

RESOLUTION NO. 2007- 346
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR MURABELLA UNIT TWO LOT 305

WHEREAS, LENNAR HOMES, LLC, A LIMITED LIABILITY COMPANY, AND MURABELLA, L.L.C., A 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 MURABELLA UNIT TWO LOT 305 REPLAT.

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. No Construction Bond will be required.

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.

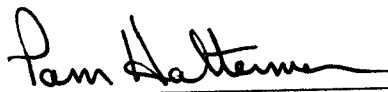
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 13th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Ben Rich, Chairman

ATTEST: Cheryl Strickland



Deputy Clerk

RENDITION DATE 11/15/07

MURABELLA UNIT TWO LOT 305 REPLAT

Being a REPLAT of Lot 305, together with a 20 foot pedestrian/bike access easement, located between lots 305 and 306, as shown on the Plat of Murabella Unit Two, as recorded in Map Book 54, Pages 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 of the Public Records of St. Johns County, Florida, Lying within Sub-section 10 of the Tract 00, Containing Section 36, together with a portion of the Parcel Donation, Lying within Section 37, Township 6 South, Range 28 East, St. Johns County, Florida.

NOTES:
 1) DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3846.
 2) BEARINGS BASED ON THE SOUTHERLY BOUNDARY OF MURABELLA UNIT TWO AS BEING: NORTH 72°21'58" WEST.

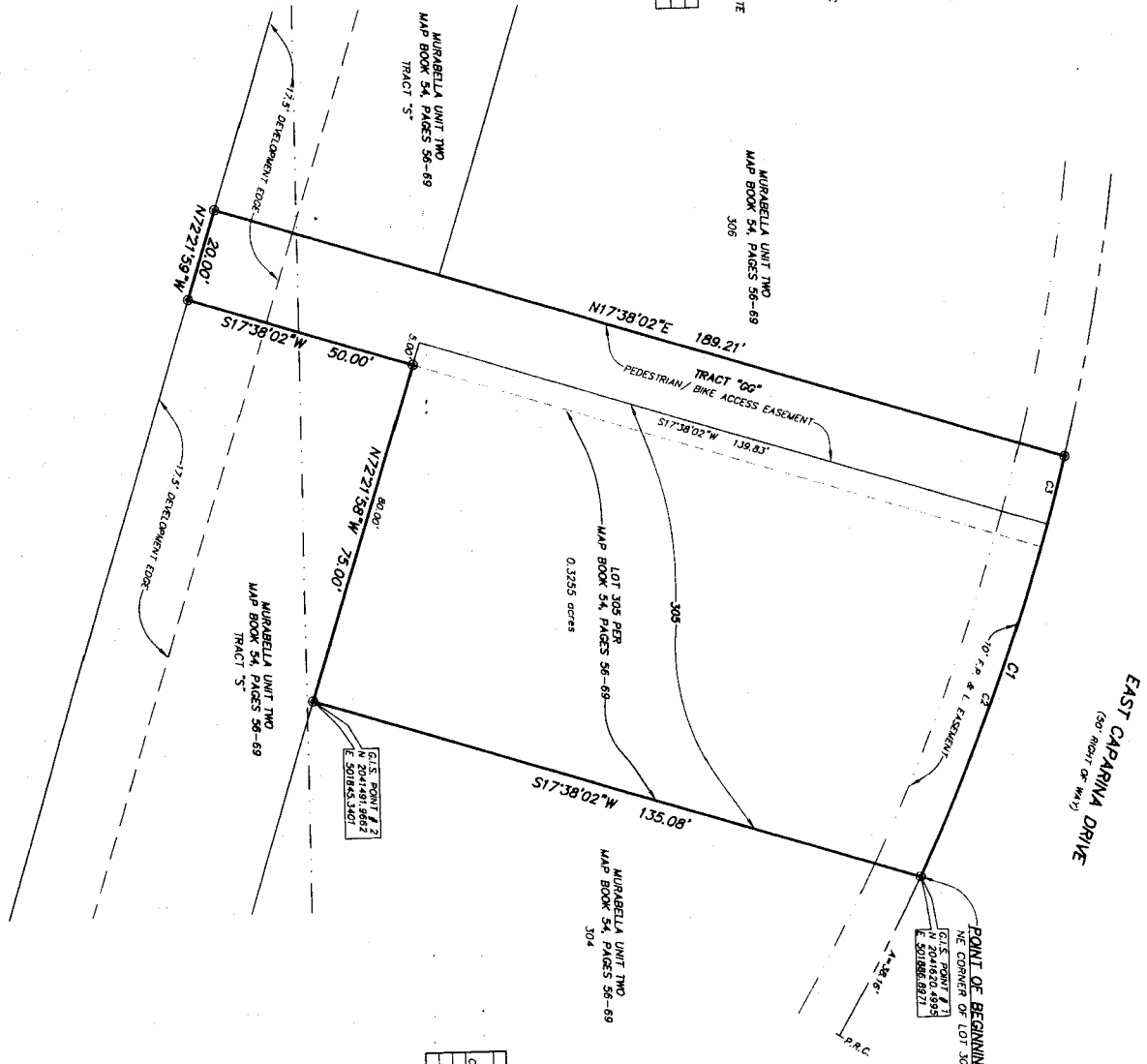
3) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION STRUCTURES, UTILITIES, SANITARY SEWER, TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

4) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OPTICAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN BY AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEOMETRIC CONTROL RELATED UPON FOR THESE VALUES WAS THE ST. JOHNS COUNTY THREE MILE CONTROL NETWORK. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

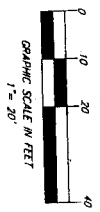
| Location | Northing | Easting |
|-------------------|--------------|-------------|
| NE CORNER LOT 305 | 2041430.4995 | 501896.8921 |
| SE CORNER LOT 305 | 2041491.8662 | 501845.3401 |

A PORTION OF SUB SECTION 10 LYING WITHIN SECTION 36 OF THE ANTONIO HERRERA GRANTEE, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.
 A PORTION OF THE PARCETL DONATION SECTION 37, TOWNSHIP 6 SOUTH, RANGE 28 EAST



| CURVE | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING | DELTA |
|-------|---------|--------|---------|--------|---------------|------------|
| C1 | 425.00' | 95.25' | 47.26' | 95.09' | S89°32'29"E | 178°21'12" |
| C2 | 425.00' | 89.24' | 46.21' | 89.14' | S89°36'09"E | 178°21'12" |
| C3 | 425.00' | 15.01' | 7.51' | 15.01' | S72°54'50"E | 178°21'12" |

- LEGEND
- Point of Curvature
 - P.T. Point of Tangency
 - P.R.C. Point of Reverse Curvature
 - P.C.C. Point of Compound Curvature
 - P.L. Central Line
 - PA Central Angle
 - R Radius
 - arc Arc
 - CB Chord Bearing
 - CH Chord Distance
 - CI Tabulated Curve Data
 - LI Tabulated Line Data
 - C/A Curve Area



PREPARED BY:
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