

RESOLUTION NO. 95-121
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
SOUTHERN GROVE UNIT ONE

WHEREAS, Southern Grove I, LTD., a Florida Limited Partnership, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Southern Grove Unit One.

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 \$282,742.70 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond is not 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 27th day of June, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Barbara Ward
Its Chairman - Barbara Ward

ATTEST: Carl "Bud" Markel, Clerk

Rosemary Lewis
Deputy Clerk

SOUTHERN GROVE UNIT ONE

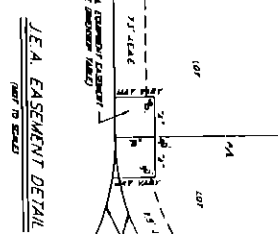
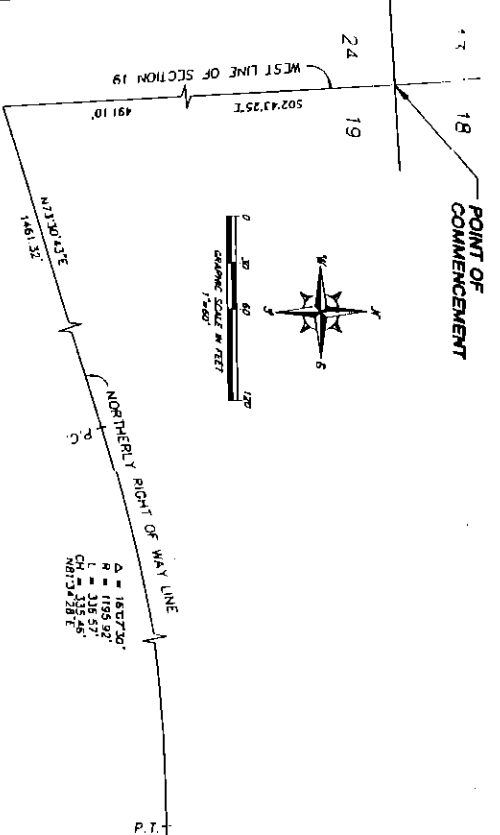
A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS

| CURVE TABLE | | | | | | LINE TABLE | | | | | |
|-------------|----------------|-------|-------|-------|-------|------------|----------------|-------|-------|-------|-------|
| STATION | CHANGING POINT | PC | PT | PI | PIC | STATION | CHANGING POINT | PC | PT | PI | PIC |
| 10+00 | 10+50 | 10+50 | 10+80 | 11+50 | 10+50 | 10+00 | 10+50 | 10+50 | 10+80 | 11+50 | 10+50 |
| 11+00 | 11+50 | 11+50 | 11+80 | 12+50 | 11+50 | 11+00 | 11+50 | 11+50 | 11+80 | 12+50 | 11+50 |
| 12+00 | 12+50 | 12+50 | 12+80 | 13+50 | 12+50 | 12+00 | 12+50 | 12+50 | 12+80 | 13+50 | 12+50 |
| 13+00 | 13+50 | 13+50 | 13+80 | 14+50 | 13+50 | 13+00 | 13+50 | 13+50 | 13+80 | 14+50 | 13+50 |
| 14+00 | 14+50 | 14+50 | 14+80 | 15+50 | 14+50 | 14+00 | 14+50 | 14+50 | 14+80 | 15+50 | 14+50 |
| 15+00 | 15+50 | 15+50 | 15+80 | 16+50 | 15+50 | 15+00 | 15+50 | 15+50 | 15+80 | 16+50 | 15+50 |
| 16+00 | 16+50 | 16+50 | 16+80 | 17+50 | 16+50 | 16+00 | 16+50 | 16+50 | 16+80 | 17+50 | 16+50 |
| 17+00 | 17+50 | 17+50 | 17+80 | 18+50 | 17+50 | 17+00 | 17+50 | 17+50 | 17+80 | 18+50 | 17+50 |
| 18+00 | 18+50 | 18+50 | 18+80 | 19+50 | 18+50 | 18+00 | 18+50 | 18+50 | 18+80 | 19+50 | 18+50 |
| 19+00 | 19+50 | 19+50 | 19+80 | 20+50 | 19+50 | 19+00 | 19+50 | 19+50 | 19+80 | 20+50 | 19+50 |
| 20+00 | 20+50 | 20+50 | 20+80 | 21+50 | 20+50 | 20+00 | 20+50 | 20+50 | 20+80 | 21+50 | 20+50 |
| 21+00 | 21+50 | 21+50 | 21+80 | 22+50 | 21+50 | 21+00 | 21+50 | 21+50 | 21+80 | 22+50 | 21+50 |
| 22+00 | 22+50 | 22+50 | 22+80 | 23+50 | 22+50 | 22+00 | 22+50 | 22+50 | 22+80 | 23+50 | 22+50 |
| 23+00 | 23+50 | 23+50 | 23+80 | 24+50 | 23+50 | 23+00 | 23+50 | 23+50 | 23+80 | 24+50 | 23+50 |
| 24+00 | 24+50 | 24+50 | 24+80 | 25+50 | 24+50 | 24+00 | 24+50 | 24+50 | 24+80 | 25+50 | 24+50 |
| 25+00 | 25+50 | 25+50 | 25+80 | 26+50 | 25+50 | 25+00 | 25+50 | 25+50 | 25+80 | 26+50 | 25+50 |
| 26+00 | 26+50 | 26+50 | 26+80 | 27+50 | 26+50 | 26+00 | 26+50 | 26+50 | 26+80 | 27+50 | 26+50 |
| 27+00 | 27+50 | 27+50 | 27+80 | 28+50 | 27+50 | 27+00 | 27+50 | 27+50 | 27+80 | 28+50 | 27+50 |
| 28+00 | 28+50 | 28+50 | 28+80 | 29+50 | 28+50 | 28+00 | 28+50 | 28+50 | 28+80 | 29+50 | 28+50 |
| 29+00 | 29+50 | 29+50 | 29+80 | 30+50 | 29+50 | 29+00 | 29+50 | 29+50 | 29+80 | 30+50 | 29+50 |
| 30+00 | 30+50 | 30+50 | 30+80 | 31+50 | 30+50 | 30+00 | 30+50 | 30+50 | 30+80 | 31+50 | 30+50 |

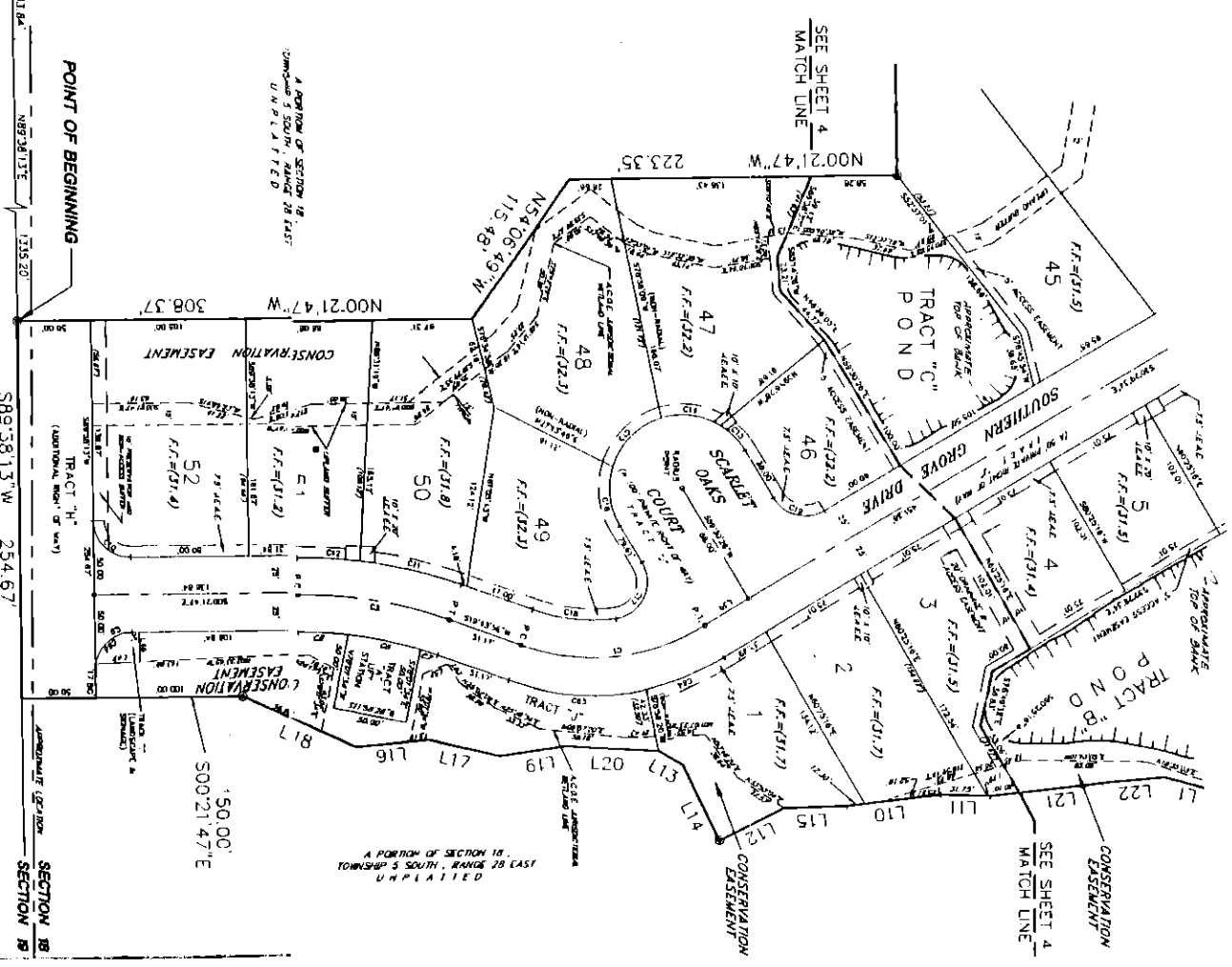
NOTES:

1. THIS PROJECT IS SUBJECT TO THE STATE OF FLORIDA'S LAND BANKING ACT.
2. THIS PROJECT IS SUBJECT TO THE STATE OF FLORIDA'S LAND BANKING ACT.
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19. THIS PROJECT IS SUBJECT TO THE STATE OF FLORIDA'S LAND BANKING ACT.
20. THIS PROJECT IS SUBJECT TO THE STATE OF FLORIDA'S LAND BANKING ACT.



CONVERSION TABLE

| | | |
|-------|-------|-------|
| 1/4" | 1/8" | 1/16" |
| 1/8" | 1/16" | 1/32" |
| 1/16" | 1/32" | 1/64" |

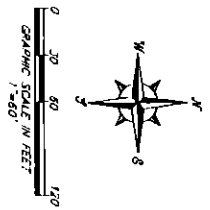


COUNTY ROAD No. 210
 (ALSO KNOWN AS STATE ROAD No. 210, 100' RIGHT OF WAY
 AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP, SECTION
 7851-250 F.A.P. 5-301, ST. JOHNS COUNTY, FLORIDA.)

REVISIONS TO THIS PLAN:
 1. CORRECTED THE AREA OF LOT 49 TO 1.00 ACRES.
 2. CORRECTED THE AREA OF LOT 50 TO 1.00 ACRES.
 3. CORRECTED THE AREA OF LOT 51 TO 1.00 ACRES.
 4. CORRECTED THE AREA OF LOT 52 TO 1.00 ACRES.
 5. CORRECTED THE AREA OF LOT 53 TO 1.00 ACRES.
 6. CORRECTED THE AREA OF LOT 54 TO 1.00 ACRES.
 7. CORRECTED THE AREA OF LOT 55 TO 1.00 ACRES.
 8. CORRECTED THE AREA OF LOT 56 TO 1.00 ACRES.
 9. CORRECTED THE AREA OF LOT 57 TO 1.00 ACRES.
 10. CORRECTED THE AREA OF LOT 58 TO 1.00 ACRES.
 11. CORRECTED THE AREA OF LOT 59 TO 1.00 ACRES.
 12. CORRECTED THE AREA OF LOT 60 TO 1.00 ACRES.

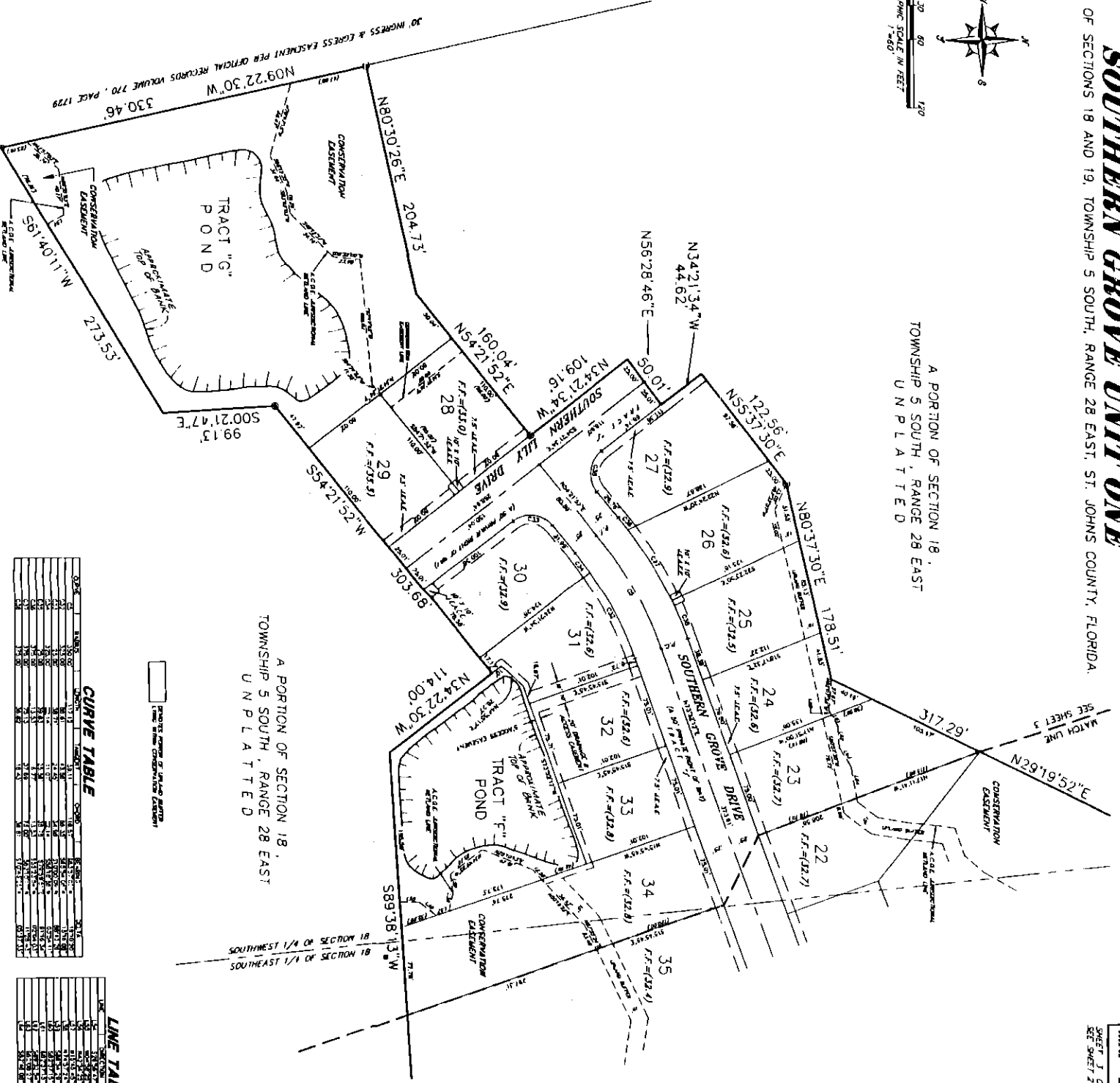
SOUTHERN GROVE UNIT ONE

A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



A PORTION OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 28 EAST
UNPLATTED

A PORTION OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 28 EAST
UNPLATTED



CURVE TABLE

| NO. | ARC LENGTH (L) | CHORD LENGTH (C) | ANGULAR DEVIATION (A) | CHORD BEHIND (CB) | CHORD AHEAD (CA) |
|-----|----------------|------------------|-----------------------|-------------------|------------------|
| 1 | 100.00 | 100.00 | 0.00 | 100.00 | 0.00 |
| 2 | 200.00 | 100.00 | 3.44 | 99.98 | 0.02 |
| 3 | 300.00 | 100.00 | 6.88 | 99.94 | 0.06 |
| 4 | 400.00 | 100.00 | 10.32 | 99.88 | 0.12 |
| 5 | 500.00 | 100.00 | 13.76 | 99.80 | 0.20 |
| 6 | 600.00 | 100.00 | 17.20 | 99.70 | 0.30 |
| 7 | 700.00 | 100.00 | 20.64 | 99.58 | 0.42 |
| 8 | 800.00 | 100.00 | 24.08 | 99.44 | 0.56 |
| 9 | 900.00 | 100.00 | 27.52 | 99.28 | 0.72 |
| 10 | 1000.00 | 100.00 | 30.96 | 99.10 | 0.90 |
| 11 | 1100.00 | 100.00 | 34.40 | 98.90 | 1.10 |
| 12 | 1200.00 | 100.00 | 37.84 | 98.68 | 1.32 |
| 13 | 1300.00 | 100.00 | 41.28 | 98.44 | 1.56 |
| 14 | 1400.00 | 100.00 | 44.72 | 98.18 | 1.82 |
| 15 | 1500.00 | 100.00 | 48.16 | 97.90 | 2.10 |
| 16 | 1600.00 | 100.00 | 51.60 | 97.60 | 2.40 |
| 17 | 1700.00 | 100.00 | 55.04 | 97.28 | 2.72 |
| 18 | 1800.00 | 100.00 | 58.48 | 96.94 | 3.06 |
| 19 | 1900.00 | 100.00 | 61.92 | 96.58 | 3.42 |
| 20 | 2000.00 | 100.00 | 65.36 | 96.20 | 3.80 |
| 21 | 2100.00 | 100.00 | 68.80 | 95.80 | 4.20 |
| 22 | 2200.00 | 100.00 | 72.24 | 95.38 | 4.62 |
| 23 | 2300.00 | 100.00 | 75.68 | 94.94 | 5.06 |
| 24 | 2400.00 | 100.00 | 79.12 | 94.48 | 5.52 |
| 25 | 2500.00 | 100.00 | 82.56 | 94.00 | 6.00 |
| 26 | 2600.00 | 100.00 | 86.00 | 93.50 | 6.50 |
| 27 | 2700.00 | 100.00 | 89.44 | 93.00 | 7.02 |
| 28 | 2800.00 | 100.00 | 92.88 | 92.50 | 7.56 |
| 29 | 2900.00 | 100.00 | 96.32 | 92.00 | 8.12 |
| 30 | 3000.00 | 100.00 | 99.76 | 91.50 | 8.70 |
| 31 | 3100.00 | 100.00 | 103.20 | 91.00 | 9.30 |
| 32 | 3200.00 | 100.00 | 106.64 | 90.50 | 9.92 |
| 33 | 3300.00 | 100.00 | 110.08 | 90.00 | 10.56 |
| 34 | 3400.00 | 100.00 | 113.52 | 89.50 | 11.22 |
| 35 | 3500.00 | 100.00 | 116.96 | 89.00 | 11.90 |

LINE TABLE

| NO. | SECTION | START | END | LENGTH |
|-----|---------|---------|---------|--------|
| 1 | 18 | 100.00 | 200.00 | 100.00 |
| 2 | 18 | 200.00 | 300.00 | 100.00 |
| 3 | 18 | 300.00 | 400.00 | 100.00 |
| 4 | 18 | 400.00 | 500.00 | 100.00 |
| 5 | 18 | 500.00 | 600.00 | 100.00 |
| 6 | 18 | 600.00 | 700.00 | 100.00 |
| 7 | 18 | 700.00 | 800.00 | 100.00 |
| 8 | 18 | 800.00 | 900.00 | 100.00 |
| 9 | 18 | 900.00 | 1000.00 | 100.00 |
| 10 | 18 | 1000.00 | 1100.00 | 100.00 |
| 11 | 18 | 1100.00 | 1200.00 | 100.00 |
| 12 | 18 | 1200.00 | 1300.00 | 100.00 |
| 13 | 18 | 1300.00 | 1400.00 | 100.00 |
| 14 | 18 | 1400.00 | 1500.00 | 100.00 |
| 15 | 18 | 1500.00 | 1600.00 | 100.00 |
| 16 | 18 | 1600.00 | 1700.00 | 100.00 |
| 17 | 18 | 1700.00 | 1800.00 | 100.00 |
| 18 | 18 | 1800.00 | 1900.00 | 100.00 |
| 19 | 18 | 1900.00 | 2000.00 | 100.00 |
| 20 | 18 | 2000.00 | 2100.00 | 100.00 |
| 21 | 18 | 2100.00 | 2200.00 | 100.00 |
| 22 | 18 | 2200.00 | 2300.00 | 100.00 |
| 23 | 18 | 2300.00 | 2400.00 | 100.00 |
| 24 | 18 | 2400.00 | 2500.00 | 100.00 |
| 25 | 18 | 2500.00 | 2600.00 | 100.00 |
| 26 | 18 | 2600.00 | 2700.00 | 100.00 |
| 27 | 18 | 2700.00 | 2800.00 | 100.00 |
| 28 | 18 | 2800.00 | 2900.00 | 100.00 |
| 29 | 18 | 2900.00 | 3000.00 | 100.00 |
| 30 | 18 | 3000.00 | 3100.00 | 100.00 |
| 31 | 18 | 3100.00 | 3200.00 | 100.00 |
| 32 | 18 | 3200.00 | 3300.00 | 100.00 |
| 33 | 18 | 3300.00 | 3400.00 | 100.00 |
| 34 | 18 | 3400.00 | 3500.00 | 100.00 |
| 35 | 18 | 3500.00 | 3600.00 | 100.00 |

PREPARED BY: [Name]
DATE: [Date]

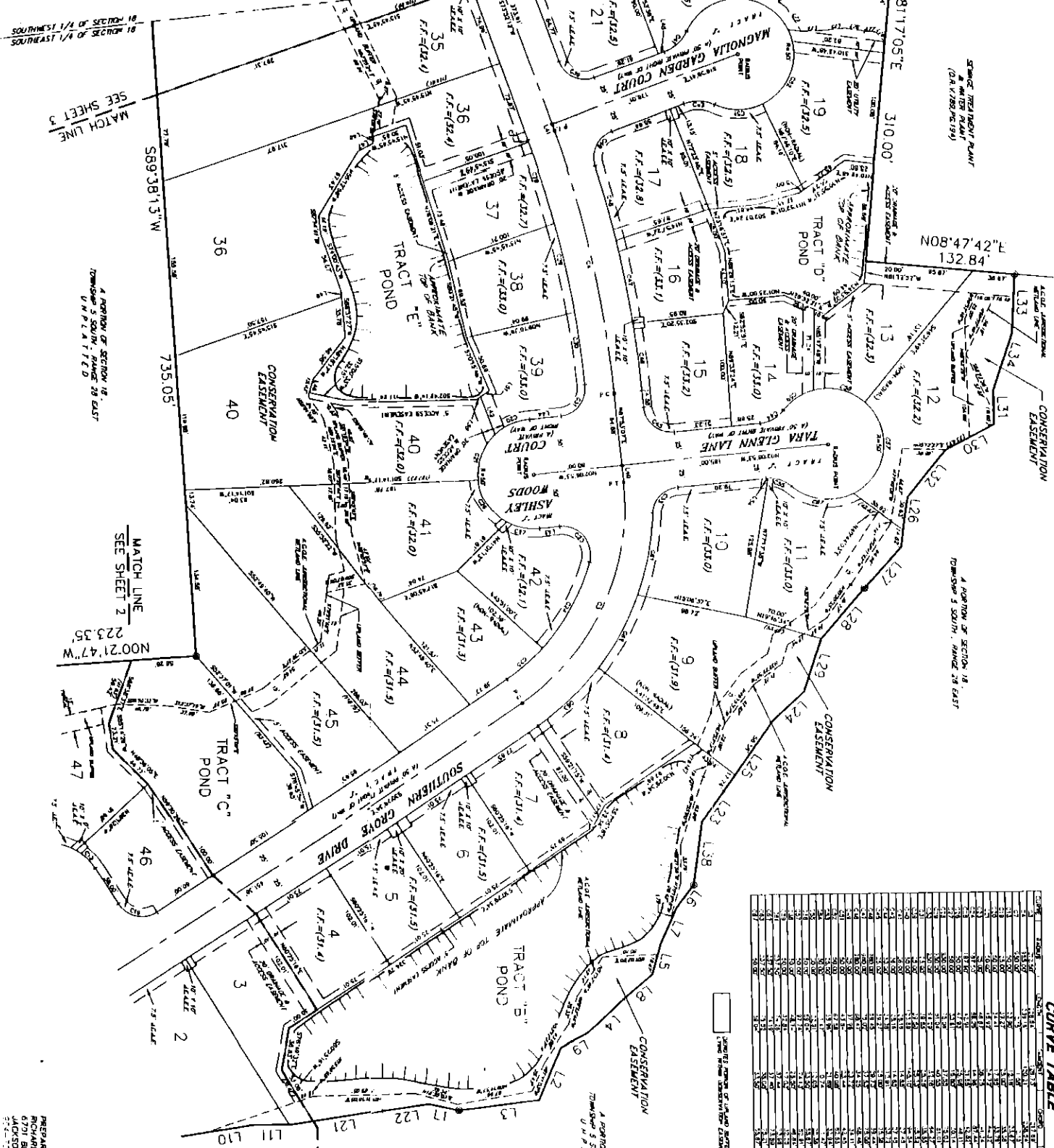
SOUTHERN GROVE UNIT ONE

A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE TABLE

| LINE NO. | DESCRIPTION | BEARING | DISTANCE |
|----------|-------------|---------|----------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |
| 6 | ... | ... | ... |
| 7 | ... | ... | ... |
| 8 | ... | ... | ... |
| 9 | ... | ... | ... |
| 10 | ... | ... | ... |
| 11 | ... | ... | ... |
| 12 | ... | ... | ... |
| 13 | ... | ... | ... |
| 14 | ... | ... | ... |
| 15 | ... | ... | ... |
| 16 | ... | ... | ... |
| 17 | ... | ... | ... |
| 18 | ... | ... | ... |
| 19 | ... | ... | ... |
| 20 | ... | ... | ... |
| 21 | ... | ... | ... |
| 22 | ... | ... | ... |
| 23 | ... | ... | ... |
| 24 | ... | ... | ... |
| 25 | ... | ... | ... |
| 26 | ... | ... | ... |
| 27 | ... | ... | ... |
| 28 | ... | ... | ... |
| 29 | ... | ... | ... |
| 30 | ... | ... | ... |
| 31 | ... | ... | ... |
| 32 | ... | ... | ... |
| 33 | ... | ... | ... |
| 34 | ... | ... | ... |
| 35 | ... | ... | ... |
| 36 | ... | ... | ... |
| 37 | ... | ... | ... |
| 38 | ... | ... | ... |
| 39 | ... | ... | ... |
| 40 | ... | ... | ... |
| 41 | ... | ... | ... |
| 42 | ... | ... | ... |
| 43 | ... | ... | ... |
| 44 | ... | ... | ... |
| 45 | ... | ... | ... |
| 46 | ... | ... | ... |
| 47 | ... | ... | ... |
| 48 | ... | ... | ... |
| 49 | ... | ... | ... |
| 50 | ... | ... | ... |
| 51 | ... | ... | ... |
| 52 | ... | ... | ... |
| 53 | ... | ... | ... |
| 54 | ... | ... | ... |
| 55 | ... | ... | ... |
| 56 | ... | ... | ... |
| 57 | ... | ... | ... |
| 58 | ... | ... | ... |
| 59 | ... | ... | ... |
| 60 | ... | ... | ... |
| 61 | ... | ... | ... |
| 62 | ... | ... | ... |
| 63 | ... | ... | ... |



CURVE TABLE

| LINE NO. | START STATION | END STATION | CHORD BEARING | CHORD DISTANCE | ARC BEARING | ARC DISTANCE | PI | PC | PT | PTC | PTD | PTA | PTB | PTC | PTD | PTA | PTB | PTC | PTD | |
|----------|---------------|-------------|---------------|----------------|-------------|--------------|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| 1 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 2 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 3 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 4 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 5 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 6 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 7 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 8 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 9 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 10 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 11 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 12 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 13 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 14 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 15 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 16 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 17 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 18 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 19 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 20 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 21 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 22 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 23 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 24 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 25 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 26 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 27 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 28 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 29 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 30 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 31 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 32 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 33 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 34 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 35 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 36 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 37 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 38 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 39 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 40 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 41 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 42 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 43 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 44 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 45 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 46 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 47 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 48 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 49 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |
| 50 | 0+00 | 0+00 | | | | | | | | | | | | | | | | | | |

PREPARED BY:
 ROYALTY & ASSOC.
 4000 W. UNIVERSITY BLVD.
 JACKSONVILLE, FLORIDA 32216