## RESOLUTION NO. 2008-183 RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST.JOHNS COUNTY, FLORIDA APPROVING A SUBDIVISION PLAT FOR PALENCIA NORTH PHASE IIA

WHEREAS, INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, AS OWNERS, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as PALENCIA NORTH PHASE II A.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

<u>Section 1.</u> 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 \$510,141.34 has been filed with the Clerk of Courts office.

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.

<u>Section 5.</u> 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.

<u>Section 6.</u> 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.

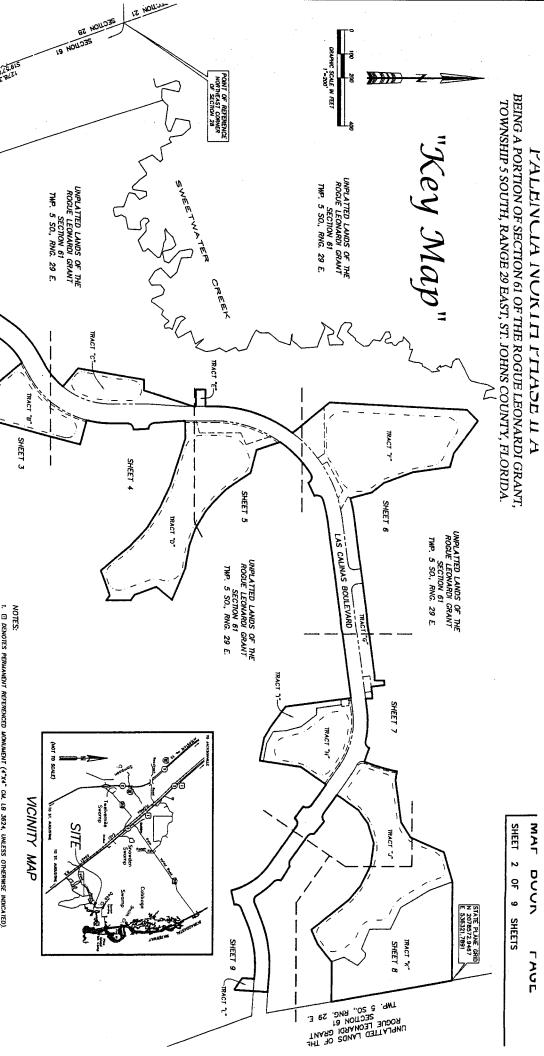
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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.

ATTEST: Cheryl Strickland

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Thomas G. Manuel, Chairman

RENDITION DATE 7/11/08



STATE PLANE GRID N 2076542.7512 E 533969,0733

LEGEND

NOTES SET P.R.M., +"X4" CM. AMPED LB\$3624. LESS OTHERWISE NOTED

ES P.C.P., STAMPED LBJ3624,
WENT REFERENCE MONUMENT
RETE MONUMENT
NENT CONTROL POINT

PALENCIA NORTH PHASE | W.B. 62, PGS. 77-102

TRACT 'N'

POINT OF BEGINNING

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2. DENOITS PERMANENT COMPING, POINT (8 3624, UNLESS OTHERWISE MINICATED).
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5. DENOITS SEPERMAN (M, 16 3624).
6. DENOITS SEPERMAN (M, 16

8. COORDINATES BASED ON STATE PLANE GRID VALUES IN SURVEY FEET (Florida East Zone 901, N.A.D. 1983)
6. CHARAITES REAM GPS GESETWATIONS OF JACKSONVALE ELECTRIC AUTHORITY COMPROL STRANG, DATE MAY 20, 1990)
181 (CECNES W.C., G.P.S. COMPROL SURVEY, DATE) MAY 20, 1990)
182 (CECNES W.C., G.P.S. CAMPROL SURVEY, DATE) MAY 20, 1990)
183 (CECNES W.G., G.P.S. CAMPROL SIRVEY, DATE) MAY 20, 1990)
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185 (CECNES W.G., G.P.S. CAMPROL SIRVEY, DATE)

THERE IS A GRANT OF EASEMENT AND CONSTRUCTION OF ACCESS ROAD (MARSH FRONT PARCEL ACCESS) RECORDED IN OFFICIAL RECORDS BOOK 2827, PAGE 372 OVER SUBJECT PROPERTY (BLANKET EASEMENT).

PREPARED BY:

ROBERT M. ANGAS ASSOCIATES, INC.

RADIUS DELTA LENGTH BEARING DISTANCE 500.00° 2415'00° 211.62° N68'07'10'E 210.05'

MATCHLINE FLORIDA POWER & LIGHT

BULATED LINE DATA ICIAL RECORDS BOOK

T OF REVERSE CURVATURE OF TANGENCY

CURVE TABLE

14775 ST. AUGUSTINE ROAD JACKSONVILLE. FL 32258 (904) 642-8550