

RESOLUTION NO. 2010- 291
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR MONTURA – PHASE “B”

WHEREAS, MARIELLA C. GROSHHELL, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as MONTURA-PHASE “B”.

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. No Required Improvements Bond for construction will be required.

Section 3. No Required Improvements Bond for maintenance 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 21 day of December, 2010.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: J. Ken Bryan
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland

Pam Halterman
Deputy Clerk

RENDITION DATE 12/28/10

Attachment 2

Plat Map

MONTEURA - PHASE B

A PART OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION

PART OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING A PART OF PARCEL "A" OF THOSE LANDS DESCRIBED IN DEED BOOK 203, PAGE 65 AND A PART OF PARCEL "B" OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2255, PAGE 1764 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING THE CORNER OF LOT 14, MONTEURA, AS RECORDED IN MAP BOOK 55, THE SOUTH-WEST CORNER OF LOT 14, MONTEURA, AS RECORDED IN MAP BOOK 55, THE LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 175, THENCE NORTH 04°33'27" WEST ALONG THE EAST LINE OF SAID LOT 14 A DISTANCE OF 130.57 FEET, THENCE NORTH 31°58'13" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 9.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MONTEURA DRIVE (A 50'-FOOT PRIVATE RIGHT-OF-WAY); THENCE NORTH 58°07'47" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 119.38 FEET TO THE POINT OF CURVATURE OF A CIRCLE CENTERED ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.50 FEET MAKING A CENTRAL ANGLE OF 171°11'19" AND HAVING A CHORD BEARING OF NORTH 48°26'07" EAST AND A CHORD DISTANCE OF 37.35 FEET TO THE SOUTHWESTERLY LINE OF TRACT "B", OF SAID MONTEURA, THENCE SOUTH 70°27'46" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "B", A DISTANCE OF 66.45 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL "A" IN OFFICIAL RECORDS BOOK 1114, PAGE 725 AND TO THE SOUTHWEST CORNER OF SAID PARCEL "B" OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2255, PAGE 1764; THENCE SOUTH 01°14'42" EAST, ALONG THE WEST LINE OF SAID PARCEL "A" AND THE WEST LINE OF PARCEL "B" OF SAID OFFICIAL RECORDS BOOK 1114, PAGE 725, A DISTANCE OF 174.09 FEET TO THE SOUTH-WEST CORNER OF SAID PARCEL "B" AND THE NORTH LINE OF THOSE LANDS DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 449, PAGE 170 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 80°49'58" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 449, PAGE 170, A DISTANCE OF 118.17 FEET; THENCE SOUTH 80°12'38" WEST, CONTINUING ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 449, PAGE 170, A DISTANCE OF 54.77 FEET TO THE POINT OF BEGINNING, CONTAINING 33,067 SQUARE FEET, OR 0.76 ACRE, MORE OR LESS.

NOTES:

- 1.) BEARINGS BASED ON THE CENTER LINE OF MONTEURA DRIVE BEING NORTH 89°01'47" EAST AS PER THE PLAT OF MONTEURA AS RECORDED IN MAP BOOK 55, PAGES 97 THROUGH 101 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 2.) THE STATE PLANE COORDINATES SHOWN ARE IN U.S. SURVEY FEET, FLORIDA EAST ZONE (1980). NAD 1983 DATUM FOR THE ESTABLISHED POINTS AND HAVE NO RELATIONSHIP WITH THE BEARINGS SHOWN HEREON.

NOTICE:

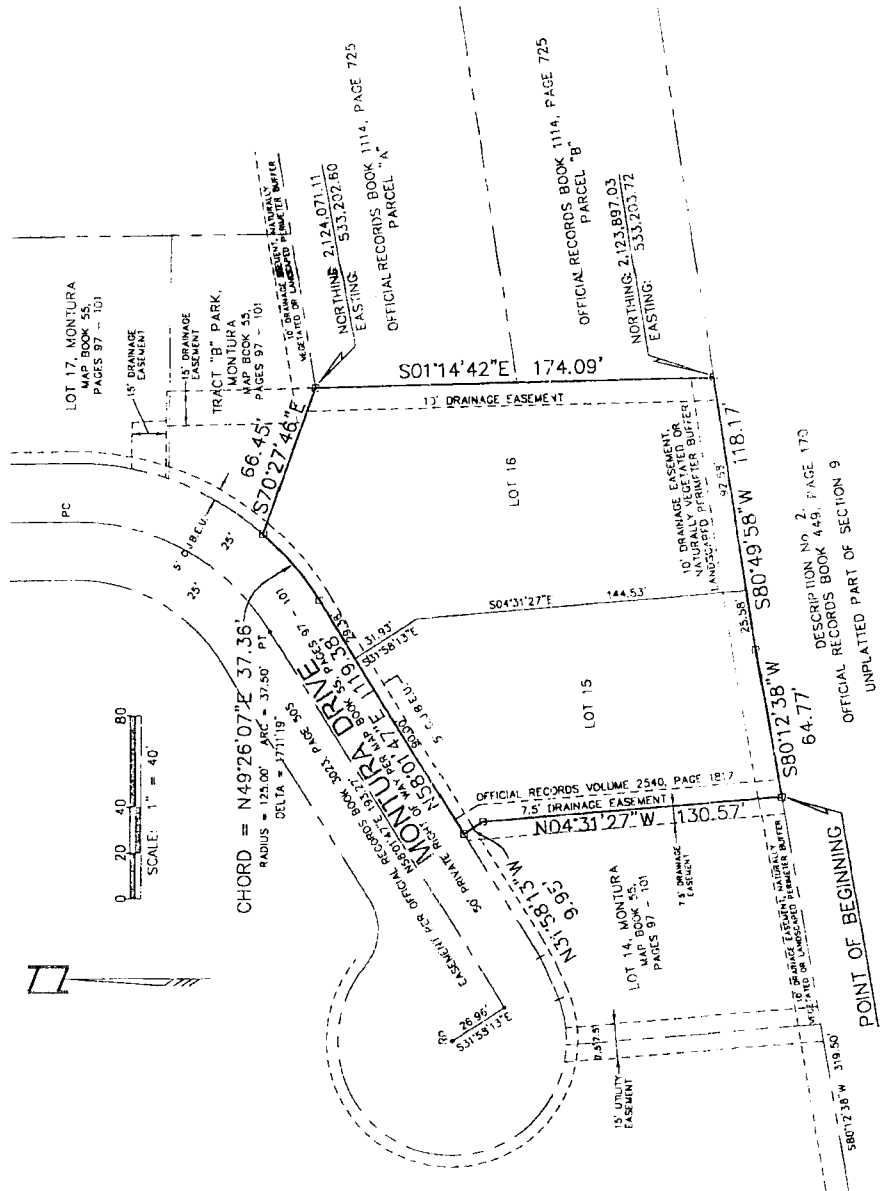
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND UNDER NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- SYMBOLS**
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND OR SET 4" x 4" x 24" CONCRETE MONUMENT-STAMPED (LB-3672).
 - C.J.B.E.U. DENOTES CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY EASEMENT.

ABBREVIATIONS

- PT DENOTES POINT OF TANGENCY
- PC DENOTES POINT OF CURVATURE
- RP DENOTES RADIUS POINT



DESCRIPTION NO. 2, PAGE 170
 OFFICIAL RECORDS BOOK 449
 UNPLATTED PART OF SECTION 9