

RESOLUTION NO. 2007- 29
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR ISTORIA UNIT TWO

WHEREAS, ISTORIA, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as ISTORIA UNIT TWO.

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 \$257,498.00, which represents the amount required to complete the road, drainage and utility improvements, has been filed with the Clerks' office.

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 4th day of February, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____



Ben Rich, Chairman

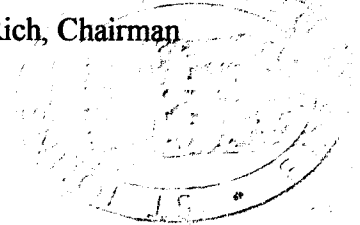
ATTEST: Cheryl Strickland



Deputy Clerk

REVISION DATE

2/8/07



ISTORIA UNIT TWO

Being a REPLAT of Tract "C" as shown on the Plat of Istoria as recorded in Map Book 55, Pages 33, 34, 35, and 36, together with a portion of Sections 14, and 50, Township 6 South, Range 29 East, St. Johns County, Florida.

NOTES:

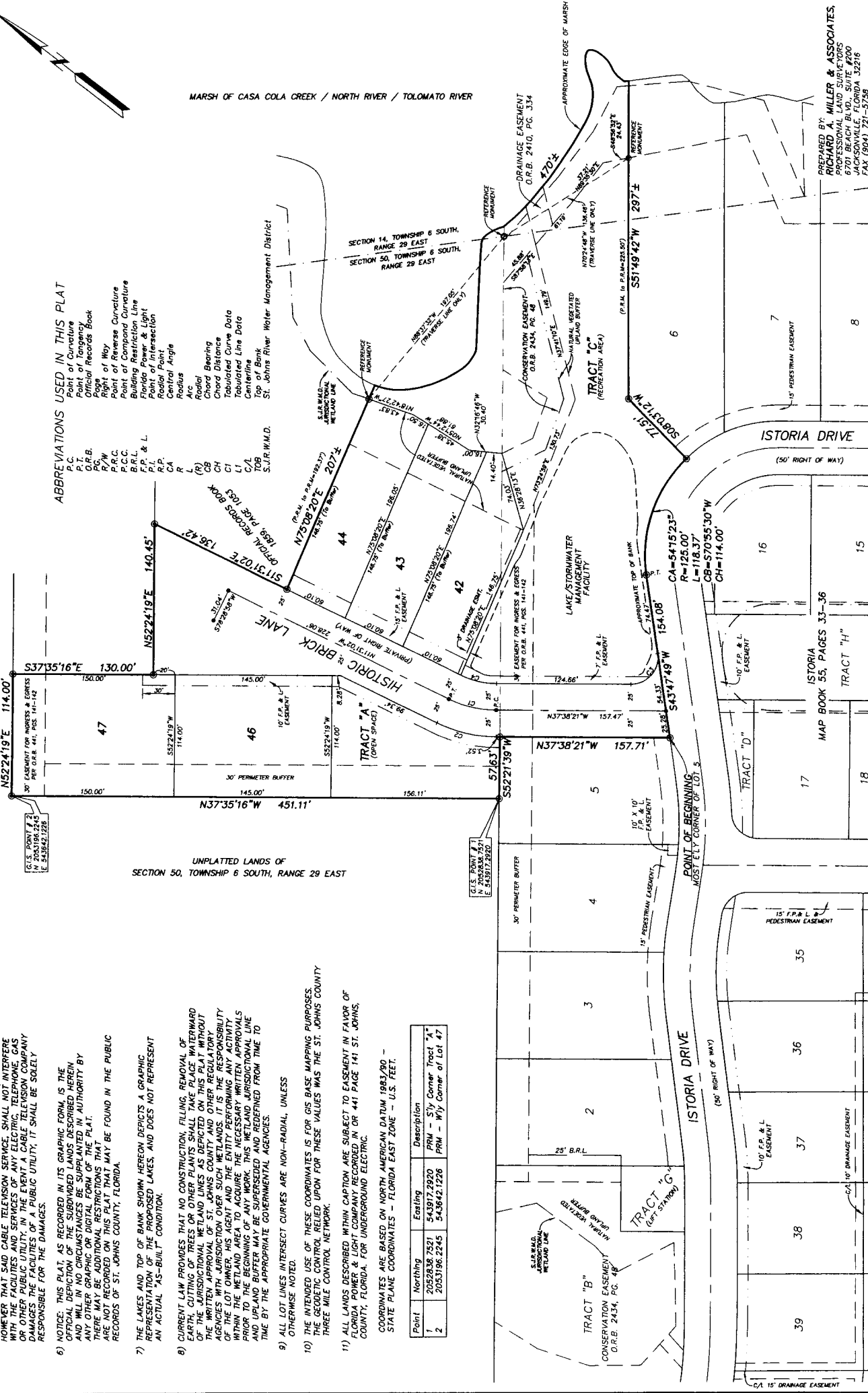
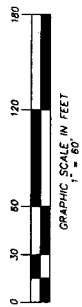
- 1) DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
- 2) DENOTES PERMANENT REFERENCE MONUMENT FOUND P.L.S. NO. 3848.
- 3) DENOTES PERMANENT CONTROL POINT.
- 4) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF U.S. 1 STATE ROAD NO. 5, PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP AS BEING : NORTH 37°58'38" WEST.
- 5) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF TELEPHONE, CABLE, POWER LINES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE TROTTWAYS. HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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 ST. JOHNS COUNTY, FLORIDA.
- 7) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
- 8) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF MONUMENTS, OR OTHER ACTS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. 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 SHALL BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 9) ALL LOT LINES INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- 10) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE ST. JOHNS COUNTY THREE MILE CONTROL NETWORK.
- 11) ALL LANDS DESCRIBED WITHIN CAPTION ARE SUBJECT TO EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OR 441 PAGE 141 ST. JOHNS COUNTY, FLORIDA, FOR UNDERGROUND ELECTRIC.

Point	Northing	Easting	Description
1	2052838.7521	543917.2920	PRM - SW Corner Tract "A"
2	2053196.2245	543842.1226	PRM - Wfy Corner of Lot 47

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/80 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

CURVE	RADIUS	LENGTH	PERCENT	CHORD	DELTA
CA	124.00'	58.82'	48.00%	58.82'	48.00°
CB	124.00'	58.82'	48.00%	58.82'	48.00°
CC	124.00'	58.82'	48.00%	58.82'	48.00°
CD	124.00'	58.82'	48.00%	58.82'	48.00°

- ABBREVIATIONS USED IN THIS PLAT
- P.C. Point of Curvature
 - P.T. Point of Tangency
 - O.R.B. Official Records Book
 - P.C. Page
 - R.W. Right of Way
 - P.R.C. Point of Reverse Curvature
 - P.C.C. Point of Compound Curvature
 - B.R.L. Building Restriction Line
 - F.P. & L. Florida Power & Light
 - P.I. Point of Intersection
 - R.P. Radial Point
 - CA Central Angle
 - L Arc Length
 - R Radius
 - Chord Chord Bearing
 - CH Chord Distance
 - Tabulated Curve Data Tabulated Curve Data
 - Centerline Centerline
 - Top of Bank Top of Bank
 - St. Johns River Water Management District St. Johns River Water Management District



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