

RESOLUTION NO. 2007- 49
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR ESTATES OF TUSCANY PHASE 2A

WHEREAS, DELTONA CORPORATION, A DELAWARE CORPORATION, and TOLL JACKSONVILLE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as ESTATES OF TUSCANY PHASE 2A.

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 \$474,000.00 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond in the amount of \$298,200.00 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 20 day of February, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ben Rich

Ben Rich, Chairman

ATTEST: Cheryl Strickland

Pam Halterman

Deputy Clerk

EXPIRES DATE 2/22/07

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	99.02	1000.00	N29.43.27E	98.98	5.40.24	C51	31.27	50.00	N44.43.27E	30.76	35.49.57	C91	46.08	25.00	N07.02.31E	99.63	1.85.02.28
C2	249.59	1000.00	S25.34.31E	248.84	1.4.8.01	C52	33.00	50.00	N08.45.50W	34.28	40.08.28	C92	18.69	25.00	S37.03.31E	40.13	108.45.91
C3	142.79	1041.56	N41.94.27W	141.67	8.07.48	C53	35.00	50.00	N33.20.38E	34.29	40.08.24	C93	18.69	25.00	N08.08.59E	18.26	43.50.00
C4	155.74	300.00	N41.94.27W	154.00	29.44.42	C54	20.58	50.00	N65.10.92E	20.43	23.34.41	C94	28.32	50.00	S68.08.57W	28.90	33.50.56
C5	361.91	300.00	S24.44.46E	361.17	6.66.33	C55	35.00	50.00	S25.58.23E	34.29	40.08.13	C95	48.55	50.00	N73.01.52W	44.89	53.20.30
C6	356.65	306.01	S24.44.46E	354.11	6.83.57	C56	41.69	50.00	S25.58.23E	40.91	54.39.12	C96	55.00	340.00	N25.23.27W	64.90	10.57.12
C7	186.51	250.00	N30.51.25W	182.21	42.43.38	C57	6.81	50.00	S04.22.08E	6.80	7.41.59	C97	42.71	50.00	N21.53.21W	41.42	48.58.28
C8	250.00	250.00	N30.51.25W	24.99	42.43.38	C58	18.69	25.00	S04.22.08E	18.26	43.50.00	C98	20.00	340.00	N30.51.25W	20.00	10.57.14
C9	215.00	250.00	N13.43.18W	205.25	48.28.24	C59	36.26	50.00	S27.31.30E	35.47	41.31.31	C99	55.00	340.00	N30.51.25W	64.90	10.57.14
C10	289.04	253.56	S03.00.06E	273.84	65.18.48	C60	40.39	50.00	S27.31.30E	38.30	45.16.50	C100	47.54	280.00	S18.31.16W	40.70	109.57.32
C11	108.66	253.56	S03.00.06E	106.8	34.26.07	C61	40.39	50.00	S67.40.21W	38.30	45.16.50	C101	192.83	280.00	N88.11.35W	178.60	37.24.45
C12	158.57	253.56	N13.43.17E	156.19	34.26.07	C62	38.19	50.49	S67.40.21W	37.28	43.20.03	C102	158.90	280.00	N55.11.35W	128.72	28.42.14
C13	73.56	310.00	N30.51.27E	73.18	33.10.23	C63	21.22	25.52	N58.44.42E	20.61	47.37.38	C103	20.02	280.00	N40.45.08W	20.01	4.29.06
C14	97.47	150.00	N30.51.27E	97.18	33.10.23	C64	28.84	25.00	S73.23.52E	31.09	78.52.51	C104	106.70	280.00	N22.42.42W	106.99	2.03.06
C15	181.68	182.00	N38.56.35E	181.10	17.43.59	C65	121.46	223.84	N12.28.44E	118.97	31.05.20	C105	191.14	180.00	N88.11.35E	180.89	52.28.24

POINT OF BEGINNING

PARCEL "A" NORTHWEST CORNER OF ST. AUGUSTINE SHORES UNIT SEVEN, SOUTHWEST CORNER ST. AUGUSTINE SHORES UNIT SIX

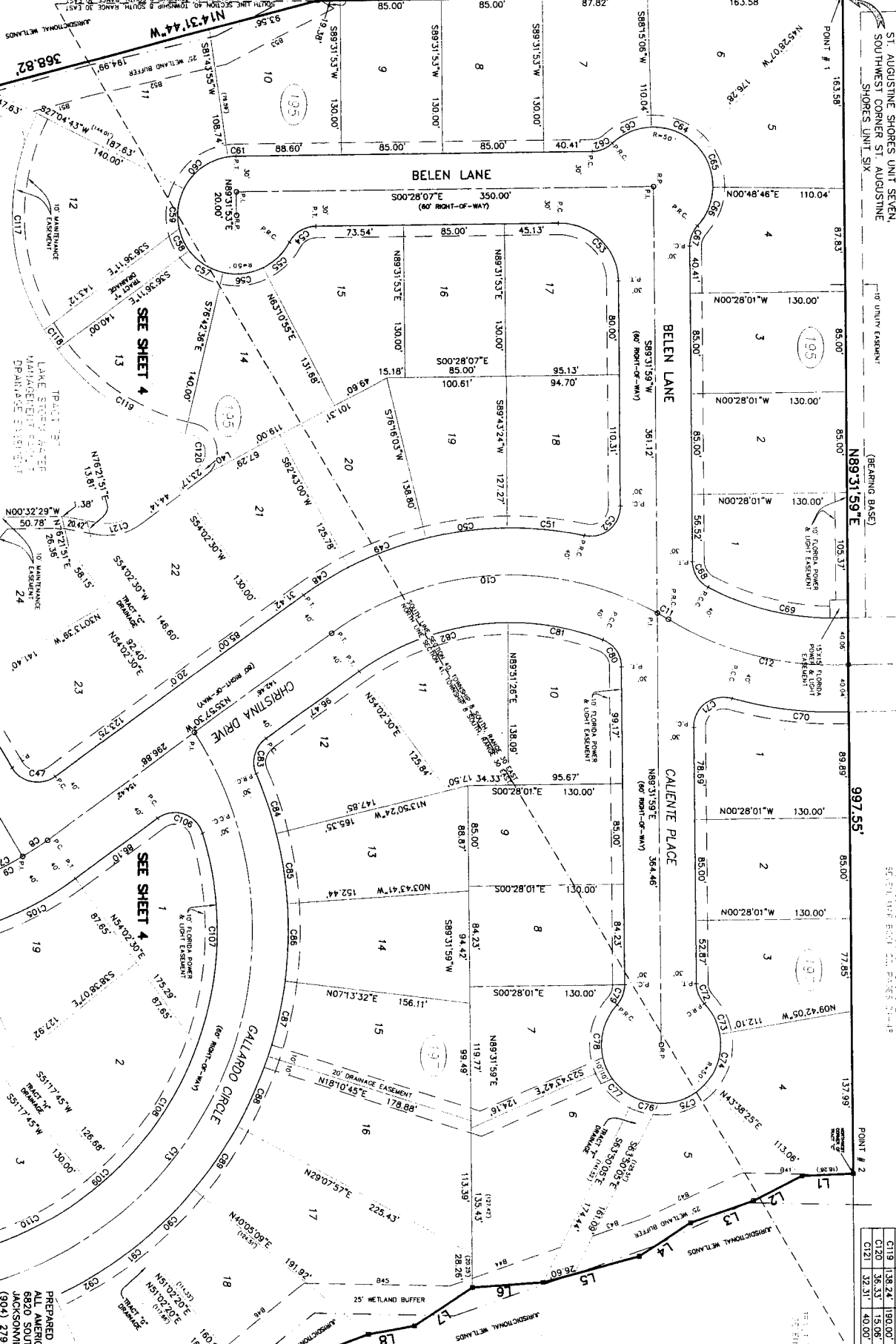
BEARING BASE

POINT # 2

GRAPHIC SCALE

LINE TABLE

LINE	LENGTH	BEARING
L1	42.94	S07.29.28E
L2	48.92	S06.48.43E
L3	29.74	S21.59.01E
L4	81.74	S13.08.50E
L5	58.40	S13.04.00E
L6	58.40	S13.04.00E
L7	58.40	S13.04.00E
L8	67.85	S19.41.57E
L9	56.94	S40.45.11E
L10	52.30	S40.45.11E
L11	61.24	S39.31.47E
L12	10.70	S08.55.48W
L13	75.38	N01.16.27E
L14	92.68	N24.42.08W
L15	43.06	N19.05.37W
L16	98.09	N19.05.37W
L17	122.13	N01.22.57E
L18	86.61	N38.45.08W
L19	119.28	N49.01.17W
L20	88.37	N15.02.16W
L21	53.48	S15.22.15E
L22	115.59	S12.28.33E
L23	101.49	S27.21.04E



PREPARED BY:
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 8820 SOUTHPOINT PARKWAY, SUITE 1
 JACKSONVILLE, FLORIDA 32216
 (904) 279-0088