

RESOLUTION NO. 2007- 385  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR JOHNS CREEK – PHASE 2

WHEREAS, LENNAR 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 JOHNS CREEK – PHASE 2.

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 \$4,884,280.00 has been filed with the Clerks' office.

Section 3. A Maintenance Bond, in the amount of \$637,080.00 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.

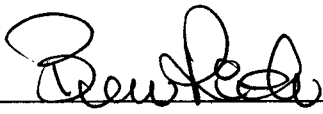
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 27 day of November, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY:   
Ben Rich, Chairman

ATTEST: Cheryl Strickland

  
Deputy Clerk

RENDITION DATE 11/30/07

# JOHNS CREEK ~ PHASE 2

A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND SECTION 41 OF THE WILLIAM HARVEY GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF TRACT "T-9", AS SHOWN ON THE PLAT OF JOHNS CREEK, RECORDED IN MAP BOOK 48, PAGES 76 THROUGH 95 OF THE PUBLIC RECORDS OF SAID COUNTY.

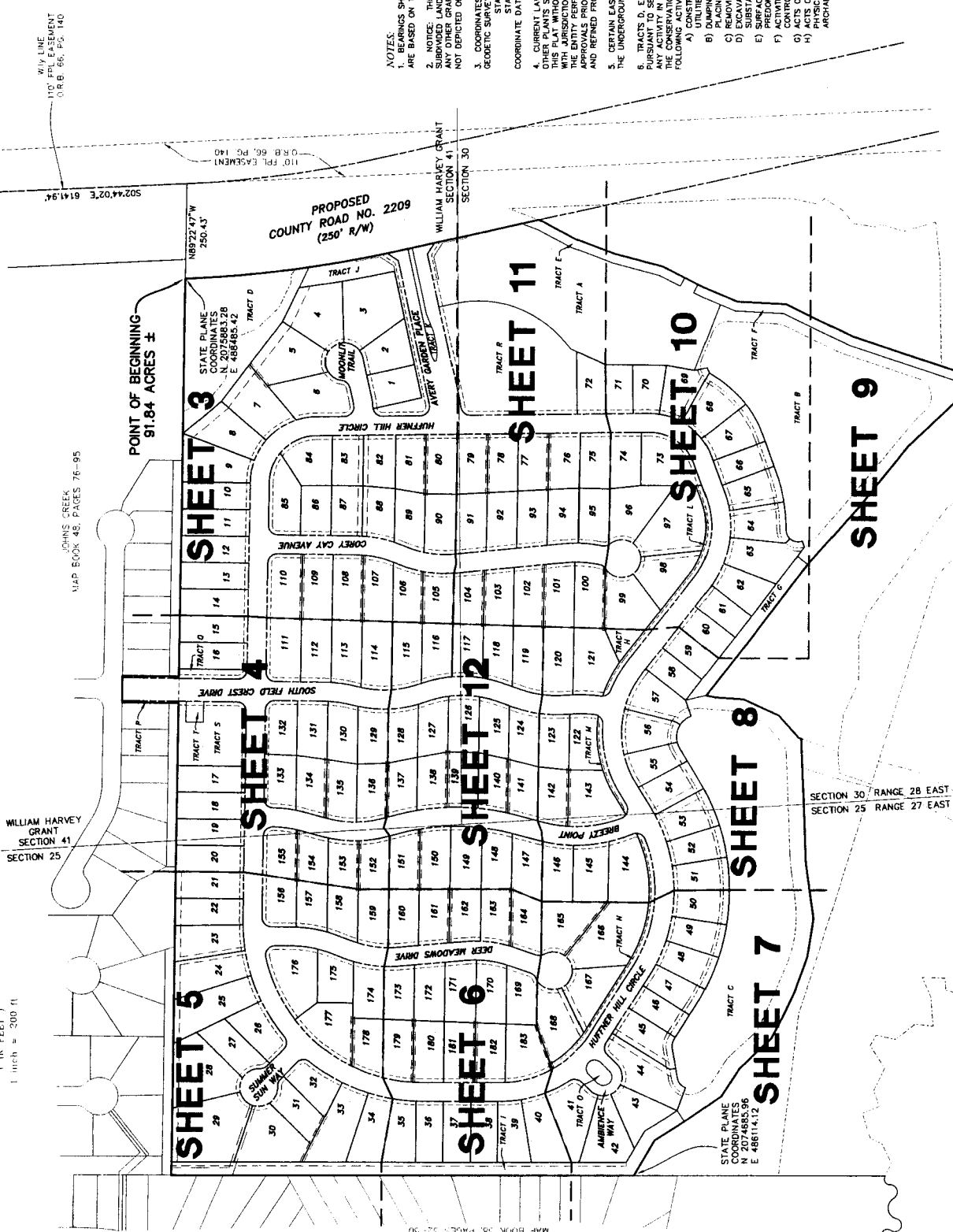
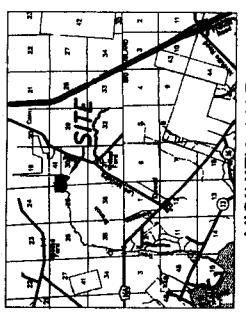
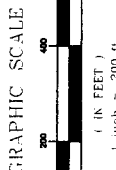
### LEGEND

- DENOTES SET P.M. 4"x4" CM. STAMPED LB 3624. (UNLESS OTHERWISE NOTED)
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- PERMANENT CONTROL POINT
- CONCRETE MONUMENT
- REBAR
- LICENSED BUSINESS NUMBER
- LOCAL RECORDS BOOK
- POINT OF CURVATURE
- POINT OF BEGINNING
- POINT OF TANGENCY
- POINT OF REVERSE CURVATURE
- POINT OF COMPOUND CURVATURE
- POINT OF INTERSECTION
- CENTRAL ANGLE
- RADIUS
- ARC LENGTH
- CHORD BEARING
- CHORD DISTANCE
- TABULATED CURVE DATA
- RIGHT OF WAY
- FLORIDA POWER AND LIGHT
- COUNTY ROAD

POINT OF REFERENCE  
INTERSECTION OF THE S.W. R/W  
LINE OF C.R. 210 WITH THE E.W.  
R/W LINE OF C.R. 2209

W.I.V. LINE  
110' FPL EASEMENT  
O.R.B. 66, P. 140

JOHNS CREEK  
MAP BOOK 48, PAGES 76-95



NOTES:

- BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE WESTERLY R/W LINE OF C.R. NO. 2209 AS BEING SOUTH 02° 44' 02" EAST.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER INSTRUMENT OR RECORD. ANY INSTRUMENT OR RECORD WHICH MAY BE IN CONFLICT WITH THE INFORMATION CONTAINED HEREON SHALL BE VOID AND OF NO EFFECT. ANY ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- COORDINATES BASED ON GPS OBSERVATION OF STATION "DURBIN 2" AND STATION "ELZEY", NATIONAL GEODETIC SURVEY STATION "DURBIN 2" COORDINATES: N 2030437.8659 E 524884.1834 COORDINATE DATUM: STATE PLANE IN U.S. SURVEY FEET (FLORIDA EAST ZONE 801, N.A.D. 1983/1991)
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WATER AND SOIL LINE SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES. THE EXISTING JURISDICTIONAL WATER AND SOIL LINE IS SHOWN AS A DOTTED LINE. TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK, THIS WATER AND SOIL LINE SHALL BE RECONSTRUCTED AND REFERRED FROM THE TO THE BY APPROPRIATE GOVERNMENT AGENCIES.
- CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- TRACTS D, E, AND F (OPEN SPACE - CONSERVATION) ARE SUBJECT TO A CONSERVATION EASEMENT PURSUANT TO AN AGREEMENT WITH THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS. ANY ACTIVITY IN OR USE OF THE CONSERVATION EASEMENT AREAS INDICATED HEREON SHALL BE SUBJECT TO THE CONSERVATION EASEMENT IS PROHIBITED. THE CONSERVATION EASEMENT EXPRESSLY PROHIBITS THE FOLLOWING ACTIVITIES AND USES:
  - UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE PROTECTED AREAS.
  - PLACING OR TRACING SOIL OR OTHER SUBSTANCES OR MATERIAL AS LANDFILL OR DUMPING OR DUMPING OR TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS.
  - REMOVING, DESTROYING OR TRIMMING TREES, SHRUBS, OR OTHER VEGETATION.
  - PLACING OR TRACING SOIL OR OTHER SUBSTANCES OR MATERIAL AS LANDFILL OR DUMPING OR DUMPING OR TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS.
  - SUBSTANCES IN SUCH A MANNER AS TO AFFECT THE SURFACE SOIL, ROCK OR OTHER MATERIAL.
  - SURFACE USE, EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION.
  - CONTROL SOIL CONSERVATION OR FLOOD CONTROL WATER CONSERVATION, EROSION CONTROL, OR OTHER STRUCTURES OR DEVICES.
  - ACTS OR USES DESTRUCTIVE TO SUCH RETENTION OF LAND OR WATER AREAS.
  - ACTS OR USES DESTRUCTIVE TO THE PRESERVATION OF THE STRUCTURAL INTEGRITY OR APPEARANCE OF SITES OR PROPERTIES OF HISTORICAL, ARCHITECTURAL, OR CULTURAL SIGNIFICANCE.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624