

RESOLUTION NO. 97- 144  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
PINEHURST POINTE

WHEREAS, SJS Partnership, 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 know as Pinehurst Pointe.

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 of the subdivision improvement shall be assured by a Three Party Agreement in the amount of \$1,250,612.00 and a Letter of Credit in the amount of \$187,591.80 has been filed with the Clerk of Court, which shall be approved contemporaneously herewith.

Section 3. A Warranty Bond will not be 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.

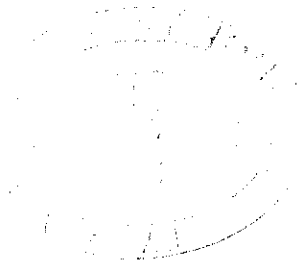
Section 5. The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgages identified in the title opinion or certificate of title in Section 4.

Section 6. 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  
23 day of September, 1997.



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

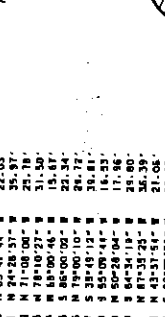
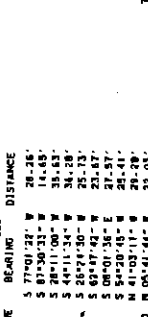
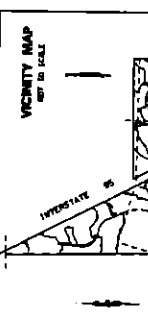
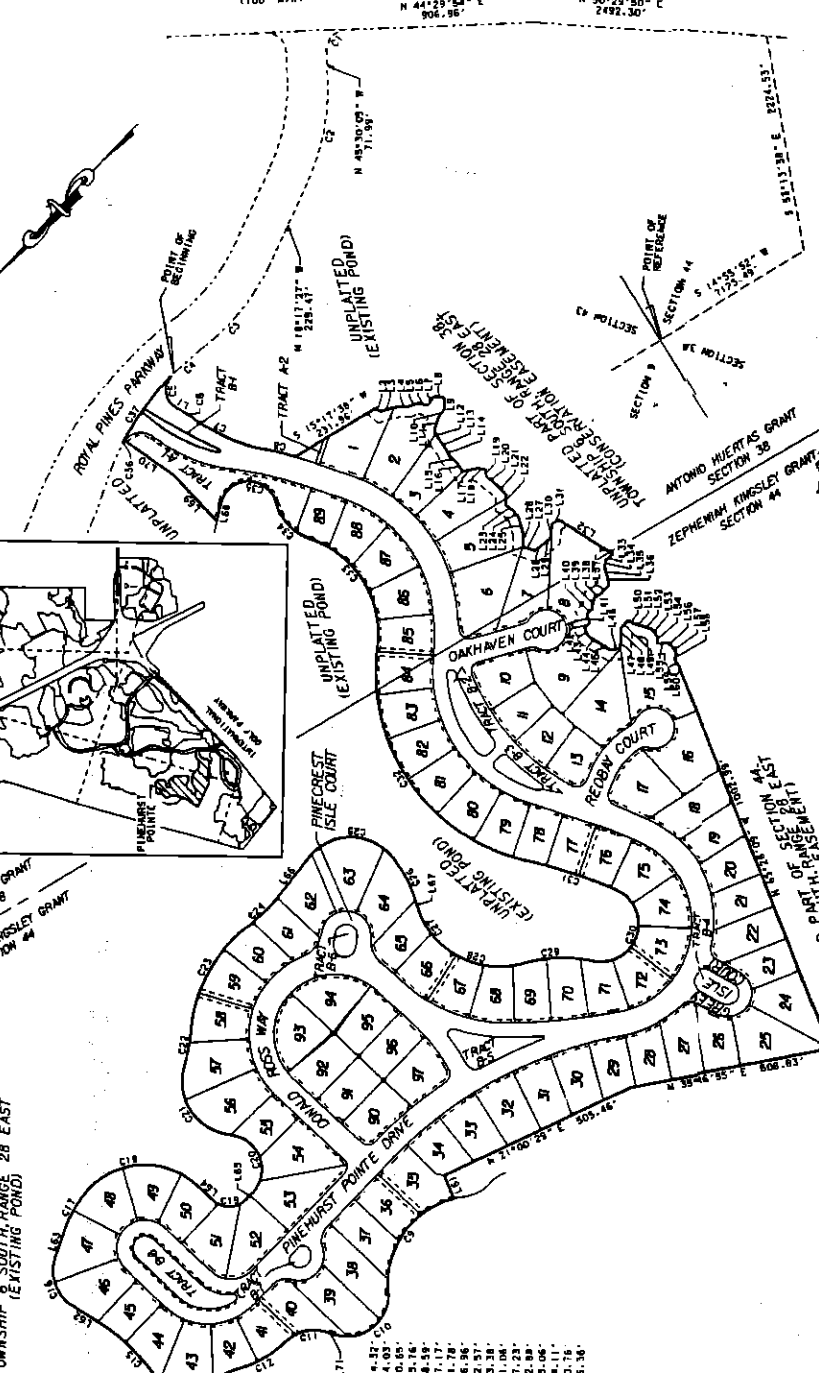
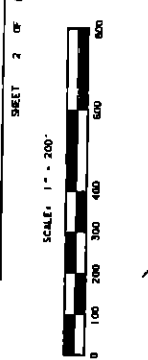
BY: \_\_\_\_\_

Its Chair

ATTEST: Cheryl Strickland

*Debra Paeth*

Deputy Clerk



UNPLATTED PART OF SECTION 44, TOWNSHIP 6 SOUTH, RANGE 28 EAST (EXISTING POND)

LINE	BEARING	DISTANCE
L1	S 77°00' 22" W	74.25'
L2	S 87°30' 33" W	14.65'
L3	S 28°11' 00" W	35.65'
L4	S 44°11' 34" W	34.28'
L5	S 69°49' 40" W	25.75'
L6	S 89°15' 40" W	21.57'
L7	S 08°01' 36" E	21.41'
L8	S 54°20' 45" W	28.29'
L9	N 41°02' 11" E	22.05'
L10	N 94°46' 51" W	22.85'
L11	N 94°46' 51" W	22.85'
L12	N 31°08' 00" W	25.78'
L13	N 78°10' 27" W	31.50'
L14	N 89°00' 46" W	15.67'
L15	N 85°00' 00" W	22.34'
L16	S 85°00' 00" W	22.34'
L17	S 35°49' 15" W	35.44'
L18	S 35°49' 15" W	35.44'
L19	N 80°28' 04" W	17.96'
L20	N 84°34' 19" W	25.00'
L21	N 84°34' 19" W	25.00'
L22	N 43°33' 44" W	31.28'
L23	S 82°08' 30" W	22.68'
L24	N 80°35' 07" W	20.84'
L25	N 59°24' 31" W	45.27'
L26	N 59°24' 31" W	45.27'
L27	S 83°31' 46" W	30.12'
L28	S 10°24' 23" W	28.23'
L29	S 07°16' 01" W	18.05'
L30	S 35°49' 04" E	36.43'
L31	S 35°49' 04" E	36.43'
L32	S 10°47' 16" W	15.93'
L33	N 04°05' 41" E	21.44'
L34	N 04°05' 41" E	21.44'
L35	N 59°45' 04" W	22.00'
L36	N 59°45' 04" W	22.00'
L37	N 32°37' 48" W	31.28'
L38	N 32°37' 48" W	31.28'
L39	N 33°56' 03" E	25.00'
L40	N 33°56' 03" E	25.00'
L41	N 03°55' 28" E	17.04'
L42	N 03°55' 28" E	17.04'
L43	N 59°17' 13" W	20.85'
L44	N 59°17' 13" W	20.85'
L45	N 73°28' 35" W	18.59'
L46	N 73°28' 35" W	18.59'
L47	N 60°29' 50" W	17.17'
L48	N 60°29' 50" W	17.17'
L49	N 60°05' 35" W	61.78'
L50	N 60°05' 35" W	61.78'
L51	N 79°40' 23" W	31.27'
L52	N 79°40' 23" W	31.27'
L53	N 38°00' 11" W	25.57'
L54	N 38°00' 11" W	25.57'
L55	N 32°33' 11" E	36.36'
L56	N 32°33' 11" E	36.36'
L57	N 48°11' 01" E	26.27'
L58	N 48°11' 01" E	26.27'
L59	S 02°04' 53" E	21.06'
L60	S 02°04' 53" E	21.06'
L61	N 78°51' 37" W	18.10'
L62	N 78°51' 37" W	18.10'
L63	N 60°19' 33" W	20.64'
L64	N 60°19' 33" W	20.64'
L65	N 30°33' 34" W	2.89'
L66	N 30°33' 34" W	2.89'
L67	N 81°27' 10" W	27.83'
L68	N 81°27' 10" W	27.83'
L69	N 81°27' 10" W	150.11'
L70	N 81°27' 10" W	150.11'
L71	N 69°08' 54" E	16.36'

UNPLATTED PART OF SECTION 39, TOWNSHIP 6 SOUTH, RANGE 28 EAST (EXISTING POND)

LINE	BEARING	DISTANCE
L72	N 40°42' 07" W	14.03'
L73	N 40°42' 07" W	14.03'
L74	N 80°33' 28" W	20.85'
L75	N 80°33' 28" W	20.85'
L76	N 30°45' 55" W	18.59'
L77	N 30°45' 55" W	18.59'
L78	N 73°28' 35" W	17.17'
L79	N 73°28' 35" W	17.17'
L80	N 60°29' 50" W	61.78'
L81	N 60°29' 50" W	61.78'
L82	N 60°05' 35" W	31.27'
L83	N 60°05' 35" W	31.27'
L84	N 79°40' 23" W	25.57'
L85	N 79°40' 23" W	25.57'
L86	N 32°33' 11" E	36.36'
L87	N 32°33' 11" E	36.36'
L88	N 48°11' 01" E	26.27'
L89	N 48°11' 01" E	26.27'
L90	S 02°04' 53" E	21.06'
L91	S 02°04' 53" E	21.06'
L92	N 78°51' 37" W	18.10'
L93	N 78°51' 37" W	18.10'
L94	N 60°19' 33" W	20.64'
L95	N 60°19' 33" W	20.64'
L96	N 30°33' 34" W	2.89'
L97	N 30°33' 34" W	2.89'
L98	N 81°27' 10" W	27.83'
L99	N 81°27' 10" W	27.83'
L100	N 81°27' 10" W	150.11'
L101	N 81°27' 10" W	150.11'
L102	N 69°08' 54" E	16.36'

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS	DELTA
C1	N 00°00' 00" W	70.51'	70.51'	70.51'	0°00' 00"
C2	N 31°53' 47" W	261.20'	261.20'	261.20'	27°12' 37"
C3	N 04°25' 50" W	108.11'	108.11'	108.11'	08°15' 25"
C4	N 04°25' 50" W	206.64'	206.64'	206.64'	08°15' 25"
C5	N 31°53' 47" W	200.15'	200.15'	200.15'	27°12' 37"
C6	N 04°25' 50" W	76.13'	76.13'	76.13'	08°15' 25"
C7	N 04°25' 50" W	302.94'	302.94'	302.94'	08°15' 25"
C8	N 31°53' 47" W	109.39'	109.39'	109.39'	27°12' 37"
C9	N 04°25' 50" W	145.47'	145.47'	145.47'	08°15' 25"
C10	N 04°25' 50" W	59.80'	59.80'	59.80'	08°15' 25"
C11	N 31°53' 47" W	187.17'	187.17'	187.17'	27°12' 37"
C12	N 04°25' 50" W	88.47'	88.47'	88.47'	08°15' 25"
C13	N 04°25' 50" W	350.00'	350.00'	350.00'	08°15' 25"
C14	N 31°53' 47" W	103.23'	103.23'	103.23'	27°12' 37"
C15	N 04°25' 50" W	450.00'	450.00'	450.00'	08°15' 25"
C16	N 04°25' 50" W	191.42'	191.42'	191.42'	08°15' 25"
C17	N 31°53' 47" W	301.00'	301.00'	301.00'	27°12' 37"
C18	N 04°25' 50" W	94.25'	94.25'	94.25'	08°15' 25"
C19	N 04°25' 50" W	84.85'	84.85'	84.85'	08°15' 25"

CURVE TABLE (Continued)

CURVE	BEARING	CHORD	ARC	RADIUS	DELTA
C20	N 31°53' 47" W	206.78'	206.78'	206.78'	27°12' 37"
C21	N 04°25' 50" W	152.00'	152.00'	152.00'	08°15' 25"
C22	N 04°25' 50" W	206.01'	206.01'	206.01'	08°15' 25"
C23	N 31°53' 47" W	187.37'	187.37'	187.37'	27°12' 37"
C24	N 04°25' 50" W	101.33'	101.33'	101.33'	08°15' 25"
C25	N 04°25' 50" W	231.87'	231.87'	231.87'	08°15' 25"
C26	N 31°53' 47" W	136.20'	136.20'	136.20'	27°12' 37"
C27	N 04°25' 50" W	111.00'	111.00'	111.00'	08°15' 25"
C28	N 04°25' 50" W	212.34'	212.34'	212.34'	08°15' 25"
C29	N 31°53' 47" W	173.31'	173.31'	173.31'	27°12' 37"
C30	N 04°25' 50" W	184.70'	184.70'	184.70'	08°15' 25"
C31	N 04°25' 50" W	231.48'	231.48'	231.48'	08°15' 25"
C32	N 31°53' 47" W	105.92'	105.92'	105.92'	27°12' 37"
C33	N 04°25' 50" W	176.74'	176.74'	176.74'	08°15' 25"
C34	N 04°25' 50" W	97.43' 10"	97.43' 10"	97.43' 10"	08°15' 25"
C35	N 31°53' 47" W	187.37'	187.37'	187.37'	27°12' 37"
C36	N 04°25' 50" W	8.95'	8.95'	8.95'	08°15' 25"
C37	N 04°25' 50" W	206.78'	206.78'	206.78'	08°15' 25"

NOTES:

1. ALL PERMANENT REFERENCE MONUMENTS ARE TO BE MAINTAINED.
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PREPARED BY: HESS & ASSOCIATES, INC. JACKSONVILLE, FLORIDA 32216 (904) 721-2891