

RESOLUTION NO. 2007- 164
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR WOODLAKE PHASE 1

WHEREAS, 206 DEVELOPMENT, LLC, A FLORIDA CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as WOODLAKE PHASE I.

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 \$523,024.11, has been filed with the Clerk of Courts.

Section 3. No Maintenance Bond 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 12 day of June, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____



Ben Rich, Chairman

ATTEST: Cheryl Strickland



Deputy Clerk

RENDITION DATE 6/14/07

WOODLAKE, PHASE I,

A REPLAT OF PARCEL 3, TOGETHER WITH A PORTION OF PARCELS 4, 5 & 6, ACCORDING TO THE PLAT SHOWING THE PARTITION OF THE DUPONT ESTATE PROPERTY BETWEEN THE HEIRS DATED OCTOBER 28, 1952, CERTIFIED BY J.W. SUMMERVILLE, REGISTERED SURVEYOR NO. 22 AND RECORDED IN DEED BOOK 202, PAGE 213, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BEING A PORTION OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

LEGEND

- -- DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. L.S.4690
- -- DENOTES FOUND 4"x4" CONCRETE MONUMENT NO I.D., UNLESS NOTED
- -- DENOTES SET NAIL & DISC, P.C.P., STAMPED L.S.4690,
- F.P.L. -- DENOTES FLORIDA POWER & LIGHT ESWT -- DENOTES EASEMENT
- UDE -- DENOTES UTILITY & DRAINAGE EASEMENT
- S.U.R.W.M.D. -- DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- P.R.M. -- DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. -- DENOTES PERMANENT CONTROL POINT
- P.C. -- DENOTES POINT OF CURVATURE
- P.T. -- DENOTES POINT OF TANGENCY
- P.I. -- DENOTES POINT OF INTERSECTION
- C1 -- DENOTES TABULATED CURVE TABLE
- C2 -- DENOTES TABULATED CURVE TABLE
- SEC. -- DENOTES SECTION
- L1 -- DENOTES TABULATED LINE TABLE
- O.R. -- DENOTES OFFICIAL RECORDS
- G.L. -- DENOTES GOVERNMENT LOT
- U.S. -- DENOTES UNITED STATES

GENERAL NOTES:

NORTH IS ASSUMED, BASED ON RIGHT OF WAY OF U.S. HIGHWAY #1. REFERENCE BEARING AS SHOWN.
 LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS DESIGNATED NR (NOT RADIAL)
 CURRENT LAW PROVIDES THAT NO CONSTRUCTION OR FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND THE REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLAND. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE TABULATED CURVE AND LINE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.

A NON-EXCLUSIVE 10 FOOT F.P.L. EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS IS RESERVED ALLOWED THE FRONT OF ALL LOTS AS SHOWN, TO THE EXTENT ALLOWED BY LAW FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF FLORIDA POWER & LIGHT EASEMENTS, UNLESS OTHERWISE NOTED.

TRACTS I, B & K ARE NONRESIDENTIAL TRACTS RESERVED FOR LAKE & DRAINAGE EASEMENTS AND OPEN SPACE.

TRACTS H, J, L & M ARE NONRESIDENTIAL TRACTS, RESERVED FOR OPEN SPACE, RECREATION AND LANDSCAPING.
 TRACTS A, C, D & E ARE NONRESIDENTIAL TRACTS RESERVED FOR CONSERVATION EASEMENTS.
 DRAINAGE EASEMENTS ARE AS SHOWN.
 ALL EASEMENTS DESCRIBED ABOVE OR SHOWN ON THIS PLAT ARE NON-EXCLUSIVE, UNLESS OTHERWISE NOTED.
 UPLAND BUFFERS AS SHOWN ON PLAT ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
 LOT NUMBERS AND TRACT LETTERS ARE NOT CONSECUTIVE BECAUSE OF PHASE LINE OF MASTER PLAT.

STATE PLANE COORDINATE DATA

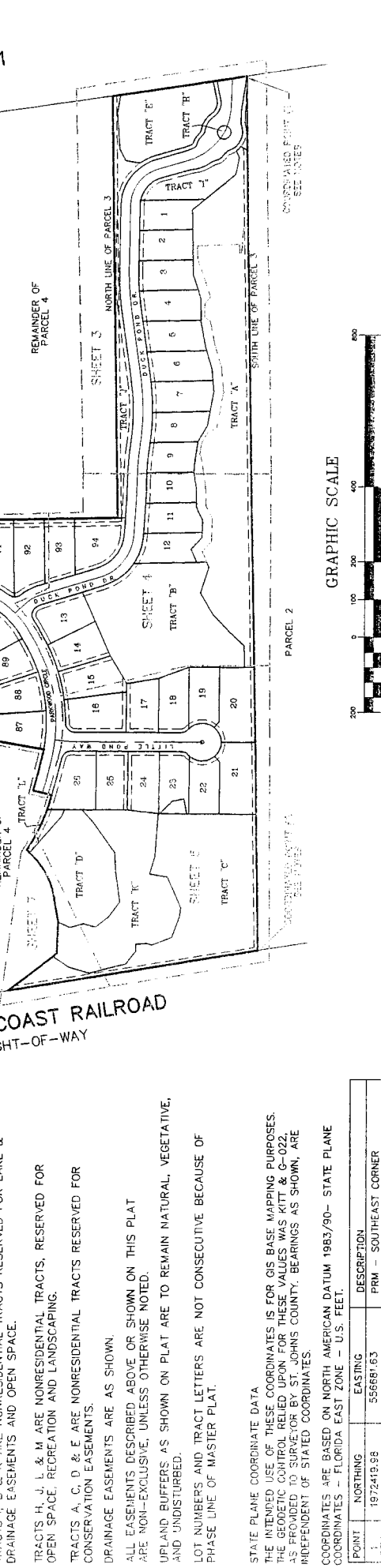
THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS KITT & G-022, AS PROVIDED TO SURVEYOR BY ST. JOHNS COUNTY. BEARINGS AS SHOWN, ARE INDEPENDENT OF STATED COORDINATES.
 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

POINT

POINT	NORTHING	EASTING	DESCRIPTION
1	1972419.98	556661.63	PRM - SOUTHEAST CORNER TRACT "C"
2	1972421.59	557357.28	PRM - SOUTHWEST CORNER TRACT "C"

U.S. HIGHWAY #1
 150' RIGHT-OF-WAY

FLORIDA EAST COAST RAILROAD
 150' RIGHT-OF-WAY



GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.