

RESOLUTION NO. 2004- 118
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR PROMENADE POINTE II

WHEREAS, PROMENADE DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as PROMENADE POINTE II.

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 is not required.

Section 3. A Maintenance 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 a forenamed 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.

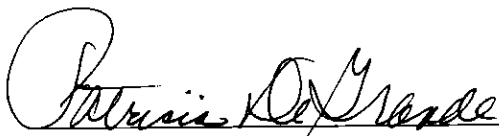
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 8th day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Karen R. Stern, Its Chair

ATTEST: Cheryl Strickland


Deputy Clerk

1 inch = 60 feet

N15°33'32"E CH=288.82'
L=292.40' R=538.38'
D=31°07'04"

PROMENADE
POINTE (MB 48, PGS. 102-104)

N00°00'00"E
68.44'

7°33'23"W CH=152.90'
L=154.21' R=341.60'
D=25°51'55"

UNPLATTED SECTION 53

N82°30'14"W
25.48'

S35°12'22"W
7.77'

S24°33'50"W
CH=50.41'
L=50.94' R=101.44'
D=28°46'22"

9.00'
N54°45'57"W

S62°02'54"E
9.00'

S20°51'22"W
CH=79.46'
L=79.62' R=365.00'
D=12°29'52"

S08°13'37"W
CH=52.20'
L=52.25' R=365.00'
D=08°12'05"

S04°07'34"W
83.48'

S17°10'11"W
CH=66.95'
L=67.13' R=269.32'
D=14°16'51"

S43°18'01"W
CH=100.12'
L=100.21' R=269.32'
D=21°25'28"

N62°58'17"W
9.00'

S47°28'00"W
CH=61.40'
R=269.32'
L=61.54'
D=13°05'30"

S22°02'10"E
247.13'

N39°5'
CH=4'
L=42.73'
D=17°

N39°5'
CH=4'
L=42.73'
D=17°

NGTH	BEARING
14.30'	S31°02'44"W
14.24'	S85°49'38"W
15.45'	S24°38'03"W
7.78'	S04°07'34"W
14.52'	S13°28'03"W
9.00'	N62°02'54"W
14.51'	S28°14'37"W
14.86'	S35°12'22"W
9.00'	S54°45'57"E
7.44'	S25°49'32"W
6.80'	S25°49'32"W
6.96'	S24°38'03"W
4.99'	S24°38'03"W
7.29'	S28°14'37"W
7.55'	S35°12'22"W
7.21'	S35°12'22"W

GENERAL NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT "B" AS BEING 400'00"00" PER OPTICAL RECORDS BOOK 1709, PAGE 669.
- 2) INTERIOR SECTION LINES AND GOVERNMENT LOT LINES SHOWN HEREON WERE PLOTTED FROM VARIOUS AVAILABLE MAPS.
- 3) 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 SUPERANDED 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 THIS COUNTY.
- 4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT 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 PERMITS.

UNPLATTED SECTION 53

POINT OF BEGINNING

MOST SILEY CORNER OF LOT 1, PROMENADE POINTE (MB 48, PGS. 102-104)

PROMENADE POINTE

STATE PLANE COORDINATES - F

POINT	NORTHING	EAST
1	2071008.5145	534718.5347
2	2070779.4339	534327.5347

LEGEND:

- R=ROUND PIPE
- GA=GOVERNMENT
- D=DELTA ANG
- R/W=RIGHT-OF-WAY
- RR=RADIUS POINT
- PRC=POINT OF REVERSE CURVATURE
- PC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- (R)=RADIAL
- CH=CHORD
- L=LENGTH
- SIC=SECTION
- INT=INTERSECTION
- RF=RAISED
- CM=CONCRETE MONUMENT
- PC=POINT OF CURVATURE
- PI=POINT OF TANGENCY
- PR=POINT OF REVERSE CURVATURE
- PC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- (R)=RADIAL
- CH=CHORD
- L=LENGTH
- SIC=SECTION
- INT=INTERSECTION
- RF=RAISED
- CM=CONCRETE MONUMENT

PROMENADE POINTE DRIVE (22 R/W) (PER MB 48, PGS. 102-104)

UNPLATTED SECTION 53

488.86'

N39°5'
CH=4'
L=42.73'
D=17°

POINT #2

POINT #1

POINT #2

POINT #1