

RESOLUTION NO. 2009- 357
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR KELLY POINTE AT NOCATEE PHASE 1

WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as KELLY POINTE AT NOCATEE PHASE 1.

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 \$648,618.18, has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond, in the amount of \$ 84,602.37, 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.

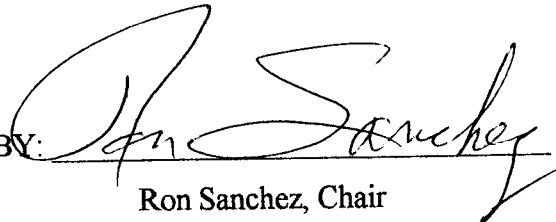
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management 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.

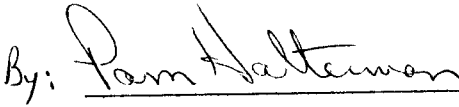
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of December, 2009.

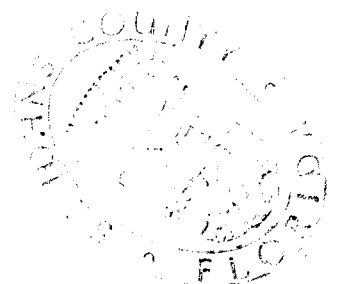
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Ron Sanchez, Chair

ATTEST: Cheryl Strickland

RENDITION DATE 12/16/09

By: 
Deputy Clerk

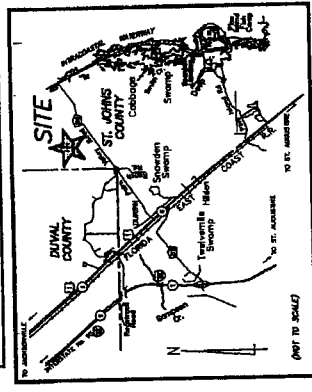
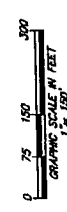


Attachment 2
PLAT MAP

KELLY POINTE AT NOCATEE PHASE 1

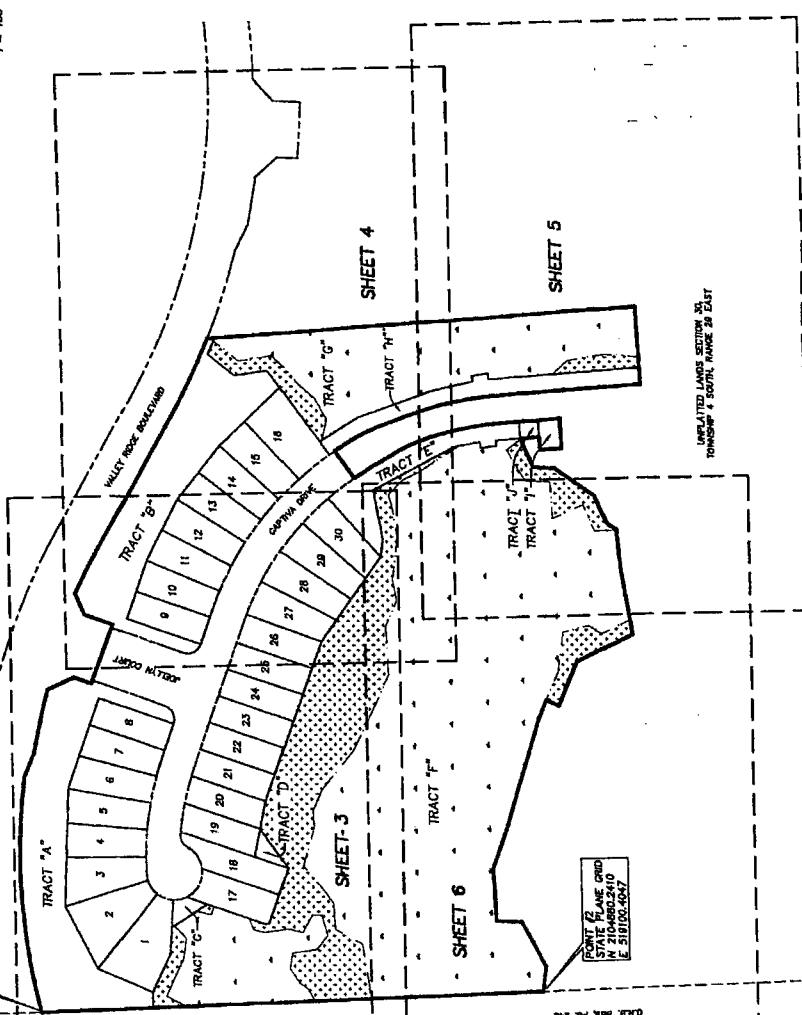
A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

POINT OF BEGINNING
STATE PLANE GRID
NAD 83
E 518033.9184
S 103.588° W
D=103.588'
C=103.588'
A=103.588°
R=103.588'



VICINITY MAP

- NOTES:**
- 1) Bearings shown are referenced to the state plane coordinates as indicated herein and are based on the Western line of Section 30, Township 4 South, Range 29 East, as being North 01°03'50" West.
 - 2) Coordinates based on GPS observation of Station "Durbh 2" and Station "Ezzy", National Geodetic Survey 1991 adjustment. Station "Durbh 2" coordinates: N 2092533.8352 E 306877.0279 Station "Ezzy" coordinates: N 230467.0889 E 306877.0279 coordinates datum: State Plane in U.S. survey feet (Florida East Zone 90), N.A.D. (1983/1991.) reflect field measure unless otherwise noted.
 - 3) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
 - 4) Tracts "A" and "B" are subject to a conservation easement pursuant to Section 704.04, F.S. in favor of the St. Johns River Water Management District. Any activity which is prohibited by the conservation easement shall be prohibited by the conservation easement. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or across the tract.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or piling of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing bays, peat, gravel, sand, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, subject for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drinking, food, nesting, water conservation, erosion control, and conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of any or properties of historical, architectural, archaeological, ethnological, or cultural significance.
 - 5) Certain easements are reserved for EA for use in conjunction with the underground electrical distribution system.
 - 6) EA-E, denotes EA Electric easement. EA-EI refers to any utility easement improvements which are not subject to removal by EA. The installation of fences, hedges and other boundary markers is permissible but subject to removal by EA at the expense of such lot owner for the removal and for replacement of such items.
 - 7) EA-EF denotes EA Easement Easement. These easements shall remain totally unencumbered by any permanent improvements which may impede the use and access of said easement by EA.
 - 8) Subject to Conservation Easement recorded in Official Records Book 2570, page 1560 of the Public Records of St. Johns County, Florida.
 - 9) Subject to Construction Easement recorded in Official Records Book 2570, page 1560 of the Public Records of St. Johns County, Florida.



LEGEND
R/W RIGHT OF WAY
D.G.E. OFFICIAL RECORDS BOOK
P.C. PLAT OF CARRYING
P.L. PLAT OF LOTS
P.D.C. PLAT OF DRAINAGE

TRACT	AREA TABLE	UPLAND CONSERVATION
TRACT A	100.00	100.00
TRACT B	100.00	100.00
TRACT C	100.00	100.00
TRACT D	100.00	100.00
TRACT E	100.00	100.00
TRACT F	100.00	100.00
TRACT G	100.00	100.00

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