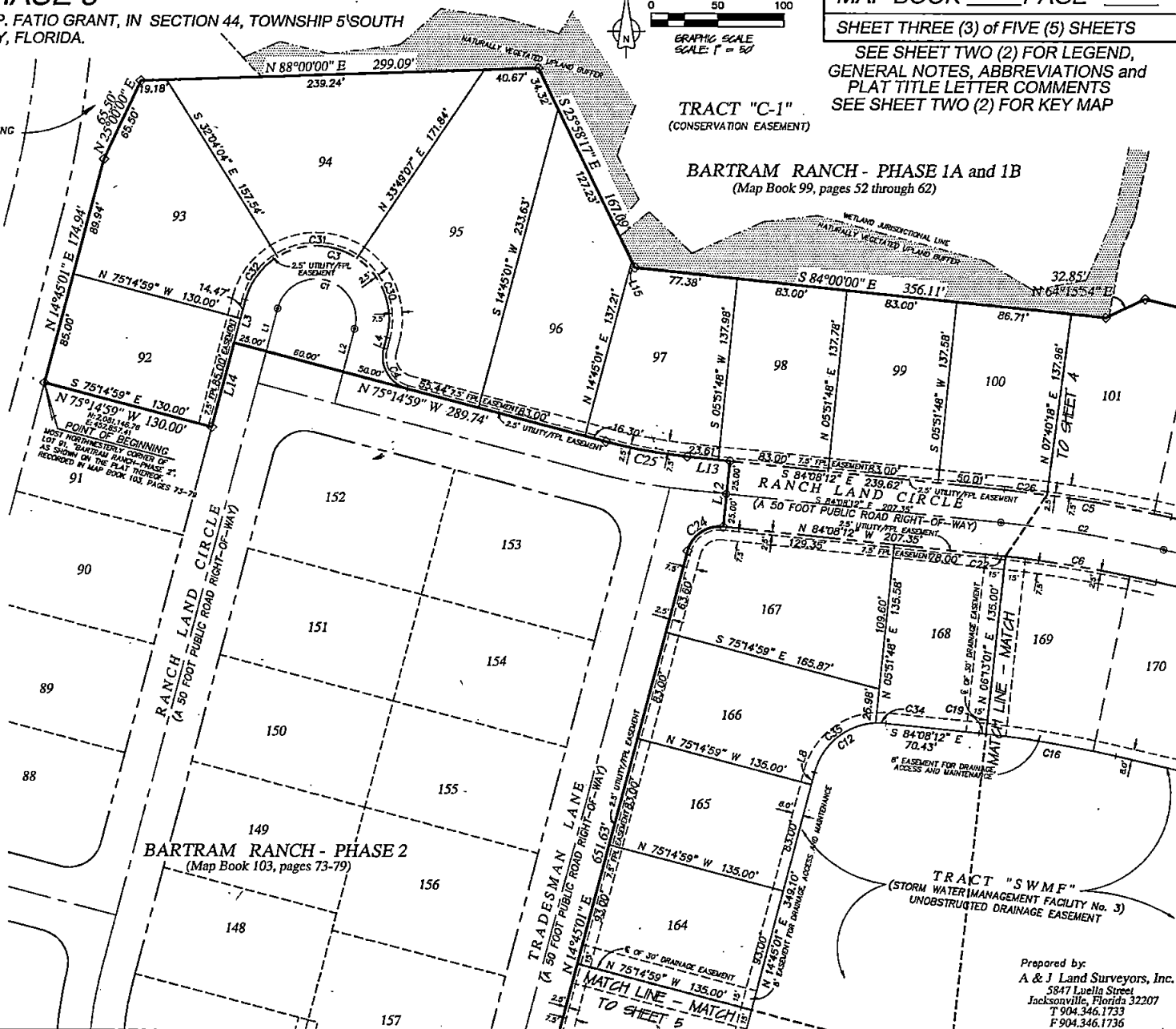
LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L3	N 14°45'01" E	65.92'
L4	S 14°45'01" W	65.92'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L8	N 14°45'01" E	0.67'
L15	N 25°58'17" W	3.50'

NOTE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED



BARTRAM RANCH - PHASE 2
(Map Book 103, pages 73-79)

TRACT "S W M F"
(STORM WATER MANAGEMENT FACILITY No. 3)
UNOBSTRUCTED DRAINAGE EASEMENT

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

BARTRAM RANCH - PHASE 3

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.

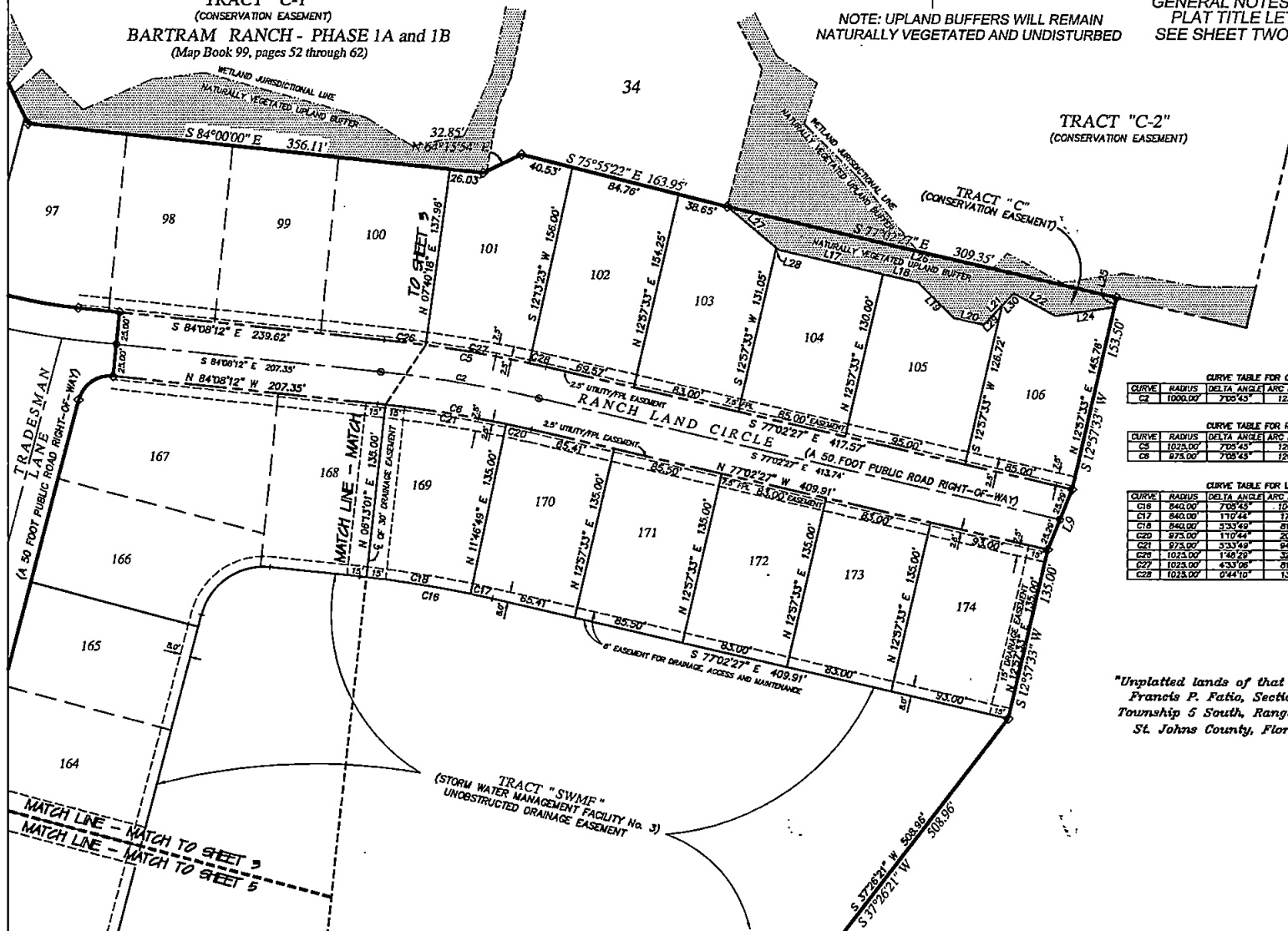
TRACT "C-1"
(CONSERVATION EASEMENT)
BARTRAM RANCH - PHASE 1A and 1B
(Map Book 99, pages 52 through 62)

MAP BOOK _____ PAGE _____

SHEET FOUR (4) of FIVE (5) 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



LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L9	S 21°40'42" W	50.50'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L17	S 77°02'27" E	82.93'
L18	S 77°02'27" E	27.50'
L19	S 43°09'02" E	38.24'
L20	S 77°02'27" E	23.68'
L21	S 43°09'02" E	33.60'
L22	S 61°30'30" E	38.94'
L23	N 12°37'33" E	17.47'
L24	S 81°03'59" W	43.88'
L25	N 77°02'27" E	309.30'
L26	S 50°11'58" E	48.72'
L27	S 50°11'58" E	2.30'
L28	N 43°09'02" E	20.28'
L29	N 43°09'02" E	13.59'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	1000.00'	7°05'45"	123.84'	N 80°35'19" W	123.77'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	1025.00'	7°05'45"	126.94'	N 80°35'19" W	126.88'
C8	875.00'	7°05'45"	120.75'	N 80°35'19" W	120.67'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	840.00'	7°05'45"	104.03'	N 80°35'19" W	103.98'
C17	840.00'	11°0'44"	17.28'	N 77°37'49" W	17.25'
C18	840.00'	33°3'49"	61.57'	N 81°00'08" W	61.53'
C20	875.00'	11°0'44"	20.06'	N 77°37'49" W	20.06'
C21	875.00'	33°3'49"	64.07'	N 81°00'08" W	64.04'
C25	1025.00'	1°49'29"	32.30'	N 83°35'57" W	32.28'
C27	1025.00'	4°33'08"	21.43'	N 80°35'19" W	21.40'
C28	1025.00'	0°44'10"	13.17'	N 77°24'32" W	13.17'

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

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A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

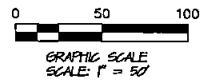
BARTRAM RANCH - PHASE 3

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MAP BOOK _____ PAGE _____

SHEET FIVE (5) of FIVE (5) SHEETS

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



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

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	25.00'	90°00'00"	39.27'	S 57°46'43" W	35.35'
C29	25.00'	86°27'58"	37.73'	N 28°28'48" W	34.25'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CB	715.00'	1°49'28"	22.77'	N 76°18'33" W	22.77'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	25.00'	90°00'00"	39.27'	N 32°13'17" W	35.36'
C13	740.00'	2°25'07"	31.24'	N 76°00'43" W	31.23'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	25.00'	91°58'18"	40.13'	S 31°74'08" E	35.96'
C11	50.00'	91°58'18"	80.26'	S 31°74'08" E	71.92'
C15	25.00'	113°21'38"	5.03'	N 18°32'50" E	5.03'
C33	25.00'	78°27'42"	34.94'	N 63°32'50" E	31.62'
C34	856.47'	2°28'16"	36.94'	N 76°06'09" W	36.93'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L7	N 12°46'43" E	20.00'

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

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5847 Luella Street
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F 904.346.1736