

**RESOLUTION NO. 2022-132**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
OLD MOULTRIE BLUFF.**

**WHEREAS, DCCF PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Old Moultrie Bluff.

**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 \$961,180.94 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$175,563.37 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 3<sup>rd</sup> day of May, 2022.

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

BY: Henry Dean  
Henry Dean, Chair

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

Sam Waltherman  
Deputy Clerk

Rendition Date 5/5/22



# OLD MOULTRIE BLUFF

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2,  
SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30, ALL IN ST. JOHNS COUNTY, FLORIDA.

## CAPTION

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 89°45'09" EAST, A DISTANCE OF 263.92 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°21'27" WEST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 208, PAGE 632, OFFICIAL RECORDS BOOK 1720, PAGE 885 AND OFFICIAL RECORDS BOOK 2210, PAGE 533, ALL OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 429.66 FEET; THENCE SOUTH 89°54'07" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210, PAGE 533, OF SAID PUBLIC RECORDS, A DISTANCE OF 231.06 FEET TO THE EAST RIGHT OF WAY LINE OF OLD MOULTRIE ROAD, AS IT CURRENTLY EXISTS; THENCE NORTH 00°25'25" WEST, A DISTANCE OF 228.74 FEET; THENCE NORTH 89°45'09" EAST, ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 144 AND OFFICIAL RECORDS BOOK 1092, PAGE 1112 BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 801.04 FEET; THENCE SOUTH 74°32'49" EAST, A DISTANCE OF 4.25 FEET; THENCE SOUTH 38°16'16" EAST, A DISTANCE OF 18.01 FEET; THENCE SOUTH 17°49'59" EAST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 00°03'26" EAST, A DISTANCE OF 30.09 FEET; THENCE SOUTH 09°13'53" EAST, A DISTANCE OF 36.07 FEET; THENCE SOUTH 24°34'01" EAST, A DISTANCE OF 39.44 FEET; THENCE SOUTH 19°55'08" EAST, A DISTANCE OF 42.24 FEET; THENCE SOUTH 24°40'37" EAST, A DISTANCE OF 24.17 FEET; THENCE SOUTH 05°46'18" WEST, A DISTANCE OF 36.14 FEET; THENCE SOUTH 13°01'45" EAST, A DISTANCE OF 53.58 FEET; THENCE SOUTH 26°30'04" EAST, A DISTANCE OF 52.20 FEET; THENCE SOUTH 07°58'37" EAST, A DISTANCE OF 27.90 FEET; THENCE SOUTH 54°57'47" EAST, A DISTANCE OF 35.63 FEET; THENCE SOUTH 32°56'40" EAST, A DISTANCE OF 35.11 FEET; THENCE SOUTH 46°34'24" EAST, A DISTANCE OF 38.07 FEET; THENCE SOUTH 07°11'28" WEST, A DISTANCE OF 37.90 FEET; THENCE SOUTH 31°48'52" EAST, A DISTANCE OF 22.26 FEET; THENCE SOUTH 03°04'49" WEST, A DISTANCE OF 26.12 FEET; THENCE SOUTH 22°43'20" EAST, A DISTANCE OF 37.43 FEET; THENCE SOUTH 09°53'58" EAST, A DISTANCE OF 52.12 FEET; THENCE SOUTH 08°15'08" WEST, A DISTANCE OF 22.20 FEET; THENCE SOUTH 27°08'30" EAST, A DISTANCE OF 16.92 FEET TO SAID SOUTH LINE OF GOVERNMENT LOT 2; THENCE SOUTH 89°45'09" WEST, A DISTANCE OF 784.35 FEET TO THE POINT OF BEGINNING.

THE AFORESAID PARCEL CONTAINS 502,135.86 SQUARE FEET OR 11.53 ACRES, MORE OR LESS.

DCCF PROPERTIES II, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME \_\_\_\_\_

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME \_\_\_\_\_

NOTARY FOR DCCF PROPERTIES II LLC  
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022 BY CHRISTOPHER K. FUNK, AS THE AUTHORIZED MEMBER OF DCCF PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OF PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER IS \_\_\_\_\_

PERSONALLY KNOWN \_\_\_\_\_ OR HAS PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET ONE (1) OF SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS AND  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DCCF PROPERTIES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "OLD MOULTRIE BLUFF", HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TRACT "RW" (ADDITIONAL ROAD RIGHT-OF-WAY) UTILITY, AS SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS "PALMA DRIVE", "PAMPLONA DRIVE", "SORIA DRIVE" AND "ZARAGOZA DRIVE", AS SHOWN HEREON ARE PRIVATE ROADS AND ARE HEREBY DEDICATED TO THE "OLD MOULTRIE BLUFF OWNERS ASSOCIATION, INC." A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

TRACT "LS" (LIFT STATION) (PRIVATE), TRACTS "0-1", "0-2", "0-3", "0-4", "0-5", "0-6", AND "0-7" (OPEN SPACE), TRACT "R-1", "R-2" AND "R-3" (RECREATIONAL), TRACT "C" (CONSERVATION), AND TRACT "SWMF" (STORM WATER MANAGEMENT FACILITY) ARE HEREBY DEDICATED TO THE "OLD MOULTRIE BLUFF OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND OTHER SUCH PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY.

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 OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE "UNOBSTRUCTED FIRE DEPARTMENT ACCESS" EASEMENTS SHOWN HEREON ARE TO REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE HOMEOWNER'S ASSOCIATION AND THE MAINTENANCE OF THE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

TRACT "C" (CONSERVATION TRACT) MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SO, ARE GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10' 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.

LANDS UNDERLYING EASEMENTS WHICH ARE NOT OTHERWISE DEDICATED TO THE EASEMENT GRANTEE SHALL REMAIN OWNED BY THE EASEMENT GRANTOR.

IN WITNESS WHEREOF, THE OWNER 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.

Prepared by  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

# OLD MOULTRIE BLUFF

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2,  
SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30, ALL IN ST. JOHNS COUNTY, FLORIDA.

## GENERAL NOTES:

1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAD 1983 (1990), FLORIDA EAST ZONE, (ZONE 901), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE EASTERLY MONUMENTED RIGHT-OF-WAY LINE OF "OLD MOULTRIE ROAD", AS "N 00°25'25" W.

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 (FP&L) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

4) 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 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.

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAD 1983 (1990), 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 NON INTENDED USE.

## LEGENDS USED IN THIS PLAT

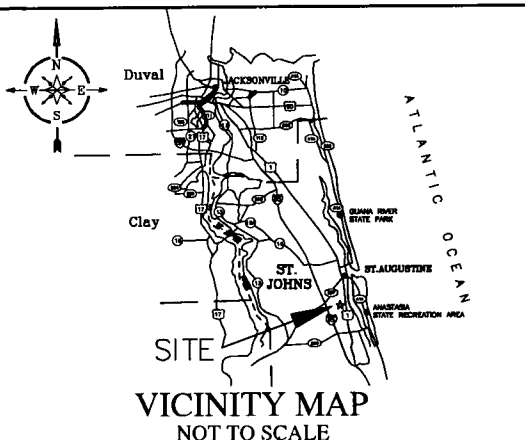
LEGEND	DEFINITION
◇	SET 4" x 4" CONCRETE MONUMENT WITH DISK, STAMPED "P.M., LD #44"
◆	FOUND 4" x 4" CONCRETE MONUMENT WITH DISK, STAMPED "P.M., LD #44"
●	SET P.K. NAIL & DISK, STAMPED "P.C.P., LD #44"

## ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
FRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
C.M.	CONCRETE MONUMENT
L.D.	LICENSED BUSINESS
PLS.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
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
R.P.	RADIUS POINT
TWP.	TOWNSHIP
RNG.	RANGE
E	EAST
W.	WEST
N.	NORTH
S.	SOUTH
CS	TABULATED CURVE TABLE
L2S	TABULATED LINE TABLE
R/W	RIGHT OF WAY
D.O.T.	DEPARTMENT OF TRANSPORTATION
C.	CENTERLINE
M.D.	MAP BOOK
P.D.	PLAT BOOK
PE.	PAGE
---	MATCH LINE
LEA-E	LEA ELECTRIC EASEMENT
LEA-EE	LEA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT.	EASEMENT
SRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

## HATCHINGS USED IN THIS PLAT

HATCHING	DEFINITION
	DENOTES UPLAND ADJACENT TO PRESERVED WETLANDS
	DENOTES PRESERVED WETLANDS



MAP BOOK \_\_\_\_ PAGE \_\_\_\_

SHEET TWO (2) of SEVEN (7) SHEETS

SEE SHEET THREE (3) FOR KEY MAP

SURVEYOR'S COMMENTS REGARDING THE EASEMENT(S) LISTED IN THE PLAT PROPERTY INFORMATION REPORT PREPARED BY SUNSHINE STATE TITLE CORPORATION, DATED NOVEMBER 9, 2021 WHICH SHOWS:

1. EASEMENT IN FAVOR OF THE STATE OF FLORIDA AS RECORDED IN DEED BOOK 107, PAGE 181 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S COMMENT: THIS EASEMENT DOES NOT AFFECT THE PLATTED LANDS AND WILL BE REMOVED FROM THE TITLE COMMITMENT, PRIOR TO RECORDATION OF THIS PLAT.

2. EASEMENT IN FAVOR OF BILLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 2980, PAGE 1183, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S COMMENT: THIS IS A BLANKET EASEMENT OVER THE LANDS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

3. ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 5322, PAGE 1610 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

SURVEYOR'S COMMENT: THIS PERMIT DOES COVER THE LANDS GRAPHICALLY SHOWN ON THIS PLAT. THERE ARE NO ITEMS THAT CAN BE SHOWN ON THE FACE OF THIS PLAT.

## 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 \_\_\_\_\_, 2022.

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 "OLD MOULTRIE BLUFF" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

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

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

## 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 FOR CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN, STATE OF FLORIDA  
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

## CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "OLD MOULTRIE BLUFF", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

GAIL OLIVER, PLS, COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
LICENSE No. 4564

## CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "OLD MOULTRIE BLUFF", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

# OLD MOULTRIE BLUFF

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2,  
SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

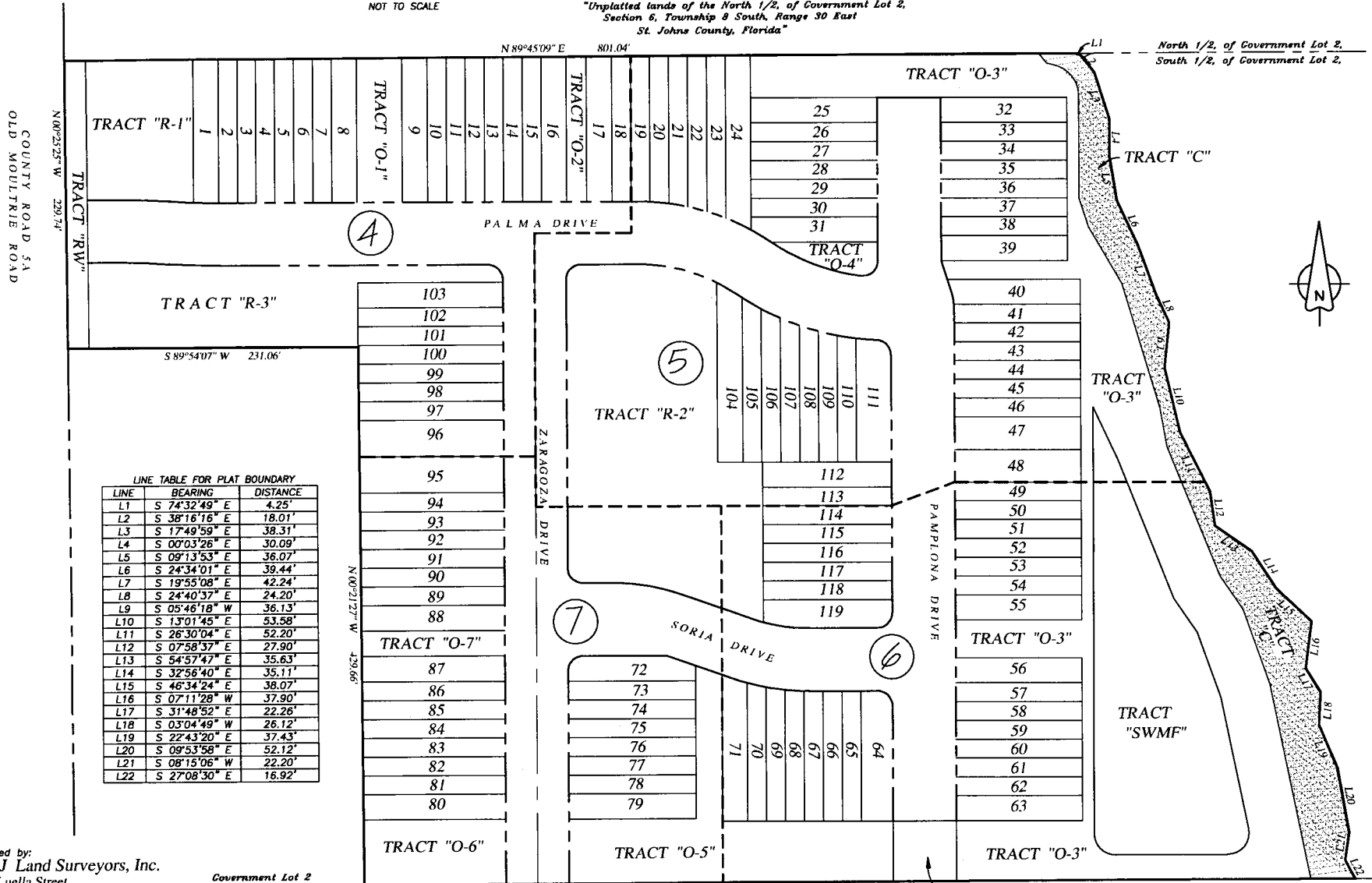
SHEET THREE (3) of SEVEN (7) SHEETS

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

④ DENOTES SHEET NUMBER

KEY MAP  
NOT TO SCALE

"Unplatted lands of the North 1/2, of Government Lot 2,  
Section 6, Township 8 South, Range 30 East  
St. Johns County, Florida"



LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	S 74°32'49" E	4.25'
L2	S 38°16'16" E	18.01'
L3	S 17°49'59" E	38.31'
L4	S 00°03'26" E	30.09'
L5	S 09°13'53" E	36.07'
L6	S 24°34'01" E	39.44'
L7	S 19°55'08" E	42.24'
L8	S 24°40'37" E	24.20'
L9	S 05°46'18" W	36.13'
L10	S 13°01'45" E	53.58'
L11	S 26°30'04" E	52.20'
L12	S 07°58'37" E	27.90'
L13	S 54°57'47" E	35.63'
L14	S 32°56'40" E	35.11'
L15	S 46°34'24" E	38.07'
L16	S 07°11'28" W	37.90'
L17	S 31°48'52" E	22.28'
L18	S 03°04'49" W	26.12'
L19	S 22°43'20" E	37.43'
L20	S 09°53'58" E	52.12'
L21	S 08°15'06" W	22.20'
L22	S 27°08'30" E	16.92'

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

Government Lot 2  
Government Lot 3

"Unplatted lands of Government Lot 2,  
Section 6, Township 8 South, Range 30 East  
St. Johns County, Florida"

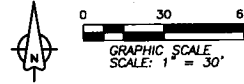
S 89°45'09" W 784.35'

TRACT "LS"  
(PRIVATE)

OWNER: OLD MOULTRIE BLUFF  
OWNERS ASSOCIATION, INC.

# OLD MOULTRIE BLUFF

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2,  
SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30, 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 THREE (3) FOR KEY MAP

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L23	S 89°54'07" W	15.77'

SPECIAL WARRANTY DEED  
CORAL LANDING PROPERTY COMPANY LLC to  
BIM CORAL LANDING, LLC  
O.R. BOOK 3638, PAGE 356

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L25	S 89°54'07" W	15.77'
L26	S 89°54'07" W	15.77'
L32	S 89°45'09" W	17.00'
L33	N 89°54'07" E	17.00'
L48	N 00°00'00" W	2.15'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	600.00'	4°28'23"	48.84'	N 88°11'14" W	48.83'
C2	600.00'	4°02'58"	42.41'	S 87°58'51" E	42.40'

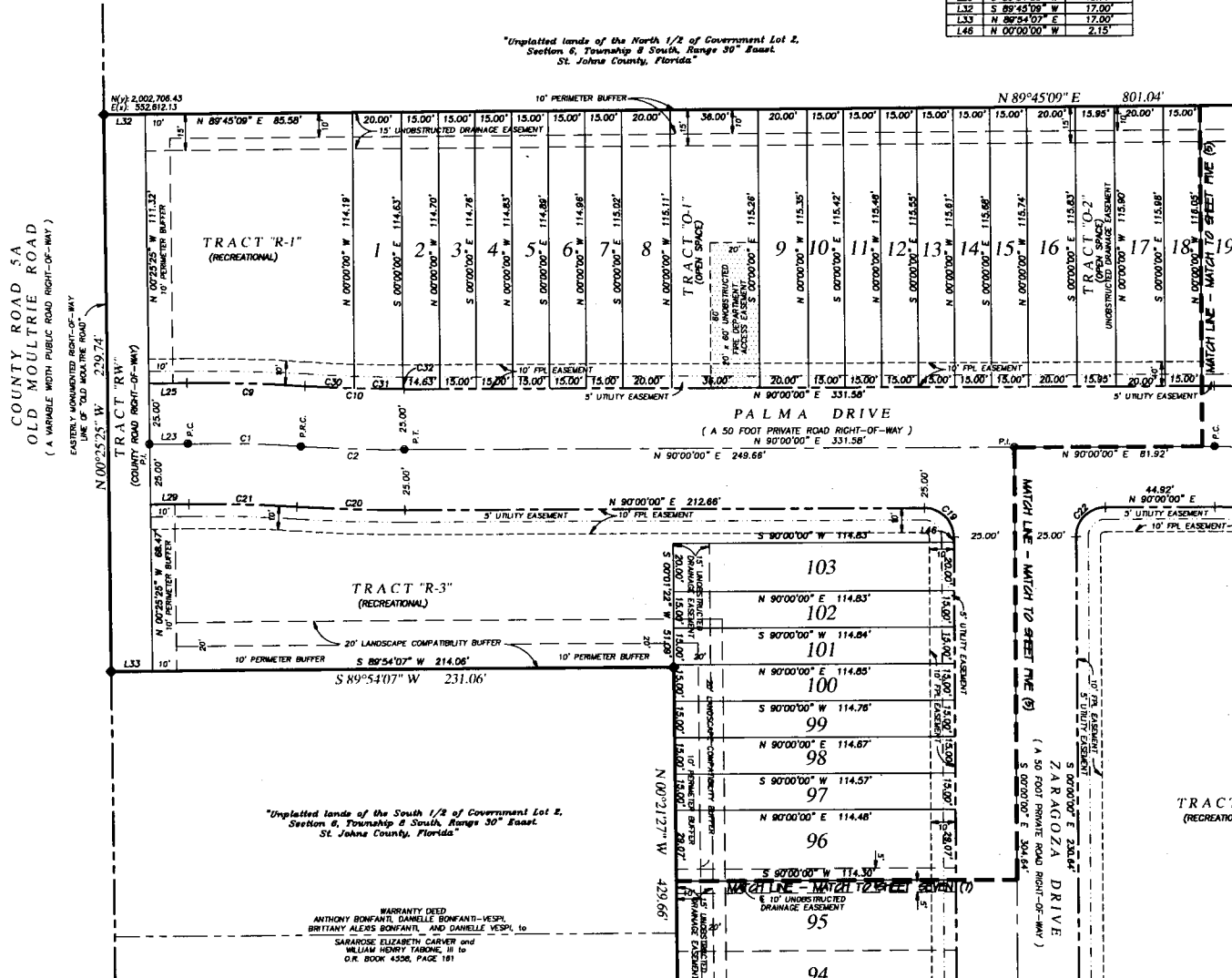
CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	633.00'	4°28'23"	48.79'	N 88°11'14" W	48.78'
C10	575.00'	4°02'58"	40.64'	S 87°58'51" E	40.63'
C19	12.00'	90°00'00"	18.85'	N 45°00'00" W	18.87'
C20	825.00'	4°02'58"	44.17'	S 87°58'51" E	44.18'
C21	575.00'	4°28'23"	44.89'	N 88°11'14" W	44.88'
C22	12.00'	90°00'00"	18.85'	S 45°00'00" W	18.87'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C30	575.00'	2°01'08"	20.26'	S 85°57'58" E	20.28'
C31	575.00'	1°59'36"	20.00'	S 89°57'59" E	20.00'
C32	575.00'	0°02'13"	0.37'	S 89°58'53" E	0.37'

"Unplatted lands of the North 1/2 of Government Lot 2,  
Section 6, Township 8 South, Range 30" East,  
St. Johns County, Florida"



"Unplatted lands of the South 1/2 of Government Lot 2,  
Section 6, Township 8 South, Range 30" East,  
St. Johns County, Florida"

WARRANTY DEED  
ANTHONY BONFANT, DANIELLE BONFANT-VESPI,  
BRITANY ALESS BONFANT, AND DANIELLE VESPI, to  
SARAROSE ELIZABETH CARVER and  
WILLIAM HENRY TABONE, II to  
O.R. BOOK 4556, PAGE 181

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

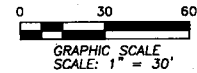
# OLD MOULTRIE BLUFF

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2,  
SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30, ALL IN ST. JOHNS COUNTY, FLORIDA.

"Unplatted lands of the North 1/2 of Government Lot 2,  
Section 6, Township 8 South, Range 30, East,  
St. Johns County, Florida"

SPECIAL WARRANTY DEED  
CORAL LANDING PROPERTY COMPANY LLC to  
BVM CORAL LANDING, LLC  
O.R. BOOK 3938, PAGE 350

WARRANTY DEED  
MICHAEL N. SCHNEIDER, PERSONAL REPRESENTATIVE  
OF THE ESTATE OF SAM J. ALKHOURY to  
U.S. 1 SOUTH INVESTMENTS, LLC  
O.R. BOOK 3924, PAGE 1741



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 THREE (3) FOR KEY MAP

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L1	S 74°32'49" E	4.25'
L2	S 39°16'18" E	18.01'
L3	S 17°49'59" E	38.31'
L4	S 00°03'28" E	30.09'
L5	S 09°13'53" E	36.07'
L6	S 24°34'01" E	39.44'
L7	S 19°50'08" E	42.24'
L8	S 24°40'37" E	24.20'
L9	S 02°46'18" W	36.13'
L10	S 13°01'45" E	83.58'
L11	S 26°30'04" E	52.20'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	163.00'	34°22'48"	97.81'	N 72°48'37" W	96.54'
C4	187.00'	42°45'54"	139.59'	S 77°00'11" E	130.30'
C5	23.00'	17°38'18"	7.08'	N 08°48'08" W	7.05'
C6	32.00'	17°38'18"	8.89'	S 08°48'08" E	9.81'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	188.00'	34°22'48"	112.81'	N 72°48'37" W	111.12'
C12	182.00'	24°31'56"	75.83'	S 89°02'54" E	73.24'
C13	12.00'	97°31'25"	20.43'	N 08°45'43" E	18.05'
C14	7.00'	17°38'18"	2.15'	S 08°48'08" E	2.15'
C15	48.00'	17°38'18"	14.78'	N 08°48'08" W	14.72'
C22	12.00'	90°00'00"	18.85'	S 43°00'00" W	16.97'
C23	138.00'	34°22'48"	82.80'	N 72°48'37" W	81.57'
C24	212.00'	31°54'48"	118.08'	S 71°34'37" E	116.56'
C25	12.00'	87°32'00"	18.33'	N 43°48'00" W	16.60'

CURVE TABLE FOR LOTS AND TRACTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	188.00'	30°2'50"	100.00'	N 88°28'35" W	100.00'
C34	188.00'	4°35'54"	15.07'	N 84°38'23" W	15.07'
C35	188.00'	4°38'54"	15.23'	N 80°02'20" W	15.23'
C36	188.00'	4°43'35"	15.91'	N 79°21'15" W	15.91'
C37	188.00'	4°50'52"	15.91'	N 70°34'00" W	15.91'
C38	188.00'	6°44'31"	22.12'	N 64°46'18" W	22.11'
C39	188.00'	9°39'52"	18.57'	N 58°34'14" W	18.56'
C40	188.00'	10°07'14"	0.40'	S 55°40'51" E	0.40'
C41	7.00'	11°58'23"	1.46'	S 02°58'11" E	1.46'
C42	7.00'	5°39'58"	0.69'	S 14°48'21" E	0.69'
C43	48.00'	13°25'07"	11.24'	N 10°55'45" W	11.22'
C44	48.00'	41°31'11"	3.54'	N 07°05'58" W	3.53'
C50	138.00'	26°55'17"	64.85'	N 76°32'12" W	64.26'
C51	138.00'	7°27'09"	17.95'	N 59°20'49" W	17.94'
C52	212.00'	1°29'00"	5.49'	S 56°21'44" E	5.49'
C53	212.00'	4°42'30"	17.42'	S 59°27'28" E	17.42'
C54	212.00'	4°25'33"	16.88'	S 64°00'01" E	16.88'
C55	212.00'	4°21'29"	16.13'	S 68°30'02" E	16.12'
C56	212.00'	4°14'41"	15.71'	S 72°48'07" E	15.70'
C57	212.00'	4°08'41"	15.40'	S 77°00'18" E	15.39'
C58	212.00'	4°06'14"	15.18'	S 81°08'15" E	15.18'
C59	212.00'	4°02'58"	14.07'	S 83°21'41" E	14.07'
C62	23.00'	77°02'03"	33.81'	N 38°31'01" W	31.14'

"Unplatted lands of the South 1/2 of Government Lot 2,  
Section 6, Township 8 South, Range 30, East,  
St. Johns County, Florida"

SPECIAL WARRANTY DEED  
FIRST SOUTHERN BANK to  
U.S. 1 SOUTH INVESTMENTS LLC  
O.R. BOOK 3458, PAGE 903

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L31	N 89°57'02" E	3.01'
L34	N 00°00'00" W	10.32'
L35	S 17°38'18" E	13.04'
L36	S 17°38'18" E	9.43'
L37	S 00°00'00" E	11.47'
L48	S 38°18'18" E	9.86'
L49	S 07°02'03" E	6.08'
L50	S 07°00'00" E	81.95'
L51	S 17°35'24" E	24.01'
L52	S 30°11'40" E	52.54'
L53	S 18°43'52" E	103.02'
L54	S 08°37'44" E	32.07'
L60	S 89°45'09" W	26.54'
L62	S 33°41'24" E	18.03'
L63	N 90°00'00" W	9.80'
L64	N 90°00'00" E	9.68'

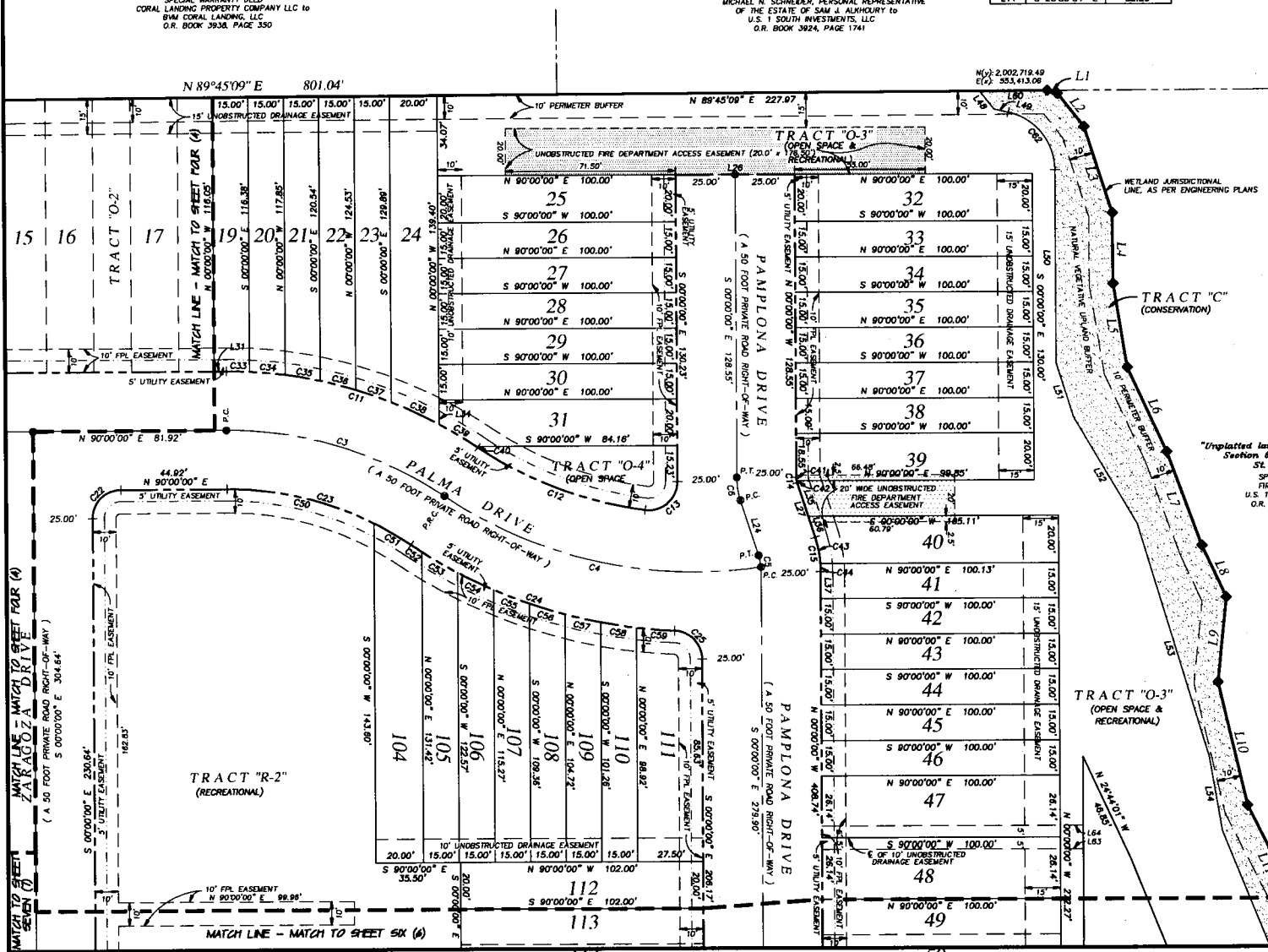
LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L24	N 17°38'18" W	24.47'
L26	N 90°00'00" W	50.00'

LINE TABLE FOR RIGHT-OF-WAY DATA

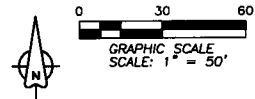
LINE	BEARING	DISTANCE
L27	N 17°38'18" W	24.47'

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736



# OLD MOULTRIE BLUFF

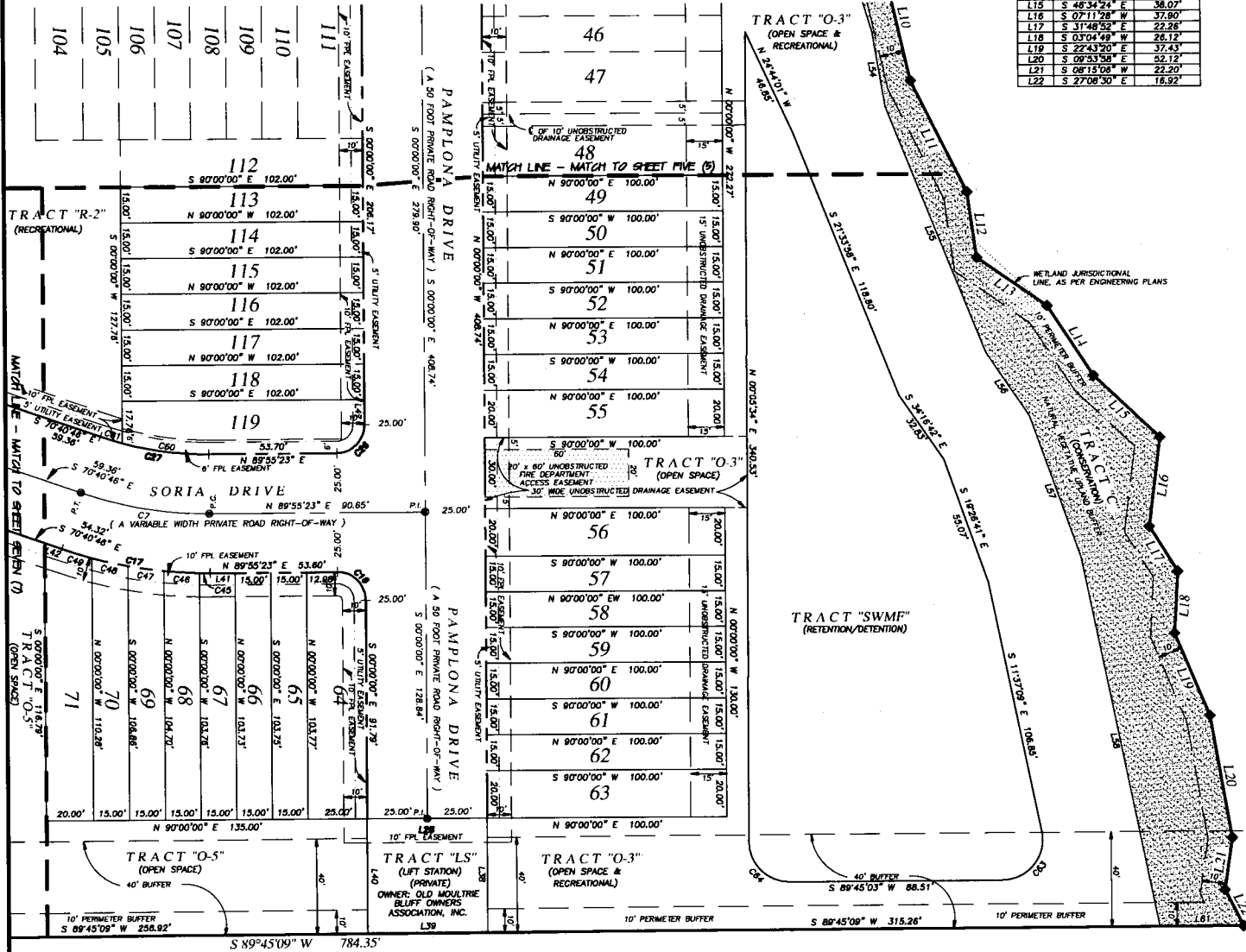
A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2,  
SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30, ALL IN ST. JOHNS COUNTY, FLORIDA.



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 THREE (3) FOR KEY MAP



LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L10	S 13°01'45" E	53.58'
L11	S 26°30'04" E	52.20'
L12	S 07°58'51" E	22.90'
L13	S 54°57'47" E	35.83'
L14	S 32°56'40" E	35.11'
L15	S 46°34'24" E	38.07'
L16	S 07°11'28" W	37.90'
L17	S 31°48'52" E	22.26'
L18	S 03°04'49" W	26.12'
L19	S 22°43'20" E	37.43'
L20	S 09°53'58" E	52.12'
L21	S 08°15'00" W	22.20'
L22	S 27°08'30" E	16.92'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L28	N 90°00'00" E	50.00'

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L38	N 00°00'00" W	47.97'
L39	N 89°45'09" E	50.00'
L40	S 00°00'00" E	48.18'
L41	S 89°25'23" W	10.61'
L42	N 70°40'46" W	7.70'
L47	S 00°00'00" E	10.54'
L54	S 09°37'44" E	32.01'
L55	S 21°43'08" E	111.48'
L56	S 34°16'42" E	32.23'
L57	S 19°26'41" E	63.01'
L58	S 11°37'09" E	158.61'
L61	N 89°45'09" E	34.83'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	162.00'	19°23'51"	54.85'	S 80°22'42" E	54.58'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	12.00'	90°04'37"	18.87'	N 45°02'19" W	16.86'
C17	187.00'	19°23'51"	63.37'	S 80°22'42" E	63.01'
C26	12.00'	89°55'23"	18.83'	N 44°57'41" E	16.86'
C27	137.00'	19°23'51"	48.38'	S 80°22'42" E	48.18'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C45	187.00'	1°20'40"	4.38'	S 89°24'17" E	4.39'
C46	187.00'	4°36'22"	15.03'	S 88°25'46" E	15.03'
C47	187.00'	4°39'41"	15.16'	S 81°48'15" E	15.15'
C48	187.00'	4°42'57"	15.39'	S 77°07'26" E	15.39'
C49	187.00'	4°05'11"	13.34'	S 72°43'22" E	13.33'
C60	137.00'	15°22'15"	36.75'	S 82°23'29" E	36.84'
C61	137.00'	4°01'56"	9.63'	S 72°41'54" E	9.63'
C63	17.00'	101°22'12"	30.08'	N 39°03'57" E	26.30'
C64	17.00'	90°20'50"	26.80'	S 45°04'42" E	24.11'

"Unplatted lands of the South 1/2 of Government Lot 2,  
Section 6, Township 8 South, Range 30 East,  
St. Johns County, Florida"

SPECIAL WARRANTY DEED  
FIRST SOUTHERN BANK to  
U.S. 1 SOUTH INVESTMENTS LLC  
O.R. BOOK 3456, PAGE 903

"Unplatted lands of Government Lot 3,  
Section 8, Township 8 South, Range 30 East,  
St. Johns County, Florida"

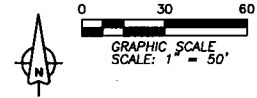
SPECIAL WARRANTY DEED  
FIRST SOUTHERN BANK to  
CAR AAC FL ST AUG LLC  
O.R. BOOK 2344, PAGE 1531

Government Lot 2  
Government Lot 3

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

# OLD MOULTRIE BLUFF

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2,  
SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30, 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 THREE (3) FOR KEY MAP

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	182.00'	19°23'51"	54.85'	S 80°22'42" E	54.58'
CB	138.00'	19°19'14"	48.53'	N 80°20'23" W	48.31'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	187.00'	19°23'51"	63.31'	S 80°22'42" E	63.01'
C18	12.00'	90°00'00"	18.85'	S 45°00'00" W	16.97'
C27	137.00'	19°23'51"	48.38'	S 80°22'42" E	48.16'
C28	163.00'	19°19'14"	54.98'	N 80°20'23" W	54.70'
C29	12.00'	90°00'00"	18.85'	S 45°00'00" E	16.97'

CURVE TABLE FOR LOT AND TRACT DATA

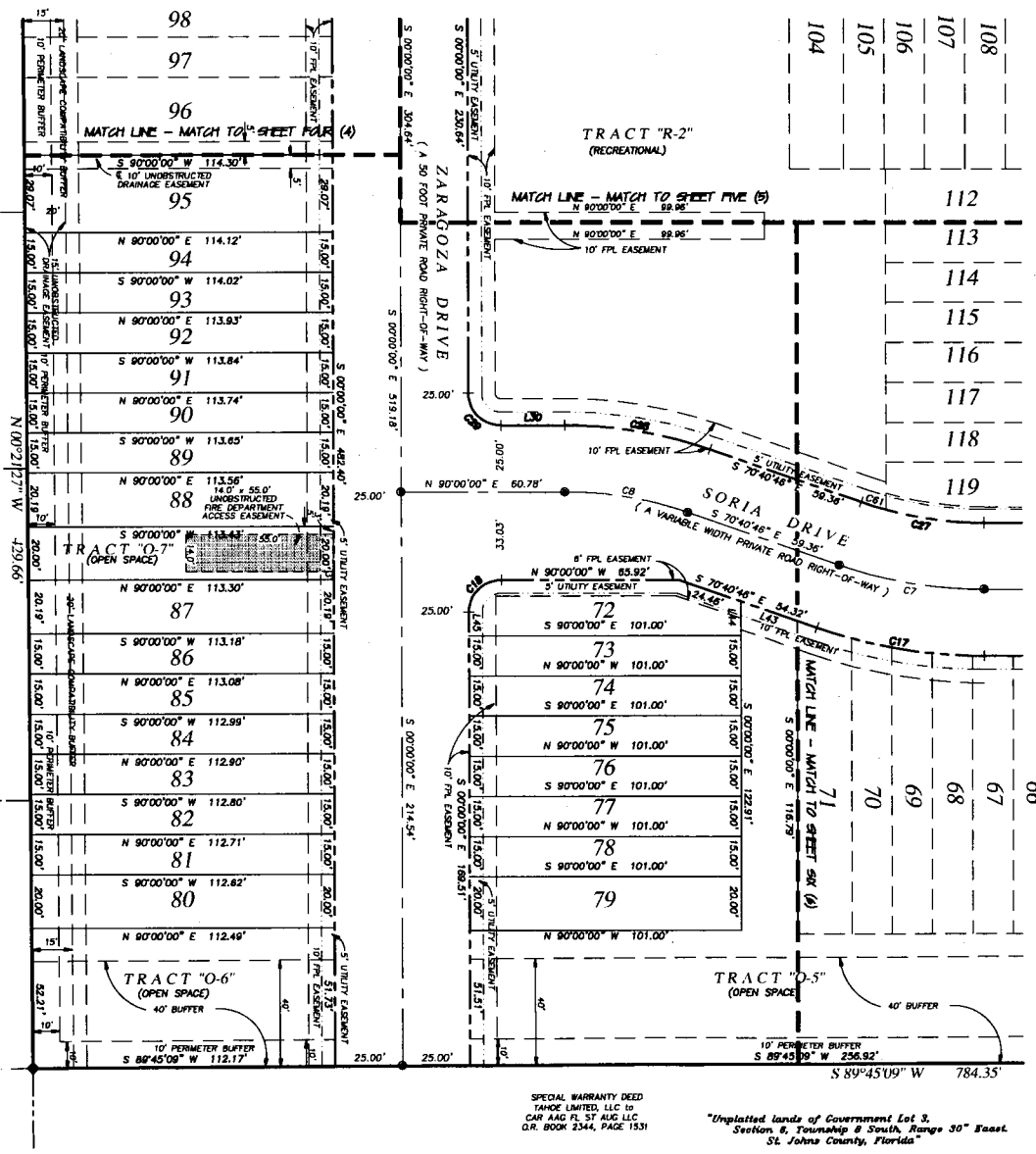
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CB1	137.00'	4°01'58"	9.63'	S 72°41'54" E	9.63'

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L43	N 70°40'48" W	22.18'
L44	S 00°00'00" E	12.91'
L45	S 00°00'00" E	9.00'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L30	N 90°00'00" E	23.78'



WARRANTY DEED  
ANTHONY BONFANTI, DANIELLE BONFANTI-VESPI,  
BRITANY ALEXIS BONFANTI, AND DANIELLE VESPI TO  
SARAHOSE ELIZABETH CARVER and  
HENRY TABONE, III to  
O.R. BOOK 4558, PAGE 161

"Unplatted lands of the South 1/2 of Government Lot 2,  
Section 6, Township 8 South, Range 30" East,  
St. Johns County, Florida"

WARRANTY DEED  
HENRY TABONE III  
O.R. BOOK 5240, PAGE 958

MICHAEL RANDALL  
THE SOUTH 100 FEET OF GOVERNMENT LOT 2  
O.R. BOOK 5400, PAGE 841

SPECIAL WARRANTY DEED  
TANCO LIMITED, LLC to  
CAR AND PL. ST. AND LLC  
O.R. BOOK 2344, PAGE 1531

"Unplatted lands of Government Lot 3,  
Section 6, Township 8 South, Range 30" East,  
St. Johns County, Florida"

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736