

RESOLUTION NO. 95- 36
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
The Parkes of Julington Creek Plantation Phase One

WHEREAS, Julington Creek Development Corporation, a Florida 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 The Parkes of Julington Creek Plantation Phase 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 \$449,554.17 and shall be 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 \$24,977.70.

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 28 day of February, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Barbara Ward
Its

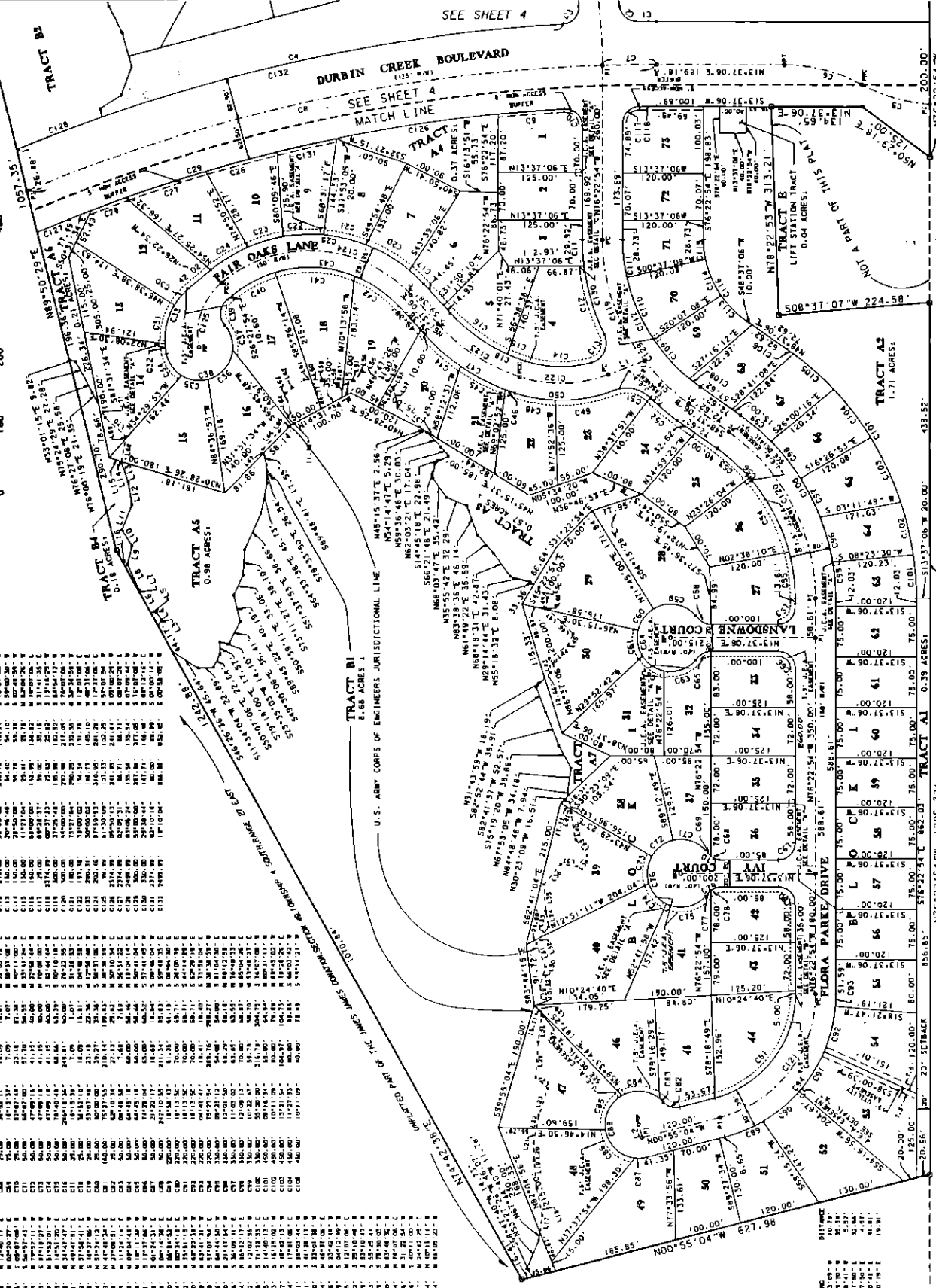
ATTEST:

Imma Cavetti
Deputy Clerk

THE PARKES OF JULINGTON CREEK PLANTATION PHASE ONE

A PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

UNIMPROVED PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE	BEARING	DISTANCE	AREA
1	N 113° 15' 00" E	100.00	100.00
2	S 78° 00' 00" W	100.00	100.00
3	N 113° 15' 00" E	100.00	100.00
4	S 78° 00' 00" W	100.00	100.00
5	N 113° 15' 00" E	100.00	100.00
6	S 78° 00' 00" W	100.00	100.00
7	N 113° 15' 00" E	100.00	100.00
8	S 78° 00' 00" W	100.00	100.00
9	N 113° 15' 00" E	100.00	100.00
10	S 78° 00' 00" W	100.00	100.00
11	N 113° 15' 00" E	100.00	100.00
12	S 78° 00' 00" W	100.00	100.00
13	N 113° 15' 00" E	100.00	100.00
14	S 78° 00' 00" W	100.00	100.00
15	N 113° 15' 00" E	100.00	100.00
16	S 78° 00' 00" W	100.00	100.00
17	N 113° 15' 00" E	100.00	100.00
18	S 78° 00' 00" W	100.00	100.00
19	N 113° 15' 00" E	100.00	100.00
20	S 78° 00' 00" W	100.00	100.00
21	N 113° 15' 00" E	100.00	100.00
22	S 78° 00' 00" W	100.00	100.00
23	N 113° 15' 00" E	100.00	100.00
24	S 78° 00' 00" W	100.00	100.00
25	N 113° 15' 00" E	100.00	100.00
26	S 78° 00' 00" W	100.00	100.00
27	N 113° 15' 00" E	100.00	100.00
28	S 78° 00' 00" W	100.00	100.00
29	N 113° 15' 00" E	100.00	100.00
30	S 78° 00' 00" W	100.00	100.00
31	N 113° 15' 00" E	100.00	100.00
32	S 78° 00' 00" W	100.00	100.00
33	N 113° 15' 00" E	100.00	100.00
34	S 78° 00' 00" W	100.00	100.00
35	N 113° 15' 00" E	100.00	100.00
36	S 78° 00' 00" W	100.00	100.00
37	N 113° 15' 00" E	100.00	100.00
38	S 78° 00' 00" W	100.00	100.00
39	N 113° 15' 00" E	100.00	100.00
40	S 78° 00' 00" W	100.00	100.00
41	N 113° 15' 00" E	100.00	100.00
42	S 78° 00' 00" W	100.00	100.00
43	N 113° 15' 00" E	100.00	100.00
44	S 78° 00' 00" W	100.00	100.00
45	N 113° 15' 00" E	100.00	100.00
46	S 78° 00' 00" W	100.00	100.00
47	N 113° 15' 00" E	100.00	100.00
48	S 78° 00' 00" W	100.00	100.00
49	N 113° 15' 00" E	100.00	100.00
50	S 78° 00' 00" W	100.00	100.00
51	N 113° 15' 00" E	100.00	100.00
52	S 78° 00' 00" W	100.00	100.00

PREPARED BY: NORTH EAST FLORIDA SURVEYORS 1900 CORPORATE SQUARE BLDG. JACOBSTVILLE, FLORIDA

CONVEYED TO COUNTY FOR ROAD WIDENING ORY.048PAGES 1369-1372

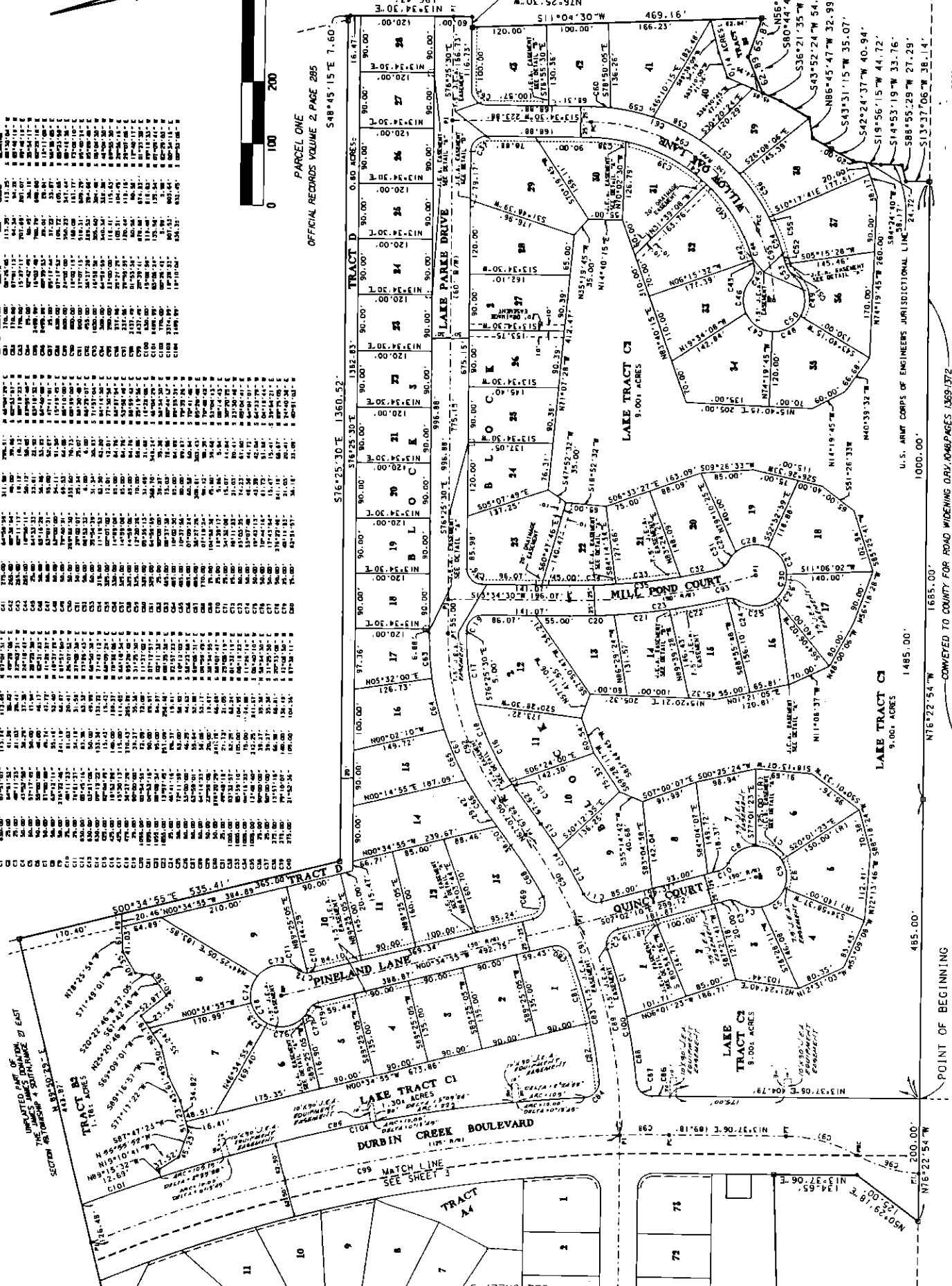
RACETRACK ROAD 166' R.W.M. SEE SHEET 2 OF 4 FOR NOTES

THE PARKES OF JULINGTON CREEK PLANTATION PHASE ONE

A PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

OFFICIAL RECORDS VOLUME 2 PAGE 295
 PARCEL ONE S48°45'15"E 7.60'

DATE	DELTA	MARKING	OWNER	BEARING	AREA	ACRES
01/18/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
02/10/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
03/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
04/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
05/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
06/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
07/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
08/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
09/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
10/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
11/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
12/01/20	012.20	C10	010.00	S19°37'30"E	100.00	0.40
01/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
02/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
03/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
04/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
05/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
06/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
07/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
08/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
09/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
10/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
11/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40
12/01/21	012.20	C10	010.00	S19°37'30"E	100.00	0.40



POINT OF BEGINNING

465.00'

1485.00'

1685.00'

1000.00'

594.24'±

588.55'±

519.56'±

514.53'±

513.37'±

511.94'±

511.26'±

510.83'±

510.63'±

510.43'±

510.23'±

510.03'±

CONVEYED TO COUNTY FOR ROAD WIDENING OR 1061-PAGES 1369-1372 (66: R/R)

U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL LINE

SEE SHEET 2 OF 4 FOR NOTES

PREPARED BY: FLORIDA SURVEYORS
 MICHAEL J. TAYLOR
 1900 CORPORATE SQUARE, B.V.O.
 JACKSONVILLE, FLORIDA

SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST

UNDEVELOPED PART OF THE JAMES JAMES DONATION

SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST