

RESOLUTION NO. 2006- 410
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR COUNTY ROAD 223 NORTH SEGMENT

WHEREAS, ABERDEEN COUMMUNITY DEVELOPMENT DISTRICT AND TERRAPOINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as CR 223 NORTH SEGMENT.

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 \$1,118,497.02, has been filed with the Clerks' office..

Section 3. A Maintenance Bond in the amount of \$508,907.61 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 deGrande
Deputy Clerk

RENDITION DATE 11-6-06

COUNTY ROAD 223 - NORTH SEGMENT

A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA

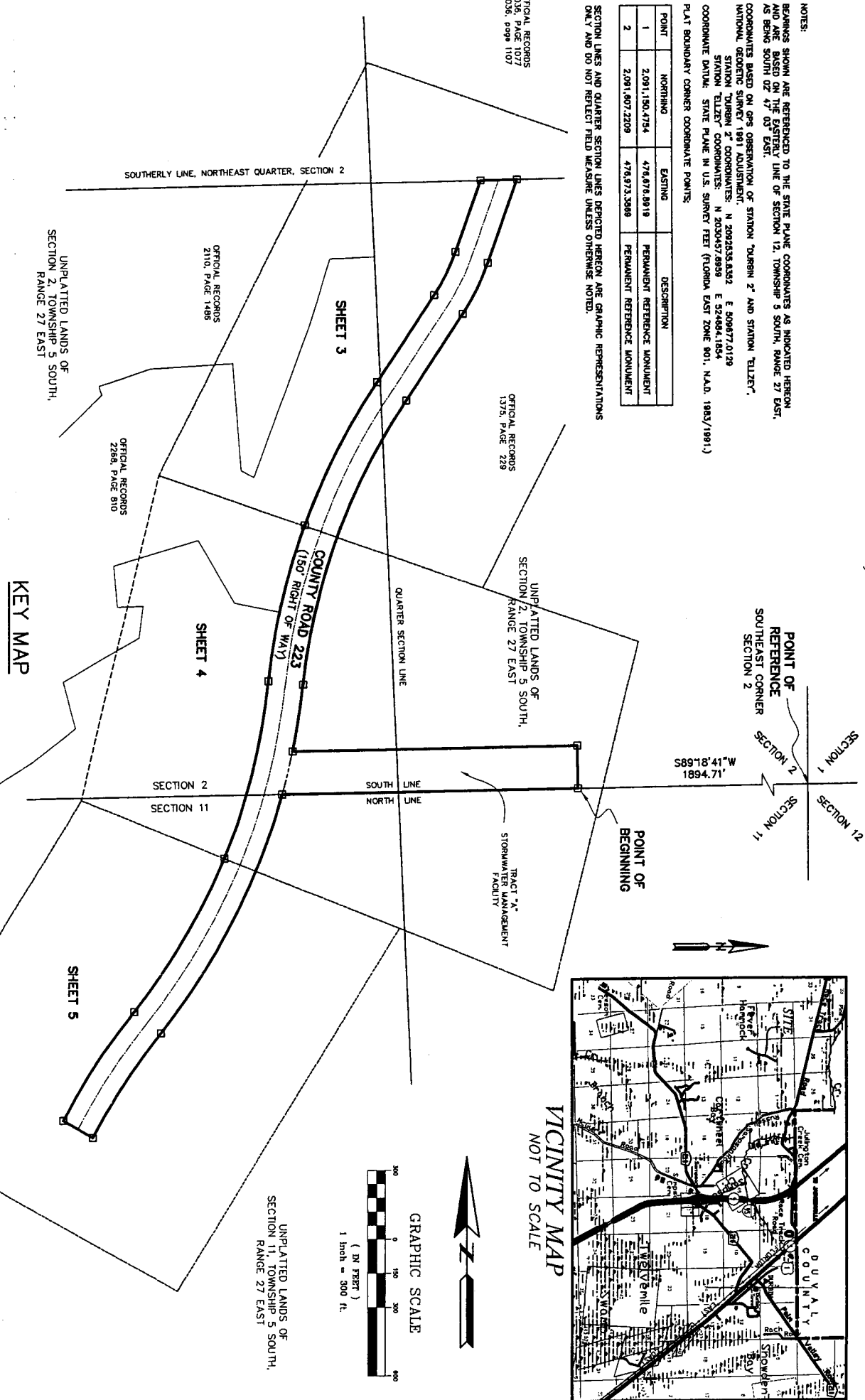
NOTES:

- BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE EASTERLY LINE OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AS BEING SOUTH 02° 47' 03" EAST.
- COORDINATES BASED ON GPS OBSERVATION OF STATION "DURBIN 2" AND STATION "TELZER". NATIONAL GEODETIC SURVEY 1981 ADJUSTMENT.
STATION "DURBIN 2" COORDINATES: N 2092535.6352 E 508877.0129
STATION "TELZER" COORDINATES: N 2020457.8939 E 523484.1854
COORDINATE DATUM: STATE PLANE IN U.S. SURVEY FEET (FLORIDA EAST ZONE 801, N.A.D. 1983/1991.)
- PLAT BOUNDARY CORNER COORDINATE POINTS:

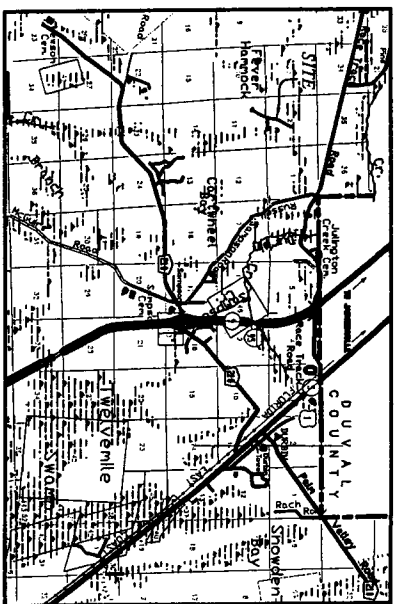
POINT	NORTHING	EASTING	DESCRIPTION
1	2,091,150.4754	476,676.8919	PERMANENT REFERENCE MONUMENT
2	2,091,607.2209	476,973.3969	PERMANENT REFERENCE MONUMENT

SECTION LINES AND QUARTER SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENT UNLESS OTHERWISE NOTED.

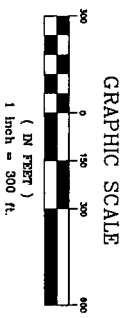
OFFICIAL RECORDS
2026, PAGE 1077
2026, PAGE 1107



KEY MAP



VICINITY MAP
NOT TO SCALE



- LEGEND:
- SET PERMANENT REFERENCE MONUMENT, L.B. 3924
 - SET PERMANENT CONTROL POINT, L.B. 3924
 - △ CENTRAL ANGLE
 - CHORD BEARING
 - CHORD DISTANCE
 - CHORD RADIUS
 - QUARTER SECTION LINE
 - POINT OF CURVATURE
 - POINT ON A CURVE
 - POINT OF REVERSE CURVATURE
 - POINT OF TANGENCY
 - RADIUS

- UNPLATTED LANDS OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 27 EAST
- OFFICIAL RECORDS 2110, PAGE 1486
- OFFICIAL RECORDS 1375, PAGE 229
- OFFICIAL RECORDS 2288, PAGE 810

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON. ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, WHETHER 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.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD