

RESOLUTION NO. 2000- 13
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
TURTLE SHORES WEST UNIT TWO-B AND THREE

WHEREAS, MHK of Volusia County, 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 known as Turtle Shores West Unit Two-B and Three.

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 \$799,429.70.

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 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;

- d) County Development Review Program; and
- e) 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 d) 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 8th
day of February, 2000.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant, Its Chair

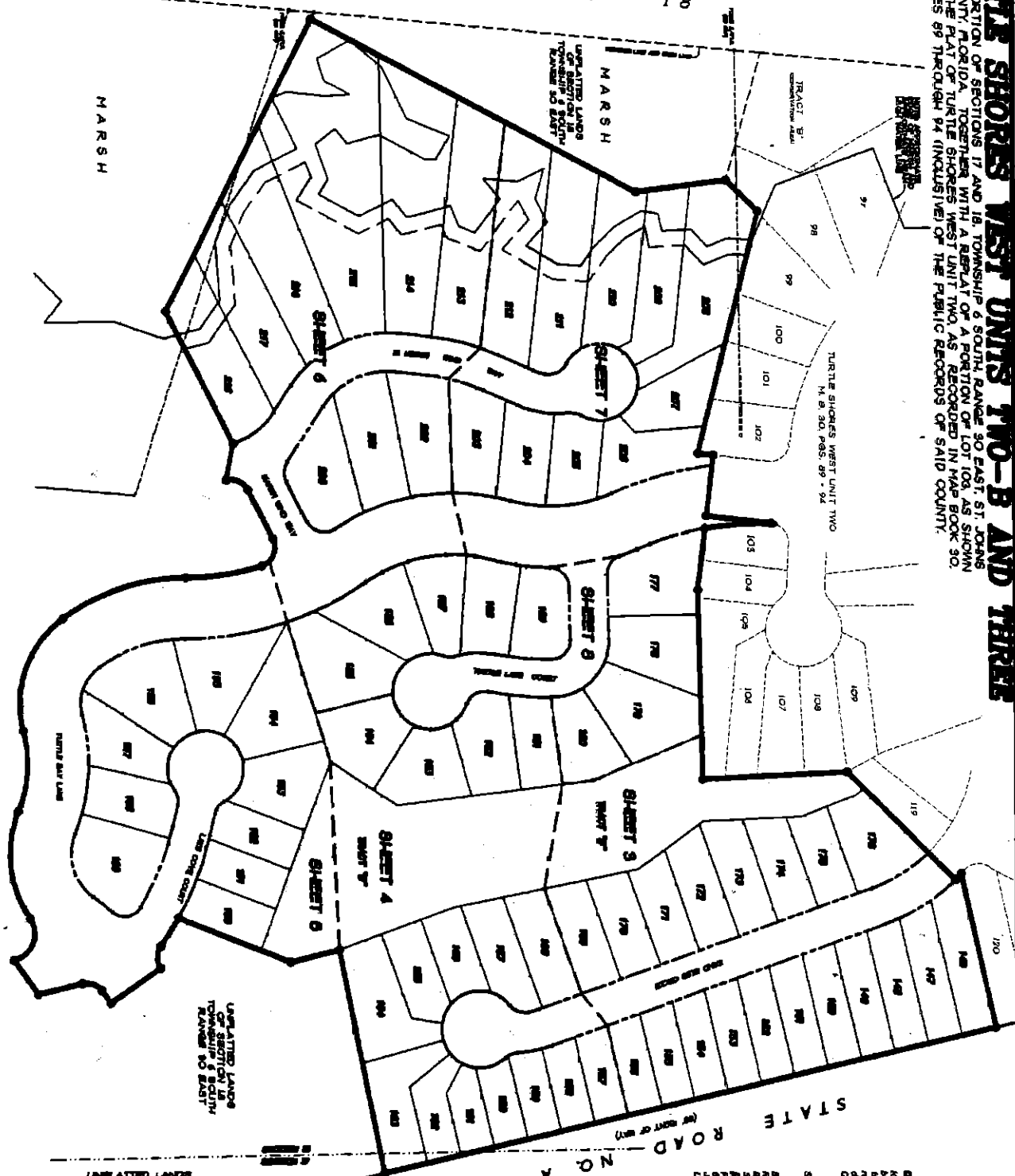
ATTEST: Cheryl Strickland

Cheryl Strickland
Deputy Clerk

TURTLE SHORES WEST UNITS TWO-B AND THREE

A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A REMAINDER OF A PORTION OF LOT 103, AS SHOWN ON THE PLAT OF TURTLE SHORES WEST UNIT TWO, AS RECORDED IN MAP BOOK 30, PAGES 89 THROUGH 94 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COUNTY.

UNSURVEYED PORTION OF SECTION 18



- NOTES:**
- 1) ● DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3844
 - 2) ○ DENOTES PERMANENT CONTROL POINT
 - 3) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 120, TURTLE SHORES WEST UNIT TWO, MAP BOOK 30, PAGES 89-94 AS BEING NORTH 77°13'31" EAST.
 - 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY EXISTING TELEPHONE, GAS OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE STRICTLY

UNPLATTED LANDS OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 30 EAST

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UNPLATTED LANDS OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 30 EAST

- 5) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 6) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN OF THE JURISDICTIONAL WETLAND LINES AS DERIVED ON THIS PLAT WITHIN 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 APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UP-LAND BUFFER MAY BE SUPERSEDED AND REDETERMINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 7) ALL EASEMENTS SHOWN ON TITLE COMMITMENT DATED AND GRAPHICALLY SHOWN HEREON.
- 8) 5 FOOT NON-ACCESS BUFFER PREVENTS VEHICULAR ACCESS.

LEGEND

F.R.L. FLORIDA POWER & LIGHT
 U.S. ARMY COE. UNITED STATES ARMY COR
 C.I.L. CONCRETE MONUMENT
 C.I.E. TABULATED CURVE DATA
 E.S.M.T. EASEMENT
 R.P. RADIAL POINT
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.R.C. POINT OF REVERSE CURVE
 P.C.C. POINT OF COMPOUND CURVE
 M.B. MAP BOOK
 P.S. PAGES
 G. CENTERLINE



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Drawn and scaled this _____ day of _____ A.D., 80