

RESOLUTION NO. 2010-229  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A PLAT FOR LAS CALINAS PARCEL 3A UNIT 2 PHASE 1

WHEREAS, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as LAS CALINAS PARCEL 3A UNIT 2 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 Required Improvements Bond, in the amount of \$287,655.00, has been filed with the Clerk of Courts office.

Section 3. A Required Improvements Bond, in the amount of \$ 77,230.50, 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.

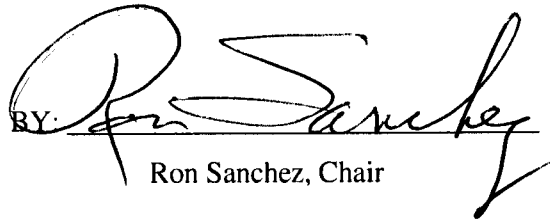
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

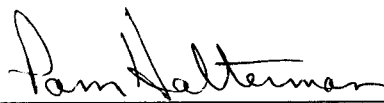
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

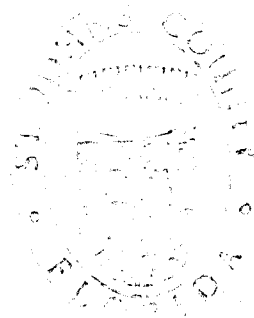
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19<sup>th</sup> day of October, 2010.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY:   
Ron Sanchez, Chair

ATTEST: Cheryl Strickland

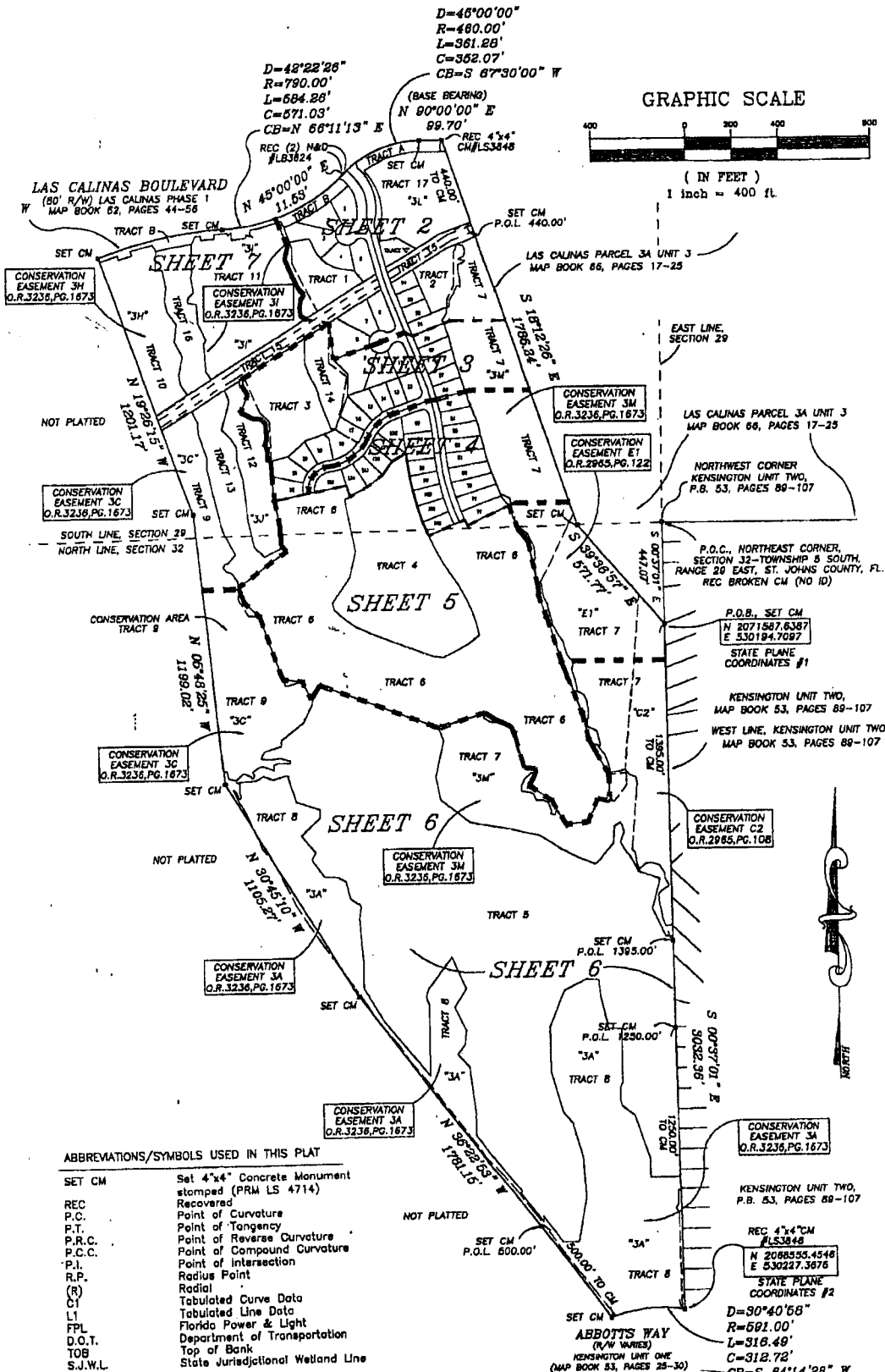
  
\_\_\_\_\_  
Deputy Clerk



# Attachment 2

## Plat Map

# LAS CALINAS PARCEL 3A UNIT 2 PHASE 1



$D=48^{\circ}00'00''$   
 $R=480.00'$   
 $L=361.26'$   
 $C=302.07'$   
 $CB=S\ 67^{\circ}30'00''\ W$

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

**LAS CALINAS BOULEVARD**  
 (90' R/W) LAS CALINAS PHASE 1  
 MAP BOOK 62, PAGES 44-58

LAS CALINAS PARCEL 3A UNIT 3  
 MAP BOOK 66, PAGES 17-25

EAST LINE, SECTION 29

LAS CALINAS PARCEL 3A UNIT 3  
 MAP BOOK 66, PAGES 17-25

NORTHWEST CORNER  
 KENSINGTON UNIT TWO,  
 P.B. 53, PAGES 88-107

P.O.C., NORTHEAST CORNER,  
 SECTION 32-TOWNSHIP 8 SOUTH,  
 RANGE 29 EAST, ST. JOHNS COUNTY, FL.  
 REC BROKEN CM (NO ID)

P.O.B., SET CM  
 $N\ 207^{\circ}15'07''\ E\ 330.1947087$   
 $E\ 530194.7087$   
 STATE PLANE  
 COORDINATES #1

KENSINGTON UNIT TWO,  
 MAP BOOK 53, PAGES 88-107  
 WEST LINE, KENSINGTON UNIT TWO,  
 MAP BOOK 53, PAGES 88-107

CONSERVATION  
 EASEMENT C2  
 O.R. 2985, PG. 106

CONSERVATION  
 EASEMENT 3A  
 O.R. 3236, PG. 1673

KENSINGTON UNIT TWO,  
 P.B. 53, PAGES 88-107

REC 4"x4" CM  
 #LS3848  
 $N\ 2068555.4548$   
 $E\ 530227.3676$   
 STATE PLANE  
 COORDINATES #2

$D=90^{\circ}40'68''$   
 $R=691.00'$   
 $L=318.49'$   
 $C=318.72'$   
 $CB=S\ 84^{\circ}14'28''\ W$

ABBREVIATIONS/SYMBOLS USED IN THIS PLAT

SET CM	Set 4"x4" Concrete Monument stamped (PRM LS 4714)
REC	Recovered
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
R.P.	Radius Point
(R)	Radial
CI	Tabulated Curve Data
L1	Tabulated Line Data
FPL	Florida Power & Light
D.O.T.	Department of Transportation
TOB	Top of Bank
S.J.W.L.	State Jurisdictional Wetland Line

Prepared by:  
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