

RESOLUTION NO. 2003- 143
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
JULINGTON CREEK PLANTATION PARCEL 80 REPLAT

WHEREAS, JCP16/80, LLP, a FLORIDA LIMITED LIABILITY PARTNERSHIP, 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 Parcel 80 Replat.

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 Band has been filed with the Clerk of Courts in the amount of \$159,050.00.

Section 3. No Maintenance Bond will 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) 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 PARCEL 80

BEING A REPLAT OF LOTS 1 THROUGH 7; LOTS 52 THROUGH 57, TRACTS "A" PORTION OF SUMMERDOWN WAY, ALL IN JULINGTON CREEK PLANTATION PARCEL 80 THEREOF RECORDED IN MAP BOOK 45, PAGES 6 THROUGH 15 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. BEING A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID COUNTY AND STATE

CAPTION:

ADOPTION

A PORTION OF LOTS 1 THROUGH 7; LOTS 52 THROUGH 57; TRACTS "A", "D", "E" AND "F"; AND A PORTION OF SUMMERDOWN WAY, ALL AS SHOWN ON PLAT OF JULINGTON CREEK PLANTATION PARCEL 80, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 45, PAGES 6 THROUGH 15 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SUMMERDOWN WAY, THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF FLORA BRANCH BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT OF JULINGTON CREEK PLANTATION PARCEL 81 PHASE 1, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 43, PAGES 7 THROUGH 23 IN SAID PUBLIC RECORDS); THENCE SOUTH 15°00'00" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 184.10 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID TRACT "A", JULINGTON CREEK PLANTATION PARCEL 80; THENCE WESTERLY, ALONG THE SOUTHERLY AND SOUTHEASTERLY LINES OF SAID TRACT "A", THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 88°51'18" WEST, 10.79 FEET; THENCE SOUTH 65°31'47" WEST, 52.04 FEET; THENCE SOUTH 77°28'46" WEST, 101.92 FEET; THENCE NORTH 84°10'26" WEST, 72.03 FEET; THENCE SOUTH 81°09'39" WEST, 84.34 FEET; THENCE SOUTH 35°33'18" WEST, 90.33 FEET; THENCE SOUTH 20°59'33" EAST, 76.94 FEET; THENCE SOUTH 26°21'07" EAST, 85.23 FEET; THENCE SOUTH 60°50'46" WEST, 108.93 FEET; THENCE SOUTH 77°30'31" WEST, 236.58 FEET; THENCE SOUTH 57°50'28" WEST, 66.66 FEET; THENCE NORTH 82°32'42" WEST, 98.50 FEET; THENCE IS A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 202.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 29°42'37" WEST, 80.05 FEET TO THE SOUTHERLY LINE OF SAID JULINGTON CREEK PARCEL 80; THENCE NORTH 86°15'50" WEST, ALONG SAID SOUTHERLY PLAT LINE, 81.45 FEET; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF TRACT "C", AS SHOWN ON SAID PLAT OF JULINGTON CREEK PLANTATION PARCEL 80, THE FOLLOWING BEARINGS AND DISTANCES: THENCE NORTH 12°53'41" EAST, 97.38 FEET; THENCE NORTH 76°46'09" WEST, 81.92 FEET; THENCE NORTH 36°30'25" WEST, 87.91 FEET; THENCE NORTH 39°56'31" WEST, 94.08 FEET; THENCE NORTH 59°17'11" EAST, 77.23 FEET; THENCE NORTH 04°34'35" WEST, 89.49 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 7, JULINGTON CREEK PLANTATION PARCEL 80; THENCE NORTH 88°56'27" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 7, 18.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST CHINABERRY COURT (A 50-FOOT RIGHT-OF-WAY PER PLAT OF SAID JULINGTON CREEK PLANTATION PARCEL 80); THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST SAID RIGHT-OF-WAY, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°47'27" EAST, 90.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°00'00" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST CHINABERRY COURT AND TO AND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CHINABERRY COURT (A 50-FOOT RIGHT-OF-WAY PER SAID PLAT OF JULINGTON CREEK PLANTATION PARCEL 80), 605.25 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST CHINABERRY COURT, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 10°52'09" EAST, 63.81 FEET; THENCE NORTH 59°18'06" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 52, JULINGTON CREEK PLANTATION PARCEL 80, 57.00 FEET; THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 52, THE FOLLOWING BEARINGS AND DISTANCES: THENCE SOUTH 35°58'39" EAST, 51.65 FEET; THENCE SOUTH 61°31'22" EAST, 37.48 FEET; THENCE NORTH 45°01'19" EAST, 14.64 FEET TO THE NORTHWESTERLY CORNER OF TRACT "E", AS SHOWN ON SAID PLAT OF JULINGTON CREEK PLANTATION PARCEL 80; THENCE SOUTH 40°00'00" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "E", 185.94 FEET; THENCE NORTH 50°00'00" EAST, 8.12 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUMMERDOWN WAY, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 88°19'16" EAST, 172.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°00'00" EAST, CONTINUING ALONG THE SAID RIGHT-OF-WAY OF SUMMERDOWN WAY, 33.15 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 60°00'00" EAST, 35.36 FEET TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THE UNDER: IN THE CAPTION SHOWN HEREON WHICH PLANTATION PARCEL 80 REPLAT, AND SUBDIVIDED AND THAT THIS PLAT, MAP ADOPTED AS THE TRUE AND CORRECT WAY DESIGNATED IN THIS PLAT AS PER OTHER THAN THOSE SPECIFICALLY DESIGNATED OWNED AND THE SOLE AND EXCLUSIVE SUCCESSORS AND ASSIGNS, AND GRANTING UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR ALL EASEMENTS SHOWN ON THIS HOWEVER, THE UNDERSIGNED OWNER MAINTENANCE OF SAID PRIVATE ROADS OR OTHER SUCH ENTITY AS WILL ASSUME THEREOF UNDER THE PLAT.

THE UNDERSIGNED OWNER DOES HEREBY THE LOTS SHOWN ON THIS PLAT AND DELIVERY, PICKUP, AND FIRE PROTECT LAW, UNITED STATES MAIL CARRIERS, TELEVISION. HOLDERS OF MORTGAGE L THE UNDERSIGNED MAY FROM TIME TO PLAT, THE NON-EXCLUSIVE AND PERPETU AND ACROSS AND IN ALL PRIVATE ROAD PROVISIONS, THE UNDERSIGNED OWNER TO DENY INGRESS TO ANY PERSON (IN OPINION OF SAID OWNER, MAY CREATE ANY PART OF THE LANDS SHOWN ON

THE UNDERSIGNED OWNER DOES HEREBY RIGHT AT ANY TIME, WITH THE CONSENT OTHER GOVERNMENTAL BODY POLITIC TO DEDICATE TO THE PUBLIC, ALL OR PRIVATE ROADS AND EASEMENTS.

TITLE TO TRACT "A" (OPEN SPACE) AND "C" (LANDSCAPE ISLAND) IS HEREBY REASSIGNS; PROVIDED HOWEVER THE UNDERSAID TRACTS TO AN ENTITY, INCLUDING MUNICIPAL SERVICES TAXING UNIT, COA WILL ASSUME ALL OBLIGATION OF MAINTENANCE

TITLE TO ANY EASEMENTS SHOWN ON THIS IRREVOCABLY AND WITHOUT RESERVATION HOWEVER, THE UNDERSIGNED OWNER GRANTING AN EASEMENT FOR INGRESS AND EGRESS; ADDITION, ANY UTILITY EASEMENTS SHOWN CONSTRUCTION, INSTALLATION, MAINTENANCE MANNER AND SUBJECT TO THE PROVISIONS STATUTES; HOWEVER, ONLY CABLE TELEVISION UNDERSIGNED OWNER, ITS SUCCESSORS SHALL HAVE THE BENEFIT OF SAID CABLE

THOSE EASEMENTS DESIGNATED AS 'JCP SUCCESSORS AND ASSIGNS, FOR ITS ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS 'JCP SUCCESSORS AND ASSIGNS, FOR ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, JCP 16/80, LLLP THIS _____ DAY OF _____ A.D.,

JCP 16/80, LLLP

WITNESS: _____

WITNESS: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS A.D., 2003 BY GREGORY E. MA A LIMITED LIABILITY PARTNERSHIP HE IS PERSONALLY KNOWN TO ME

NOTARY PUBLIC, STATE OF FLORIDA

BANK OF AMERICA, N.A.

WITNESS: _____

E. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION

WITNESS: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003 BY E. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____