

RESOLUTION NO. 2003- 142  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT JULINGTON CREEK  
PLANTATION PARCELS 63 AND 65 PHASE 2

WHEREAS, D.R. HORTON, INC. – JACKSONVILLE has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as JULINGTON CREEK PLANTATION PARCELS 63 AND 65 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, 3, 4, and 5.

Section 2. A Construction Bond has filed with the Clerk of Court in the amount of \$814,829.07.

Section 3. A Maintenance Bond in the amount of \$112,677.90 will be required. The maintenance bond language will be that required by the ordinance in effect at the time the maintenance bond is provided.

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) Office of the County Surveyor; 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.

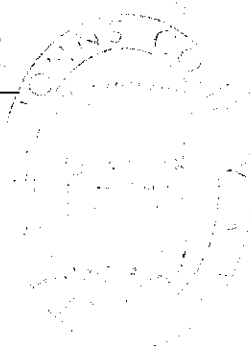
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 12th day of August, 2003.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Cheryl Strickland

Patricia DeGrande  
Deputy Clerk



RENDITION DATE 8-19-03

# JULINGTON CREEK PLANTATION PARCELS 63 PART OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE ST. JOHNS COUNTY, FLORIDA.

## CAPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE EASTERLY RIGHT OF WAY LINE OF LINDE AVENUE, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, SAID INTERSECTION ALSO BEING THE SOUTHEASTERLY CORNER OF JULINGTON CREEK PLANTATION PARCELS 64 AND 65 PHASE 1, AS RECORDED IN PLAT BOOK 44, PAGES 86 THROUGH 98, PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID JULINGTON CREEK PLANTATION PARCELS 64 AND 65 PHASE 1 FOR THE FOLLOWING EIGHT COURSES: (1) NORTH 13°37'06" EAST, 527.01 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°37'06" EAST, 35.36 FEET; (3) SOUTH 76°22'54" EAST, 40.64 FEET; (4) NORTH 13°37'06" EAST, 166.14 FEET; (5) NORTH 79°36'00" EAST, 311.73 FEET; (6) NORTH 23°34'00" WEST, 783.93 FEET; (7) NORTH 40°50'45" WEST, 969.50 FEET; (8) NORTH 05°00'00" EAST, 257.52 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY LINE OF SAID JULINGTON CREEK PLANTATION PARCELS 64 AND 65 PHASE 1; THENCE SOUTH 85°00'00" EAST DEPARTING SAID EASTERLY LINE AND ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE, A DISTANCE OF 1256.85 FEET; THENCE SOUTH 01°31'46" EAST, DEPARTING SAID EASTERLY PROLONGATION, 2565.15 FEET TO A POINT LYING ON SAID NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE NORTH 76°22'54" WEST, ALONG SAID NORTHERLY LINE, 962.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS THUS DESCRIBED CONTAINING 46.72 ACRES, MORE OR LESS.

## CERTIFICATE OF APPROVAL—PLANNING AND ZONING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF JULINGTON CREEK PLANTATION PARCEL 63 AND 65 PHASE 2, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY PLANNING AND ZONING DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2003.

\_\_\_\_\_  
Director of Planning and Zoning

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF JULINGTON CREEK PLANTATION PARCEL 63 AND 65 PHASE 2, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2003. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.