

RESOLUTION NO. 94-176  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
LARKSPUR VISTA

WHEREAS, Melvine D. McCall, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Larkspur Vista

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 Section 2, 4, and 5.

Section 2. The Construction Bond is set in the amount of \$287,500.00 and shall delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond is set in the amount of \$14,375.00

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 has been approved by the County Attorney or Assistant County Attorney.

Section 5. 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 Planning and Zoning Department; and
- d) 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 c) 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 13 day of September, 1994.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Delean Roberts  
Its

ATTEST:

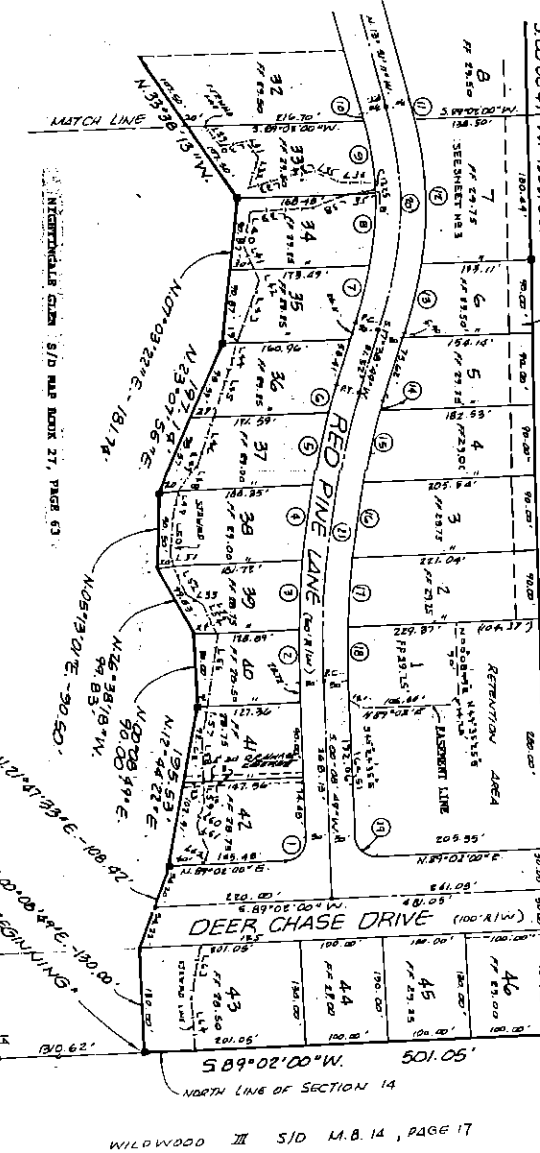
Irma Paez  
Deputy Clerk

# LARKSPUR VISTA

SECTION 14, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

WINDING LINE (2341.04 TOTAL)

LINER	BEARING	DISTANCE
1	N13°28'00"W	33.00
2	S79°12'00"W	35.00
3	N17°02'00"E	40.00
4	S86°17'00"W	55.00
5	N79°37'00"W	30.00
6	S67°42'00"W	10.00
7	S52°57'00"W	35.91
8	N49°52'37"E	12.78
9	N83°17'00"E	15.00
10	N72°17'00"E	35.00
11	N24°58'00"E	32.50
12	N20°58'00"W	15.00
13	N10°58'00"E	37.00
14	N19°13'52"E	68.02
15	N19°13'52"E	68.02
16	N19°13'52"E	29.98
17	N19°13'52"E	10.00
18	N15°32'08"E	11.17
19	N15°32'08"E	32.50
20	N21°43'00"W	12.00
21	N21°43'00"W	30.00
22	N21°43'00"W	26.10
23	N21°43'00"W	39.00
24	N21°43'00"W	39.00
25	N21°43'00"W	39.00
26	N21°43'00"W	39.00
27	N21°43'00"W	39.00
28	N21°43'00"W	39.00
29	N21°43'00"W	39.00
30	N21°43'00"W	39.00
31	N19°10'57"E	14.00
32	N19°10'57"E	30.00
33	N19°10'57"E	30.00
34	N19°10'57"E	30.00
35	N19°10'57"E	30.00
36	N19°10'57"E	30.00
37	N19°10'57"E	30.00
38	N19°10'57"E	30.00
39	N19°10'57"E	30.00
40	N19°10'57"E	30.00
41	N19°10'57"E	30.00
42	N19°10'57"E	30.00
43	N19°10'57"E	30.00
44	N19°10'57"E	30.00
45	N19°10'57"E	30.00
46	N19°10'57"E	30.00
47	N19°10'57"E	30.00
48	N19°10'57"E	30.00
49	N19°10'57"E	30.00
50	N19°10'57"E	30.00
51	N19°10'57"E	30.00
52	N19°10'57"E	30.00
53	N19°10'57"E	30.00
54	N19°10'57"E	30.00
55	N19°10'57"E	30.00
56	N19°10'57"E	30.00
57	N19°10'57"E	30.00
58	N19°10'57"E	30.00
59	N19°10'57"E	30.00
60	N19°10'57"E	30.00
61	N19°10'57"E	30.00
62	N19°10'57"E	30.00
63	N19°10'57"E	30.00
64	N19°10'57"E	30.00
65	N19°10'57"E	30.00
66	N19°10'57"E	30.00
67	N19°10'57"E	30.00
68	N19°10'57"E	30.00
69	N19°10'57"E	30.00
70	N19°10'57"E	30.00
71	N19°10'57"E	30.00
72	N19°10'57"E	30.00
73	N19°10'57"E	30.00
74	N19°10'57"E	30.00
75	N19°10'57"E	30.00
76	N19°10'57"E	30.00
77	N19°10'57"E	30.00
78	N19°10'57"E	30.00
79	N19°10'57"E	30.00
80	N19°10'57"E	30.00



CURVE TABLE

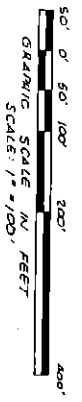
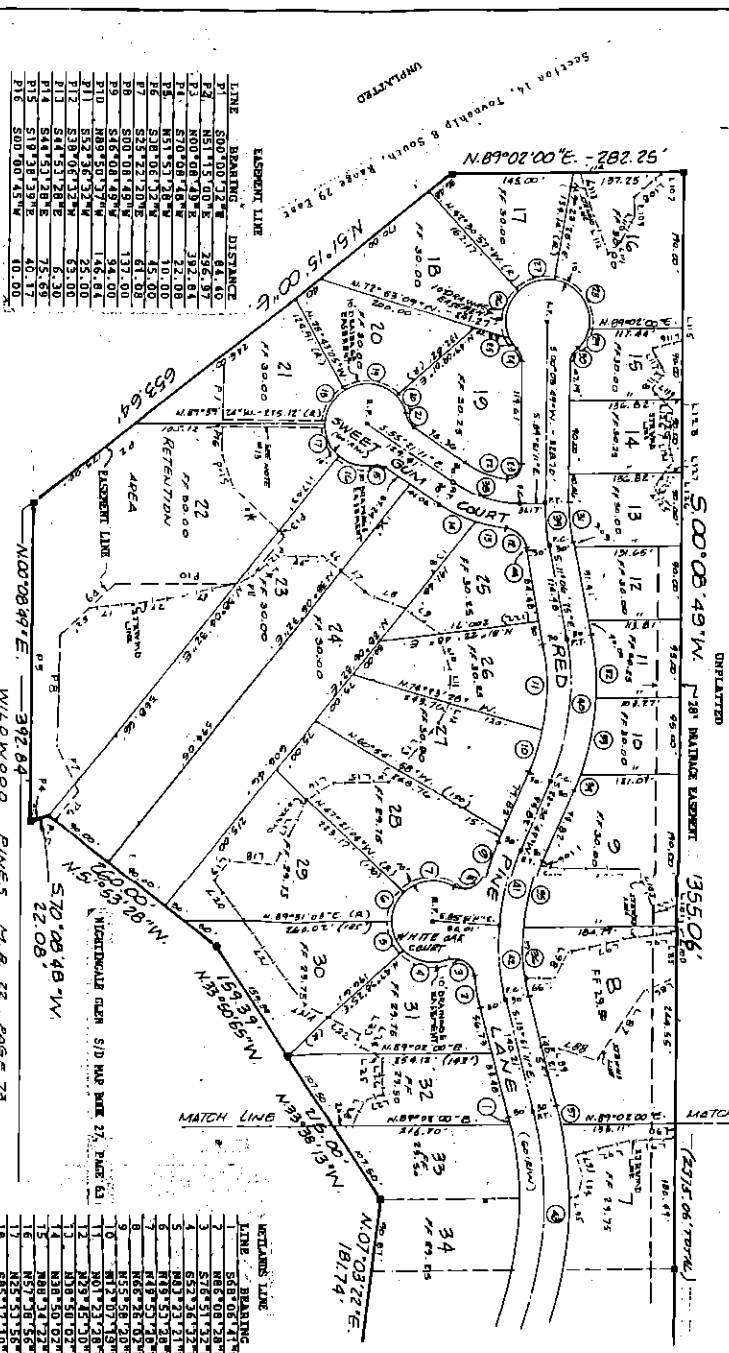
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	TANG
1	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	
2	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
3	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
4	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
5	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
6	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
7	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
8	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	
9	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
10	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
11	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
12	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
13	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
14	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
15	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	
16	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
17	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
18	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	
19	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
20	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
21	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
22	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
23	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
24	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
25	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	
26	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
27	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
28	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	
29	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
30	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
31	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
32	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
33	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
34	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
35	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	
36	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
37	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
38	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	
39	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
40	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
41	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
42	180.00'	89°54'36"	35.00'	N187°16'05"E	87.65'	
43	180.00'	89°54'36"	35.00'	N101°34'32"E	55.00'	
44	180.00'	89°54'36"	35.00'	S71°41'11"E	87.65'	
45	180.00'	89°54'36"	35.00'	N44°26'35"E	55.00'	

- NOTES
- 1) - DENOTES CURVE NUMBER.
  - 2) - DENOTES CONCRETE PERMANENT REFERENCE MONUMENT (P.A.M.)
  - 3) - DENOTES PERMANENT CONTROL POINT.
  - 4) - (R) - DENOTES RADIUS LINE.
  - 5) - DENOTES WETLAND BOUNDARY LINE. (SEE NOTE 10 ON WETLANDS USE)
  - 6) - DENOTES BEER TO THE LEAD LINE OF SECTION 14, TWP. 8 S., R. 29 E., S. 35.
  - 7) - BEER LOTS ARE APPROXIMATELY EQUALS THAT ARE NOT RECORDED BY THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 8) - BEER TO THE LEAD OF WIND ADJACENT TO ALLOTT'S IS RESERVED FOR WIND AND OTHER LOTS, CALLS TV AND POWER LINES.
  - 9) - BEER LOTS HAVE A 5 FOOT WIDE ACCESS BURTA ADJACENT TO BEER CONC DRIVE.
  - 10) - CONDUIT LAYING UNDER WETLANDS, PILLARS, REPAIRS, OR OTHER CONSTRUCTION SHALL BE APPROVED BY ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO OBTAIN ALL THE NECESSARY WETLAND APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND BOUNDARY LINE MAY BE CHANGED AND RECORDED AS NECESSARY.
  - 11) - THE ADJACENT WETLANDS ARE APPROXIMATELY 65 FEET WIDE.
  - 12) - BEER CONC DRIVE SHALL BE APPROVED BY ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO OBTAIN ALL THE NECESSARY WETLAND APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND BOUNDARY LINE MAY BE CHANGED AND RECORDED AS NECESSARY.
  - 13) - BEER CONC DRIVE SHALL BE APPROVED BY ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO OBTAIN ALL THE NECESSARY WETLAND APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND BOUNDARY LINE MAY BE CHANGED AND RECORDED AS NECESSARY.
  - 14) - BEER CONC DRIVE SHALL BE APPROVED BY ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO OBTAIN ALL THE NECESSARY WETLAND APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND BOUNDARY LINE MAY BE CHANGED AND RECORDED AS NECESSARY.

# LARKSPUR VISTA

SECTION 14, TOWNSHIP 8 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA.

SECTION 14, TOWNSHIP 8 SOUTH, RANGE 29 EAST



MAP BOOK PAGE

SHEET 3 OF 3 SHEETS  
SEE SHEET 1 OF 3 FOR NOTES.

CURVE TABLE

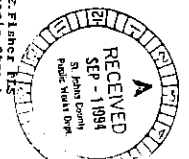
CHAVE	RADIUS	DELTA	ACC	CHORD BEARING	CHORD	TANG
1	430.00'	07°08'18"	9.381	N13°03'03"W	433.1	
2	430.00'	06°46'33"	40.007	N10°11'40"W	433.1	
3	75.00'	60°56'33"	45.911	N07°31'44"W	90.821	
4	50.00'	40°12'00"	53.679	N07°31'44"W	90.821	
5	50.00'	41°52'51"	35.553	N11°05'16"W	50.724	
6	50.00'	43°08'01"	31.442	N12°04'54"E	61.814	
7	65.00'	38°23'06"	66.437	N10°51'02"E	61.814	
8	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
9	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
10	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
11	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
12	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
13	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
14	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
15	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
16	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
17	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
18	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
19	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
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27	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
28	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
29	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
30	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
31	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
32	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
33	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
34	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	

CURVE TABLE

CHAVE	RADIUS	DELTA	ACC	CHORD BEARING	CHORD	TANG
13	75.00'	60°56'33"	45.911	N07°31'44"W	90.821	
14	50.00'	40°12'00"	53.679	N07°31'44"W	90.821	
15	50.00'	41°52'51"	35.553	N11°05'16"W	50.724	
16	50.00'	43°08'01"	31.442	N12°04'54"E	61.814	
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22	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
23	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
24	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
25	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
26	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
27	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
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30	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
31	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
32	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
33	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	
34	350.00'	07°27'03"	41.744	N10°51'02"E	41.744	

WETLANDS LINE

LINE	BEARING	DISTANCE
1	S88°06'47"W	69.00
2	N88°00'28"W	62.00
3	S76°31'32"W	62.00
4	S57°45'21"W	42.00
5	N11°05'16"W	50.724
6	N12°04'54"E	61.814
7	N10°51'02"E	61.814
8	N10°51'02"E	41.744
9	N10°51'02"E	41.744
10	N10°51'02"E	41.744
11	N10°51'02"E	41.744
12	N10°51'02"E	41.744
13	N10°51'02"E	41.744
14	N10°51'02"E	41.744
15	N10°51'02"E	41.744
16	N10°51'02"E	41.744
17	N10°51'02"E	41.744
18	N10°51'02"E	41.744
19	N10°51'02"E	41.744
20	N10°51'02"E	41.744
21	N10°51'02"E	41.744
22	N10°51'02"E	41.744
23	N10°51'02"E	41.744
24	N10°51'02"E	41.744
25	N10°51'02"E	41.744
26	N10°51'02"E	41.744
27	N10°51'02"E	41.744
28	N10°51'02"E	41.744



Randall E. Flanner  
2733 Palmetto Street