

RESOLUTION NO. 97-51
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
JULINGTON CREEK PLANTATION PARCEL 20, PHASE 2

WHEREAS, Julington Partners Limited Partnership, a Delaware 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 Julington Creek Plantation Parcel 20, Phase 2.

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 the deposit of funds in an escrow account with First Union National Bank of Florida, pursuant to the Escrow Agreement by and among Atlantic Gulf Communities Corporation, First Union National Bank of Florida and the Board of County Commissioners of St. Johns County, Florida, which shall be approved contemporaneously herewith.

Section 3. The three party escrow agreement referenced in Section 2 above shall also serve as a guarantee against workmanship, construction and materials with respect to the designated subdivision improvements.

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

25 day of March, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____

Its Chair

ATTEST: Cheryl Strickland



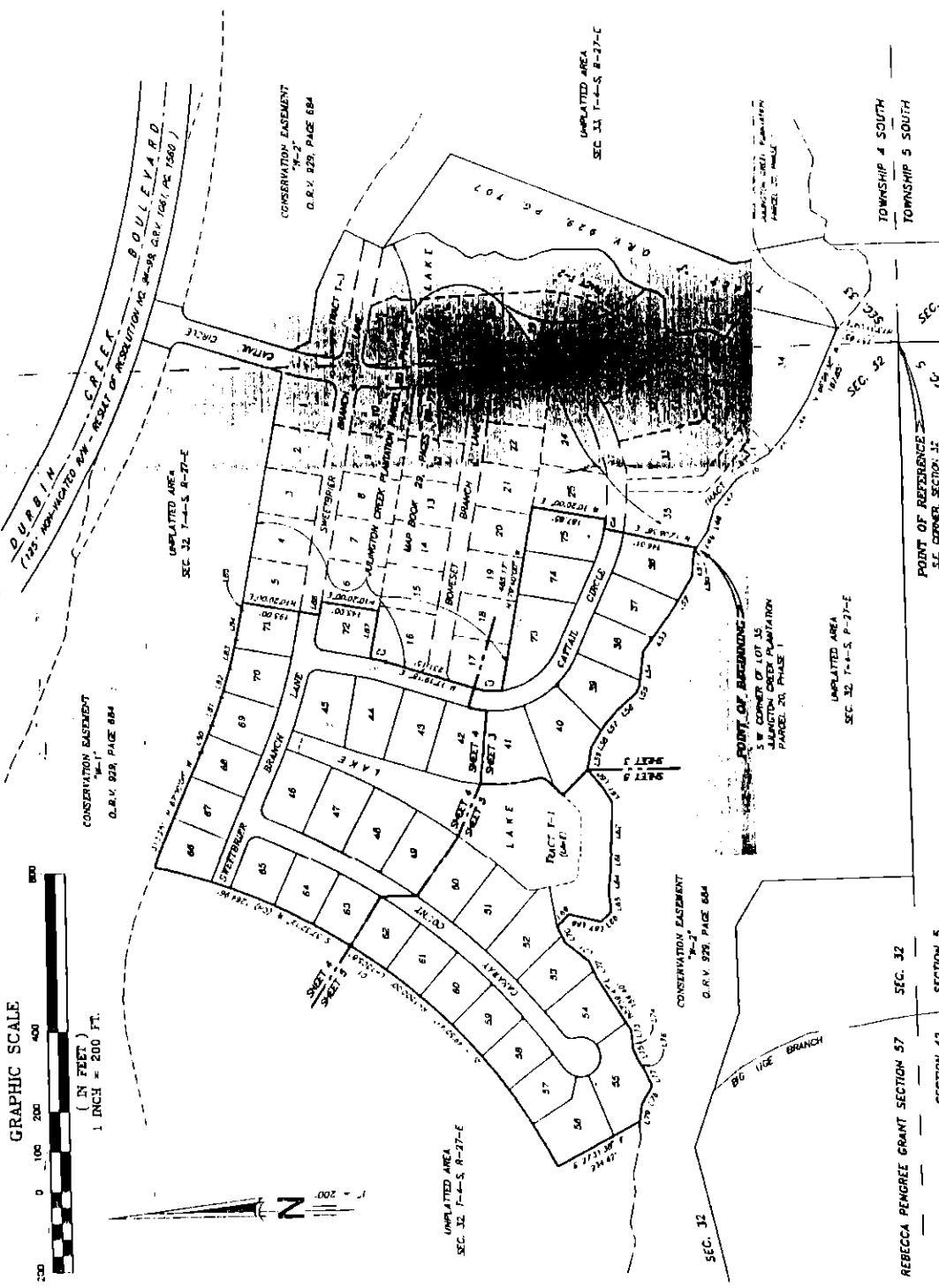
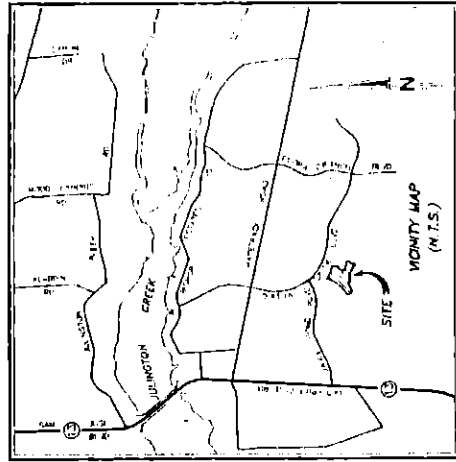
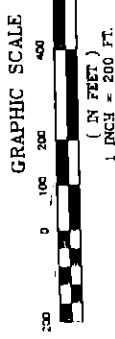
Deputy Clerk

JULINGTON CREEK PLANTATION PARCEL 20 PHASE 2

PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

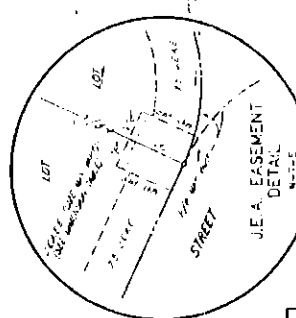
MAP BOOK PAGE
SHEET 2 OF 5 SHEETS

KEY MAP



LINE	DESCRIPTION	DISTANCE	BEARING	CORNER	AREA
L44	N 89°44'17" W	71.03'	R 27°15'11" E	1	31.64
L45	N 89°44'17" W	71.03'	R 19°24'15" E	2	24.41
L46	N 89°44'17" W	71.03'	R 10°33'19" E	3	17.28
L47	N 89°44'17" W	71.03'	R 1°42'23" E	4	10.15
L48	N 89°44'17" W	71.03'	R 2°51'27" E	5	3.02
L49	N 89°44'17" W	71.03'	R 4°00'31" E	6	0.89
L50	N 89°44'17" W	71.03'	R 5°09'35" E	7	0.26
L51	N 89°44'17" W	71.03'	R 6°18'39" E	8	0.01
L52	N 89°44'17" W	71.03'	R 7°27'43" E	9	0.00
L53	N 89°44'17" W	71.03'	R 8°36'47" E	10	0.00
L54	N 89°44'17" W	71.03'	R 9°45'51" E	11	0.00
L55	N 89°44'17" W	71.03'	R 10°54'55" E	12	0.00
L56	N 89°44'17" W	71.03'	R 12°03'59" E	13	0.00
L57	N 89°44'17" W	71.03'	R 13°12'63" E	14	0.00
L58	N 89°44'17" W	71.03'	R 14°21'67" E	15	0.00
L59	N 89°44'17" W	71.03'	R 15°30'71" E	16	0.00
L60	N 89°44'17" W	71.03'	R 16°39'75" E	17	0.00
L61	N 89°44'17" W	71.03'	R 17°48'79" E	18	0.00
L62	N 89°44'17" W	71.03'	R 18°57'83" E	19	0.00
L63	N 89°44'17" W	71.03'	R 20°06'87" E	20	0.00
L64	N 89°44'17" W	71.03'	R 21°15'91" E	21	0.00
L65	N 89°44'17" W	71.03'	R 22°24'95" E	22	0.00

J.I.C.A. NOTES
1. CONSERVATION EASEMENT FOR THE ADJACENT CREEK...
2. ALL RIGHTS RESERVED...
3. THE LOT AREA...
4. THE LOT ACCESS...
5. THE LOT ACCESS...
6. THE LOT ACCESS...



LINE	DESCRIPTION	DISTANCE	BEARING	CORNER	AREA
L71	N 89°44'17" W	71.03'	R 23°33'99" E	23	0.00
L72	N 89°44'17" W	71.03'	R 24°42'03" E	24	0.00
L73	N 89°44'17" W	71.03'	R 25°51'07" E	25	0.00
L74	N 89°44'17" W	71.03'	R 27°00'11" E	26	0.00
L75	N 89°44'17" W	71.03'	R 28°09'15" E	27	0.00
L76	N 89°44'17" W	71.03'	R 29°18'19" E	28	0.00
L77	N 89°44'17" W	71.03'	R 30°27'23" E	29	0.00
L78	N 89°44'17" W	71.03'	R 31°36'27" E	30	0.00
L79	N 89°44'17" W	71.03'	R 32°45'31" E	31	0.00
L80	N 89°44'17" W	71.03'	R 33°54'35" E	32	0.00
L81	N 89°44'17" W	71.03'	R 35°03'39" E	33	0.00
L82	N 89°44'17" W	71.03'	R 36°12'43" E	34	0.00
L83	N 89°44'17" W	71.03'	R 37°21'47" E	35	0.00
L84	N 89°44'17" W	71.03'	R 38°30'51" E	36	0.00
L85	N 89°44'17" W	71.03'	R 39°39'55" E	37	0.00
L86	N 89°44'17" W	71.03'	R 40°48'59" E	38	0.00
L87	N 89°44'17" W	71.03'	R 41°58'03" E	39	0.00
L88	N 89°44'17" W	71.03'	R 43°07'07" E	40	0.00
L89	N 89°44'17" W	71.03'	R 44°16'11" E	41	0.00
L90	N 89°44'17" W	71.03'	R 45°25'15" E	42	0.00
L91	N 89°44'17" W	71.03'	R 46°34'19" E	43	0.00
L92	N 89°44'17" W	71.03'	R 47°43'23" E	44	0.00
L93	N 89°44'17" W	71.03'	R 48°52'27" E	45	0.00
L94	N 89°44'17" W	71.03'	R 50°01'31" E	46	0.00
L95	N 89°44'17" W	71.03'	R 51°10'35" E	47	0.00
L96	N 89°44'17" W	71.03'	R 52°19'39" E	48	0.00
L97	N 89°44'17" W	71.03'	R 53°28'43" E	49	0.00
L98	N 89°44'17" W	71.03'	R 54°37'47" E	50	0.00
L99	N 89°44'17" W	71.03'	R 55°46'51" E	51	0.00
L100	N 89°44'17" W	71.03'	R 56°55'55" E	52	0.00

- NOTES:**
1. BOUNDARY REFERENCE POINT
 2. PERMANENT CONTROL POINT
 3. (R) GENIES RAIAL LINE WHEN SO NOTED
 4. BEARINGS SHOWN AREN PROTECTED FROM BEING CALL OF SOUTH INTER-COUNTY EAST AS THE BOUNDARY LINE
 5. THERE MAY BE ADDITIONAL REVISIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE ORIGINAL RECORDING OFFICE
 6. THE LOT ACCESS SHALL BE AS SHOWN ON THIS PLAN AT THE RETURNED STRAIGHT DISTANCE OR WHERE NOTED OTHERWISE
 7. NON-ACCESS BUFFERS ARE RETURNED ON CORNER LOTS SO THAT ACCESS MAY BE GAINED ONLY FROM ONE SIDE
 8. THE LOT ACCESS SHALL BE AS SHOWN HEREIN ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ASSURED ACCESS TO THE LOT
 9. THIS SITE IS A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK PLANTATION UNIT AND DOES NOT REPRESENT AN ASSURED ACCESS TO THE LOT
 10. THIS SITE IS A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK PLANTATION UNIT AND DOES NOT REPRESENT AN ASSURED ACCESS TO THE LOT
 11. PUBLIC RECORDING AND MAPPING BY RESOLUTION NO. 98-18, AS RECORDED IN D.E.K. 1016, PAGE 681 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LINE	DESCRIPTION	DISTANCE	BEARING	CORNER	AREA
L101	N 89°44'17" W	71.03'	R 57°04'59" E	53	0.00
L102	N 89°44'17" W	71.03'	R 58°14'03" E	54	0.00
L103	N 89°44'17" W	71.03'	R 59°23'07" E	55	0.00
L104	N 89°44'17" W	71.03'	R 60°32'11" E	56	0.00
L105	N 89°44'17" W	71.03'	R 61°41'15" E	57	0.00
L106	N 89°44'17" W	71.03'	R 62°50'19" E	58	0.00
L107	N 89°44'17" W	71.03'	R 63°59'23" E	59	0.00
L108	N 89°44'17" W	71.03'	R 65°08'27" E	60	0.00
L109	N 89°44'17" W	71.03'	R 66°17'31" E	61	0.00
L110	N 89°44'17" W	71.03'	R 67°26'35" E	62	0.00
L111	N 89°44'17" W	71.03'	R 68°35'39" E	63	0.00
L112	N 89°44'17" W	71.03'	R 69°44'43" E	64	0.00
L113	N 89°44'17" W	71.03'	R 70°53'47" E	65	0.00
L114	N 89°44'17" W	71.03'	R 72°02'51" E	66	0.00
L115	N 89°44'17" W	71.03'	R 73°11'55" E	67	0.00
L116	N 89°44'17" W	71.03'	R 74°20'59" E	68	0.00
L117	N 89°44'17" W	71.03'	R 75°29'63" E	69	0.00
L118	N 89°44'17" W	71.03'	R 76°38'67" E	70	0.00
L119	N 89°44'17" W	71.03'	R 77°47'71" E	71	0.00
L120	N 89°44'17" W	71.03'	R 78°56'75" E	72	0.00
L121	N 89°44'17" W	71.03'	R 80°05'79" E	73	0.00
L122	N 89°44'17" W	71.03'	R 81°14'83" E	74	0.00
L123	N 89°44'17" W	71.03'	R 82°23'87" E	75	0.00
L124	N 89°44'17" W	71.03'	R 83°32'91" E	76	0.00
L125	N 89°44'17" W	71.03'	R 84°41'95" E	77	0.00
L126	N 89°44'17" W	71.03'	R 85°50'99" E	78	0.00
L127	N 89°44'17" W	71.03'	R 86°59'03" E	79	0.00
L128	N 89°44'17" W	71.03'	R 88°08'07" E	80	0.00

PREPARED BY
SUNSHINE STATE SURVEYORS, INC.
S. S. JOHNS, REGISTERED SURVEYOR
19041 642-8500