

RESOLUTION NO. 94-194  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
HOMESTEAD ESTATES

WHEREAS, Homestead Estates Development Corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Homestead Estates

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 \$85,795.75 and shall delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond in the amount of \$4,290.00 is required.

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 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 25 day of October, 1994.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

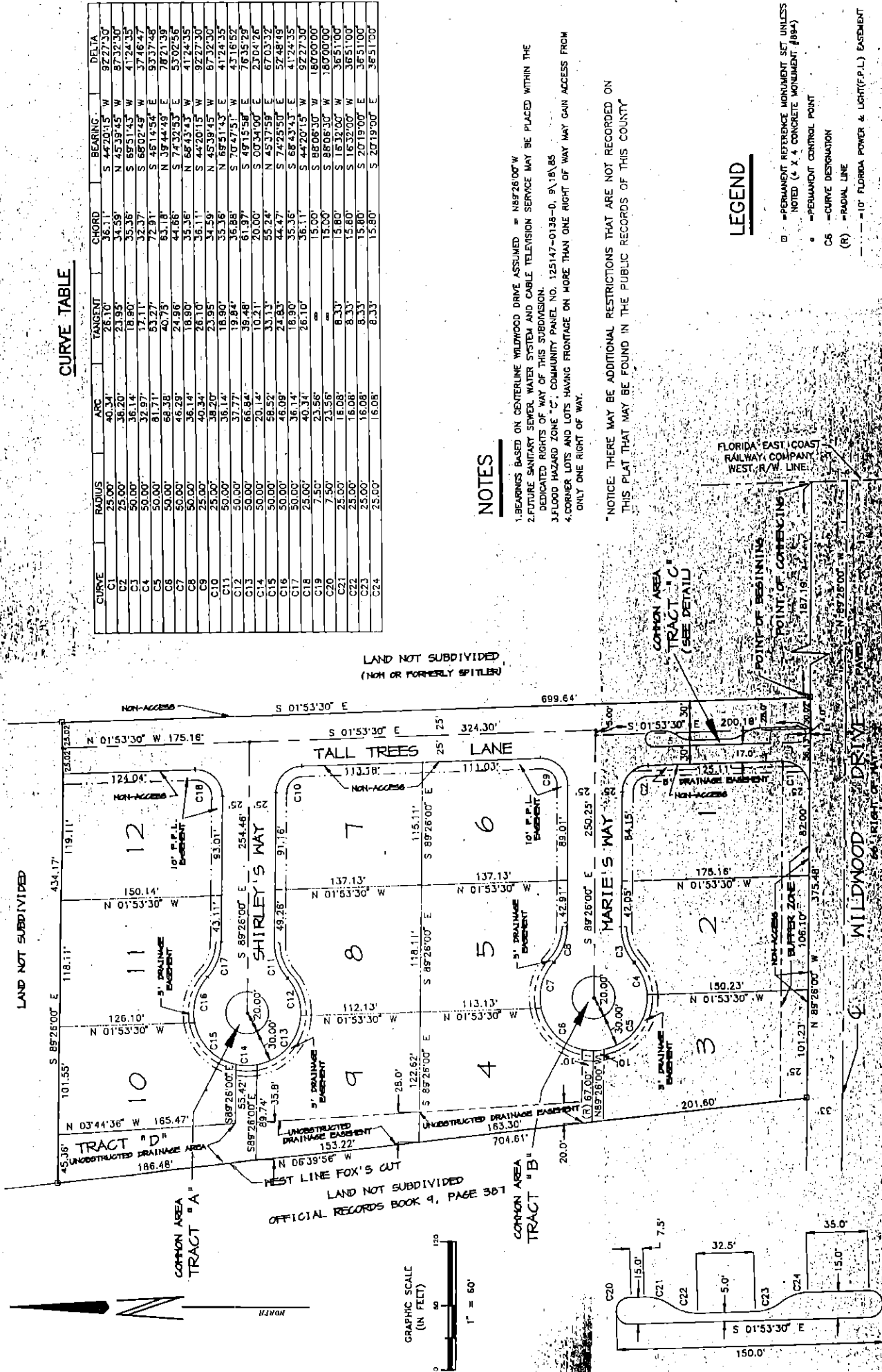
BY: Delean Roberts  
Its Chair

ATTEST: CARL "BUD" MARKEL, CLERK

Patricia De Storde  
Deputy Clerk

# HOMESTEAD ESTATES

PART OF SECTION 38, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	40.34'	26.10'	18.11'	S 44°20'15" W	92°27'30"
C2	25.00'	38.20'	21.95'	14.59'	N 45°18'45" W	87°32'30"
C3	50.00'	36.14'	18.90'	13.37'	S 85°51'43" W	41°24'35"
C4	50.00'	32.97'	17.11'	12.37'	S 68°02'49" W	37°46'47"
C5	50.00'	31.71'	16.54'	11.91'	S 65°12'54" E	53°37'48"
C6	50.00'	20.78'	10.78'	6.318'	N 37°44'10" E	28°21'30"
C7	50.00'	46.29'	24.96'	14.86'	S 74°32'53" E	53°02'52"
C8	50.00'	36.14'	18.90'	13.37'	N 45°18'45" W	87°32'30"
C9	25.00'	40.34'	26.10'	18.11'	N 89°51'43" E	41°24'35"
C10	25.00'	38.20'	21.95'	14.59'	S 70°47'51" W	45°16'52"
C11	50.00'	37.77'	19.84'	13.68'	S 49°15'58" E	76°35'29"
C12	50.00'	66.84'	36.48'	20.00'	S 00°54'00" E	23°04'26"
C13	50.00'	20.14'	10.21'	5.524'	S 00°54'00" E	23°04'26"
C14	50.00'	58.52'	33.13'	16.90'	N 45°37'59" E	67°03'32"
C15	50.00'	46.09'	24.83'	14.47'	S 74°29'50" E	52°48'49"
C16	50.00'	36.14'	18.90'	13.37'	S 88°43'43" E	41°24'35"
C17	50.00'	40.34'	26.10'	18.11'	S 44°20'15" W	92°27'30"
C18	7.50'	23.56'	15.00'	9.00'	S 88°08'30" W	18°00'00"
C19	7.50'	23.56'	15.00'	9.00'	S 88°08'30" W	18°00'00"
C20	25.00'	18.08'	8.33'	4.500'	S 16°32'00" W	36°51'00"
C21	25.00'	18.08'	8.33'	4.500'	S 16°32'00" W	36°51'00"
C22	25.00'	18.08'	8.33'	4.500'	S 20°19'00" E	36°51'00"
C23	25.00'	18.08'	8.33'	4.500'	S 20°19'00" E	36°51'00"
C24	25.00'	18.08'	8.33'	4.500'	S 20°19'00" E	36°51'00"

### NOTES

1. BEARINGS BASED ON CENTERLINE WILWOOD DRIVE ASSUMED = N89°28'00" W
2. FUTURE SANITARY SEWER WATER SYSTEM AND CABLE TELEVISION SERVICE MAY BE PLACED WITHIN THE DEDICATED RIGHTS OF WAY OF THIS SUBDIVISION.
3. FLOOD HAZARD ZONE 'C', COMMUNITY PANEL NO. 125147-0138-0, 9/18/85
4. CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE RIGHT OF WAY MAY GAIN ACCESS FROM ONLY ONE RIGHT OF WAY.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### LEGEND

- PERMANENT REFERENCE MONUMENT SET UNLESS NOTED (4 X 4 CONCRETE MONUMENT #894)
- PERMANENT CONTROL POINT
- C6 - CURVE DESIGNATION
- (R) - RADIAL LINE
- 10' FLORIDA POWER & LIGHT (F.P.L.) EASEMENT

LAND NOT SUBDIVIDED (NOW OR FORMERLY SPLIT)

