

RESOLUTION NO. 2011-343
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR HUNTERS CREEK SUBDIVISION, SECOND REPLAT

WHEREAS, ANDY REYNOLDS HOMES, INC., NORTH FLORIDA BUILDERS OF JACKSONVILLE, INC. AND HUNTER'S CREEK OWNERS ASSOCIATION, INC., AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as HUNTERS CREEK SUBDIVISION, SECOND REPLAT.

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:

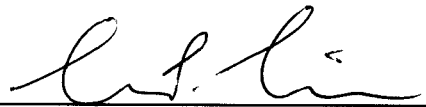
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;

- d) Office of the County Surveyor; and
- e) Clerk of Courts.

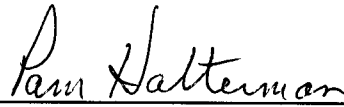
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 6th day of December, 2011.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Mark P. Miner, Chairman

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 12/8/11



Attachment 2

Plat Map

HUNTER'S CREEK SUBDIVISION, SECOND REPLAT

A REPLAT OF HUNTER'S CREEK SUBDIVISION, REPLAT, AS RECORDED IN MAP BOOK 66, PAGES 45 THROUGH 46, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 5, SOUTH, RANGE 27, EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE
SHEET 2 OF 2

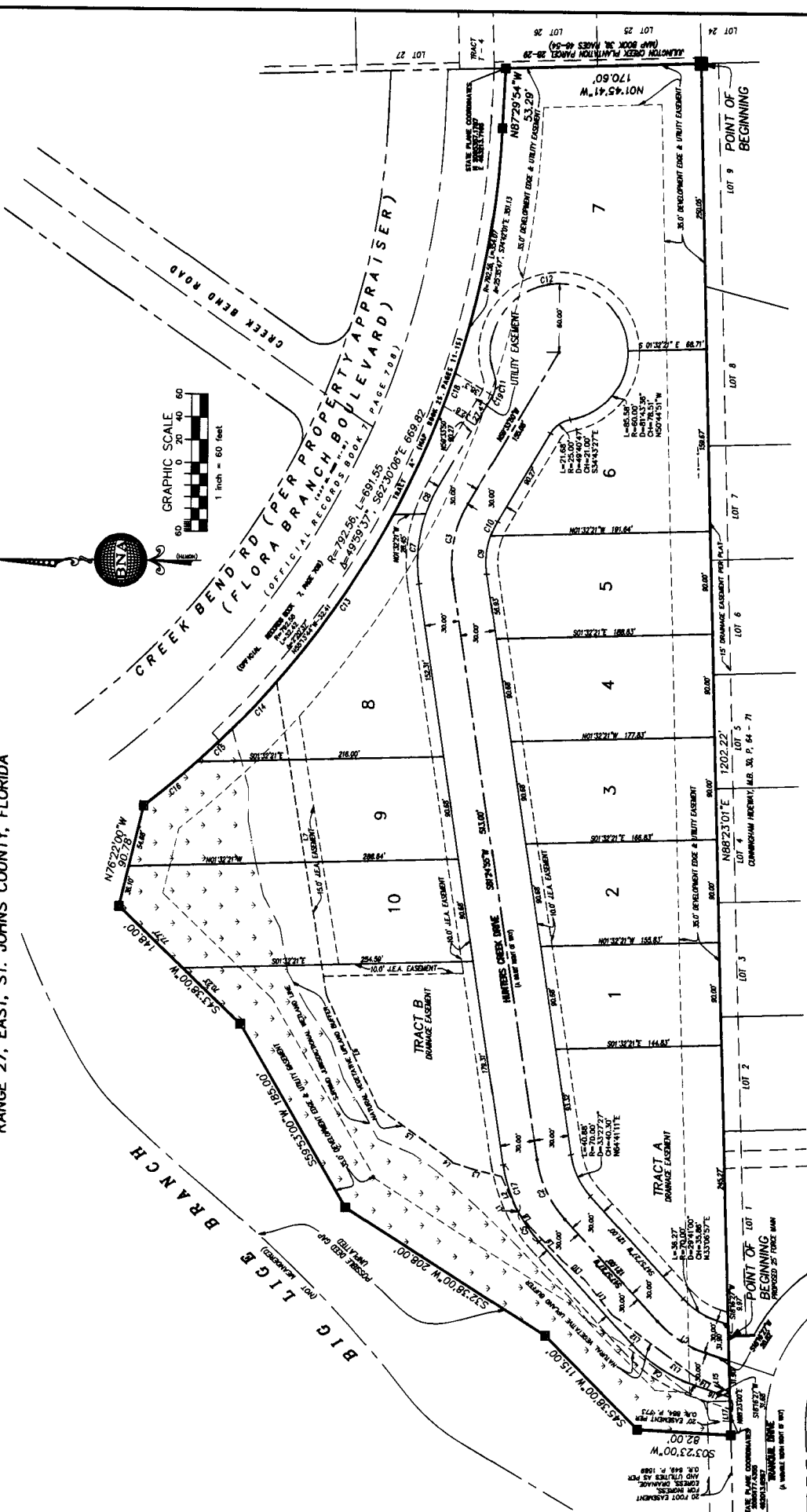


TABLE OF ABBREVIATIONS
 - CA - CONCRETE ALUMINUM WIRE & DISK 1/8" DIA.
 - CS - CONCRETE SURFACE
 - F - FOUND 5/8" DIA. IRON DISK
 - O - OIL WELL
 - P - POINT OF BEGINNING
 - PC - POINT OF CURVATURE
 - POB - POINT OF BEGINNING
 - POC - POINT OF CURVATURE
 - POF - POINT OF FINISH
 - PPK - PERMANENT CONTROL POINT
 - U - UTILITY
 - W - WATER

BRADSHAW-NILES and ASSOCIATES, INC.
 SURVEYING AND ENGINEERING CONSULTANTS
 280 BUSINESS PARK CIRCLE, SUITE 410
 ST. AUGUSTINE, FLORIDA 32085
 (904) 828-2591

GENERAL NOTES: THIS IS THE SOLE SOURCE OF THE SURVEY DATA. THE ORIGINAL SURVEY RECORDS ARE ON FILE AT THE ST. JOHNS COUNTY PUBLIC RECORDS DEPARTMENT. THIS IS A REPLAT OF HUNTER'S CREEK SUBDIVISION, REPLAT, AS RECORDED IN MAP BOOK 66, PAGES 45 THROUGH 46, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS BEING PART OF GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 5, SOUTH, RANGE 27, EAST, ST. JOHNS COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IN ITS ORIGINAL DEPOSITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATE PLAT CORRECTIONS: THE STATE PLAT CORRECTIONS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLAT CORRECTION RECORDS. THESE CORRECTIONS ARE SUBJECT TO THE AUTHORITY OF THE STATE PLAT CORRECTION BOARD, WHICH IS AN OFFICE OF THE DEPARTMENT OF REVENUE, STATE OF FLORIDA. THE PROJECT AND SCALE FACTOR FOR THIS MAP IS APPROXIMATELY 1:100,000. ST. JOHNS COUNTY OPS CODE 2007000117 584402.861 180212.75

CURVE	CHORD BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	N 82° 23' 00" W	51.23	S 33° 00' 00" E	82° 23' 00"
C2	N 64° 41' 11" E	57.57	S 33° 00' 00" E	116° 41' 11"
C3	S 79° 04' 28" E	66.80	N 30° 01' 15" W	116° 41' 11"
C4	N 33° 06' 57" E	65.60	N 33° 06' 57" E	180°
C5	N 71° 40' 22" E	44.00	N 71° 40' 22" E	180°
C6	N 33° 06' 57" E	38.37	N 33° 06' 57" E	180°
C7	N 71° 40' 22" E	38.37	N 71° 40' 22" E	180°
C8	N 64° 41' 11" E	51.23	S 33° 00' 00" E	82° 23' 00"
C9	N 82° 23' 00" W	51.23	S 33° 00' 00" E	82° 23' 00"
C10	N 116° 41' 11" E	21.00	N 116° 41' 11" E	180°
C11	N 116° 41' 11" E	21.00	S 33° 00' 00" E	116° 41' 11"
C12	N 71° 40' 22" E	44.00	N 71° 40' 22" E	180°
C13	N 33° 06' 57" E	38.37	N 33° 06' 57" E	180°
C14	N 33° 06' 57" E	38.37	N 33° 06' 57" E	180°
C15	N 71° 40' 22" E	44.00	N 71° 40' 22" E	180°
C16	N 33° 06' 57" E	38.37	N 33° 06' 57" E	180°
C17	N 71° 40' 22" E	44.00	N 71° 40' 22" E	180°
C18	N 33° 06' 57" E	38.37	N 33° 06' 57" E	180°
C19	N 82° 23' 00" W	51.23	S 33° 00' 00" E	82° 23' 00"

LINE	BEARING	LENGTH
L1	N 82° 23' 00" W	51.23
L2	N 64° 41' 11" E	57.57
L3	S 79° 04' 28" E	66.80
L4	N 33° 06' 57" E	65.60
L5	N 71° 40' 22" E	44.00
L6	N 33° 06' 57" E	38.37
L7	N 71° 40' 22" E	38.37
L8	N 64° 41' 11" E	51.23
L9	N 82° 23' 00" W	51.23
L10	N 116° 41' 11" E	21.00
L11	N 116° 41' 11" E	21.00
L12	N 71° 40' 22" E	44.00
L13	N 33° 06' 57" E	38.37
L14	N 33° 06' 57" E	38.37
L15	N 71° 40' 22" E	44.00
L16	N 33° 06' 57" E	38.37
L17	N 71° 40' 22" E	44.00
L18	N 33° 06' 57" E	38.37
L19	N 82° 23' 00" W	51.23