

RESOLUTION NO. 94- 93

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA RECOGNIZING AN EXISTING  
PRIVATE EASEMENT AS AN APPROVED PRIVATE ROAD

WHEREAS, in 1983 a clearance sheet was issued allowing placement of a mobile home with access from SR 206 by an unapproved private easement, as describe in Exhibit A attached hereto; and

WHEREAS, the clearance sheet in 1983 indicates that the master parcel has been divided a minimum of ten times; and

WHEREAS, the possibility of additional divisions of the properties exists; and

WHEREAS, Ordinance 86-4 provides that in areas sufficiently rural in character and the street or easement serves not more than ten (10) homesites and the area serviced by such street or easement is not expected to reach a higher state of development within a reasonable period of time, the requirements of pavement may be relaxed to an appropriate degree; and

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners of St. Johns County that;

Section 1: The easement as described in Exhibit A is hereby approved as a private road.

Section 2: The easement may remain as an unpaved roadway for up to ten (10) dwelling units. Any additional units will require the easement to be paved to current County standards in effect at the time of the request.

Section 3: Any improvements to the easement must be approved through the Development Review Procedures prior to any new construction.

Section 4: This exemption is granted with the condition that the road and its drainage system shall be designed to provide a graded, stabilized travel surface twenty (20) feet wide, six (6) inches deep to a Limerock Bearing Ratio of 30.

Section 5: This resolution shall not be considered as a waiver or variance to any other land development regulation, such as, but not limited to, the St. Johns County Zoning Code and/or the Subdivision Regulations.

Section 6: This resolution shall take effect on the 24 day of May, 1994.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY

By: Allan Roberts  
Its Chair

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Yvonne Carter  
Deputy Clerk



EXHIBIT A

A nonexclusive easement for ingress, egress and utilities, over, under and across the following described property:

A 60.00 foot wide strip of land for ingress, egress and utilities, being in Sections 3, 48, and 50, all in Township 9 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

From the northwest corner of said Section 48, run South 00 degrees 20 minutes 24 seconds East, along the west line of said Section 48, a distance of 125.09 feet, more or less, to a point of intersection with the southerly right-of-way line of State Road No. 206 (said Road No. 206 having a 200 foot wide right-of-way); thence run North 89 degrees 26 minutes 39 seconds East for a distance of 1292.63 feet, more or less, to a point of curvature; thence run northeasterly along the arc of a circular curve to the left, having a radius of 2416.83 feet, through a central angle of 18 degrees 43 minutes 40 seconds, for a distance of 789.97 feet, more or less, to a point of intersection with the monumented east line of a parcel now or previously owned by St. Johns County under deed recorded in Official Records Book 225, Page 76, of the St. Johns County public records, said point of intersection being the point of beginning of this easement description; thence continue northeasterly along the arc of said circular curve to the left, having a radius of 2416.83 feet, through a central angle of 01 degree 30 minutes 16 seconds, for a distance of 63.46 feet to a point (the last 3 courses mentioned being coincident with the southerly right-of-way line of said State Road No. 206); thence run South 01 degree 01 minute 58 seconds East for a distance of 2052.15 feet to a point of intersection with the south line of said Section 48; thence continue South 01 degree 01 minute 58 seconds East 105.00 feet; thence run South 89 degrees 13 minutes 57 seconds West, parallel with said south line of Section 48, for a distance of 60.00 feet to a point; thence run North 01 degree 01 minute 58 seconds West 105.00 feet to the intersection with said south line of Section 48; thence continue North 01 degree 01 minute 58 seconds West for a distance of 2031.21 feet to the point of beginning.

CERTIFICATE OF OCCUPANCY  
MOBILE HOME INSTALLATION ONLY

OWNER NAME Roger M. Kauler CITIES FILE  
PRESENT ADDRESS 110. 1st 2129 DIST. NO. 57 City  
[C-70] SITE LOCATION: LOT 57 48, 29, range 38 BLOCK 2 DIVISION  
STREET & HOUSE NO. 458206  
HOME ON PERMIT NUMBER 5289 DATE ISSUED 7-26-83  
DATE INSPECTED \_\_\_\_\_ INSTALLED BY \_\_\_\_\_  
ELECTRICAL PERMIT NUMBER 527 DATE ISSUED \_\_\_\_\_  
PLUMBING PERMIT NUMBER 2487 DATE ISSUED \_\_\_\_\_  
SEPTIC TANK CONSTRUCTION PERMIT NUMBER 9891 DATE 2-27-85  
670 SEPTIC TANK FINAL INSPECTION DATE 8-3-83  
FINAL INSPECTION DATE \_\_\_\_\_  
DATE OF FINAL RELEASE 8-10-83

This is to certify that the above Mobile Home has been installed  
according to the codes and governing regulations of St. Johns  
County.

Real Estate Number 187425-0100  
Mobile Classification 0.2  
M.H. No. C

DATE PAID



CLEARANCE SHEET-ST. JOHNS COUNTY  
BUILDING DEPT

NAME: Roger W. Kenyon  
5007 SEPTIC TANK PERMIT

WELL PERMIT # 4310  
ST. JOHNS COUNTY, FLORIDA

I HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY  
LOCATED IN ST. JOHNS COUNTY, FLORIDA:

[1-10] 48-9-30 5.1 +/- Acres  
Pt of Grant to A. Cheven. & 1565'  
of North 1/4 of Sec 200A

ZONING MAP SHEET PAGE: 56-N

IS CURRENTLY ZONED DP AND ALLOWS THE LOCATION OF  
Septic Tank

PERMISSION is hereby granted for the percolation test to be  
performed by the St. Johns County Health Department on the  
above described land for the above stated purpose only.

ANY OTHER USE of the land, other than indicated above, may  
constitute the denial of the issuance of the permit for  
percolation test/and or building permits.

W. P. [Signature]  
BUILDING AND ZONING DEPARTMENT

DATE: 7-13-83

FIA ZONE: C

ROAD APPROVAL: Permitting (Driveway permit)

OTHER INFORMATION NECESSARY FOR THIS APPROVAL  
187425-0100

DRIVEWAY PERMIT  
COMMERCIALPermit No. 5S-83-75Roger Kendzor

(Name of Applicant)

P. O. Box 2128, St. Augustine, Florida 32085-2128

(Address)

Hereafter termed the applicant, requests permission for the construction of a driveway(s) on Department of Transportation right of way at the following location:

State Road No. 206 Section No. 78090 County St. JohnsR.R. ~~XXXXX~~ (XXXXXXXXXX) Mi. Post ~~XXX~~ No. 13.130

in the following manner: Construct one 24' wide graded earth driveway with 35' radii using compacted stabilized earth fill over 60' of 24" corrugated galvanized metal pipe culvert with mitered end sections. All materials and labor to be furnished by the applicant. The Department of Transportation to furnish necessary grade and inspections. All excavation within 10' of the travelled way must be backfilled within 24 hours. All disturbed areas must be restored and seeded and mulched or sodded as directed by the Maintenance Engineer. The bottom of pipe grade will be 3 feet and 1 inches below edge of pavement grade.

The applicant must notify the St. Augustine Maintenance office when construction is to begin, Phone 829-5697.

shown on the attached sketch.

The driveway(s) will be constructed in accordance with resolution adopted by the Department of Transportation and covered in its "Driveway Regulations Covering Private Entrances and Exits for State Maintained Roads."

The applicant will save and keep the State of Florida harmless from any and all damages, claims, or injuries that may occur by reason of this construction of said facility.

The applicant binds and obligates himself to conform to the above description and attached sketch and to abide by the driveway regulations stated above.

Signed 

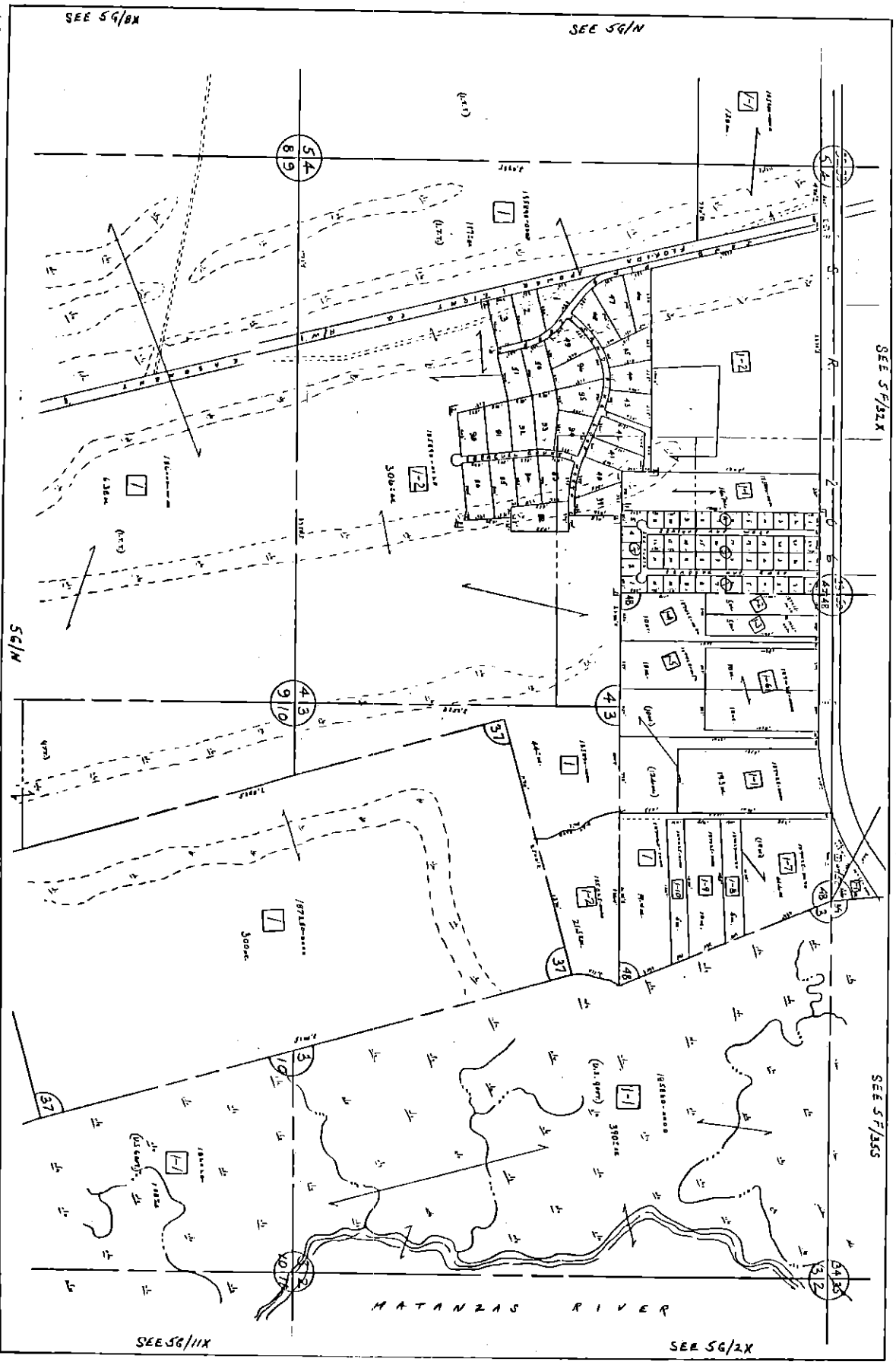
(Applicant)

P.O. Box 2128, St. Augustine, Florida 32085-2128  
(Applicant's Address)

The above request has been reviewed and has been found to meet the regulations as prescribed and is hereby approved.

Signed Maintenance Engineer

(Title)



SEE 5G/BN

SEE 5F/26X

SEE 5F/35S

SEE 5G/2X

SEE 5G/11X

37 CITY CANALS

48 STEEP CANALS

80' PER LOT

100' PER LOT

120' PER LOT

140' PER LOT

160' PER LOT

180' PER LOT

200' PER LOT

220' PER LOT

240' PER LOT

260' PER LOT

280' PER LOT

300' PER LOT

320' PER LOT

340' PER LOT

360' PER LOT

380' PER LOT

400' PER LOT

420' PER LOT

440' PER LOT

460' PER LOT

480' PER LOT

500' PER LOT

520' PER LOT

540' PER LOT

560' PER LOT

580' PER LOT

600' PER LOT

SEE 5G/BN

SEE 5F/26X

SEE 5F/35S

SEE 5G/2X

SEE 5G/11X

37 CITY CANALS

48 STEEP CANALS

80' PER LOT

100' PER LOT

120' PER LOT

140' PER LOT

160' PER LOT

180' PER LOT

200' PER LOT

220' PER LOT

240' PER LOT

260' PER LOT

280' PER LOT

300' PER LOT

320' PER LOT

340' PER LOT

360' PER LOT

380' PER LOT

400' PER LOT

420' PER LOT

440' PER LOT

460' PER LOT

480' PER LOT

500' PER LOT

520' PER LOT

540' PER LOT

560' PER LOT

580' PER LOT

600' PER LOT

SEE 5G/BN

SEE 5F/26X

SEE 5F/35S

SEE 5G/2X

SEE 5G/11X

37 CITY CANALS

48 STEEP CANALS

80' PER LOT

100' PER LOT

120' PER LOT

140' PER LOT

160' PER LOT

180' PER LOT

200' PER LOT

220' PER LOT

240' PER LOT

260' PER LOT

280' PER LOT

300' PER LOT

320' PER LOT

340' PER LOT

360' PER LOT

380' PER LOT

400' PER LOT

420' PER LOT

440' PER LOT

460' PER LOT

480' PER LOT

500' PER LOT

520' PER LOT

540' PER LOT

560' PER LOT

580' PER LOT

600' PER LOT

ST. JONAS COUNTY, FLORIDA			
34	37	39	30E
56	57	58	59
60	61	62	63