

RESOLUTION NO. 2010- 243  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A PLAT FOR GREENLEAF VILLAGE AT NOCATEE PHASE 1

WHEREAS, SANDY RIDGE NORTH, 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 plat known as GREENLEAF VILLAGE AT NOCATEE PHASE I.

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 \$546,609.50 has been filed with the Clerks of Courts Office.

Section 3. A Required Improvements Bond (for maintenance) in the amount of \$129,564.00 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.

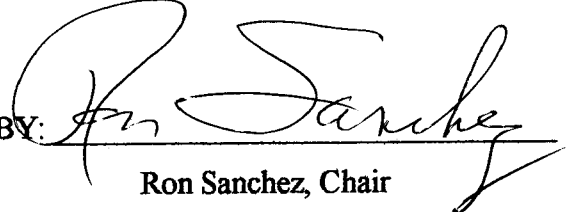
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

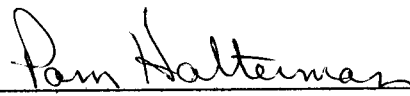
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 2nd day of November, 2010.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY:   
Ron Sanchez, Chair

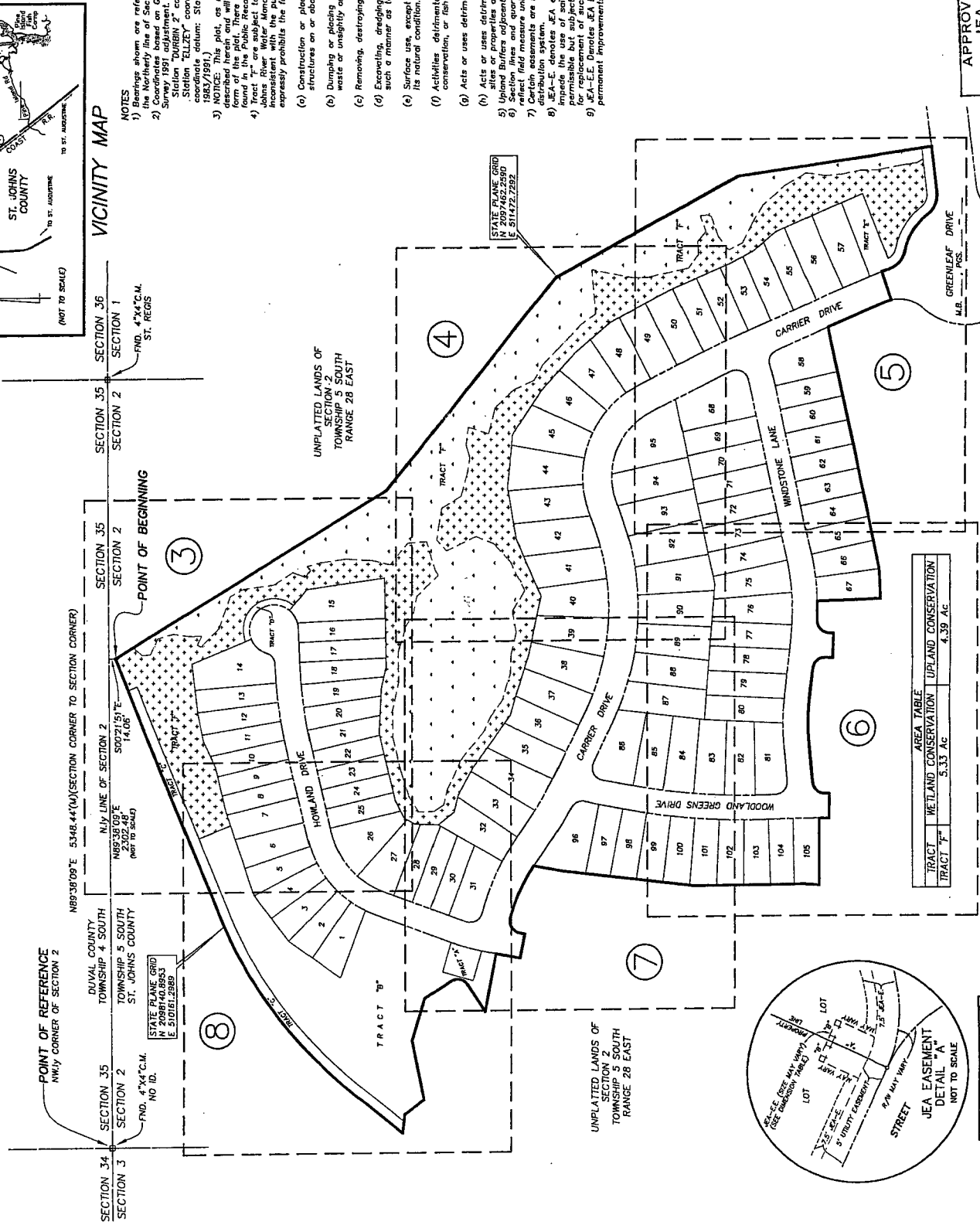
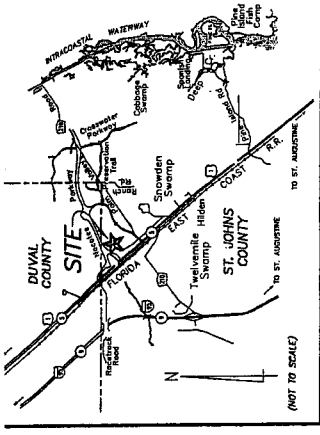
ATTEST: Cheryl Strickland

  
Deputy Clerk



RENDITION DATE 11/4/10

**UNCLE LEO VILLAGE AT INOUA ICE PLAZA I**  
 A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
 ST. JOHNS COUNTY, FLORIDA.



**NOTES**

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the intersection of Section 2, Township 5 South, Range 28 East, as being North 89°38'09" East.
- 2) Coordinates are based on the GCS observation of Station "DURBIN 2" and Station "ELZEY", National Geodetic Survey 1981 adjustment.
- 3) Station "DURBIN 2" coordinates: N 2092535.6352 E 509877.0129
- 4) Station "ELZEY" coordinates: N 2030457.6959 E 524684.1854
- 5) 1983/1984 datum: State Plane in U.S. survey feet (Florida East Zone 90), North American Datum 1983 (NAD 83).
- 6) NOTICE: This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot that may be applicable to the land. The user is advised to verify any easement or restriction with the appropriate authority.
- 7) Tract "7" are subject to a conservation easement pursuant to Section 704.06, F.S. in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. 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 above the ground.
  - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
  - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
  - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
  - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
  - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil 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 the land, including but not limited to, archaeological, ethnological, or cultural significance.
  - (i) Upland buffers adjacent to wetlands.
  - (j) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
  - 8) Certain easements are reserved for JEA for use in conjunction with the underground electrical
  - 9) JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and replacement of such items.
  - 10) JEA-E denotes JEA Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.

**LEGEND**

- DENOTES SET P&M, 4"x4" C.M. UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3824, COMMERCIAL REFERENCE MONUMENT
- DENOTES LICENSED BUSINESS
- △ CENTRAL ANGLE
- ∠ ARC LENGTH
- ⊖ CHORD BEARING
- ⊙ POINT OF CURVATURE
- ⊙ POINT OF TANGENCY
- ⊙ POINT ON CURVE
- ⊙ POINT OF REVERSE CURVATURE
- ⊙ TABULATED CURVE DATA
- ⊙ ADJULATED LINE DATA
- ⊙ CENTERLINE
- ⊙ MAP BOOK
- ⊙ METERS
- ⊙ JEA-E JEA ELECTRIC EASEMENT
- ⊙ JEA-E JEA EQUIPMENT EASEMENT
- ⊙ JEA-E JEA SETBACK LINE
- ⊙ EASEMENT TO BUILDING SETBACK LINE
- ⊙ ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SHEET REFERENCE NUMBER
- ⊙ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊙ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

TRACT	WETLAND CONSERVATION	UPLAND CONSERVATION
TRACT "7"	5.33 AC	4.39 AC

JEA DIMENSION TABLE	
10'	TYPICAL 10'x10' JEA
5'	TYPICAL EQUIPMENT EASEMENT
10'	TYPICAL 10'x20' JEA
10'	TYPICAL EQUIPMENT EASEMENT

APPROVED  
 JEA  
 AUG 2 9 2010

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550