

RESOLUTION NO. 2008- 110  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR TRESTLE BAY REPLAT OF LOT 12

WHEREAS, STEPHEN G. AND CINDY L. FOWLER, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as TRESTLE BAY REPLAT LOT 12.

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.

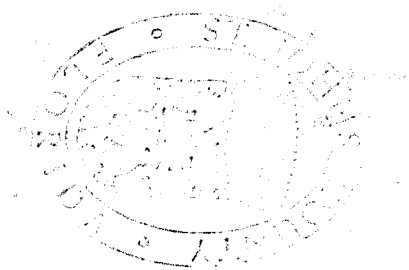
Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

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 29<sup>th</sup> day of April, 2008.



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY Thomas G. Manuel  
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland

Pam Halterman  
Deputy Clerk

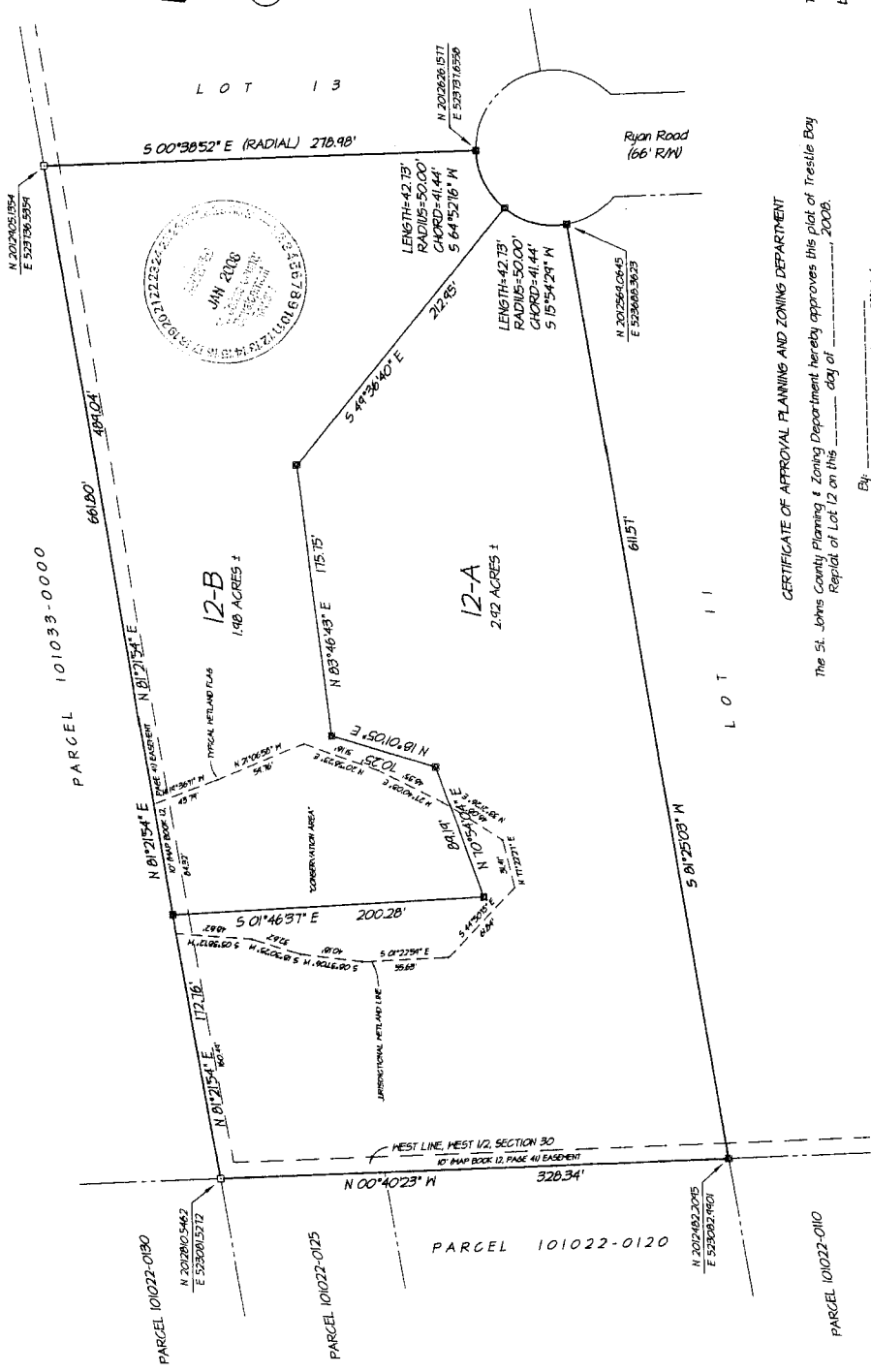
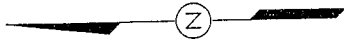
RENDITION DATE 5/2/08

# TRESTLE BAY REPLAT OF LOT 12

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 24 EAST  
ST. JOHNS COUNTY, FLORIDA  
A REPLAT of Lot 12, Trestle Bay Replat One, according to plat recorded in  
Map Book 12, page 41 of the public records of St. Johns County, Florida

SHEET 1 OF 1 SHEET

GRAPHIC SCALE



### GENERAL NOTES

- 1)  $\square$  DENOTES FOUND PERMANENT REFERENCE MONUMENT (NO LD#)
- 2)  $\blacksquare$  DENOTES SET PERMANENT REFERENCE MONUMENT (LS 571M)
- 3) BEARINGS BASED ON N 81°21'54" E FOR THE NORTHERLY LINE OF LOT 12, TRESTLE BAY UNIT ONE, MAP BOOK 12, PAGE 41, PUBLIC RECORDS, ST. JOHNS COUNTY, FLORIDA.
- 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY AND CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, WATER OR TELEPHONE COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 5) 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. THESE THAT BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 6) ALL LOT LINES, INTERSECTING CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- 7) NO HOMEOWNERS ASSOCIATION EXISTS.
- 8) COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/NO STATE PLANE COORDINATES-FLORIDA EAST ZONE - US FEET.
- 9) CURRENT LAW PROVIDES THAT NO CONSTRUCTION FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE ON THIS PLAT WITHOUT THE JURISDICTIONAL METLANDS BEING FIRST OBTAINED AND OTHER REGULATIONS OF THE JURISDICTION OVER SUCH METLANDS BEING OBTAINED FROM THE JURISDICTIONAL AGENCY. THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS METLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

### CERTIFICATE OF APPROVAL PLANNING AND ZONING DEPARTMENT

The St. Johns County Planning & Zoning Department hereby approves this plat of Trestle Bay Replat of Lot 12 on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By: \_\_\_\_\_  
St. Johns County Planning & Zoning Official

### CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Trestle Bay Replat of Lot 12, has been approved and accepted by Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2008. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

By: \_\_\_\_\_  
Chairman, St. Johns County  
Board of County Commissioners

### CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

This is to certify that this plat of Trestle Bay Replat Lot 12 has been examined and approved by the office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By: \_\_\_\_\_  
Office of St. Johns County Attorney

### CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 171, Florida Statutes, and is recorded in Map Book \_\_\_\_\_ page \_\_\_\_\_ of the public records of St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By: \_\_\_\_\_

### CAPTION

Lot 12, Trestle Bay Unit One, according to plat recorded in  
Map Book 12, page 41 of the public records of St. Johns County, Florida

### CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 171, by the Office of County Surveyor for St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By: \_\_\_\_\_  
Patricia Gail Oliver, County Surveyor  
Professional Land Surveyor, FL Certificate No. 4564

### CERTIFICATE OF SURVEYOR

Know all these present, that the undersigned, being currently licensed and registered by the State of Florida, as a Land Surveyor, does hereby certify that he/she has completed the survey of lands, as shown in the foregoing plat, that said plat is a true and correct representation of the lands surveyed, that the survey was made under his/her responsible direction and supervision and that the survey data complies with all the requirements of Chapter 171, Florida Statutes; as amended, that permanent reference monuments have been placed in accordance with Section 171.04(1), and permanent control points will be set in accordance with Section 171.04(1b).  
Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By: \_\_\_\_\_  
John M. McLaren  
Professional Land Surveyor, FL Certificate No. 54714

### ADOPTION AND DEDICATION

This is to certify that Stephen G. Fowler and Chady L. Fowler, are the lawful owners of the lands described in the caption hereon known as TRESTLE BAY REPLAT OF LOT 12, and have caused the same to be surveyed and subdivided; this plat is made in accordance with said survey and is hereby adopted as a true and correct plat of said lands.

In witness whereof, Stephen G. Fowler and Chady L. Fowler, have caused these presents to be executed on the date hereinafter shown.

Stephen G. Fowler and Chady L. Fowler

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008 by Stephen G. Fowler and Chady L. Fowler. They are personally known to me or have produced \_\_\_\_\_ as identification and they have/have not taken an oath.

Notary Public, State of Florida  
Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

PREPARED BY  
John M. McLaren, PSM  
6431 CONNIE JEAN RD. JACKSONVILLE, FL