

RESOLUTION NO. 2008- 174  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR CORONADO REPLAT

WHEREAS, WILDWOOD PLANTATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as CORONADO 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.

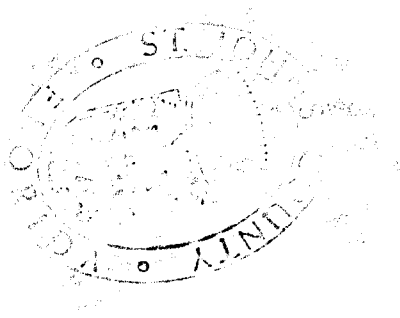
Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

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 24<sup>th</sup> day of June, 2008.



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY *Thomas G. Manuel*  
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland

RENDITION DATE 6/27/08

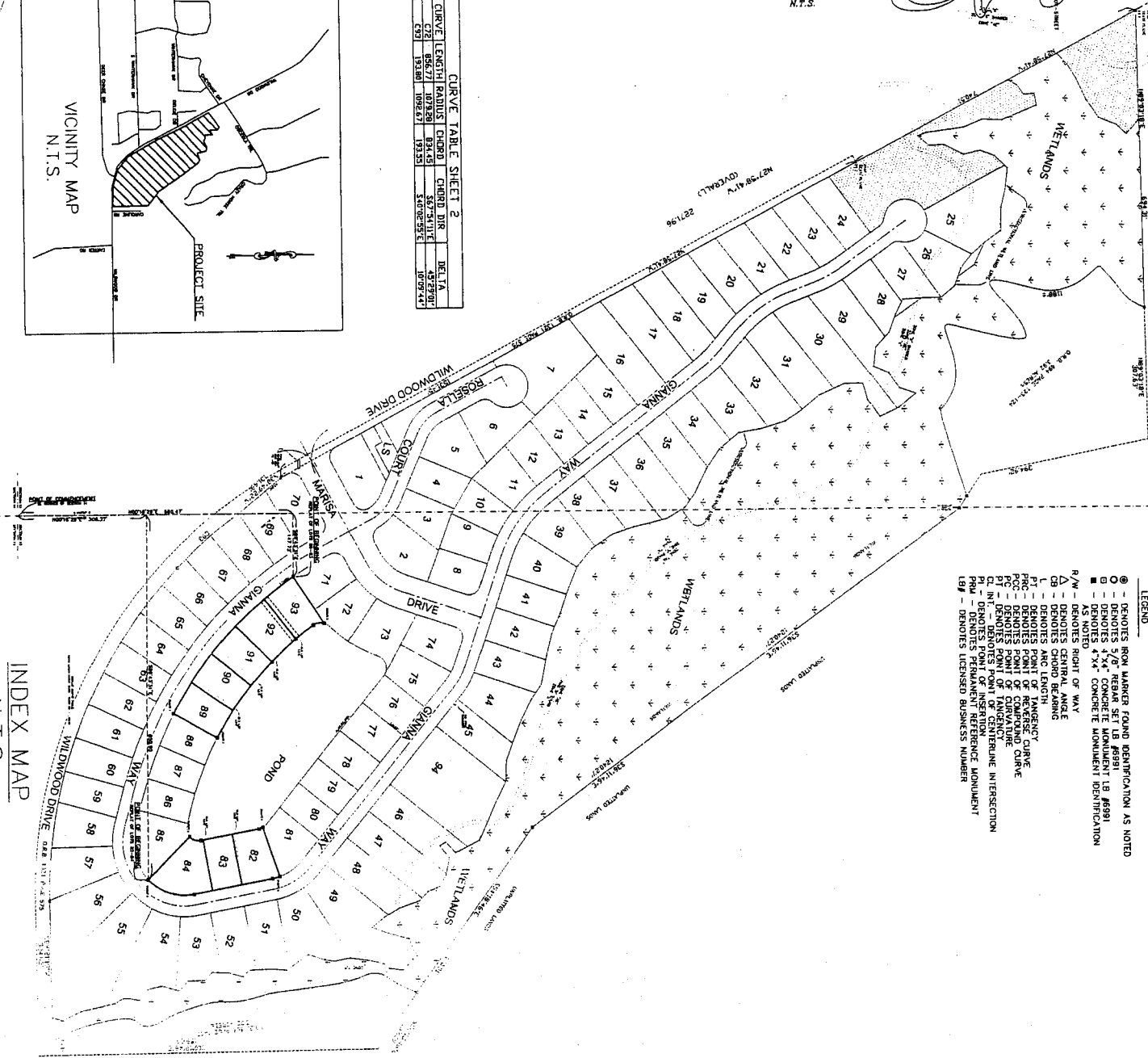
*Pam Hatterman*  
Deputy Clerk

# CORONADO REPLA I

REPLAT OF LOTS 82 THRU 84 AND LOTS 89 THRU 93 OF THE PLAT OF CORONADO AS RECORDED IN MAP BOOK 61, PAGES 26-35 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF GOVERNMENT LOT 10, SECTION 12, TOWNSHIP 8 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA.

MAP BOOK      PAGE       
SHEET 2 OF 3 SHEETS

- LEGEND
- - DENOTES R/W MARKER FOUND IDENTIFICATION AS NOTED
  - - DENOTES 5/8" REBAR SET LB #6991
  - - DENOTES 1/4" CONCRETE MONUMENT LB #6991
  - - DENOTES 4"x4" CONCRETE MONUMENT IDENTIFICATION
  - R/W - DENOTES RIGHT OF WAY
  - △ - DENOTES CENTRAL ANGLE
  - - DENOTES CHORD BEARING
  - - DENOTES ARC LENGTH
  - P - DENOTES POINT OF REVERSE CURVE
  - PCC - DENOTES POINT OF CURVATURE
  - PT - DENOTES POINT OF TANGENCY
  - CI INT - DENOTES POINT OF CENTERLINE INTERSECTION
  - PR - DENOTES PERMANENT REFERENCE MONUMENT
  - PRB - DENOTES PERMANENT BUSINESS NUMBER
  - EBR - DENOTES LICENSED BUSINESS NUMBER



CURVE TABLE SHEET 2

CURVE	LENGTH	RADIUS	CHORD	CHORD B/E	DELTA
1	134.27	134.27	134.27	56°24'11.1"	43°29'00"
2	134.27	134.27	134.27	56°24'11.1"	43°29'00"
3	134.27	134.27	134.27	56°24'11.1"	43°29'00"

ENERBANK, A FLORIDA SAVINGS BANK

By: SCOTT BALDWIN, SENIOR VICE PRESIDENT  
OF ENERBANK, A FLORIDA SAVINGS BANK

WITNESS: \_\_\_\_\_  
(CORPORATE SEAL)

TYPE OR PRINT NAME \_\_\_\_\_  
(CORPORATE SEAL)

WITNESS: \_\_\_\_\_  
(CORPORATE SEAL)

TYPE OR PRINT NAME \_\_\_\_\_  
(CORPORATE SEAL)

JOINDER AND CONSENT TO ADOPTION AND DEDICATION:

(OPTIONAL FOR LITIGATION)

THIS IS TO CERTIFY THAT ENERBANK, A FEDERAL SAVINGS ASSOCIATION, (ADDRESS OF ENERBANK) HAS A LIEN ON THE LANDS DESCRIBED IN THE CERTIFICATE OF RECORD OF ENERBANK, A FLORIDA SAVINGS BANK, RECORDS BOOK 2722, PAGE 243 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ENCOURAGING THE REAL PROPERTY OF SCOTT BALDWIN, SENIOR VICE PRESIDENT OF ENERBANK, A FLORIDA SAVINGS BANK, AND AS ALSO DESCRIBED IN MAP BOOK 61, PAGES 26-35 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND TO THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

PRINT NAME: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS FORWARDED BEFORE ME BY THE \_\_\_\_\_ OF THE BANK, BOOK, BY SCOTT BALDWIN, AS SENIOR VICE PRESIDENT OF ENERBANK, ON BEHALF OF THE BANK.

PRINT NAME: \_\_\_\_\_  
STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
NOTARY PUBLIC  
AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_  
OR PRODUCED IN: \_\_\_\_\_  
(CHECK ONE OF THE ABOVE)  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

GENERAL NOTES. BEARINGS BASED ON STATE PLANE COORDINATES.

1) THE INTENDED USE OF THESE COORDINATES IS FOR JOB BASED MAPPING PURPOSE. THE GEOMETRIC CONTROL RELIED UPON FOR THESE VALUES WERE THE GEOMETRIC CONTROL POINTS COORDINATES ARE FROM THE NORTH AMERICAN DATUM 1983/90 STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET:

POINT	NORTHING	EASTING	DESCRIPTION
1	N 193120.210	E 137670.101	NE CORNER LOT 82
2	N 193120.148	E 137670.420	NE CORNER LOT 83
3	N 193120.018	E 137670.040	SE CORNER LOT 83
4	N 193120.018	E 137670.040	SE CORNER LOT 84
5	N 193120.148	E 137670.101	SE CORNER LOT 84
6	N 193120.210	E 137670.101	NE CORNER LOT 85
7	N 193120.210	E 137670.101	NE CORNER LOT 85

2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUBJECT TO ANY MODIFICATION OR OTHER CHANGING. THIS PLAT, AS RECORDED, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUBJECT TO ANY MODIFICATION OR OTHER CHANGING. THIS PLAT, AS RECORDED, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUBJECT TO ANY MODIFICATION OR OTHER CHANGING.

3) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IN THE FUTURE BE CONSTRUCTED OR MAINTAINED ON THE LANDS DESCRIBED HEREIN. THE EASEMENTS SHALL BE SUBJECT TO THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

4) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNRESTRICTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IN THE FUTURE BE CONSTRUCTED OR MAINTAINED ON THE LANDS DESCRIBED HEREIN.

5) D.E. - DRAINAGE EASEMENT  
U.O.E. - UNRESTRICTED DRAINAGE EASEMENT  
P.D.E. - PRIVATE DRAINAGE EASEMENT

PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
LAND SURVEYORS, PLANNERS & DEVELOPMENT CONSULTANTS  
1810 COUNTY ROAD 115 SUITE 106  
CORONA, FLORIDA 32110