

RESOLUTION NO. 2007- 113
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR AUSTIN PARK at NOCATEE PHASE TWO

WHEREAS, SONOC COMPANY, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as AUSTIN PARK at NOCATEE PHASE TWO.

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 \$243,726.00, has been filed with the Clerk of Courts.

Section 3. A Maintenance Bond, in the amount of \$243,726.00, 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.

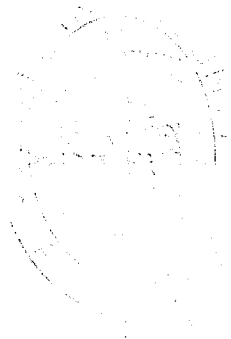
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 1st day of May, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Ben Rich, Chairman

ATTEST: Cheryl Strickland


Deputy Clerk



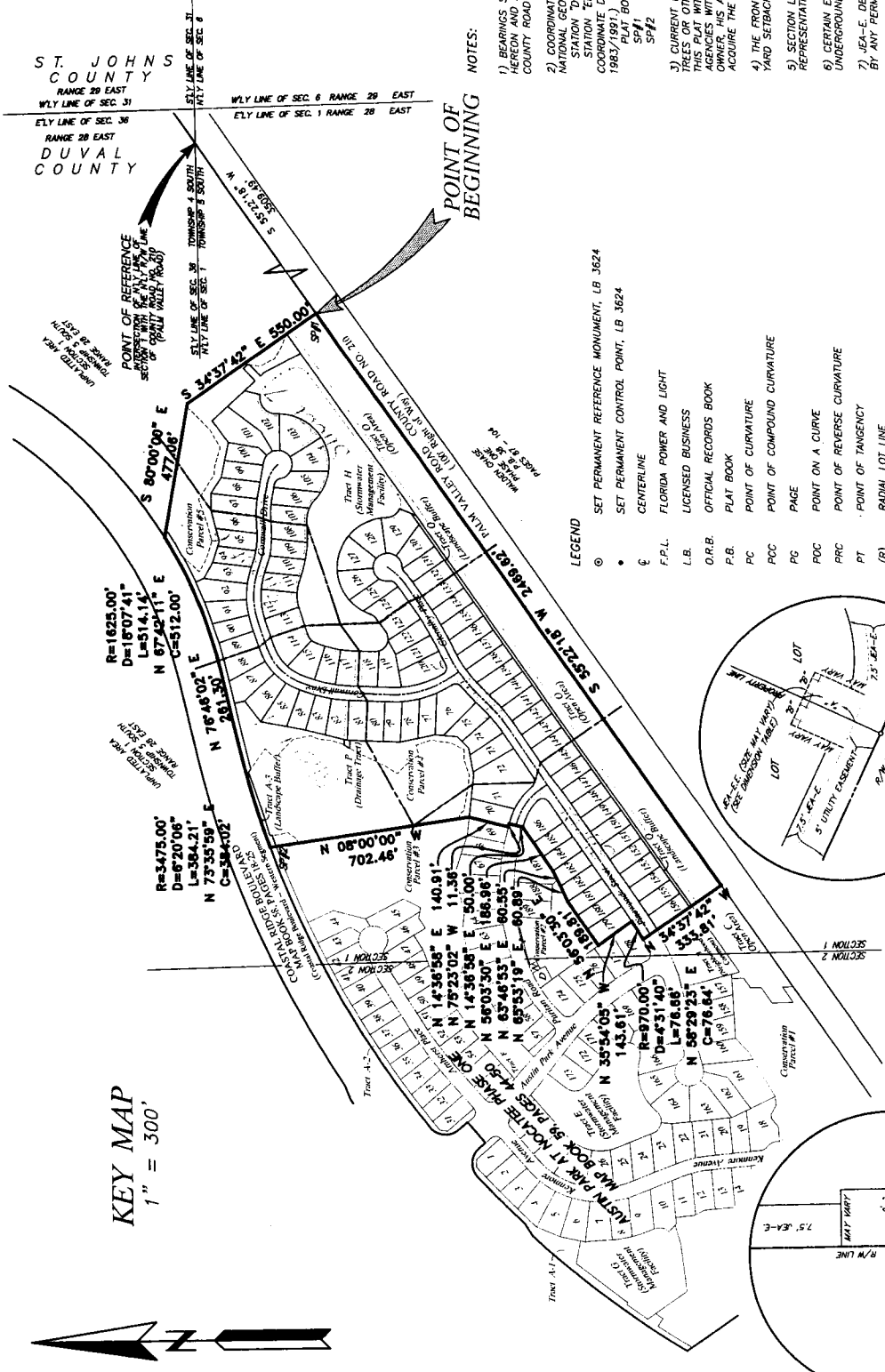
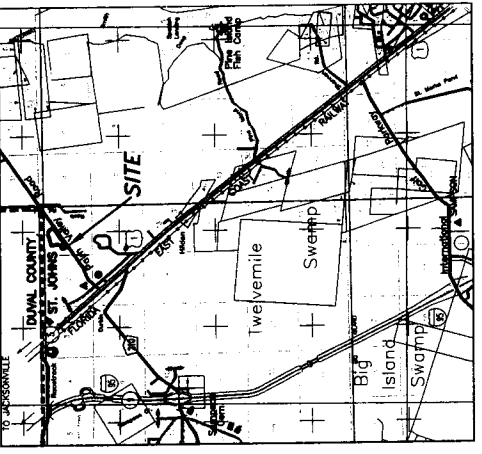
RENDITION DATE 5/3/07

Austin Park at Nocatee Phase Two

A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE
SHEET 2 OF 7 SHEETS

VICINITY MAP
NOT TO SCALE



KEY MAP
1" = 300'

LEGEND

- ⊙ SET PERMANENT REFERENCE MONUMENT, LB 3624
- SET PERMANENT REFERENCE POINT, LB 3624
- ⊕ CENTERLINE
- F.P.L. FLORIDA POWER AND LIGHT
- L.B. LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C. POINT OF COMPOUND CURVATURE
- P.C. PAGE
- P.C. POINT ON A CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.T. POINT OF TANGENCY
- (R) RADIAL LOT LINE
- R.P. RADIUS POINT
- R/W RIGHT OF WAY
- SUR/MD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- D DELTA / CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- C CHORD LENGTH

JEAS EASEMENT DETAIL "A"
NOT TO SCALE

JEAS EASEMENT DETAIL "B"
NOT TO SCALE

JEAS EASEMENT DETAIL "C"
NOT TO SCALE

JEAS DIMENSION TABLE

4' x 10'	TYPICAL 10' x 10' JEAS EQUIPMENT EASEMENT
5' x 10'	TYPICAL 10' x 10' JEAS EQUIPMENT EASEMENT
7.5' x 10'	TYPICAL 10' x 20' JEAS EQUIPMENT EASEMENT
10' x 10'	TYPICAL 10' x 20' JEAS EQUIPMENT EASEMENT

GRAPHIC SCALE
NOT TO SCALE

0 100 200 300 400 500 600
(IN FEET)
1 inch = 300 ft.

NOTES:

- BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, COUNTY ROAD NO. 210, AS NORTH 55°22'18" EAST.
- COORDINATES BASED ON GPS OBSERVATION OF STATION "DURBIN 2" AND STATION "ZELTZER". STATION "DURBIN 2" COORDINATES: 209673.8359 E 509677.0129 N STATION "ZELTZER" COORDINATES: 209673.6950 E 504684.1854 N STATE PLANE IN US SURVEY FEET (FLORIDA EAST ZONE 801, N.A.D. 1983/1981) PLAT BOUNDARY CORNER STATE PLANE COORDINATES: SP#1 N 2096481.5638 E 516008.2041 SP#2 N 2096654.4797 E 514209.3814
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN CONSERVATION AREAS AS DEFINED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH LANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ACTIVITY WITHIN ANY CONSERVATION AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.
- THE FRONT BUILDING SETBACK LINE FOR CUL-DE-SAC LOTS IS AT THE REQUIRED FRONT YARD SETBACK DISTANCE.
- SECTION LINES AND QUARTER SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASURE UNLESS OTHERWISE NOTED.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEAS-E DENOTES JEAS EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNDESTRUCTURED BY ANY IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID EASEMENT BY JEA.
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CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 13th DAY OF April, A.D., 2007.

JOSEPH LESLIE REYNOLDS AND MAPPER
STATE OF FLORIDA, LS NO. 5917
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256
(904) 844-8850 / TELEFAX (904) 844-8850 / AUTHORIZATION NO. LB 3624

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

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 SUPPLANTED 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.