

**RESOLUTION NO. 2021- 63**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
CHERRY ELM DRIVE.**

**WHEREAS, WHITE'S FORD TIMBER, LLC, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Cherry Elm 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 in the amount of \$1,026,124.30 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$133,842.00 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 14th day of February, 2021.

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

BY: Jeremiah R. Blocker  
Jeremiah R. Blocker, Chair

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

Sam Halter  
Deputy Clerk

RENDITION DATE 2/18/21



# CHERRY ELM DRIVE

A PORTION OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 2 SHEETS

SEE SHEET 2 FOR NOTES

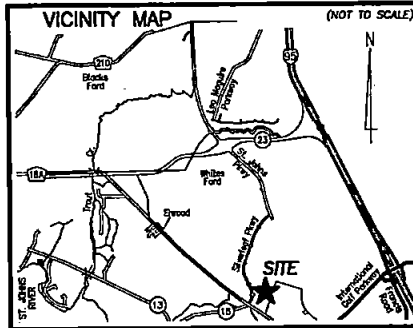
### CAPTION

A portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeastly corner of the Southerly terminus of Silverleaf Parkway, a variable width right of way as presently established; thence Northerly along the Easterly right of way line of said Silverleaf Parkway the following 3 courses: Course 1, thence Northerly along the arc of a curve concave Westerly having a radius of 1275.00 feet through a central angle of 40D3'14", an arc length of 181.32 feet to a point on said curve, said arc being subtended by a chord bearing a distance of North 26S01'2" East, 873.28 feet; Course 2, North 42'04"18" East, along a non-tangent bearing, 210.04 feet; Course 3, North 85'25"11" East, 66.74 feet to the Point of Beginning.

From said Point of Beginning, thence North 03'34'49" West, 88.00 feet; thence North 68'10'39" East, 173.36 feet to a point on a curve concave Westerly having a radius of 225.00 feet; thence Northerly along the arc of a non-tangent curve, through a central angle of 23'41'42", an arc length of 83.05 feet to a point on said curve, said arc being subtended by a chord bearing a distance of North 18'12'48" East, 92.39 feet; thence South 82'38'03" East, 50.00 feet to a point on a curve concave Westerly having a radius of 275.00 feet; thence Southerly along the arc of a non-tangent curve, through a central angle of 01'50'52", an arc length of 8.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing a distance of South 08'17'24" West, 8.87 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 35.00 feet, through a central angle of 03'51'45", an arc length of 2.36 feet to point of tangency of said curve, said arc being subtended by a chord bearing a distance of South 07'16'59" West, 2.36 feet; thence South 05'21'07" West, 65.06 feet to the point of curvature of a curve concave Westerly having a radius of 65.00 feet; thence Southerly along the arc of said curve, through a central angle of 06'48'00", an arc length of 7.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing a distance of South 08'45'01" West, 7.71 feet; thence South 12'09'07" West, 79.43 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet; thence Southeastly along the arc of said curve, through a central angle of 81'00'42", an arc length of 14.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing a distance of South 61'30'46" West, 15.21 feet; thence South 12'09'07" West, 16.02 feet to the point of curvature of a curve concave Northeasterly having a radius of 227.00 feet; thence Southeastly along the arc of said curve, through a central angle of 22'25'46", an arc length of 88.87 feet to a point on said curve, said arc being subtended by a chord bearing a distance of South 23'22'01" West, 88.30 feet; thence South 51'41'42" East, along a non-tangent bearing, 55.50 feet; thence South 38'18'18" West, 40.00 feet; thence North 51'41'42" West, 53.01 feet; thence South 38'17'18" West, 10.97 feet; thence North 51'42'42" West, 57.00 feet to a point on a curve concave Southeastly having a radius of 62.00 feet; thence Northerly along the arc of a non-tangent curve, through a central angle of 131'52'00", an arc length of 142.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing a distance of North 27'38'46" West, 113.22 feet; thence South 88'25'11" West, 27.20 feet to the Point of Beginning.

Containing 1.07 acres, more or less.



### CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plot of Cherry Elm Drive 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.

\_\_\_\_\_  
Chair, Board of County Commissioners

### CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plot of Cherry Elm Drive has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director of the Growth Management Department

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plot of Cherry Elm Drive has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Office of the County Attorney

### CERTIFICATE OF CLERK

This is to certify that this plot 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.

\_\_\_\_\_  
Brandon J. Patten, Clerk  
Clerk of the Circuit Court & Comptroller

### CERTIFICATE OF PLAT REVIEW

This is to certify that this plot has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Geri Oliver, P.S.M., County Surveyor  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4564

### SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plot was made under the undersigned's responsible direction and supervision, and that the plot complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284

### ADOPTION AND DEDICATION

This is to certify that White's Ford Timber, LLC, a Florida limited liability company ("Owner") is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as CHERRY ELM DRIVE, 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 right of ways designated in this plat as Cherry Elm Drive, Frontier Elm Drive and Elm Creek Drive are hereby irrevocably dedicated to the County of St. Johns, its successors and assigns, in perpetuity for maintenance of the right of ways, and drainage improvements which are now or hereafter constructed thereon.

The Owner will warrant and defend to the County of St. Johns, title to the lands described in the caption shown hereon, against lawful claims, subject to all matters of record.

Tract "B" (Open Space) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tract to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to St. Johns County, its successors and assigns.

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to St. Johns County, a political subdivision, its successors and assigns, for its non-exclusive use in conjunction with its utilities.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plot as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Those easements designated as "FPL Access and Electrical Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. The "FPL Access and Electrical Easements" are for accessing the "FPL Easements" to maintain, repair and replace the electric utility improvements located within those easements, together with the right to cross over and under the "FPL Access and Electrical Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "FPL Access and Electrical Easements" permitting the easement property without the written consent of the Owner, its successors and assigns.

As required by Section 177.091(28), Florida Statutes (2005), 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; in the event a cable television company damages the facilities of a public utility, it shall be responsible for the damages. This 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.

In witness whereof, the Owner has caused this plat and dedication to be executed by their duly elected officer, acting by and with the authority of its board of supervisors.

OWNER: WHITE'S FORD TIMBER, LLC  
a Florida limited liability company  
By: Hulseon Management, Inc.  
a Florida corporation, its Manager

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

BY: \_\_\_\_\_

its \_\_\_\_\_

### STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_ of Hulseon Management, Inc., a Florida corporation, as Manager of White's Ford Timber, LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida at Large

\_\_\_\_\_  
Printed Name

My Commission expires \_\_\_\_\_

Commission Number \_\_\_\_\_

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

# CHERRY ELM DRIVE

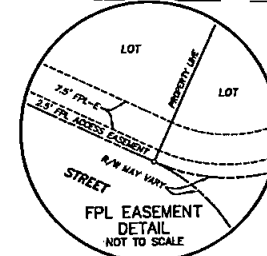
A PORTION OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

UNPLATTED LANDS OF  
ANTONIO HUERTAS GRANT  
SECTION 38  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST

UNPLATTED LANDS OF  
ANTONIO HUERTAS GRANT  
SECTION 38  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST

| CURVE TABLE |         |               |            |               |                |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS  | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1          | 275.00' | 130°55'       | 8.87'      | S087°24'W     | 8.87'          |
| C2          | 35.00'  | 351°45'       | 2.36'      | S07°16'59"W   | 2.58'          |
| C3          | 65.00'  | 6°48'00"      | 7.71'      | S08°45'07"W   | 7.71'          |
| C4          | 10.00'  | 81°00'42"     | 14.14'     | S28°21'14"E   | 12.89'         |
| C5          | 10.00'  | 88°59'18"     | 17.28'     | S61°38'46"W   | 15.21'         |
| C6          | 227.00' | 22°25'48"     | 88.87'     | S23°22'01"W   | 88.30'         |
| C7          | 82.00'  | 131°32'00"    | 142.69'    | N27°35'46"W   | 113.22'        |
| C8          | 250.00' | 4°47'00"      | 20.88'     | N09°45'32"E   | 20.88'         |
| C9          | 200.00' | 28°08'12"     | 81.23'     | S25°13'12"W   | 80.45'         |
| C10         | 227.00' | 3°42'24"      | 14.68'     | N36°26'07"E   | 14.68'         |

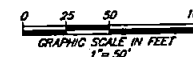
- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. 43624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B. 43624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B. 43824, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - M.B. MAP BOOK
  - PG. PAGE
  - (NT) NON-TANGENT
  - S.C. ST. JOHNS COUNTY
  - ESMT EASEMENT
  - FPL FLORIDA POWER & LIGHT



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S3817°18'W  | 38.30' |
| L2         | N3817°18'E  | 25.33' |
| L3         | N51°41'42"W | 15.50' |
| L4         | S3817°18'W  | 40.00' |
| L5         | S51°41'42"E | 15.01' |

NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Easterly right of way line of Silverleaf Parkway as being North 03°34'49" West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREC" (Jacksonville 2) coordinates: N 2182306.375 E 493662.930  
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 3) NOTICE: This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.



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