

RESOLUTION NO. 96- 141
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
THE PARKES OF JULINGTON CREEK PLANTATION
PHASE TWO-B (DURBIN PARKE)

WHEREAS, Julington Creek Development Company, 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 know as The Parkes of Julington Creek Plantation Phase Two-B (Durbin Parke).

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 Sections 2, 4, and 5.

Section 2. The Construction Bond is set in the amount of \$ 184,840.53 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond will be required in the amount of \$ 90,738.75

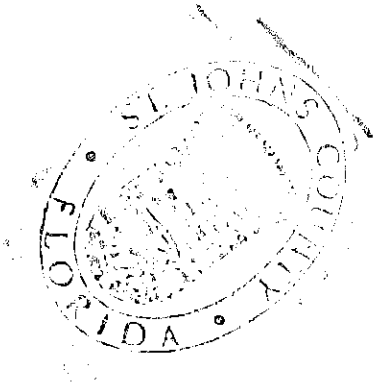
Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable 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
13th day of August, 19 96.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

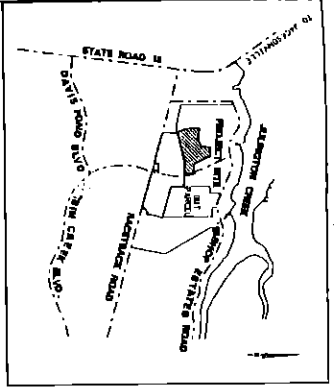
BY: Ronald Jordan
Its Chair Donald Jordan

ATTEST: Carl "Bud" Markel

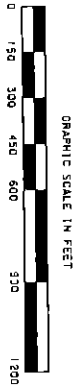
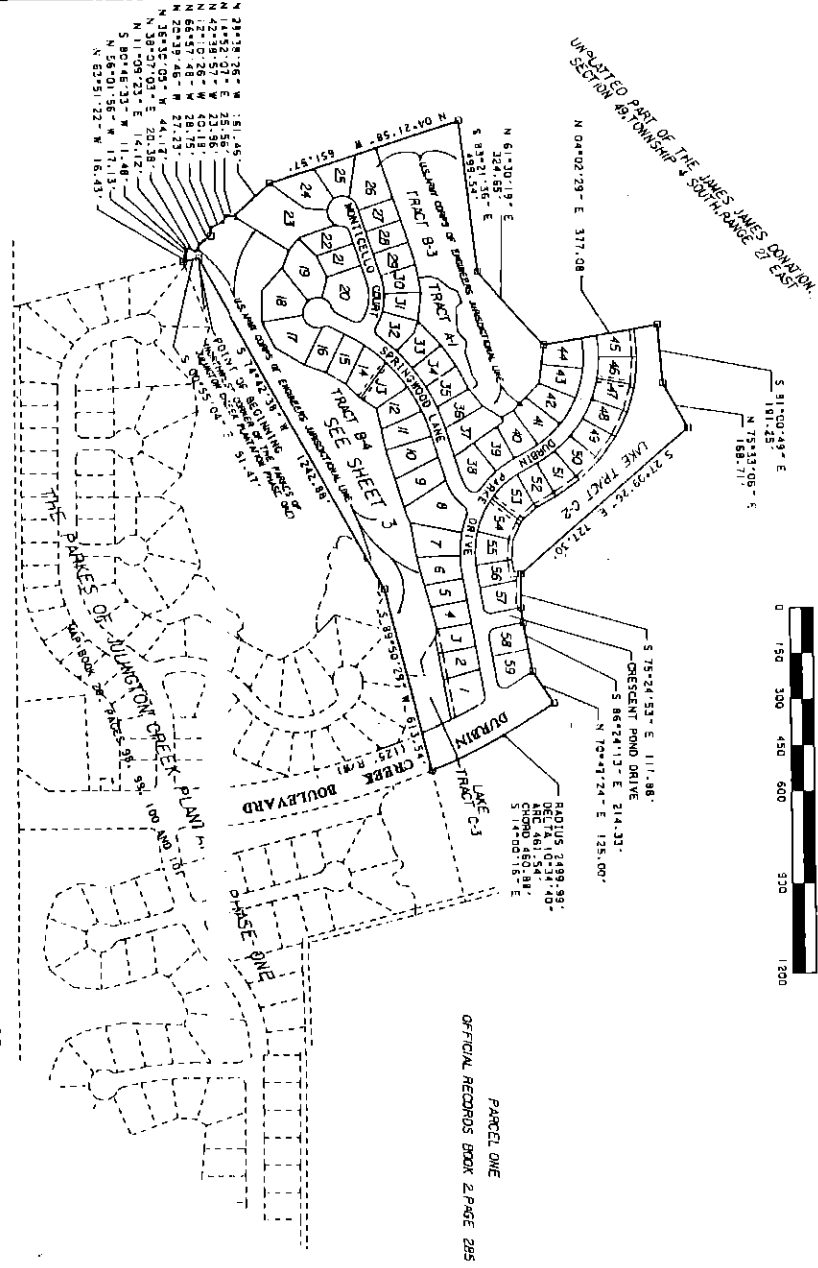
Genevieve Newsome
Deputy Clerk

THE PARKES OF JULINGTON CREEK PLANTATION PHASE TWO-B DURBIN PARKED

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



VICINITY MAP
NOT TO SCALE



OFFICIAL RECORDS BOOK 2 PAGE 2225
PARCEL ONE

NOTES:

1. DENOTES PERMANENT RESERVE EASEMENT
2. DENOTES PERMANENT CONTROL POINTS
3. DENOTES TABULATED LINE DATA
4. DENOTES TABULATED CURVE DATA
5. DENOTES RADIAL LOT LINE
6. DENOTES RADIAL POINT
7. DENOTES POINT OF INTERSECTION
8. DENOTES POINT OF CURVE
9. DENOTES O.C.L.T.A.
10. DENOTES ARC LENGTH
11. DENOTES POINT OF CURVE
12. DENOTES TANGENT
13. DENOTES POINT OF REVERSE CURVE
14. DENOTES POINT OF TANGENCY
15. DENOTES RIGHT OF WAY
16. BEARINGS SHOWN HEREON BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WITH THE NORTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD BEING N 76°22'54" W. NOTICE, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
17. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER ACTS SHALL BE UNDERTAKEN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. TO A LOT'S R. 20, 32, 38, 57 AND 59, HAVE ACCESS RESTRICTED TO A STRIKE RIGHT OF WAY.
18. ALL LOTS HAVE A 25.00 FOOT FRONT, 10.00 FOOT REAR AND 7.50 FOOT SIDE BUILDING SETBACK LINE.
19. ALL CUL-DE-SAC LOTS HAVE A FRONT SETBACK OF 25.00 FEET OR AT THE POINT THE LOT MEASURES THE REQUIRED LOT WIDTH, WHICH EVER IS GREATER.
20. THIS PLAT IS A PART OF JULINGTON CREEK UNIT TWO, AS RECORDED IN MAP BOOK 18, PAGES 52 THROUGH 63 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PORTIONS OF SAID UNIT TWO BEING VACATED BY RESOLUTION NUMBER 94-58.
21. THE "A" TRACTS SHOWN HEREON ARE FOR THE PURPOSE OF LANDSCAPE AND/OR PUDS. TRACTS SHOWN HEREON ARE FOR THE PURPOSE OF WETLAND PRESERVATION.
22. THE "C" TRACTS SHOWN HEREON ARE FOR THE PURPOSE OF LAKES.
23. PERMANENT EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
24. "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPED THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
25. "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

PREPARED BY:
RESSELT, HAWACK AND RICHMAN, INC.
 JACKSONVILLE, FLORIDA 32216
 PHONE: 754-721-7298