

RESOLUTION NO. 2006- 409
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR COUNTY ROAD 244 WEST

WHEREAS, ABERDEEN COUMMUNITY DEVELOPMENT DISTRICT AND TERRAPOINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JEA, as owners, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as CR 244 WEST.

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 \$7,721,386.72, has been filed with the Clerks' office..

Section 3. A Maintenance Bond in the amount of \$3,435,768.71 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 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 31 day of October, 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Cheryl Strickland

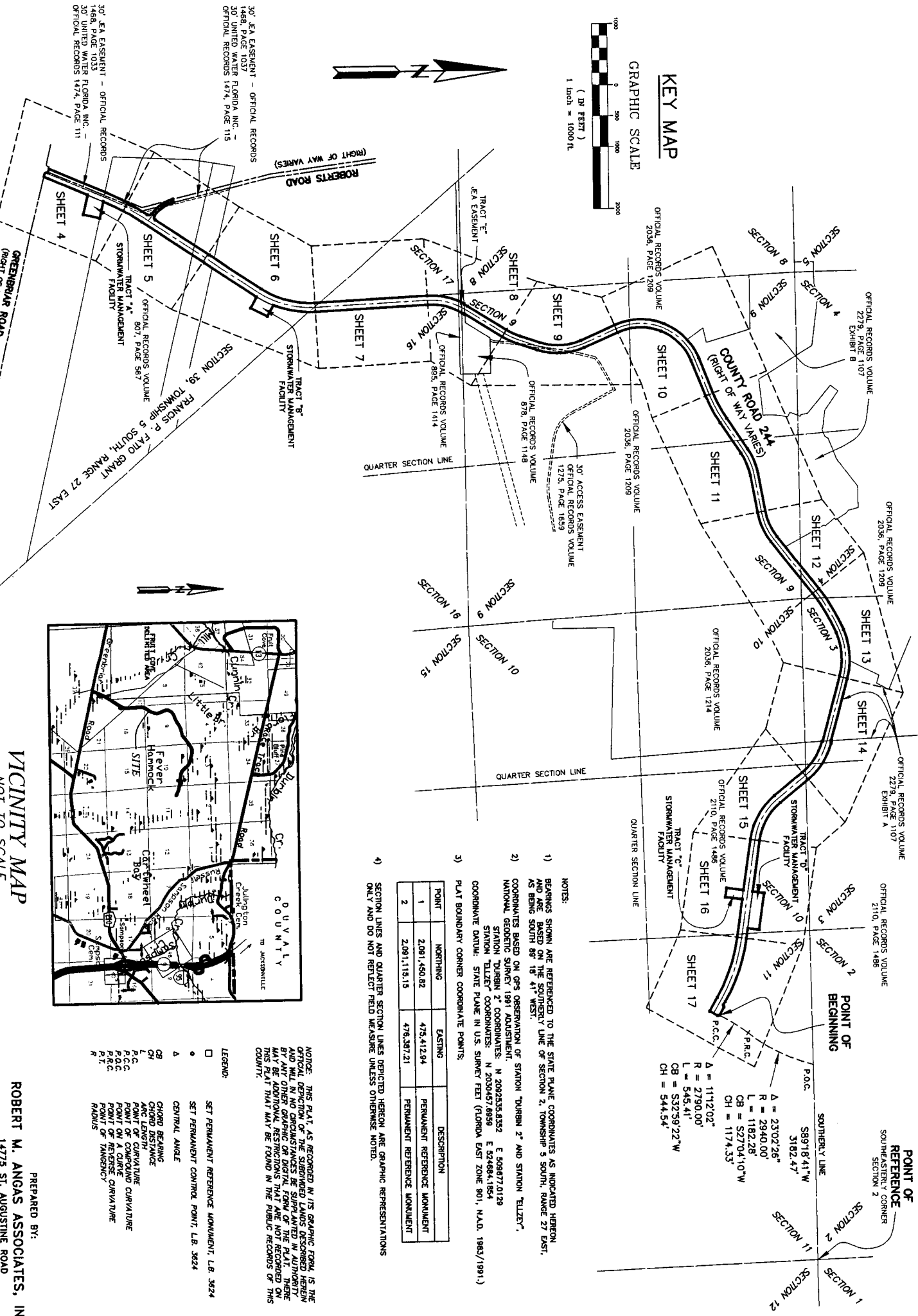
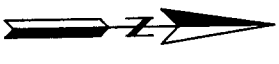
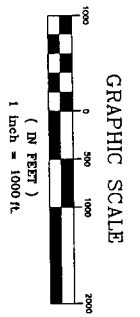
Patricia McGrande
Deputy Clerk

RENDITION DATE 11-10-06

COUNTY ROAD 244 WEST

A PORTION OF SECTIONS 3, 4, 9, 10, 11, 16 AND THE FRANCIS P. FATIO GRANT, SECTION 39,
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

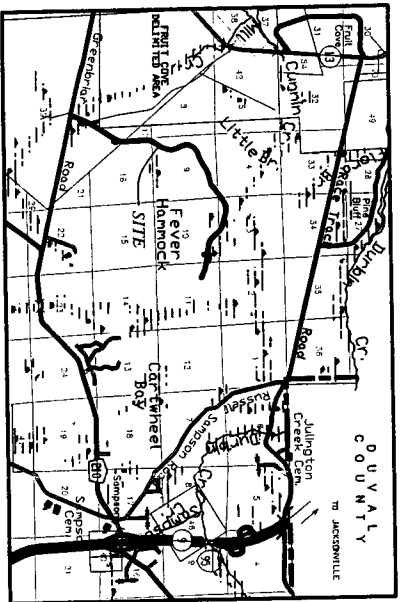
KEY MAP



- NOTES:
- 1) BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON. MONUMENTS ARE LOCATED ON THE SOUTHERLY LINE OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AS BEING SOUTH 89° 18' 41" WEST.
 - 2) COORDINATES BASED ON GPS OBSERVATION OF STATION "TURNER 2" AND STATION "TELZER", NATIONAL GEODESIC SURVEY (99) ADJUSTMENT, N 2092515.832 E 509677.0129 STATION "TELZER" COORDINATES: N 2020457.859 E 524984.1584 COORDINATE DATUM: STATE PLANE IN U.S. SURVEY FEET (FLORIDA EAST ZONE 801, N.A.D. 1983/1991.)
 - 3) PLAT BOUNDARY CORNER COORDINATE POINTS.
 - 4) SECTION LINES AND QUARTER SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASURE UNLESS OTHERWISE NOTED.

POINT	NORTHING	EASTING	DESCRIPTION
1	2,091,450.82	475,412.94	PERMANENT REFERENCE MONUMENT
2	2,091,115.15	478,387.21	PERMANENT REFERENCE MONUMENT

- LEGEND:
- SET PERMANENT REFERENCE MONUMENT, L.B. 3824
 - SET PERMANENT CONTROL POINT, L.B. 3824
 - △ CENTRAL ANGLE
 - CHORD BEARING
 - CH CHORD DISTANCE
 - L ARC LENGTH
 - R.C. POINT OF CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - R RADIUS



VICINITY MAP
NOT TO SCALE

PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624