

RESOLUTION NO. 2011-324
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR WOODLAKE, PHASE II

WHEREAS, 206 DEVELOPMENT, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as WOODLAKE, PHASE II.

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 will not be required.

Section 3. A Required Improvements Bond for maintenance will not 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 aforementioned 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 November, 2011.

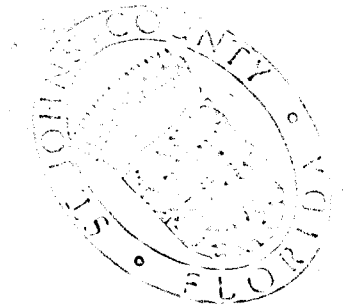
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Mark P. Miner*
Mark P. Miner, Chair

ATTEST: Cheryl Strickland

Ram Halterman
Deputy Clerk

RENDITION DATE 11/17/11

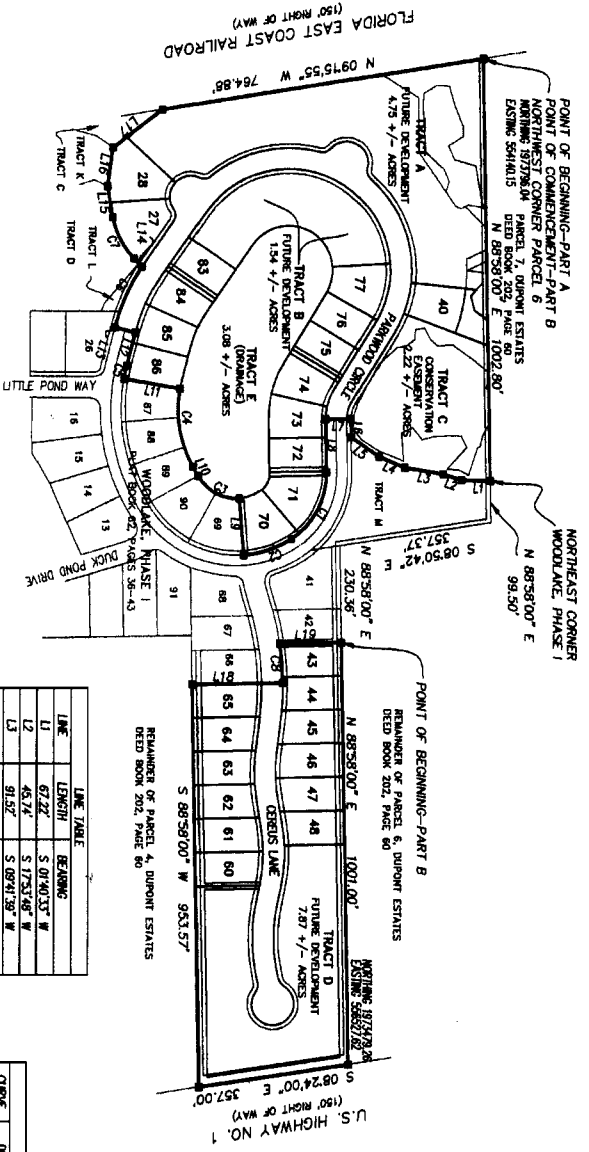


Attachment 2

Plat Map

WOODLAKE, PHASE II

A REPLAT OF PARCEL 3, TOGETHER WITH A PORTION OF PARCELS 4, 5 & 6, ACCORDING TO THE PLAT SHOWING THE PARTITION OF THE DUPONT ESTATE PROPERTY BETWEEN THE HERSES, DATED OCTOBER 28, 1952, CERTIFIED BY J. W. SUMMERVILLE, REGISTERED SURVEYOR NO. 22 AND RECORDED IN DEED BOOK 202, PAGE 213 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING A PORTION OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA



LINE	LENGTH	BEARING
L1	67.22'	S 07°40'33" W
L2	45.74'	S 17°53'48" W
L3	91.52'	S 09°41'39" W
L4	66.00'	S 22°52'32" W
L5	78.75'	S 30°06'23" W
L6	43.04'	S 08°58'00" E
L7	60.00'	S 01°02'00" E
L8	135.04'	S 65°27'36" W
L9	135.00'	S 60°50'00" E
L10	25.37'	S 61°03'06" E
L11	135.00'	S 01°02'00" W
L12	60.00'	N 23°34'08" W
L13	50.00'	S 14°29'34" W
L14	26.90'	S 40°29'28" W
L15	74.45'	S 80°14'52" W
L16	92.82'	N 81°59'58" W
L17	147.74'	N 37°42'07" W
L18	214.14'	N 01°02'00" W
L19	145.80'	N 01°01'51" W

CURVE	BEGINNING	CHORD DISTANCE
C1	57°45'10"	178.68'
C2	28°44'09"	117.84'
C3	65°36'11"	110.89'
C4	39°57'22"	186.73'
C5	04°24'56"	31.97'
C6	19°02'02"	157.00'
C7	32°06'40"	110.65'
C8	07°56'05"	93.40'



1. A PORTION OF PARCEL 3, TOGETHER WITH A PORTION OF PARCELS 4, 5 & 6, ACCORDING TO THE PLAT SHOWING THE PARTITION OF THE DUPONT ESTATE PROPERTY BETWEEN THE HERSES, DATED OCTOBER 28, 1952, CERTIFIED BY J. W. SUMMERVILLE, REGISTERED SURVEYOR NO. 22 AND RECORDED IN DEED BOOK 202, PAGE 213 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING A PORTION OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

2. THE LOTS DESCRIBED HEREIN ARE TO BE CONVEYED TO THE COUNTY OF ST. JOHNS, FLORIDA, AS BEING SOUTH OF THE 1952 PLAT.

3. THE LOTS DESCRIBED HEREIN ARE TO BE CONVEYED TO THE COUNTY OF ST. JOHNS, FLORIDA, AS BEING SOUTH OF THE 1952 PLAT.

4. THE LOTS DESCRIBED HEREIN ARE TO BE CONVEYED TO THE COUNTY OF ST. JOHNS, FLORIDA, AS BEING SOUTH OF THE 1952 PLAT.

5. THE LOTS DESCRIBED HEREIN ARE TO BE CONVEYED TO THE COUNTY OF ST. JOHNS, FLORIDA, AS BEING SOUTH OF THE 1952 PLAT.

6. THE LOTS DESCRIBED HEREIN ARE TO BE CONVEYED TO THE COUNTY OF ST. JOHNS, FLORIDA, AS BEING SOUTH OF THE 1952 PLAT.

7. THE LOTS DESCRIBED HEREIN ARE TO BE CONVEYED TO THE COUNTY OF ST. JOHNS, FLORIDA, AS BEING SOUTH OF THE 1952 PLAT.

BRADSHAW-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
2300 BUSINESS PARK CENTER, SUITE 410
LAKELAND, FLORIDA 33803
TEL: 888-555-1234 FAX: 888-555-5678