

RESOLUTION NO. 2004-234
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR SAINT JOHNS SIX MILE CREEK NORTH
UNIT 4, PARCELS 19,20,24,25,26

WHEREAS, SJ LAND ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as SAINT JOHNS SIX MILE CREEK NORTH UNIT 4, PARCELS 19, 20, 24, 25, 26.

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, 5 and 6.

Section 2. A Construction Bond , in the amount of \$1,409,360.97 has been filed with the Clerk of Courts.

Section 3. No Maintenance Bond is 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 Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.


Section 6. 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.

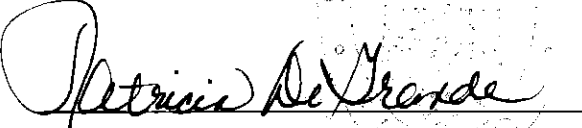
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 15th day of September, 2004.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Karen R. Stern, Its Chair

ATTEST: Cheryl Strickland


Deputy Clerk

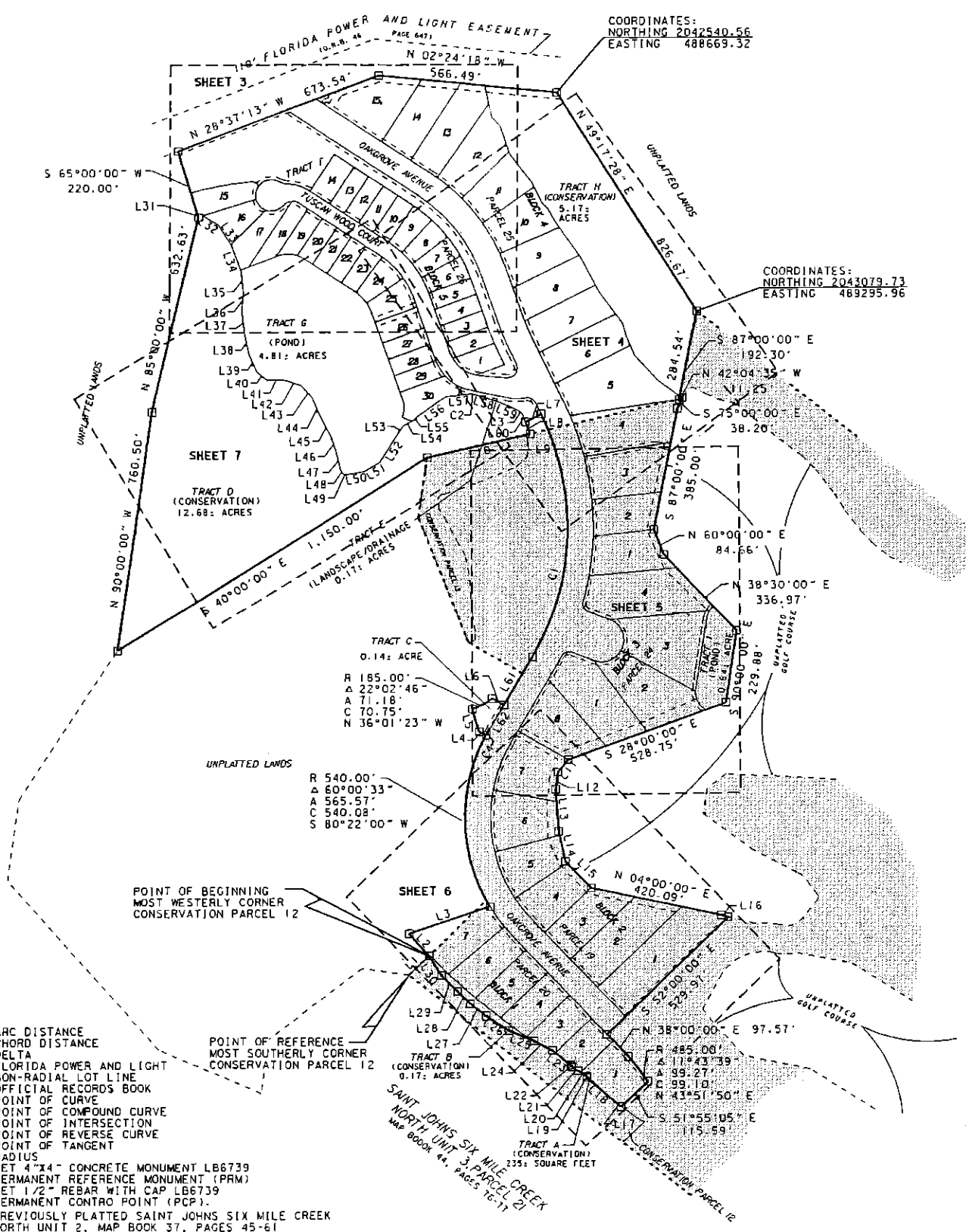
RENDITION DATE 9-17-04



GRAPHIC SCALE IN FEET

1" = 300'

SAINT JOHNS SIX MILE CREEK NORTH UNIT 4, PARCELS 19,20,24,25,26



COORDINATES:
NORTHING 2042540.56
EASTING 488669.32

COORDINATES:
NORTHING 2043079.73
EASTING 489295.96

TRACT C
0.14: ACRE
R 185.00'
Δ 22°02'46"
A 71.18'
C 70.75'
N 36°01'23" W

R 540.00'
Δ 60°00'33"
A 565.57'
C 540.08'
S 80°22'00" W

POINT OF BEGINNING
MOST WESTERLY CORNER
CONSERVATION PARCEL 12

POINT OF REFERENCE
MOST SOUTHERLY CORNER
CONSERVATION PARCEL 12

- LEGEND:
- A ARC DISTANCE
 - C CHORD DISTANCE
 - Δ DELTA
 - FPL FLORIDA POWER AND LIGHT
 - (NR) NON-RADIAL LOT LINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - PC POINT OF CURVE
 - PCC POINT OF COMPOUND CURVE
 - PI POINT OF INTERSECTION
 - PRC POINT OF REVERSE CURVE
 - PT POINT OF TANGENT
 - R RADIUS
 - SET 4"x4" CONCRETE MONUMENT LB6739
 - △ PERMANENT REFERENCE MONUMENT (PRM)
 - SET 1/2" REBAR WITH CAP LB6739
 - PERMANENT CONTROL POINT (PCP)
 - ▨ PREVIOUSLY PLATTED SAINT JOHNS SIX MILE CREEK NORTH UNIT 2, MAP BOOK 37, PAGES 45-61

SAINT JOHNS SIX MILE CREEK
NORTH UNIT 3, PARCEL 20
MAP BOOK 44, PAGES 16-17

TRACT A
(CONSERVATION)
235: SQUARE FEET

TRACT B
(CONSERVATION)
0.17: ACRES

R 485.00'
Δ 11°43'39"
A 89.27'
C 99.10'
N 43°51'50" E

S 51°55'05" E 115.59'

N 38°00'00" E 97.51'

N 04°00'00" E 420.09'

S 28°00'00" E 528.75'

N 60°00'00" E 84.66'

S 87°00'00" E 385.00'

S 75°00'00" E 38.20'

S 87°00'00" E 192.30'

N 42°04'35" W 11.25'

N 59°17'28" E 826.51'

N 28°37'13" W 673.54'

N 02°24'18" W 566.49'

S 65°00'00" W 220.00'

N 85°40'00" W 632.63'

N 90°00'00" W 760.50'

S 40°00'00" E 1,150.00'

N 85°40'00" W 632.63'

N 28°37'13" W 673.54'

N 02°24'18" W 566.49'