

**RESOLUTION NO. 2021- 0**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**CELESTINA PHASE 5 (REPLAT).**

**WHEREAS, STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Celestina Phase 5.

**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 is not required for construction.

**Section 3.** A Required Improvements Bond is not 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 19 day of January, 2021.

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

BY: Henry Dean

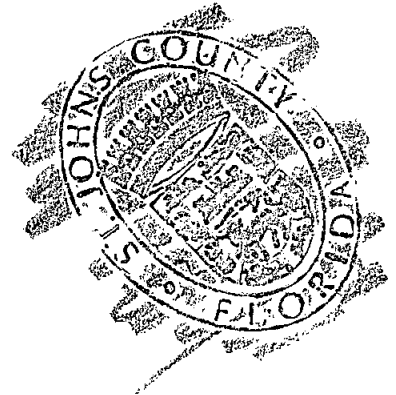
Henry Dean, Vice Chairman

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

RENDITION DATE 1/21/21

Pam Haltern

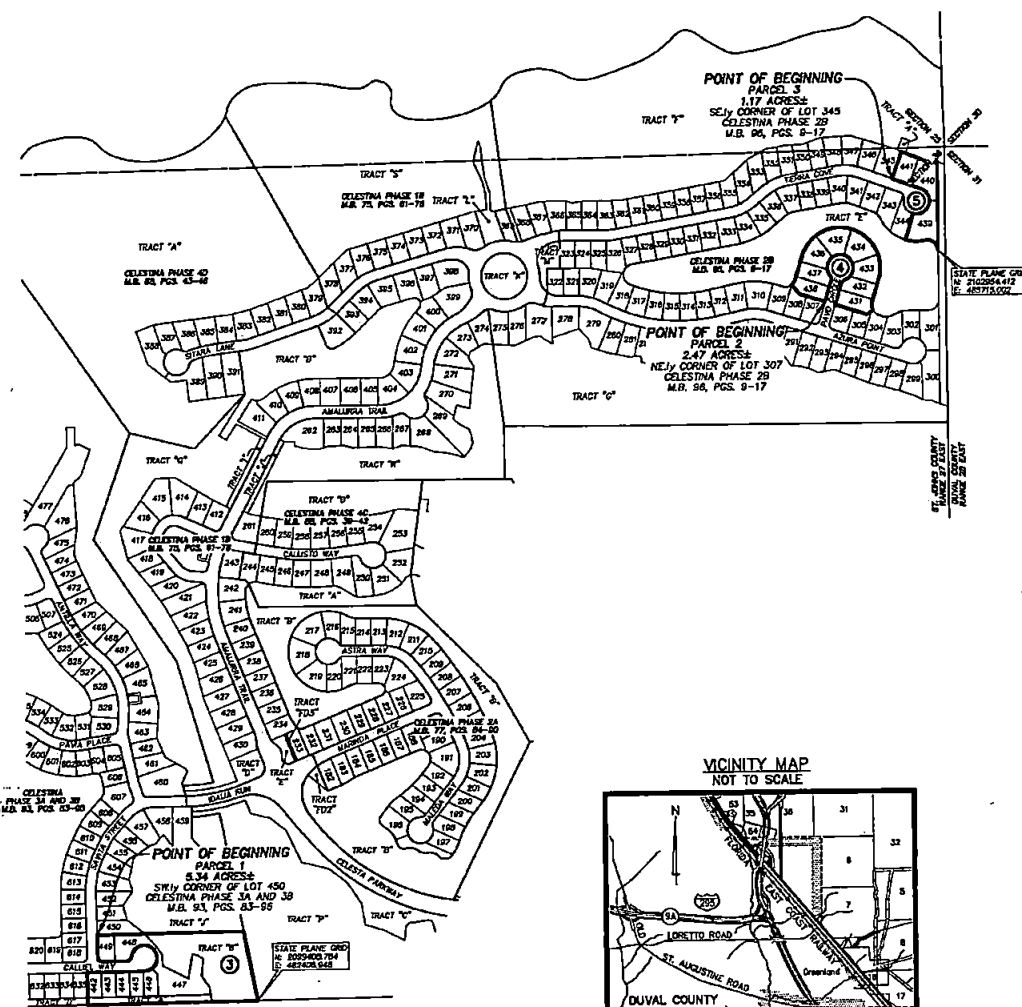
Deputy Clerk





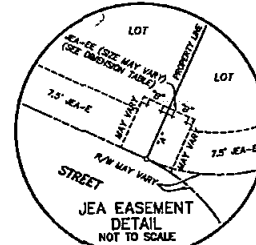
# CELESTINA PHASE 5

BEING A REPLAT OF ALL OF TRACT "E" AND A PORTION OF TRACTS "D" AND "J" AS DEPICTED ON CELESTINA PHASE 3A AND 3B, A PLAT RECORDED IN MAP BOOK 93, PAGES 83 THROUGH 96 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF ALL OF TRACTS "C" AND "D" AS DEPICTED ON CELESTINA PHASE 2B, A PLAT RECORDED IN MAP BOOK 96, PAGES 9 THROUGH 17 OF SAID PUBLIC RECORDS, LYING WITHIN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST OF SAID COUNTY.



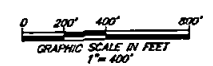
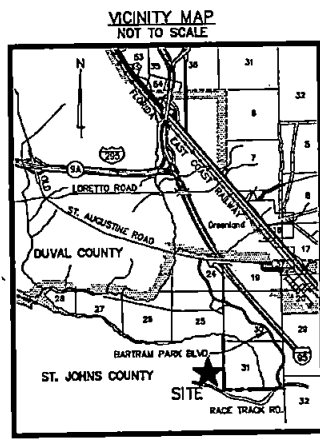
- NOTES
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southern boundary line of Celestina Phase 3A and 3B as being South 89°10'01" West.
  - 2) Coordinates denoted hereon are based on GPS observations of the Florida Permanent Reference Network (FPRN), wherein the following Continuously Operating Reference Station (CORS) was utilized: "BART" (PRN Station 0231) (St. Johns), coordinates: N:2072204.810 E:463207.072 coordinate datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
  - 3) 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.
  - 4) Tract "E" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
    - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
    - (b) Dumping or placing soil or other substances or material as landfill or dumping or placing of trash, waste or unsightly or offensive material.
    - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
    - (d) Excavating, grading or removing loam, peat, gravel, silt, rock or other material substances in such a manner as to affect the surface.
    - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
    - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
    - (g) Acts or uses detrimental to such retention of land or water areas.
    - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, ornithological, or cultural significance.
  - 5) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
  - 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
  - 7) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
  - 8) JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of acid easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
  - 9) JEA-EE denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of acid easement by JEA.
  - 10) Lands depicted hereon are subject to Restrictions, Covenants, Conditions and Easements recorded in Official Records Book 4047, Page 1236 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - OB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - ESM EASEMENT
  - 16'(ESM) DISTANCE TO EASEMENT
  - UNDISTRICTED DRAINAGE EASEMENT
  - MATLINE MATLINE
  - SHEET REFERENCE NUMBER
  - DENOTES NATURAL/VEGETATIVE UPLAND BUFFER



JEA DIMENSION TABLE

7' x 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
5' x 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

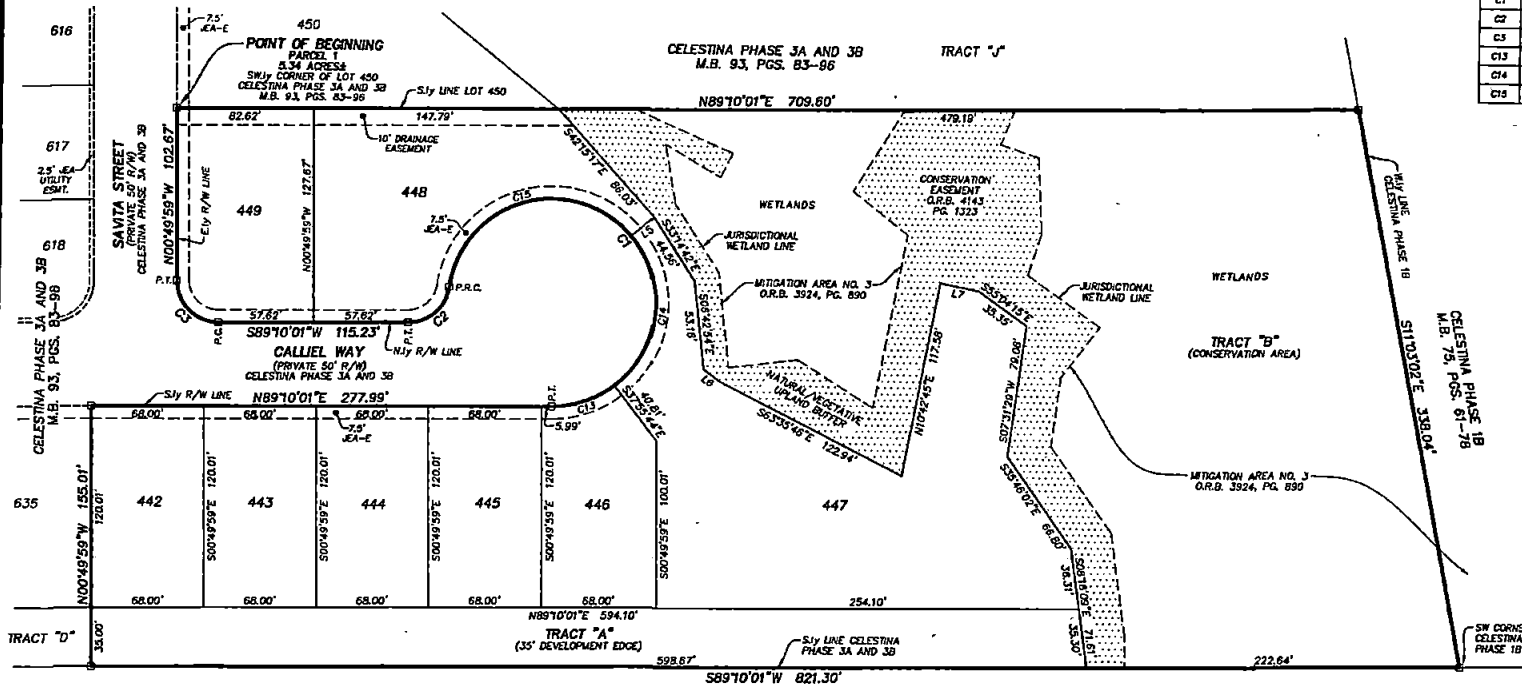
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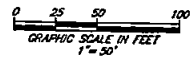
MAP BOOK PAGE  
SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L3	N49°12'30"E	17.87'
L8	S53°52'41"E	12.03'
L7	S70°17'15"E	23.58'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	62.00'	261°24'23"	282.87'	N41°32'10"W	94.00'
C2	25.00'	81°24'23"	33.52'	S48°27'50"W	32.61'
C3	25.00'	90°00'00"	38.27'	N45°49'59"W	35.36'
C13	62.00'	37°05'49"	46.14'	N70°37'07"E	35.45'
C14	62.00'	82°51'42"	100.49'	N00°38'21"E	89.84'
C15	62.00'	131°20'52"	142.24'	S73°29'04"W	113.04'



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  - L.B. LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - OB CHORD BEARING
  - OH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.O.C.C. POINT OF COMPOUND CURVATURE
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  - (NT) NON-TANGENT
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  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - G.R.B. OFFICIAL RECORDS BOOK
  - EA-E ELECTRIC EASEMENT
  - EA-EE JEA EQUIPMENT EASEMENT
  - ESM EASEMENT
  - (YESM) DISTANCE TO EASEMENT
  - UDE UNCONSTRICTED DRAINAGE EASEMENT
  - MATCHLINE
  - SHEET REFERENCE NUMBER
  - DENOTES NATURAL/VEGETATIVE UPLAND BUFFER



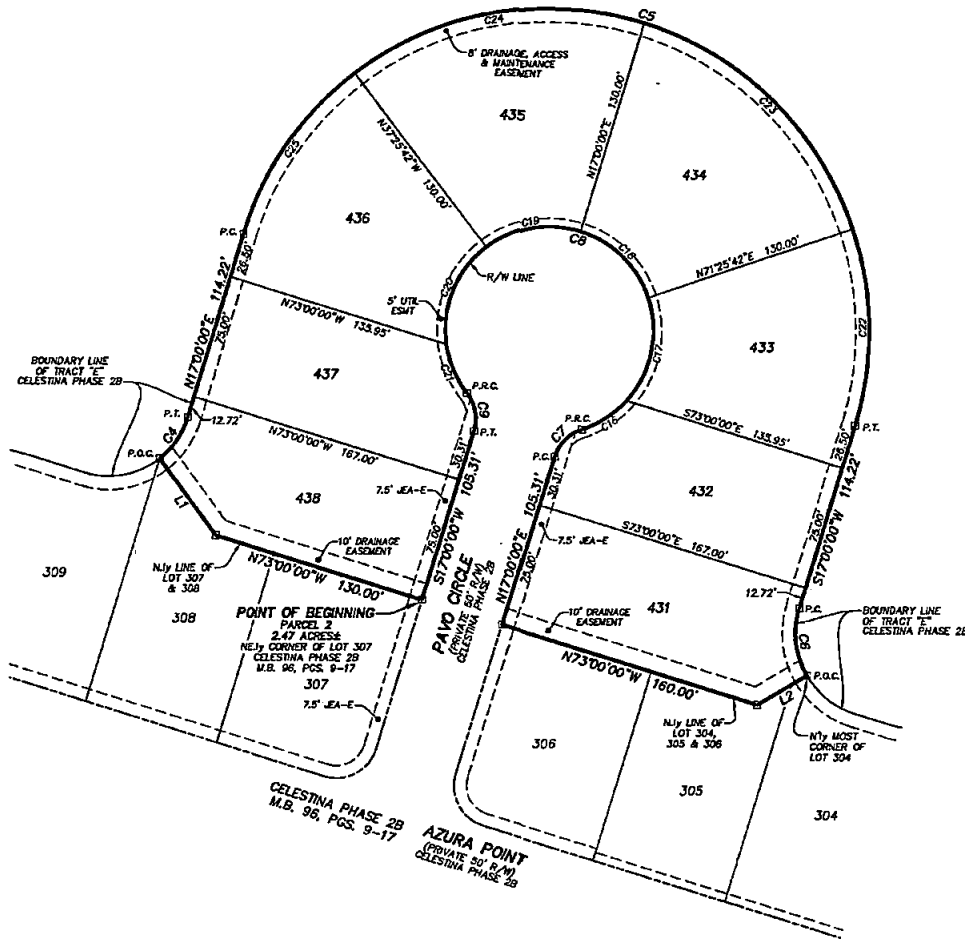
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MAP BOOK PAGE  
SHEET 4 OF 5 SHEETS  
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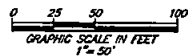
CELESTINA PHASE 2B  
M.B. 96, PGS. 9-17  
TRACT "E"  
(STORMWATER MANAGEMENT FACILITY)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N38°48'21"W	57.00'
L2	S52°27'59"W	34.42'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	50.00'	34°54'55"	30.47'	N34°27'27"E	30.00'
C5	182.00'	180°00'00"	603.19'	S73°00'00"E	384.00'
C6	50.00'	47°32'01"	41.48'	S06°46'00"E	40.30'
C7	25.00'	54°55'14"	23.06'	N44°27'37"E	23.06'
C8	82.00'	289°50'28"	313.64'	N73°00'00"W	71.26'
C9	25.00'	54°55'14"	23.06'	S10°27'37"E	23.06'
C16	82.00'	29°38'51"	32.05'	N57°06'48"E	31.69'
C17	82.00'	60°32'41"	65.88'	N11°32'02"E	62.82'
C18	82.00'	54°25'42"	58.90'	N45°47'09"W	58.71'
C19	82.00'	54°25'42"	58.90'	S79°47'09"W	58.71'
C20	82.00'	60°32'41"	65.88'	S23°07'58"W	62.82'
C21	82.00'	29°38'51"	32.05'	S23°06'48"E	31.69'
C22	182.00'	35°34'18"	110.20'	N00°47'09"W	117.30'
C23	182.00'	54°25'42"	182.35'	N45°47'09"W	175.61'
C24	182.00'	54°25'42"	182.35'	S79°47'09"W	175.61'
C25	182.00'	35°34'18"	110.20'	S54°47'09"W	117.30'

- LEGEND**
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  - CB CHORD BEARING
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  - EA-E EA ELECTRIC EASEMENT
  - EA-EF EA EQUIPMENT EASEMENT
  - ESMT EASEMENT
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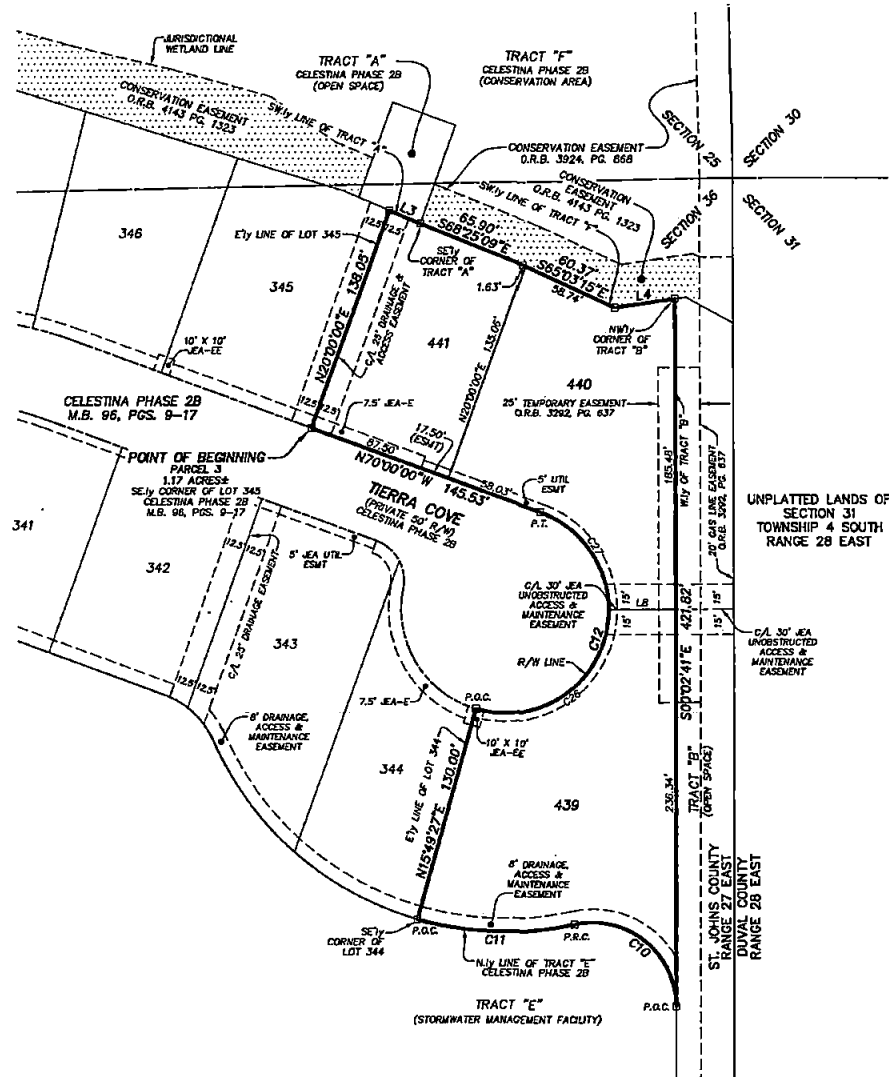
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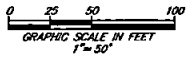
SHEET 5 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L3	S87°03'28"E	20.03'
L4	N01°33'09"E	36.13'
L8	N89°57'18"E	40.01'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	50.00'	102°24'39"	69.37'	N51°15'01"W	77.64'
C11	192.00'	28°16'48"	84.77'	N88°78'56"W	83.61'
C12	82.00'	175°48'27"	190.26'	N17°54'44"E	123.92'
C26	82.00'	105°52'08"	114.56'	N52°35'23"E	98.95'
C27	82.00'	69°57'19"	75.79'	N35°01'20"W	71.09'

- LEGEND**
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  - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3824 UNLESS OTHERWISE NOTED
  - P.R.M. DENOTES P.C.P., STAMPED L.B.#3624
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  - R RADIUS
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