

RESOLUTION NO. 2003-36  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR RIVERSIDE  
AT JULINGTON CREEK PLANTATION PHASE 1

WHEREAS, JCP RIVERSIDE, 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 RIVERSIDE AT JULINGTON CREEK PLANTATION PHASE 1.

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 in the amount of \$298,823.61 has been filed with the Clerk Courts office.

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 25th day of February, 2003.

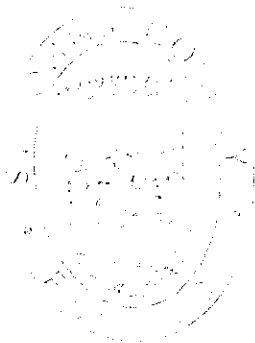
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Cheryl Strickland

Patricia A. Yeadon  
Deputy Clerk

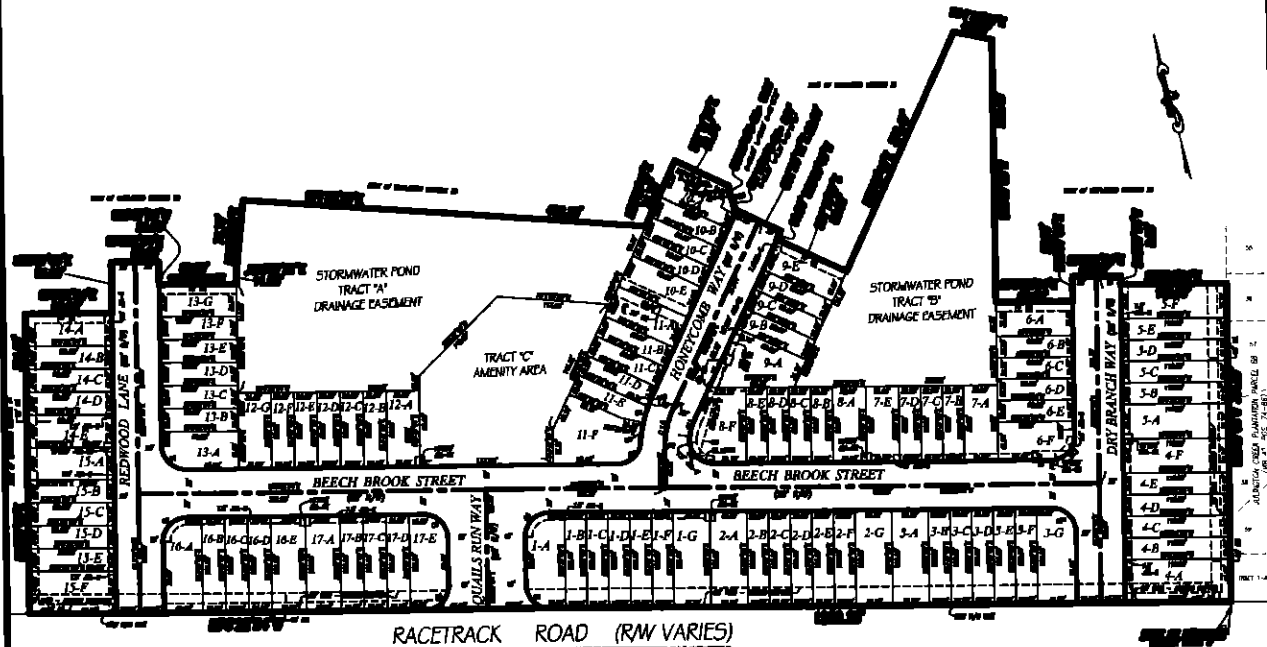
RENDITION DATE 2-27-03



# RIVERSIDE AT JULINGTON CREEK PLANTATION PHASE 1

BEING A PORTION OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA

MAP BOOK PAGE  
SHEET 2 OF 2 SHEETS



**LEGEND:**

- 1. LOT
- 2. TRACT
- 3. STORMWATER POND
- 4. DRAINAGE EASEMENT
- 5. AMENITY AREA
- 6. STREET
- 7. DRIVEWAY
- 8. FENCE
- 9. EASEMENT
- 10. UNDEVELOPED AREA
- 11. EXISTING IMPROVEMENTS
- 12. PROPOSED IMPROVEMENTS
- 13. EROSION CONTROL
- 14. UTILITIES
- 15. TREE
- 16. BOUNDARY
- 17. ADJACENT PROPERTY
- 18. ADJACENT ROAD
- 19. ADJACENT WATERWAY
- 20. ADJACENT AIRWAY
- 21. ADJACENT RAILROAD
- 22. ADJACENT POWERLINE
- 23. ADJACENT TELEPHONE LINE
- 24. ADJACENT CABLE
- 25. ADJACENT GAS
- 26. ADJACENT WATER
- 27. ADJACENT SEWER
- 28. ADJACENT FLOODPLAIN
- 29. ADJACENT WETLAND
- 30. ADJACENT HISTORIC DISTRICT
- 31. ADJACENT MONUMENT
- 32. ADJACENT LANDMARK
- 33. ADJACENT MONUMENT
- 34. ADJACENT LANDMARK
- 35. ADJACENT MONUMENT
- 36. ADJACENT LANDMARK
- 37. ADJACENT MONUMENT
- 38. ADJACENT LANDMARK
- 39. ADJACENT MONUMENT
- 40. ADJACENT LANDMARK



13-A	13-B	13-C	13-D	13-E	13-F	13-G	13-H	13-I	13-J	13-K	13-L	13-M	13-N	13-O	13-P	13-Q	13-R	13-S	13-T	13-U	13-V	13-W	13-X	13-Y	13-Z
14-A	14-B	14-C	14-D	14-E	14-F	14-G	14-H	14-I	14-J	14-K	14-L	14-M	14-N	14-O	14-P	14-Q	14-R	14-S	14-T	14-U	14-V	14-W	14-X	14-Y	14-Z
15-A	15-B	15-C	15-D	15-E	15-F	15-G	15-H	15-I	15-J	15-K	15-L	15-M	15-N	15-O	15-P	15-Q	15-R	15-S	15-T	15-U	15-V	15-W	15-X	15-Y	15-Z

**GENERAL NOTES:**

- 1) DIMENSIONS BASED ON SURVEYOR'S FOR THE JOINTLY OWNED LINE OF BOUNDARY TO PER VERDICAL PLATE OF RECORD FOR ADJACENT OWNER.
- 2) REVIEW THIS PLAN AS REQUIRED IN ITS OWNED FORM IN THE OFFICE DIVISION OF THE SURVEYED LANDS RECORDS, PLATS AND MAPS IN AN OCCASIONALLY BE SUPPLIED IN AFFIDAVIT BY ANY OTHER GROUPS OR INDIVIDUALS, PARTS OF THE PLAN THERE MAY BE AMENDMENTS, REVISIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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