

RESOLUTION NO. 2014- 163
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A
PLAT FOR NORTHRIDGE LAKES PHASE 1

WHEREAS, D.R. HORTON, INC-JACKSONVILLE, A DELAWARE CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Northridge Lakes Phase 1.

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 in the amount of \$1,862,386.17 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$324,780.90 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 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:

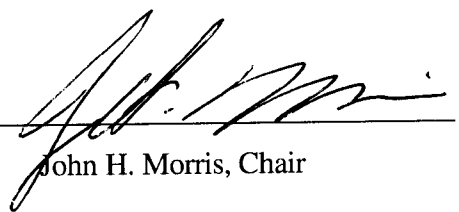
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 17th day of June, 2014.

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

BY: _____


John H. Morris, Chair

ATTEST: Cheryl Strickland

RENDITION DATE 6/19/2014

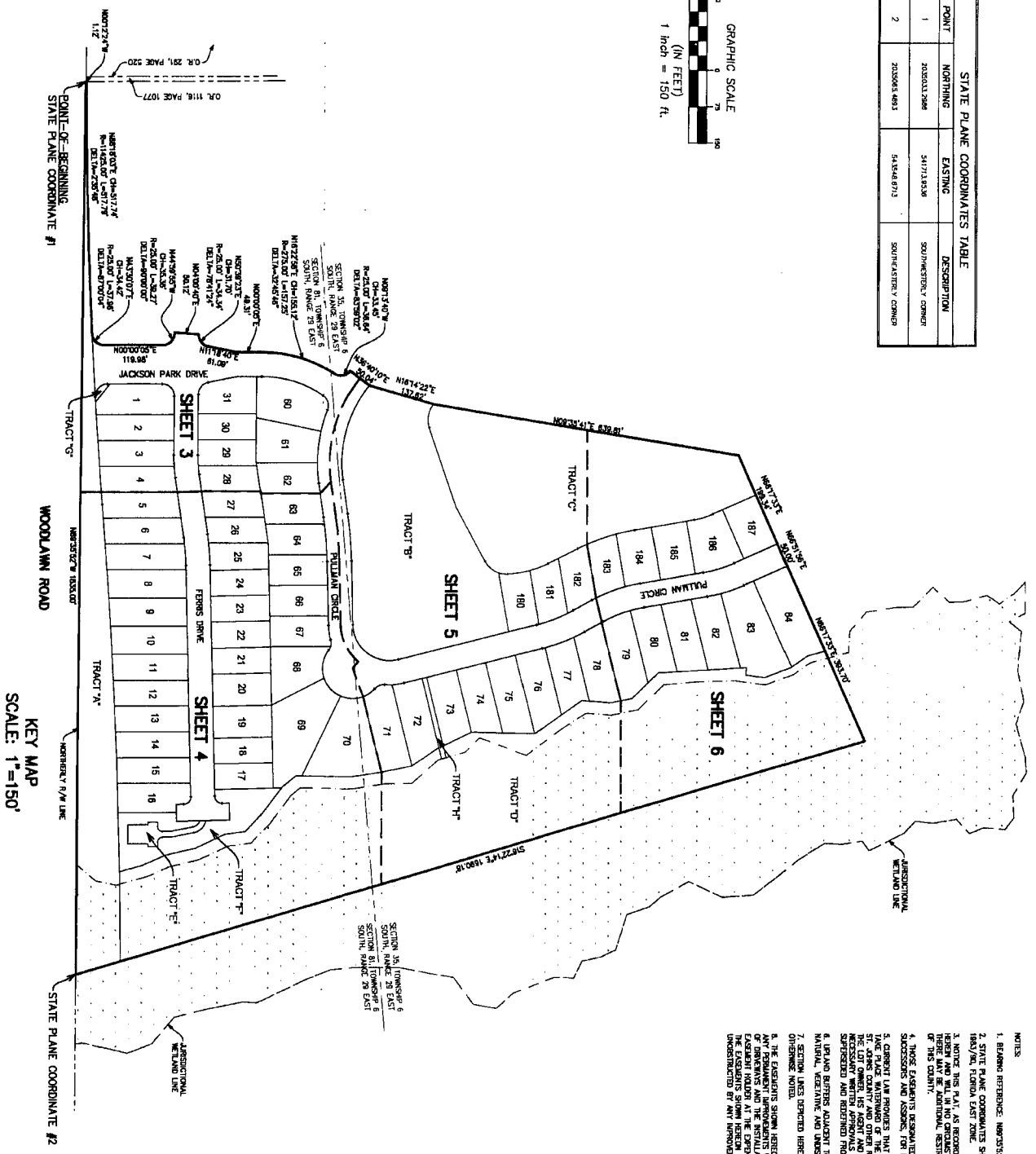
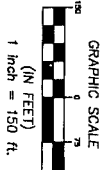


Deputy Clerk

NORTHBRIDGE LAKES UNIT 1

A PORTION OF SECTIONS 35 AND 81, TOWNSHIP 6 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

POINT	NORTHING	EASTING	DESCRIPTION
1	205011388	541718348	SOUTHWESTERLY CORNER
2	205008493	541848713	SOUTHWESTERLY CORNER



■	ROUND 4"X4" CONCRETE MONUMENT (AS NOTED)
□	SET 4"X4" CONCRETE MONUMENT (AS NOTED)
⊙	SET PERMANENT CONTROL POINT (AS NOTED)
○	CHORD DISTANCE
—	ADJUSTED
—	ARC LENGTH
—	ARC CENTER
—	POINT OF CURVATURE
—	POINT OF TANGENCY
—	POINT OF BEGINNING CURVATURE
—	POINT OF ENDING CURVATURE
—	RAJAS POINT
—	BESETT OF WAY
—	OFFICIAL RECORDS BOOK OR VOLUME
—	OFFICIAL DIMENSION
—	FLORIDA POWER & LIGHT COMPANY

- NOTES
1. BEARING REFERENCE: INDICATED FOR THE NORTHERLY R/W LINE OF WOODLAWN ROAD PER VARIOUS DEEDS.
 2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983/NA FORTON EIGHT ZONE.
 3. NOTICE: THIS P.L.A.T. IS RECORDED IN ITS ORIGINAL FORM, IS THE ORIGINAL RECORD OF THE SUBDIVIDED LANDS DESCRIBED AT THE TIME OF RECORDATION AND IS THE ORIGINAL RECORD OF THE SUBDIVISION. THEREFORE, THIS P.L.A.T. IS THE ORIGINAL RECORD OF THE SUBDIVISION AND IS THE ORIGINAL RECORD OF THE SUBDIVISION. THEREFORE, THIS P.L.A.T. IS THE ORIGINAL RECORD OF THE SUBDIVISION AND IS THE ORIGINAL RECORD OF THE SUBDIVISION.
 4. THOSE EXHIBITS DESIGNATED AS "P.L.A.T." ARE HEREBY IRREVOCABLY DEPOSITED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 5. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL, OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL BE PLACED WITHIN THE AIR RIGHTS, WETLANDS OR AS DEPICED ON THIS P.L.A.T. WITHOUT THE WRITTEN APPROVAL OF THE STATE ENGINEER. THE WRITTEN APPROVAL OF THE STATE ENGINEER SHALL BE OBTAINED BY THE SUBDIVISION APPLICANT AND THE WRITTEN APPROVAL OF THE STATE ENGINEER SHALL BE OBTAINED BY THE SUBDIVISION APPLICANT AND THE WRITTEN APPROVAL OF THE STATE ENGINEER SHALL BE OBTAINED BY THE SUBDIVISION APPLICANT.
 6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVOIDED 25 FEET WIDE, MINIMUM OF 10 FEET WIDE, AND ARE TO REMAIN NATURAL, UNCHANGED AND UNDISTURBED.
 7. SECTION LINES DEPICED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REPLACE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
 8. THE EXHIBITS SHOWN HEREON AND DESIGNATED AS UNREGISTERED EXHIBITS SHALL REMAIN TOTALLY UNREGISTERED BY THE STATE ENGINEER. THE EXHIBITS SHOWN HEREON AND DESIGNATED AS UNREGISTERED EXHIBITS SHALL REMAIN TOTALLY UNREGISTERED BY THE STATE ENGINEER. THE EXHIBITS SHOWN HEREON AND DESIGNATED AS UNREGISTERED EXHIBITS SHALL REMAIN TOTALLY UNREGISTERED BY THE STATE ENGINEER.

PREPARED BY:

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