

RESOLUTION NO. 2012- 183
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR GREENLEAF VILLAGE AT NOCATEE PHASE 3.

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 3.

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 Improvement Bond in the amount of \$231,680.52 has been filed with the Clerk of Courts Office.

Section 3. A Required Improvement Bond in the amount of \$44,360.53 will be required for maintenance.

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 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.

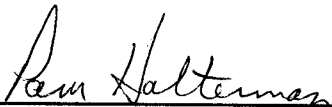
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 17th day of July, 2012.

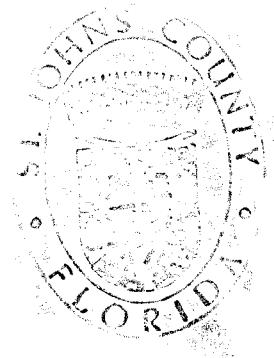
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Mark P. Miner, Chair

ATTEST: Cheryl Strickland

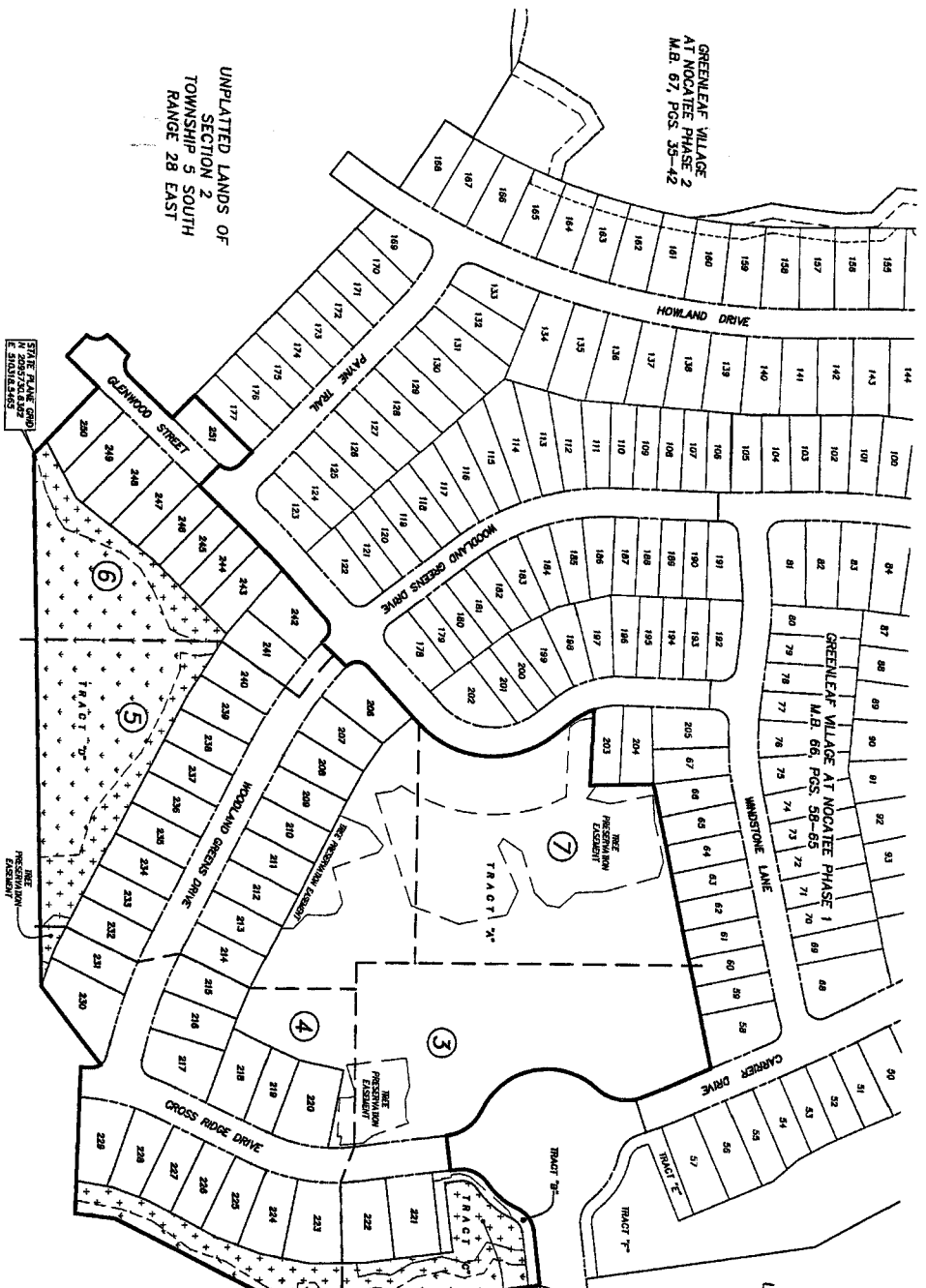

Deputy Clerk

RENDITION DATE 7/19/12



GREENLEAF VILLAGE AT NOCATTEE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



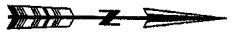
GREENLEAF VILLAGE AT NOCATTEE PHASE 2
M.B. 67, PGS. 35-42

UNPLATTED LANDS OF SECTION 2 TOWNSHIP 5 SOUTH RANGE 28 EAST

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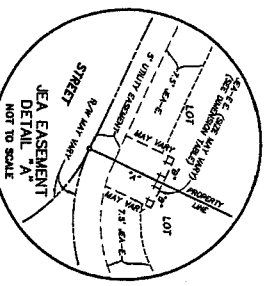
STATE PLATE (S28D) N 200623.5070 E 317762.5293

GREENLEAF DRIVE M.B. 66, PGS. 54-57



AREA TABLE

TRACT	WETLAND CONSERVATION	UPLAND CONSERVATION
TRACT "A"	0.53 Acres	0.99 Acres
TRACT "B"	2.36 Acres	0.0 Acres
TOTAL	2.89 Acres	1.98 Acres



JEA DIMENSION TABLE

TRACT	WETLAND CONSERVATION	UPLAND CONSERVATION
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UNPLATTED LANDS OF SECTION 2 TOWNSHIP 5 SOUTH RANGE 28 EAST

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- LEGEND**
- DONOR SET P.A.M., 4"x4" C.M.
 - STAMPED L.E.A.#3
 - STAMPED L.E.A.#4
 - STAMPED L.E.A.#5
 - STAMPED L.E.A.#6
 - STAMPED L.E.A.#7
 - STAMPED L.E.A.#8
 - STAMPED L.E.A.#9
 - STAMPED L.E.A.#10
 - STAMPED L.E.A.#11
 - STAMPED L.E.A.#12
 - STAMPED L.E.A.#13
 - STAMPED L.E.A.#14
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 - STAMPED L.E.A.#98
 - STAMPED L.E.A.#99
 - STAMPED L.E.A.#100

NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Western right of way line of Carter Drive as being South 23°50'07" East.
- 2) Survey 1991 adjustment.
- 3) Station "DUBBN 2" coordinates: N 200623.5070 E 317762.5293
- 4) Station "ELIZBY" coordinates: N 200623.5070 E 317762.5293
- 5) Station "DUBBN 2" coordinates: N 200623.5070 E 317762.5293
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- 99) Station "DUBBN 2" coordinates: N 200623.5070 E 317762.5293
- 100) Station "ELIZBY" coordinates: N 200623.5070 E 317762.5293

PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642-8550
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