

RESOLUTION NO. 2006- 164
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR NORTH TUSCANY VILLAGE

WHEREAS, KB HOME JACKSONVILLE, LLC, A LIMITED LIABILITY COMPANY, AS OWNER, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as NORTH TUSCANY VILLAGE.

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 \$539,709.11 has been filed with the Clerk's Office.

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 30th day of May, 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant, Chairman

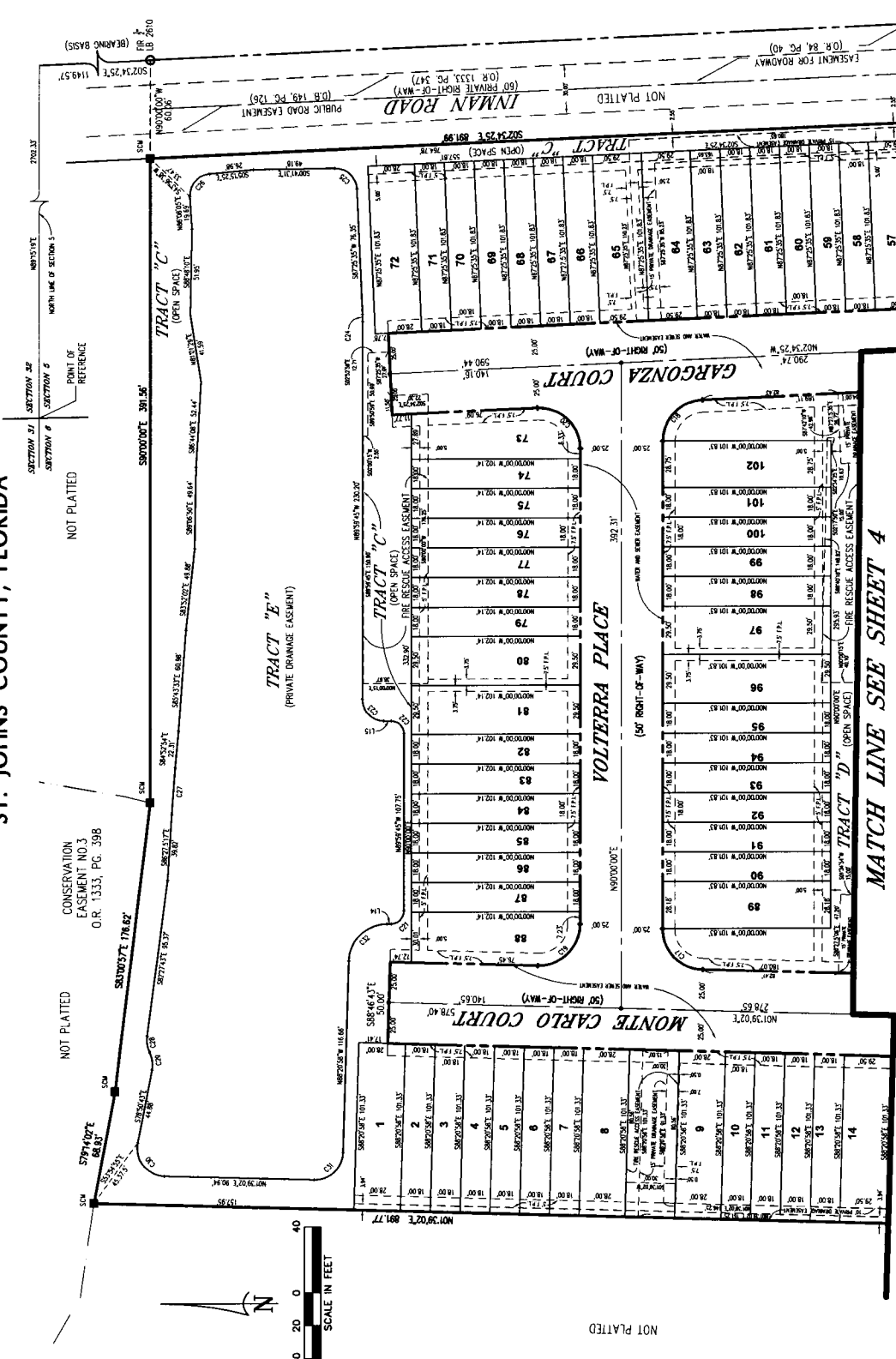
ATTEST: Cheryl Strickland

Patricia DeGranda
Deputy Clerk

RENDITION DATE 6-1-06

NORTH TUSCANY VILLAGE

BEING A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA

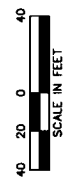


DATE	NUMBER	AREA	DESCRIPTION
10/15/07	100	0.15	ACRES
10/15/07	101	0.15	ACRES
10/15/07	102	0.15	ACRES

DATE	NUMBER	AREA	DESCRIPTION
10/15/07	97	0.15	ACRES
10/15/07	98	0.15	ACRES
10/15/07	99	0.15	ACRES
10/15/07	100	0.15	ACRES
10/15/07	101	0.15	ACRES
10/15/07	102	0.15	ACRES

DATE	NUMBER	AREA	DESCRIPTION
10/15/07	89	0.15	ACRES
10/15/07	90	0.15	ACRES
10/15/07	91	0.15	ACRES
10/15/07	92	0.15	ACRES
10/15/07	93	0.15	ACRES
10/15/07	94	0.15	ACRES
10/15/07	95	0.15	ACRES
10/15/07	96	0.15	ACRES

DATE	NUMBER	AREA	DESCRIPTION
10/15/07	1	0.15	ACRES
10/15/07	2	0.15	ACRES
10/15/07	3	0.15	ACRES
10/15/07	4	0.15	ACRES
10/15/07	5	0.15	ACRES
10/15/07	6	0.15	ACRES
10/15/07	7	0.15	ACRES
10/15/07	8	0.15	ACRES
10/15/07	9	0.15	ACRES
10/15/07	10	0.15	ACRES
10/15/07	11	0.15	ACRES
10/15/07	12	0.15	ACRES
10/15/07	13	0.15	ACRES
10/15/07	14	0.15	ACRES



NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

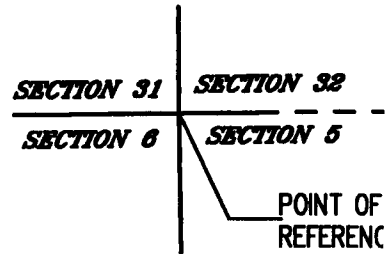
NOT PLATTED

BEING A PORTION OF SECTION 5, TOWN ST. JOHNS COUNTY

THE EASTERLY RIGHT-OF-WAY LINE OF
THE

ARE INTENDED TO BE USED FOR GIS
CONTROL RELIED UPON FOR THESE VALUES
IN THIS PROJECT, DATED SEPTEMBER 1994
IS STATE PLANE IN U.S. SURVEY FEET
THESE VALUES ARE NOT IN ANY WAY
BOUND ON THIS PLAT.

PRM - NE CORNER TRACT "C"
PRM - SW CORNER TRACT "A"
NGS & ST. JOHNS COUNTY GPS POINT
ST. JOHNS COUNTY GPS POINT



THESE THAT SUCH EASEMENTS SHALL ALSO
CONSTRUCTION, MAINTENANCE, AND OPERATION
NEVER, NO SUCH CONSTRUCTION,
FOR CABLE TELEVISION SERVICES SHALL
OF AN ELECTRIC, TELEPHONE, GAS OR
TELEVISION COMPANY DAMAGES THE
SOLELY RESPONSIBLE FOR THE

FOR POWER & LIGHT (F.P.L.) FOR USE IN
LOCAL DISTRIBUTION SYSTEM.

FOR EQUIPMENT EASEMENT. THESE
CONTROLLED BY ANY IMPROVEMENTS THAT MAY
CONTROLLED BY ST. JOHNS COUNTY UTILITIES.

EASEMENT. THESE EASEMENTS SHALL
CONTROLLED IMPROVEMENTS WHICH MAY IMPEDE
CONTROLLED UTILITIES.

ON, FILLING, REMOVAL OF EARTH,
TAKE PLACE WATERWARD OF THE
ON THIS PLAT WITHOUT THE WRITTEN
REGULATORY AGENCIES WITH
RESPONSIBILITY OF LOT OWNER, HIS
ACTIVITY WITHIN THE WETLAND AREA TO
PRIOR TO THE BEGINNING OF ANY
SHALL BE SUPERCEDED AND REDEFINED FROM
CONTROLLED AGENCIES.

THIS IS THE OFFICIAL DEPICTION OF THE
PLAT IN NO CIRCUMSTANCES BE
ANALOGIC OR DIGITAL FORM OF THE PLAT.
EASEMENTS ARE NOT RECORDED ON THIS PLAT
OF THIS COUNTY. F.S. 177.091 (27)

