

RESOLUTION NO. 2007- 2
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR VILLAGES OF VALENCIA PHASE 1

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 1.

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 \$821,751.19 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond in the amount of \$107,184.94 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 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 9th day of January, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland

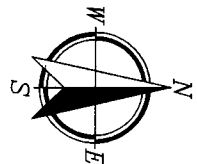
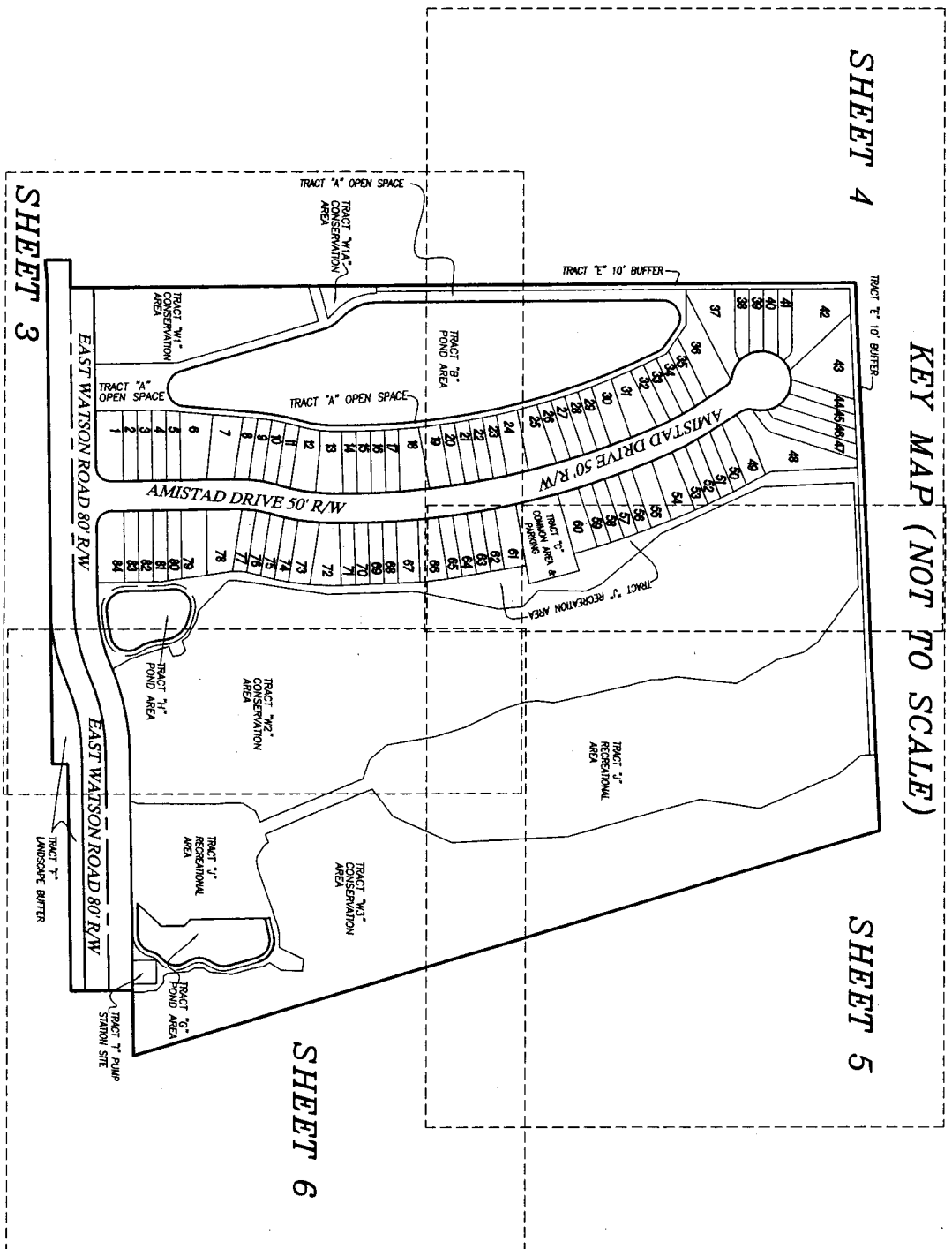
Patricia de Grande
Deputy Clerk

RENDITION DATE 1-11-07

VILLAGES OF VALENCIA PHASE 1

BEING A REPLAT OF TRACT "D", ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGES 95 THROUGH 106 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF TRACT "M" (UTILITY SITE), REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 13, PAGES 114 THROUGH 124 IN SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF GOVERNMENT LOT 14, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

KEY MAP (NOT TO SCALE)



GENERAL NOTES:

- 1) BEARINGS BASED ON N 002°04.5'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 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.
 - 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: (DUBBIN 2 - NATIONAL GEODETIC SURVEY PID # BC0581) (STAUFORT - 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
- PI=POINT OF INTERSECTION
- PR=POINT OF BEGINNING
- PO=POINT OF OBSERVATION
- POC=POINT OF CURVATURE
- POI=POINT OF INTERSECTION
- POB=POINT OF BEGINNING
- POO=POINT OF OBSERVATION
- PC=POINT OF CURVATURE
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