RESOLUTION NO. 99- 4

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A SUBDIVISION PLAT FOR SANDI PINES HOMES

WHEREAS, Mayacol, Inc., 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 Sandi Pines Homes.

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 Cash Bond has been filed with the Clerk of Court in the amount of $6,800.00.

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 aforenamed 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 Program

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 12 day of January, 1999.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Marc A. Jacalone
Marc A. Jacalone, Its Chair

ATTEST: Cheryl Strickland

Patricia DeGrande
Deputy Clerk

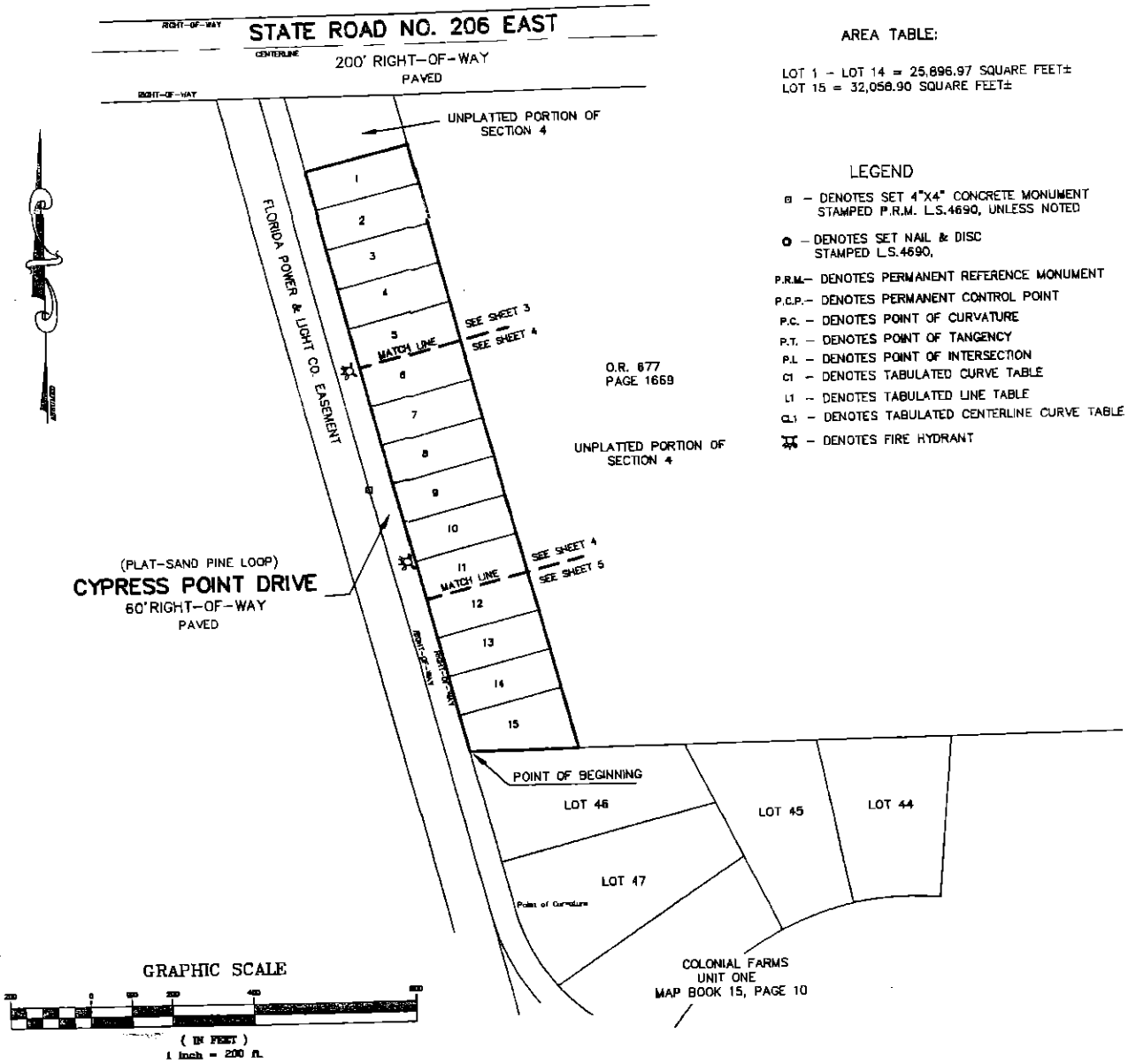
MAP BOOK_____, PAGE_____

SHEET 2 OF 5

PREPARED BY: BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
4075 A-1-A South, Suite 201, St. Augustine, FL 32084
1-(904)471-7512

SANDI PINES HOMES

A PORTION OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

AREA TABLE:

LOT 1 - LOT 14 = 25,896.97 SQUARE FEET±
LOT 15 = 32,058.90 SQUARE FEET±

LEGEND

- ▫ – DENOTES SET 4"X4" CONCRETE MONUMENT STAMPED P.R.M. L.S.4690, UNLESS NOTED
- o – DENOTES SET NAIL & DISC STAMPED L.S.4690,
- P.R.M.– DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P.– DENOTES PERMANENT CONTROL POINT
- P.C. – DENOTES POINT OF CURVATURE
- P.T. – DENOTES POINT OF TANGENCY
- P.I. – DENOTES POINT OF INTERSECTION
- C1 – DENOTES TABULATED CURVE TABLE
- L1 – DENOTES TABULATED LINE TABLE
- CL1 – DENOTES TABULATED CENTERLINE CURVE TABLE
- – DENOTES FIRE HYDRANT

NOTES:

NORTH IS ASSUMED, BASED ON THE SOUTH LINE OF S.R. #206, LINE BEARS NORTH 89°11'30" EAST.

LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS DESIGNATED NR (NOT RADIAL)

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

A 10 FOOT F.P.L. UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAY IS RESERVED ACROSS THE FRONT OF ALL LOTS

CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE RIGHT-OF-WAY MAY GAIN ACCESS FROM ONLY ONE RIGHT-OF-WAY.

ALL PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAP 125147, COMMUNITY NO. 0207 D, FOR ST. JOHNS COUNTY, DATED 9/18/85.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

A NATURAL VEGETATIVE BUFFER IS TO BE MAINTAINED OVER THE FRONT 25' AND THE REAR 20' OF EACH LOT. DRIVEWAY ACCESS IS PERMITTED THROUGH THE FRONT BUFFER.

EACH LOT IS SUBJECT TO A NON-EXCLUSIVE DRAINAGE EASEMENT CREATED TO SERVE THE DRAINAGE RETENTION REQUIREMENTS OF EACH INDIVIDUAL LOT. THESE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS AS DESIGNED IN THE APPROVED ENGINEERING CONSTRUCTION PLANS. NO CONSTRUCTION OF FILLING SHALL TAKE PLACE WITHIN THESE INDIVIDUAL DRAINAGE EASEMENTS AFTER THE PROPOSED RETENTION AREA IS CONSTRUCTED AND APPROVED BY ST. JOHNS COUNTY.