

RESOLUTION NO. 98- 161  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
PARKES OF JULINGTON CREEK PLANTATION PHASE FOUR

WHEREAS, Atlantic Development Corporation of Jacksonville, 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 Parkes of Julington Creek Plantation Phase Four.

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. A Letter of Credit has been filed with the Clerk of Court in the amount of \$467,201.07.

Section 3. A Warranty Bond will be required in the amount of \$121,575.00.

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.
  - e) Development Review Division

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) and e) 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 August, 1998.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

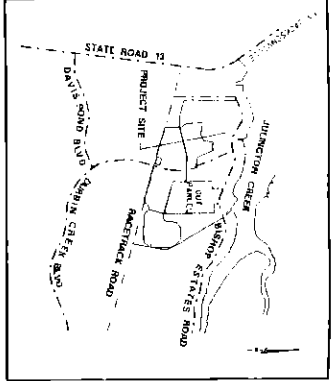
BY: Moses A. Floyd  
Moses A. Floyd, Its Chair

ATTEST: Cheryl Strickland

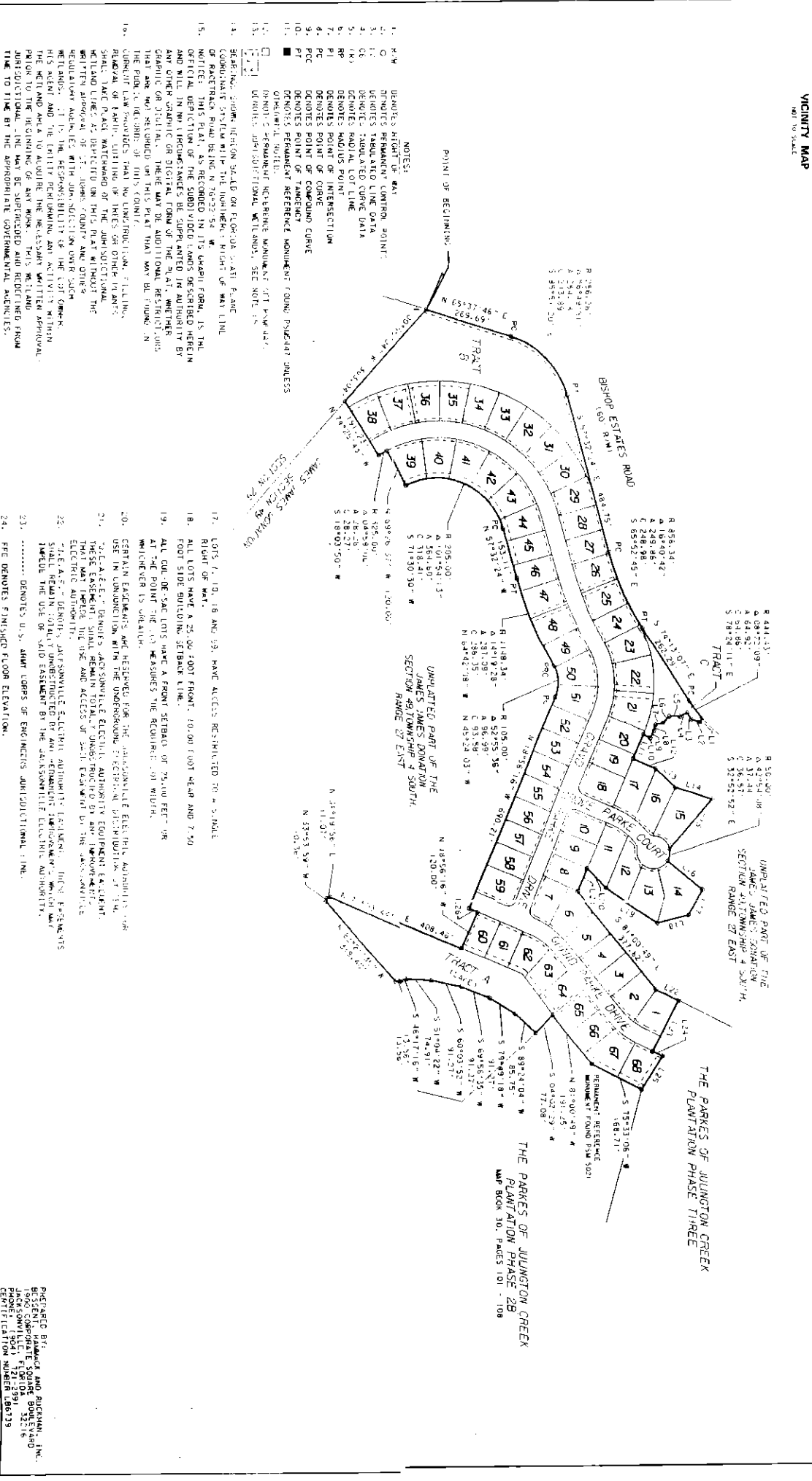
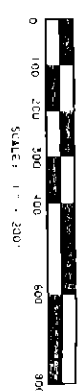
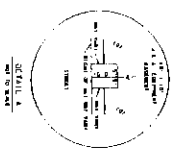
Patricia A. Strickland  
Deputy Clerk

# PARKES OF JULLINGTON CREEK PLANTATION PHASE FOUR

A PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, 5TH, JOHNS COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	S 13°15'28" E	74.63
L2	S 88°42'30" W	92.41
L3	S 18°56'16" E	75.04
L4	N 74°46'57" E	76.04
L5	S 5°15'03" E	170.00
L6	N 74°46'57" E	33.30
L7	S 10°12'45" E	19.31
L8	S 71°03'44" W	27.43
L9	S 17°19'52" E	23.75
L10	S 76°49'59" W	74.22
L11	S 14°50'16" E	79.18
L12	N 71°24'08" E	75.00
L13	S 88°40'31" E	102.28
L14	S 72°14'31" E	158.09
L15	N 87°42'59" E	136.16
L16	S 11°26'17" E	84.45
L17	S 13°40'42" W	95.43



1. P.W. DENOTES POINT OF WAT
2. O DENOTES PERMANENT CONTROL POINT
3. T DENOTES TANGENCY
4. C DENOTES CURVE
5. I DENOTES INTERSECTION
6. M DENOTES MANDIUS POINT
7. P DENOTES POINT OF INTERSECTION
8. PC DENOTES POINT OF CURVE
9. POC DENOTES POINT OF CURVE
10. PT DENOTES POINT OF TANGENCY
11. ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND EXCEPT UNLESS OTHERWISE NOTED.
12. □ DENOTES PERMANENT REFERENCE MONUMENT NOT FOUND.
13. U DENOTES UNPLATTED WETLANDS. SEE NOTE 18.
14. DENOTES COMMON BOUNDARY ON RECORD SURVEY PLAT
15. NOTICE: THIS PLAT AS RECORDED IN ITS GAZETTED FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERANDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
16. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, ERECTION, REPAIR OR FURTHER MAINTENANCE OF THESE OR OTHER MONUMENTS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE WRITERS HEREON. PROPERTY OWNERS SHALL OBTAIN WRITTEN APPROVAL FROM THE WRITERS HEREON PRIOR TO ANY CONSTRUCTION, ERECTION, REPAIR OR FURTHER MAINTENANCE OF THESE OR OTHER MONUMENTS.
17. LOTS 1, 10, 18 AND 59, HAVE ACCESS RESTRICTED TO A 5' WIDE RIGHT OF WAY.
18. ALL LOTS HAVE A 25.00 FOOT FRONT, 10.00 FOOT DEED AND 7.50 FOOT SIDE BOUNDARY SETBACK LINE.
19. ALL ONE-OR-MORE LOTS HAVE A FRONT SETBACK OF 75.00 FEET OR MORE FROM THE CENTERLINE OF THE ROAD.
20. CERTAIN EASEMENTS AND RIGHTS RESERVED FOR THE JAMES JAMES DONATION ARE SHOWN ON THE UNDERGROUND ELECTRICAL PLANS AND ARE TO BE USED IN CONNECTION WITH THE UNDERGROUND ELECTRICAL PLANT EQUIPMENT. THESE EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT AND SHALL NOT BE SUBJECT TO ANY CHANGE OF USE OR ACCESS BY THE DONATION OR THE ELECTRICAL AUTHORITY.
21. THE JAMES JAMES DONATION IS A DONATION OF LAND TO THE STATE OF FLORIDA AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEED OF DONATION AND THE EASEMENTS AND RIGHTS RESERVED FOR THE JAMES JAMES DONATION.
22. THE STATE OF FLORIDA SHALL REMAIN THE OWNER OF THE UNDERGROUND ELECTRICAL PLANT EQUIPMENT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR THEREOF. THE STATE OF FLORIDA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE UNDERGROUND ELECTRICAL PLANT EQUIPMENT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE UNDERGROUND ELECTRICAL PLANT EQUIPMENT.
23. DENOTES U.S. SURVEY CORNERS OF ENGINTEERS AND ARCHITECTS. SEE NOTE 18.
24. FEE DENOTES FINISHED FLOOR ELEVATION.

PREPARED BY: PARKES AND RUCKMAN, INC.  
 1000 CORPORATE SQUARE, BOULEVARD  
 JACKSONVILLE, FL 32216  
 CERTIFICATION NUMBER: 186719