

RESOLUTION NO. 2007- 130
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR VILLAGES OF VALENCIA PHASE 2A and 3A

WHEREAS, WOODSIDE VALENCIA, LLC, A FLORIDA 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 VILLAGES OF VALENCIA PHASE 2A and 3A.

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 \$224,634.45 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond in the amount of \$33,695.55 will be required. The maintenance bond language will be that required by the ordinance in effect at the time the maintenance bond is provided.

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 aforementioned 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 15 day of May, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland

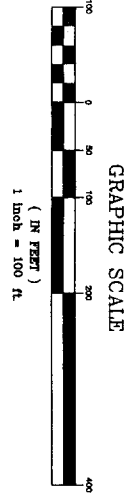
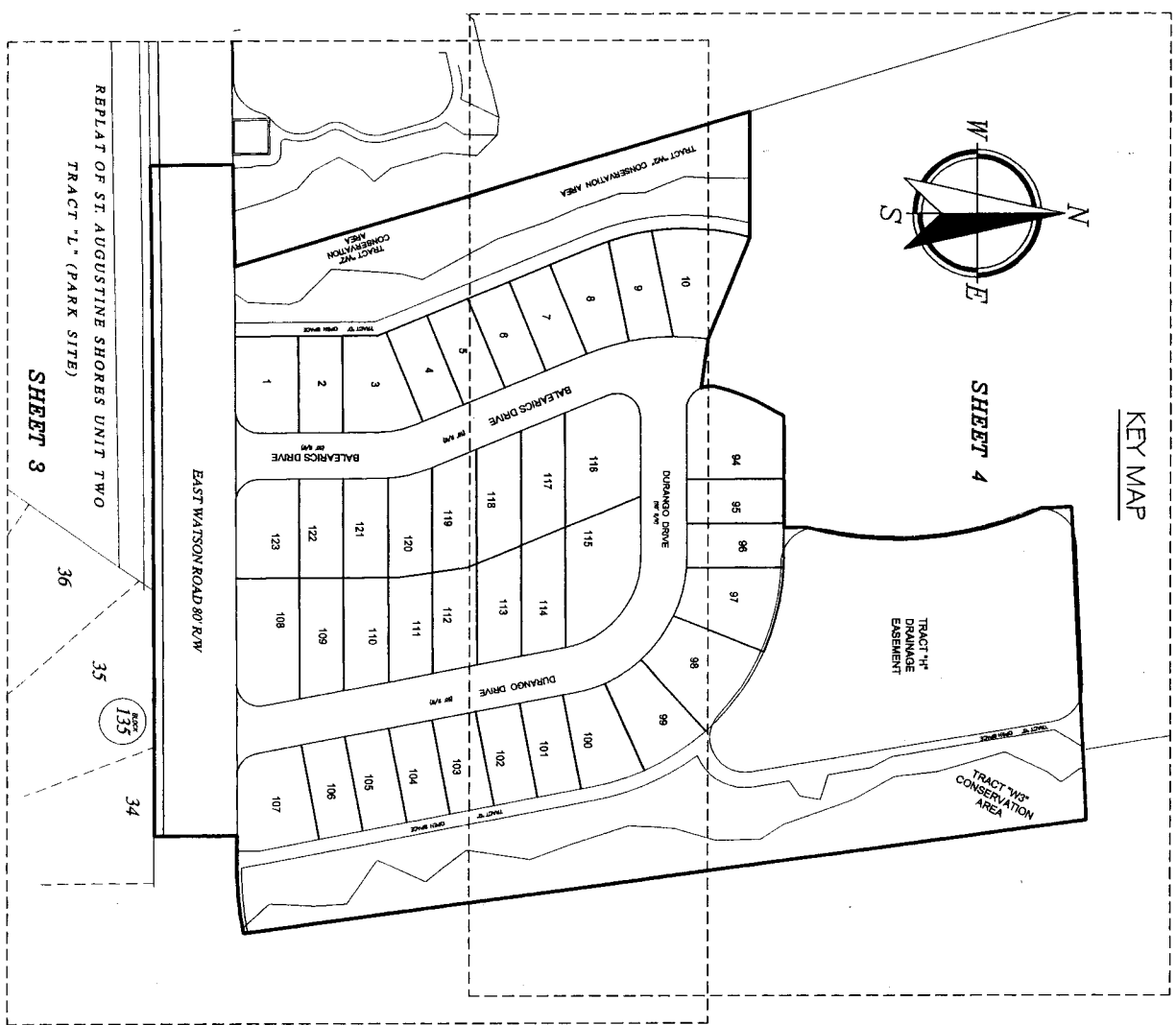
Dan Halterman

Deputy Clerk

RENDITION DATE 5/16/07

VILLAGES OF VALENCIA PHASE 2A AND 3A

BENING A PORTION OF SECTION 17 AND SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



GENERAL NOTES:

- 1) BEARINGS BASED ON N 00°20'45"W FOR THE EASTERLY LINE OF MOULTRIE HEIGHTS PER ENGINEERING PLANS PREPARED BY TAYLOR & WHITE, INC.
 - 2) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DERIVATION 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.
 - 3) THE INTENDED USE OF THESE COORDINATES IS FOR ST. JOHNS COUNTY GIS BASE MAPPING PURPOSES ONLY AND ARE BASED ON PUBLISHED DATA FOR THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS. (DURBIN 2 - NATIONAL GEODETIC SURVEY PID # BC0581) (STAUPORT - NATIONAL GEODETIC SURVEY PID # A02652)
- COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET

LEGEND:

- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- PCC=POINT OF COMPOUND CURVATURE
- R=RAIUS
- CH=CHORD
- ME=MEAN SEA LEVEL
- SEC=SECTION
- IP=IRON PIPE
- CM=CONCRETE MONUMENT
- PRV=PERMANENT REFERENCE MONUMENT
- APPROX. = APPROXIMATE
- (R) DENOTES RADIAL LOT LINES
- B-DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED "PRM-LB-4622"
- DENOTES SET "PK" NAIL SET @ PCP STAMPED "PCP-LB-4622"
- DENOTES FOUND 4"x4"CM "NFS LB1853" (EXCEPT WHERE NOTED)
- (PCP DENOTES PERMANENT CONTROL POINT)
- Δ OR ΔP=DELTA ANGLE
- W=RIGHT-OF-WAY
- MB=MAP BOOK
- DB=DEED BOOK
- ORV=OFFICAL RECORDS VOLUME
- ORB=OFFICAL RECORDS BOOK
- PG=PAGE
- Q=CENTERLINE
- NFS=NOT TO SCALE
- FND=FOUND
- TRAV=TRAVERSE
- P=PROPERTY LINE

TITLE INFORMATION NOTES:

- 1) ORB 2405, PG 895 DESCRIBES A SIGN EASEMENT FOR VILLAGES OF VALENCIA DEVELOPMENT THIS EASEMENT DOES NOT LIE WITHIN THE LANDS CAPTIONED HEREON.
- 2) ORB 2528, PG 1509 CONNECTS THE ABOVE MENTIONED SIGN EASEMENT TO THE DEVELOPER OF VILLAGES OF VALENCIA SUBDIVISION.
- 3) ORB 2528, PG 1511 IS A DRAINAGE AND RETENTION EASEMENT AGREEMENT WHICH COVERS THE LAND CAPTIONED HEREON.
- 4) ORB 2528, PG 1522 DESCRIBES A WATERLINE EASEMENT WHICH DOES NOT LIE WITHIN THE LAND CAPTIONED HEREON.
- 5) ORB 2771, PG 91 DESCRIBES LANDS WHICH INCLUDE THE LANDS CAPTIONED HEREON.

PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYING AND LAND PLANNING
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 742-7888