

RESOLUTION NO. 2007- 180
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR LAS CALINAS PHASE I

WHEREAS, GMAC MODEL HOME FINANCE, LLC, A DELAWARE 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 LAS CALINAS 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 \$1,711,910.18 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond in the amount of \$810,594.54 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 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 26th day of June, 2007.

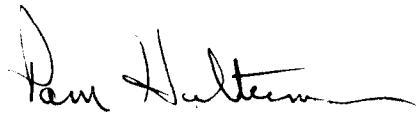
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____



Ben Rich, Chairman

ATTEST: Cheryl Strickland



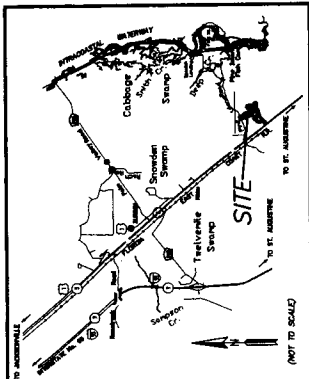
Deputy Clerk

RENDITION DATE 6/25/07

LAS CALINAS - PHASE 1

A PORTION OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

GRAPHIC SCALE



VICINITY MAP

CONSERVATION EASEMENT AREA AREAGES		
CONSERVATION EASEMENT AREA NUMBER	WETLAND	TOTAL
1	0.80 ACRES	2.45 ACRES
2	60 SQUARE FEET	60 SQUARE FEET
3	1115 SQUARE FEET	1115 SQUARE FEET
4	1115 SQUARE FEET	1115 SQUARE FEET
5	1.97 ACRES	1.97 ACRES
6	19048 SQUARE FEET	19048 SQUARE FEET
7	8410 SQUARE FEET	8410 SQUARE FEET
8	5798 SQUARE FEET	5798 SQUARE FEET
9	1035 SQUARE FEET	1.78 ACRES
10	1.05 ACRES	1.30 ACRES
11	0.51 ACRES	3.17 ACRES
12	8475 SQUARE FEET	8658 SQUARE FEET
TOTAL - 2.85 ACRES		TOTAL - 13.19 ACRES (ORIGINAL ACRES)

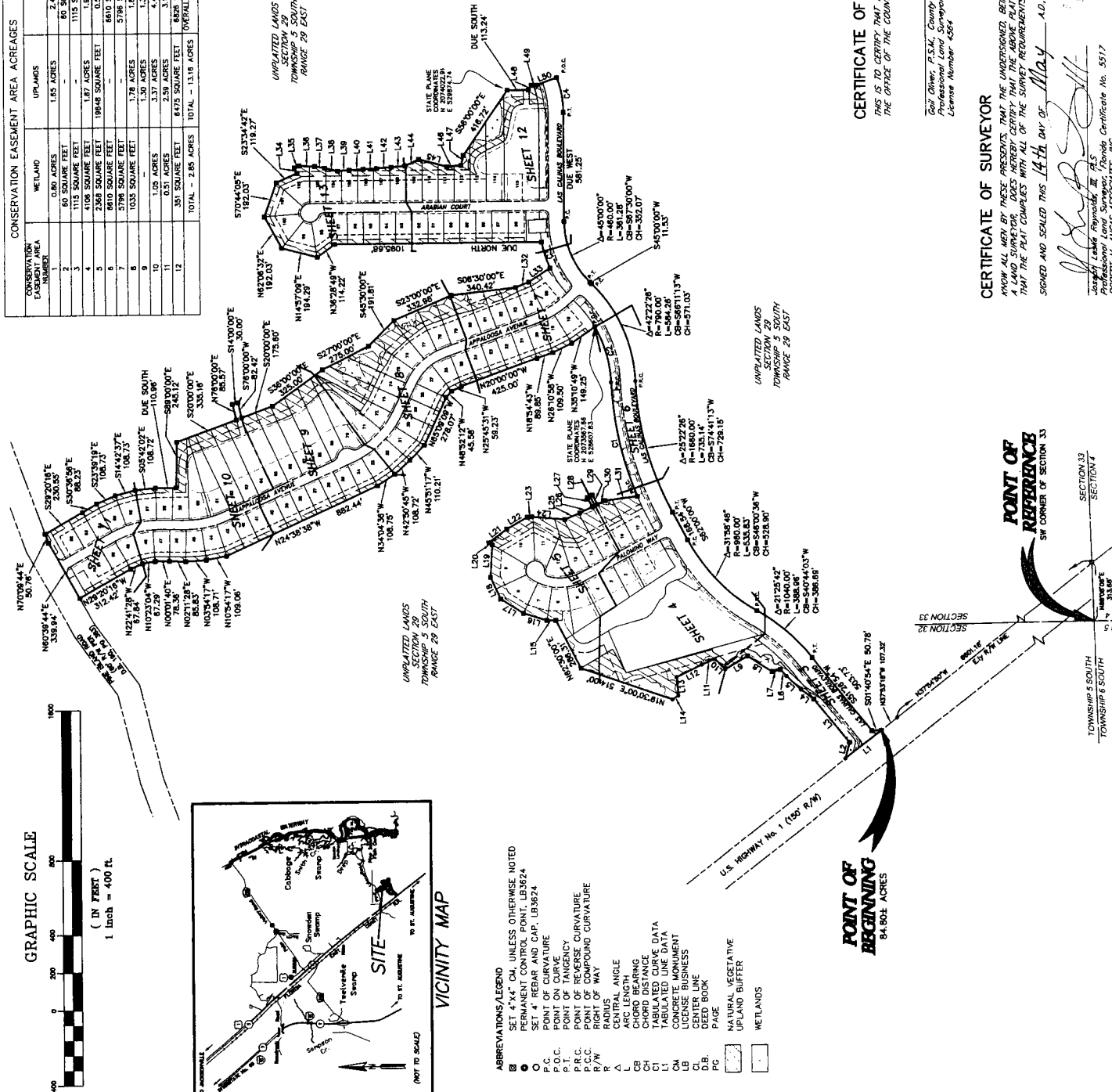
LINE	BEARING	LENGTH	LINE TABLE
L1	N17°31'18"W	242.10	L1
L2	S75°25'18"E	89.37	L2
L3	N51°00'00"E	300.66	L3
L4	N37°30'00"E	88.81	L4
L5	N43°30'00"E	105.00	L5
L6	N37°30'00"E	41.90	L6
L7	S21°35'30"E	76.41	L7
L8	N13°00'00"E	153.31	L8
L9	N30°00'00"E	138.00	L9
L10	N44°30'00"E	79.07	L10
L11	N22°00'00"E	76.10	L11
L12	N26°00'00"E	149.00	L12
L13	S84°30'00"E	99.00	L13
L14	N32°00'00"E	37.00	L14
L15	N00°38'40"E	47.49	L15
L16	N17°14'49"E	31.02	L16
L17	N85°07'07"E	128.54	L17
L18	S88°43'10"E	123.48	L18
L19	N31°30'00"E	20.78	L19
L20	S37°00'00"E	120.33	L20
L21	S30°00'00"E	25.00	L21
L22	S65°00'00"E	23.74	L22
L23	S95°30'00"E	177.21	L23
L24	S23°00'00"E	85.00	L24
L25	S23°00'00"E	85.00	L25

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	20°07'52"	1790.00	528.93	N72°15'30"E	625.70
C2	27°07'45"	860.00	312.51	N75°48'32"E	509.90
C3	14°14'53"	590.00	146.72	N72°15'30"E	146.33
C4	20°08'58"	1340.00	188.92	S72°58'31"W	188.33

LINE	BEARING	LENGTH	LINE TABLE
L26	S26°00'00"E	73.91	L26
L27	N62°00'00"E	57.11	L27
L28	S26°00'00"E	30.00	L28
L29	S82°00'00"E	58.15	L29
L30	S26°00'00"E	175.16	L30
L31	S21°35'30"E	76.41	L31
L32	S21°35'30"E	76.41	L32
L33	S22°48'27"E	134.78	L33
L34	N68°00'00"E	32.75	L34
L35	S19°14'31"E	26.84	L35
L36	S02°15'37"W	81.22	L36
L37	S10°30'00"W	53.84	L37
L38	S13°33'09"W	71.19	L38
L39	S04°15'58"W	61.98	L39
L40	S03°24'33"E	78.39	L40
L41	S01°30'38"E	78.65	L41
L42	S04°53'24"E	71.37	L42
L43	S25°07'40"E	80.92	L43
L44	S15°30'00"E	155.00	L44
L45	S05°00'00"E	76.00	L45
L46	S17°00'00"E	53.61	L46
L47	S89°00'00"E	29.73	L47
L48	DUE SOUTH	28.00	L48
L49	DUE SOUTH	115.00	L49
L50	S20°08'59"E	115.00	L50

NOTES:

1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE INDICATED.
2. O. BEARINGS ARE TRUE BEARINGS (174° ON LB 3624 UNLESS OTHERWISE INDICATED).
3. O. BEARINGS SET 4' REBAR AND CAP (LB 3624).
4. BEARING BASIS IS REFLECTIVE OF THE STATE PLANE COORDINATE MEASURE (SEE NOTE 9). BEARINGS BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1, AS BEING NORTH 72°31'18" WEST.
5. CURRENT LINE BEARINGS ARE BASED ON THE CENTERLINE OF THE ASSOCIATED METALAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH METALANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY INVOLVING THE METALANDS TO OBTAIN THE NECESSARY APPROVALS AND RETIRED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
6. NOTICE THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND SHALL BE CONSIDERED THE AUTHORITY FOR ALL FUTURE RECORDS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. SECTION LINES DEPICTED HEREON ARE GRAPHICAL REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS.
8. RECORDS FROM GPS OBSERVATIONS OF JACKSONVILLE ELECTRIC AUTHORITY CONTROL STATIONS 188 AND 181 (GEMNEY INC. C.P.S. CONTROL SURVEY, DATED MAY 30, 1990).
9. RECORDS OF THE COUNTY SUPERVISOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF _____ A.D. 2007.



CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, STATUTES, BY THE OFFICE OF THE COUNTY SUPERVISOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ A.D. 2007.

Gail Oliver, P.E.S.M., County Supervisor
Professional Land Surveyor and Mapper
License Number 4064

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING DULY SWORN AND REGISTERED BY THE STATE OF FLORIDA AS A LICENSED PROFESSIONAL LAND SURVEYOR HAS PREPARED THESE PRESENTS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, STATUTES, CURRENT FLORIDA STATUTES, THAT THE PLAT COMPLETES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, STATUTES, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 14th DAY OF May A.D. 2007

Joseph LeRoy Reynolds, III, P.L.S.
Professional Land Surveyor, Florida Certificate No. 5517
14775 St. Augustine Road
Jacksonville, Florida, 32226

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