

RESOLUTION NO. 2008- 173
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR VERONA WAY

WHEREAS, TURNBULL CREEK DEVELOPMENT COMPANY, INC., AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as VERONA WAY.

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 \$645,471.67 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond in the amount of \$96,820.75 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.

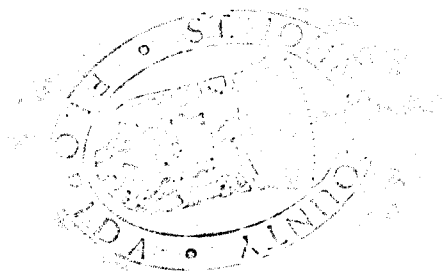
Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

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:

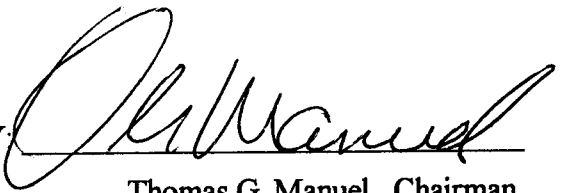
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Planning and Zoning Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 24th day of June, 2008.

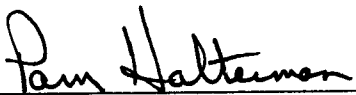


BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY 
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland

RENDITION DATE 6/27/08


Deputy Clerk

Plan of REPAIR of Tract 7, as shown on the Plat of Murabella Unit Four, as recorded in Map Book 58, Pages 93, 94, 95, 96, 97, and 98 of the Public Records of St. Johns County, Florida, together with a portion of Subsection 10, lying within the Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida.

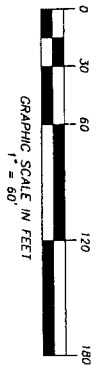
PLANNED UNIT

STATE ROAD NO. 16

(200' RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2322, DATED NOV. 16, 1998)

BASELINE FOR STATE ROAD NO. 16

POINT OF BEGINNING
MOST ELY CORNER OF TRACT 7
MURABELLA UNIT FOUR
MAP BOOK 58, PAGES 93-98



| LINE | LENGTH | BEARING | ADJACENT |
|------|--------------|---------|----------|
| L1 | 508'49'16" W | 418.94' | 40.91' |
| L2 | 508'49'16" W | 15.91' | 60.00' |
| L3 | 581'10'44" E | 110.00' | 60.00' |

| CHORD | RADIUS | LENGTH | ANGEMENT | DISTANCE | CHORD BEARING | DELTA |
|-------|---------|--------|----------|----------|---------------|------------|
| C1 | 200.00' | 71.08' | 35.92' | 78.71' | S19300'11"W | 202'15.51" |
| C2 | 200.00' | 71.08' | 35.92' | 78.71' | S19300'11"W | 202'15.51" |
| C3 | 200.00' | 39.27' | 23.00' | 35.35' | S5349'16"W | 92'02.00" |
| C4 | 200.00' | 81.75' | 50.31' | 60.10' | S18300'11"W | 202'15.51" |
| C5 | 200.00' | 81.75' | 50.31' | 60.10' | S18300'11"W | 202'15.51" |
| C6 | 200.00' | 60.34' | 30.53' | 60.10' | M19300'11"E | 202'15.51" |
| C7 | 170.00' | 60.34' | 30.53' | 60.10' | M19300'11"E | 202'15.51" |
| C8 | 25.00' | 38.27' | 25.00' | 35.35' | N55102'44"W | 92'02.00" |

- 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 WESTERN BOUNDARY OF MURABELLA UNIT FOUR AS BEING: South 08°49'16" West
 - 5) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SERVICES AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES OR A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - 6) CERTAIN EASEMENTS ARE RESERVED FOR THE FLORIDA POWER AND LIGHT ELECTRIC UTILITY FOR USE IN CONNECTION WITH ITS UNDERGROUND DISTRIBUTION SYSTEM.

ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES OVER A 10 FOOT STRIP ADJACENT TO, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY DEDICATED BY THIS PLAT (DENOTED AS 10' F.P. & L. EASEMENT). EASEMENTS DENOTED AS 7.5' F.P. & L. AND WHERE SURFACE ACQUIRED THROUGH EASEMENTS AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR CLEARANCES FROM EQUIPMENT OF SHRUBS, TREES, PLANTS, FENCES, AND ETC.

F.P. & L. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT INTERFERE WITH THE USE OF THE UNDERGROUND UTILITY, BUT SUBJECT TO REMOVAL BY F.P. & L. AT THE EXPENSE OF EACH OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

NOTICE: THIS PLAT, AS RESERVED IN ITS GRAPHIC FORM, IS THE ORIGINAL INTENTION OF THE SUBDIVIDER. LANDS DESCRIBED HEREIN ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, TILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHINWARD OF THE ADJUNCTIONAL WETLANDS AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER AGENCIES. THE RESPONSIBILITY OF THE 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 AND UPWARD BUFFER MAY BE SUPERSEDED AND REDETERMINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

ALL LOT LINES INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.

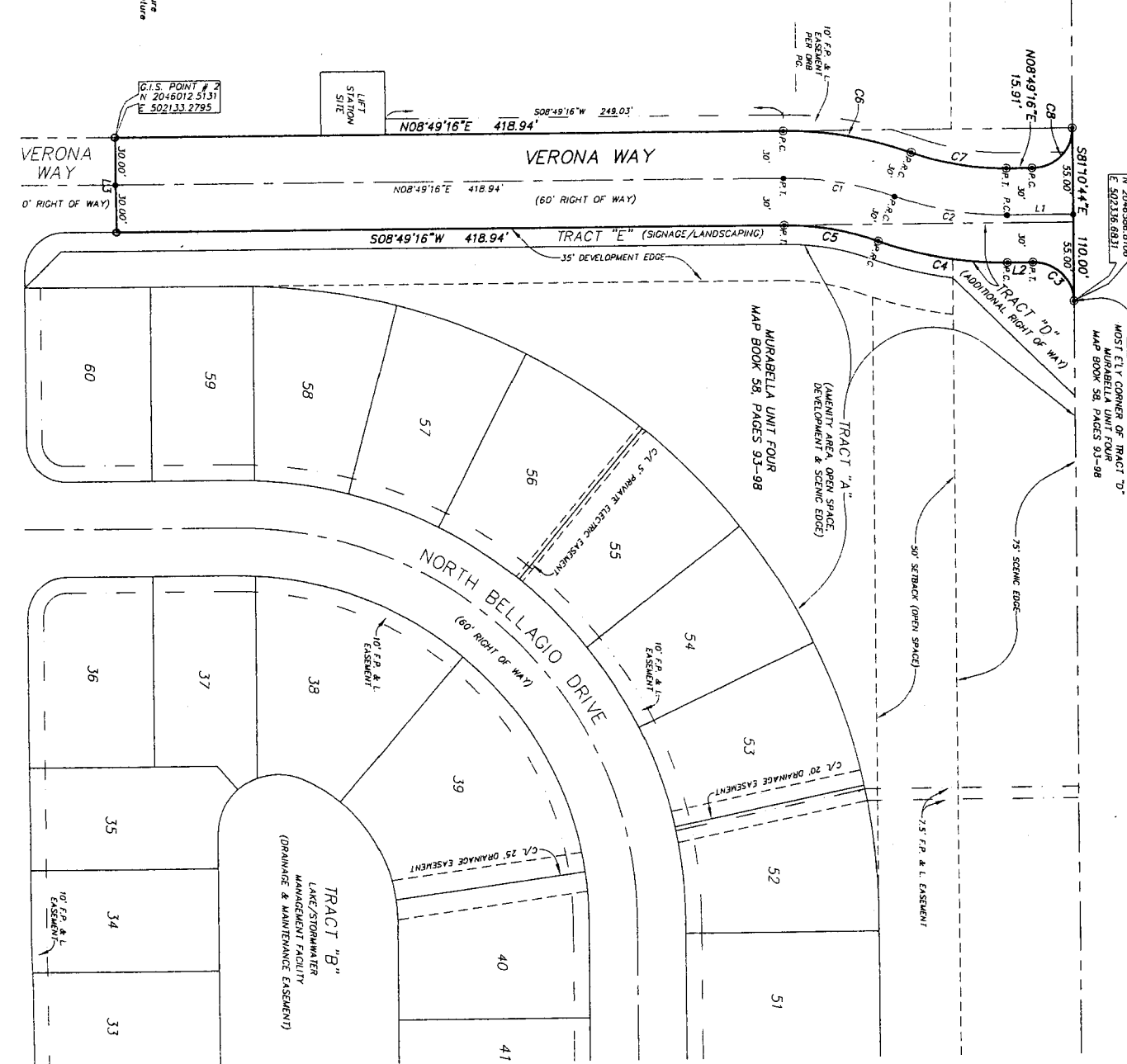
- 10) The intended use of these coordinates is for GIS base mapping purposes. The geodetic control relied upon for these values was the St. Johns County Three Mile Control Network.

Coordinates are based on North American Datum 1983/90 - State Plane Coordinates - Florida East Zone - U.S. Feet.

| Point | Northing | Easting | Description |
|-------|--------------|--------------|------------------------------|
| 1 | 2046596.6106 | 5021336.8831 | PM - ELY Corner Tract 7 |
| 2 | 2046512.5131 | 5021332.795 | PM - NW Corner of Verona Way |

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BENCH BRIDGE ROAD
DADE CITY, FLORIDA 32816
724-5914

UNPLATTED PORTION OF SUB SECTION 10, LYING WITHIN SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LEGEND

- P.C. Point of Curvature
- P.T. Point of Tangency
- P.R.C. Point of Reverse Curvature
- P.C.C. Point of Compound Curvature
- P.I. Point of Intersection
- CA Centroid Angle
- R Radius
- ac Arc
- OB Obdial Bearing
- OD Obdial Distance
- TR Traversed Curve Data
- LI Line of Intersection
- CA Centroid Angle
- CRB Official Records Book