

RESOLUTION NO. 2015- 315
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
JULINGTON LAKES PHASE 1

WHEREAS, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Julington 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 \$2,027,299.00 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$615,112.00 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 20 day of October, 2015.

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

BY: _____


Priscilla L. Bennett, Chair

ATTEST: George Lareau



Deputy Clerk

RENDITION DATE 10/22/15



Attachment 2

Plat Map

JULINGTON LAKES - PHASE 1

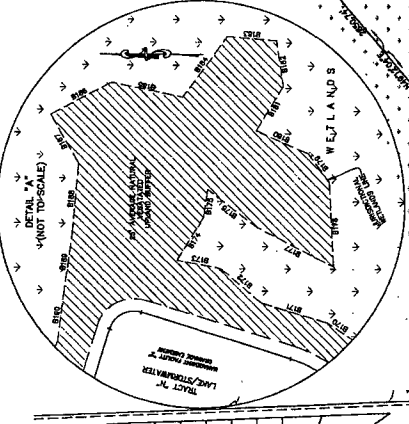
A PORTION OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE
SHEET 2 OF 9 SHEETS

- LEGEND**
- ST. 2" x 4" CONCRETE MONUMENT STAMPED WITH SURVEYOR'S NAME AND DATE
 - 1/4" IRON PIPE STAMPED WITH SURVEYOR'S NAME AND DATE
 - POINT OF CURVATURE
 - POINT OF BEGINNING
 - POINT OF COMPENSATION CURVATURE
 - POINT OF BEGINNING
 - IRREGULAR CURVE DATA
 - FLORIDA POWER AND LIGHT

POINT	NORTHING	EASTING	DESCRIPTION
1	2081632.8	479720.8	1/4" CORNER OF PLAT
2	2081622.75	479544.85	1/4" CORNER OF PLAT

LINE	DIRECTION	LENGTH
B170	N32°57'26"E	24.87
B171	N10°33'47"E	45.19
B172	N10°33'47"E	45.19
B173	N10°33'47"E	45.19
B174	S88°40'12"E	48.37
B175	S88°40'12"E	48.37
B176	S88°40'12"E	48.37
B177	S27°27'52"W	68.22
B178	N82°50'00"E	68.22
B179	N82°50'00"E	68.22
B180	N82°50'00"E	68.22
B181	S82°50'00"E	68.22
B182	N82°50'00"E	68.22
B183	N111°44'13"E	54.08
B184	N111°44'13"E	54.08
B185	S80°07'36"W	44.22
B186	N82°20'00"W	45.22
B187	N83°19'28"W	39.82



CONSERVATION EASEMENT NO. 8
(O.R. 264, PAGE 187)
(O.R. 273, PAGE 473)

LINE	DIRECTION	LENGTH
L1	N071°29'E	27.86V
L4	N87°03'08"E	4.95
L5	S84°27'50"E	61.19
L6	N88°42'52"E	66.56V
L8	S88°44'57"E	60.82
L9	N10°33'47"E	54.19
L10	S88°40'12"E	48.37
L11	S88°40'12"E	48.37
L12	N83°30'18"E	54.88
L13	N83°19'28"W	39.83
L14	S83°19'28"W	39.83
L15	S83°19'28"W	39.83

- THE PLAT AND HEREON ARE SUBJECT TO THE FLORIDA CONSERVATION EASEMENT AS SHOWN HEREON AND TO ANY OTHER PLAT, RECORD OR INSTRUMENT AFFECTING THE LANDS HEREON.
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PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
ORLANDO, FLORIDA 32827
904-378-1088
LICENSED BUSINESS NO. 3857

KEY SHEET AND BOUNDARY INFORMATION

