

RESOLUTION NO. 2010- 270
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR KELLY POINTE AT
NOCATEE PHASE 2

WHEREAS, KELLY POINTE, 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 KELLY POINTE AT NOCATEE PHASE 2.

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, (for construction), in the amount of \$325,248.00, has been filed with the Clerks' office.

Section 3. A Required Improvements Bond, (for maintenance), in the amount of \$112,270.50 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 7th day of December, 2010.

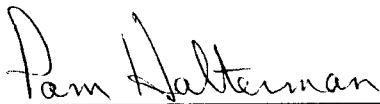
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____



Chair

ATTEST: Cheryl Strickland



Deputy Clerk



RENDITION DATE 12/15/10

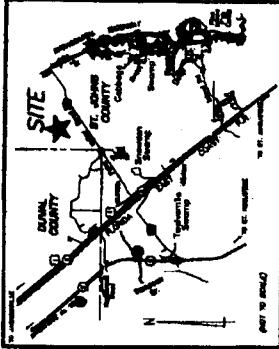
Attachment 2

Plat Map

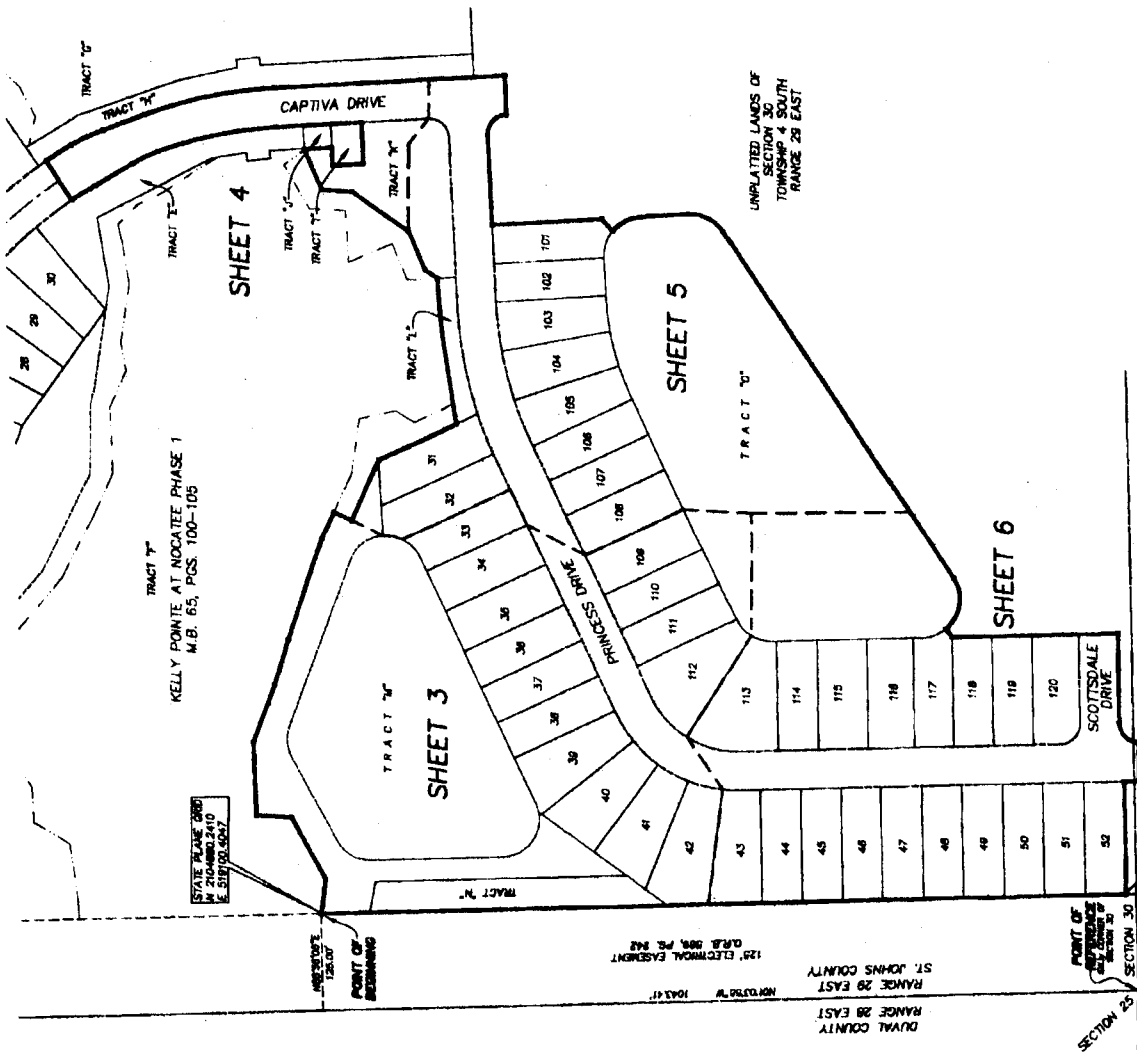
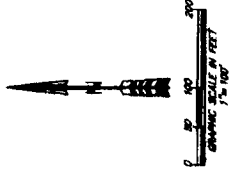
KELLY POINTE AT NOCATEE PHASE 2

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE
SHEET 2 OF 6 SHEETS



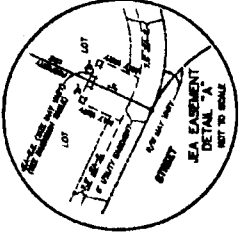
VICINITY MAP



- NOTES:**
- 1) Bearings shown are referenced to the state plane coordinate system indicated herein and are based on the boundary line of Section 30, Township 4 South, Range 29 East, as being North 01°33'00" West.
 - 2) Computations based on GPS observations of Station "Tracts 1" and Station "Tracts 2", National Geodetic Survey, Florida State University, Tallahassee, Florida, dated 05/20/03, NAD 83, E 500777.0229.
 - 3) Station three and quarter section lines depicted herein are graphic representations only and do not reflect field measurements unless otherwise noted.
 - 4) Certain easements are reserved for SEA for use in conjunction with the underground electrical distribution system.
 - 5) SEA-E, Services SEA Electric Equipment, SEA will make certain non-permanent improvements which do not require the use of said easements by SEA. The installation of these features and other improvements shall be subject to the approval of SEA at the discretion of said SEA.
 - 6) SEA-E, Services SEA Electric Equipment, These easements shall remain solely owned by SEA. Any permanent improvements which may require the use and access of said easements by SEA, shall be subject to the approval of SEA at the discretion of said SEA.
 - 7) Records of St. Johns County, Florida.
 - 8) Unplatted lands adjacent to easements are to remain natural, vegetative, and undeveloped.

LEGEND

SEA	STATE OF FLORIDA
SEA-E	SERVICES SEA ELECTRIC EQUIPMENT
SEA-E-E	SERVICES SEA ELECTRIC EQUIPMENT - ELECTRIC
SEA-E-E-E	SERVICES SEA ELECTRIC EQUIPMENT - ELECTRIC - ELECTRIC
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NOTICE: THIS PLAN, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL VERSION OF THE SUBDIVISION. ANY REVISIONS, AMENDMENTS AND ALL IN ANY MANNER SHALL BE RECORDED IN AUTHORITY AND SHALL BE CONSIDERED AS PART OF THIS PLAN. ANY REVISIONS OR AMENDMENTS TO THIS PLAN SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

STATE PLANS (SP)
M 2104801-2410
E 518119-5017

POINT OF BEGINNING
120' ELECTRIC EASEMENT
D.F.S. 008, P.C. 842
N 00°30' 00" W 104.31'
RANGE 29 EAST
ST. JOHNS COUNTY
DUVAL COUNTY
SECTION 30
SECTION 31

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14778 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8600
CERTIFICATE OF AUTHORIZATION NO. 13 3634