

RESOLUTION NO. 2013-204
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR KELLY POINTE AT NOCATEE REPLAT.

WHEREAS, KELLY POINTE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND MATTAMY (JACKSONVILLE) PARTNERSHIP., A FLORIDA GENERAL PARTNERSHIP, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as **KELLY POINTE AT NOCATEE 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 17 day of September, 2013.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: _____


John H. Morris, Chair

ATTEST: Cheryl Strickland



Deputy Clerk

RENDITION DATE 9/25/13

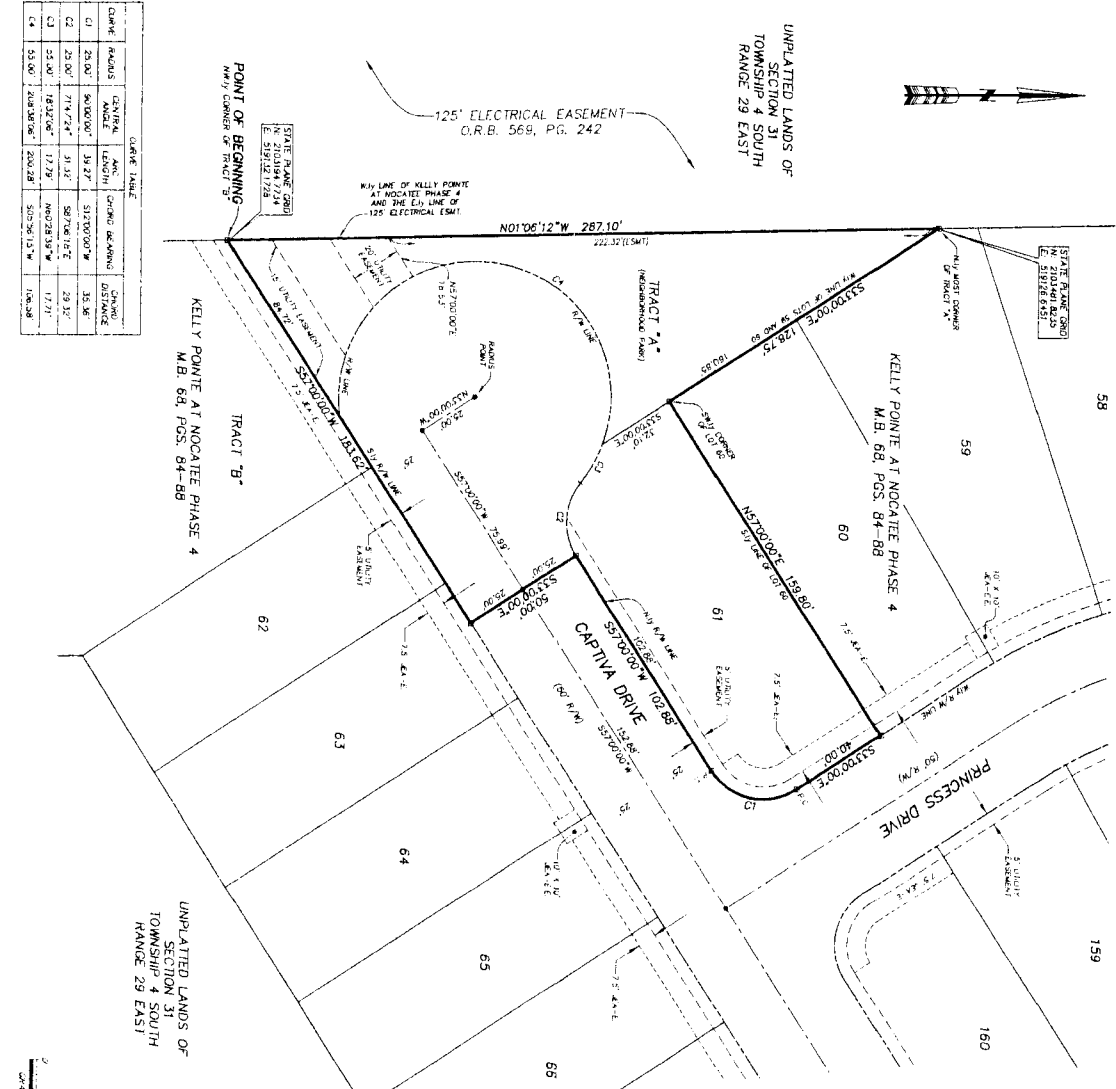


Attachment 2

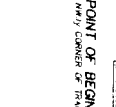
Plat Map

KELLY POINTE AT NOCATEE REPLIT

Being a Replit of all of Lot 61 and Tract "A", together with a portion of Captiva Drive, a 50 foot right-of-way as presently established, as depicted on the plat of Kelly Pointe at Nocatee Phase 4, as recorded in Map Book 68, pages 84 through 88 of the Public Records of St. Johns County, Florida, lying within Section 31, Township 4 South, Range 29 East of said county.

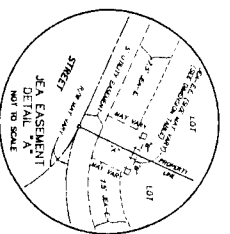


CURVE NO.	ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	23.00°	80.800'±	S127°00'00"W	85.36'
C2	23.00°	71.472'±	S07°16'18"E	29.31'
C3	23.00°	189.206'±	N02°28'38"W	17.71'
C4	53.00°	618.378'±	S30°28'13"W	108.28'



UNPLATTED LANDS OF SECTION 31 TOWNSHIP 4 SOUTH RANGE 29 EAST

UNPLATTED LANDS OF SECTION 31 TOWNSHIP 4 SOUTH RANGE 29 EAST



NO.	WIDTH	DEPTH	TOTAL
1	15'	10'	25'
2	15'	10'	25'
3	15'	10'	25'
4	15'	10'	25'
5	15'	10'	25'
6	15'	10'	25'
7	15'	10'	25'
8	15'	10'	25'
9	15'	10'	25'
10	15'	10'	25'

LEGEND

◻	SOUNDS SET P.M. 4"x4" C.M.
■	SOUNDS FOUND P.M. 4"x4" C.M.
○	UNLESS OTHERWISE NOTED
□	CONCRETE FOUND P.M. 4"x4" C.M.
—	FINISH OPERATIONS NOTED
- - -	REVISIONS TO EXISTING SURVEY
~	CONCRETE FOUND P.M. 4"x4" C.M.
...	LICENSED MEASURING POINT
..	POINT OF CURVATURE
·	POINT ON CURVE
○	TRIMMED CORNER DATA
○	RIGHT OF WAY DATA
○	UTILITY
○	PAVED RECORDS ROOM
○	EXISTING
○	K&E ELECTRICAL EASEMENT
○	K&E Easement

- NOTES:**
- 1) All dimensions shown are referenced to the grid unless indicated to individual person and use based on the horizontal right-of-way line of Captiva Drive to centerline of road.
 - 2) Notice: This plat as recorded in its graphic form, as the official depiction of the subdivided lands depicted herein, shall be subject to the provisions of the Florida Statutes, Chapter 384, Section 384.002, and any amendments thereto, which may be adopted hereafter.
 - 3) All measurements were made in accordance with the Florida Statutes, Chapter 384, Section 384.002, and any amendments thereto, which may be adopted hereafter.
 - 4) Station: NAD83, State Plane in U.S. survey feet, Florida East Zone, North American Datum.
 - 5) Conductive Datum: State Plane in U.S. survey feet, Florida East Zone, North American Datum.
 - 6) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect their precise or true location.
 - 7) K&E denotes K&E Electric Easement, K&E will make certain non-permanent improvements heretofore listed in the schedule of easements but subject to removal by K&E at the expiration of term of easement and the replacement of such items, equipment and other similar improvements by K&E.
 - 8) Lot area depicted herein are subject to Developer and Utility Service Agreement recorded in Official Records of St. Johns County, Florida, as amended.
 - 9) Any permanent improvements which may require the use and record Agreement recorded in Official Records of St. Johns County, Florida, and as amended.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3824