

RESOLUTION NO. 2007- 131
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR TIMBERWOOD LANDING

WHEREAS, TIMBERWOOD SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as TIMBERWOOD LANDING.

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 \$315,583.00 has been filed with the Clerk of Courts.

Section 3. A Maintenance Bond, in the amount of \$379,366.00 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 15 day of May, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland

RENDITION DATE 5/16/07

Dan Haltern

Deputy Clerk

- REDUCED COPY -

Timberwood Landings

A Portion of Government Lot 1, Section 34,
Township 7 South, Range 29 East,
St. Johns County, Florida.

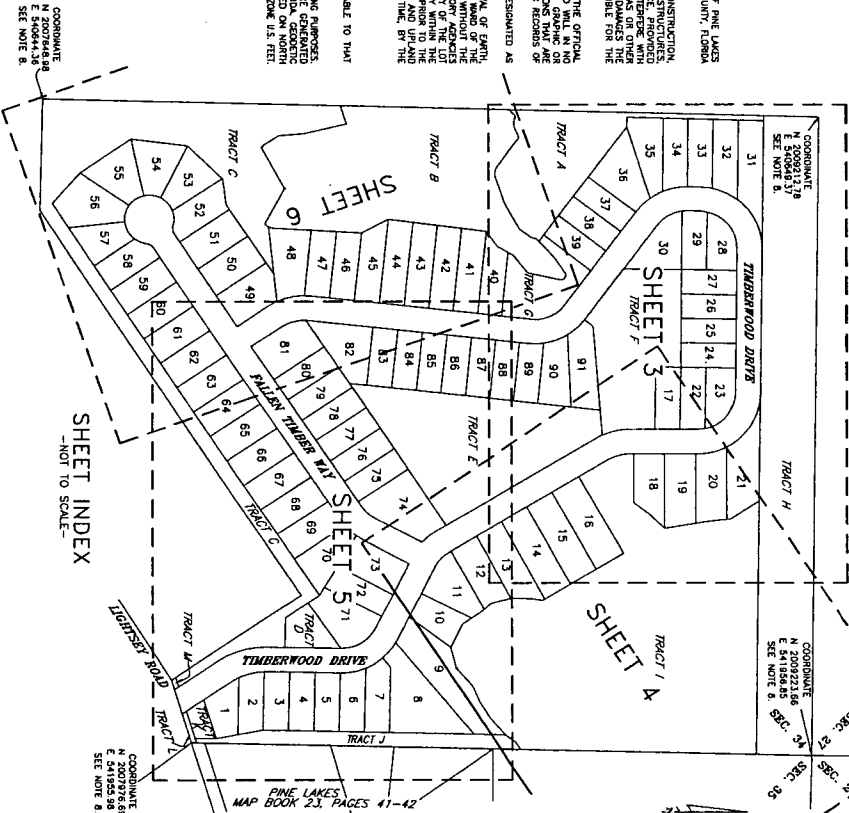
MAP BOOK PAGE
SHEET 2 OF 6 SHEETS

GENERAL NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF PINE LAKES AS RECORDED IN MAP BOOK 23, PAGES 41 AND 42, ST. JOHNS COUNTY, FLORIDA AS 5/01/1979, N. 31° 14' 47" W.
- 2) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, UTILITIES, SANITARY SEWERS, AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE OPERATION OF THE FACILITIES OF A PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 3) NOTICE: THIS PLAN AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL RECORDATION OF THE PLAT HEREON. ANY OTHER COPIES OR REPRODUCTIONS OF THIS PLAN MADE BY ANY OTHER PERSON OR ENTITY, INCLUDING BUT NOT LIMITED TO THE COUNTY ENGINEER OF ST. JOHNS COUNTY, FLORIDA, SHALL BE VOID AND OF NO EFFECT.
- 4) LOT LINES ARE NON-SHOWN TO THE RIGHT OF WAY UNLESS DESIGNATED AS BEING ROAD.
- 5) THE PLANNING AND ZONING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT NO CONSTRUCTION SHALL TAKE PLACE WITHOUT THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAN, WITHOUT THE APPROVAL OF THE ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT. THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE JURISDICTIONAL WETLAND LINES. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO OBTAIN NECESSARY PERMITS FROM THE ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT AND THE ST. JOHNS COUNTY ENGINEER OF ST. JOHNS COUNTY, FLORIDA, BEFORE ANY CONSTRUCTION OF ANY WORK, THIS WETLAND JURISDICTIONAL LINE AND UP-AND-BUFFER SHALL BE SURVEYED AND RECORDED FROM TIME TO TIME, BY THE APPLICABLE PROFESSIONAL ENGINEER.
- 6) (VOID) DENOTES DISTRICT TO EASEMENTS AND/OR BUFFER.
- 7) CURVE AND LINE TABLES SHOWN ON EACH SHEET ARE APPLICABLE TO THAT SHEET ONLY.
- 8) THE WINDING USE OF THESE COORDINATES IS FOR USE AS A MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE GENERATED BY THE ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT. THE GEODETIC CONTROL MONUMENT C-158 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/79 - STATE PLANE COORDINATES - FLORIDA EAST ZONE U.S. FEET.

LEGEND / ABBREVIATIONS

03A.....	OPTIONAL RECORDING BOX
03B.....	PLAT
03C.....	POINT OF CORNER
03D.....	POINT OF BEGINNING
03E.....	POINT OF INTERSECTION
03F.....	POINT OF INTERSECTION
03G.....	POINT OF CORNER
03H.....	MARK
03I.....	MARK
03J.....	MARK
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03M.....	MARK
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SHEET INDEX
-NOT TO SCALE-

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