

RESOLUTION NO. 2016- 102
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CEDAR POINT.

WHEREAS, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Cedar Point.

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 \$63,951.37 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$185,708.30 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:

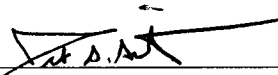
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 5th day of April, 2016.

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

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 4/7/16



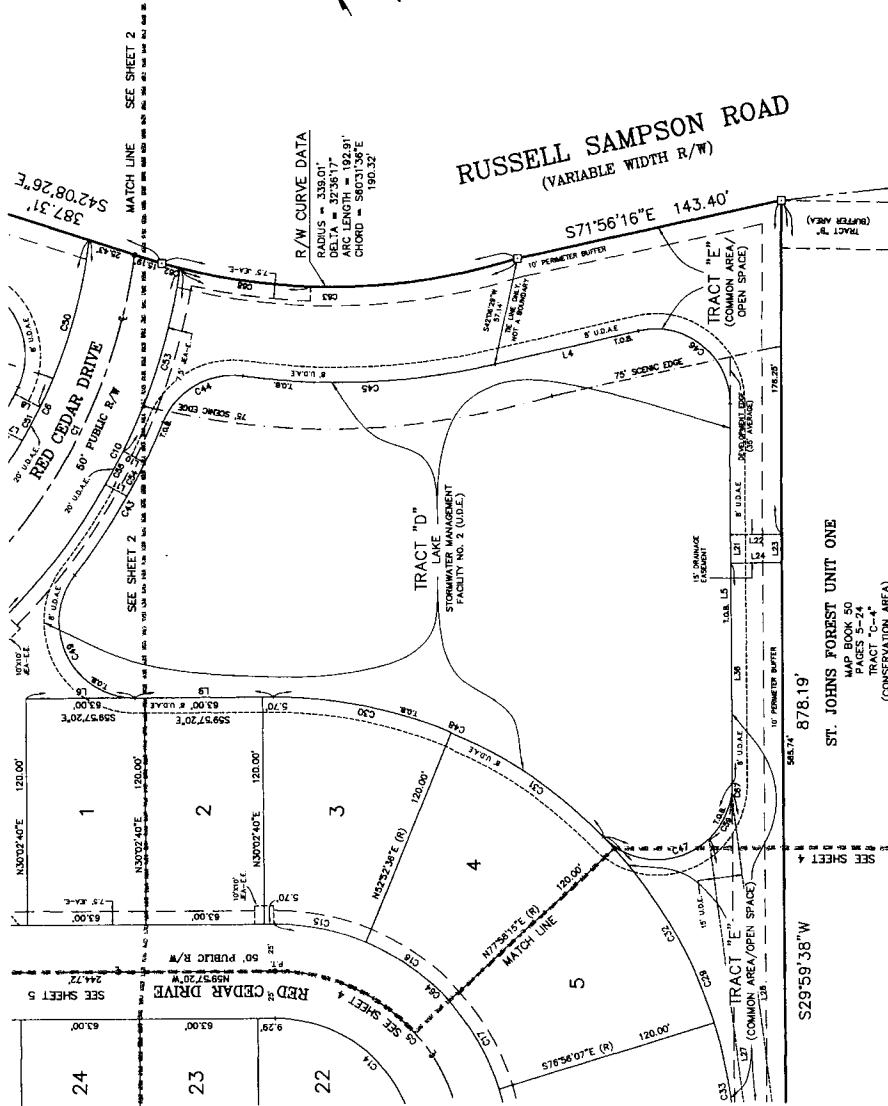
CEDAR POINT

A PARCEL OF LAND LYING PARTLY IN THE NORTHWEST 1/4 OF SECTION 17 AND PARTLY IN THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

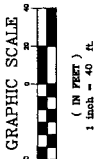
MAP BOOK _____ PAGE _____

SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



R/W CURVE DATA
 RADIUS = 338.01'
 DELTA = 32°35'17"
 ARC LENGTH = 192.91'
 CHORD = 390.32'



LINE #	BEARING	LENGTH
L1	S77°03'48"E	76.34
L2	S30°00'00"W	200.35
L3	N88°37'20"W	37.77
L4	N43°23'24"E	15.01
L5	N43°23'24"E	15.01
L6	S89°57'20"W	12.99
L7	N43°23'24"E	15.01
L8	S43°23'24"E	15.01
L9	N43°23'24"E	15.01
L10	S43°23'24"E	15.01
L11	S43°23'24"E	15.01
L12	S43°23'24"E	15.01
L13	S43°23'24"E	15.01
L14	S43°23'24"E	15.01
L15	S43°23'24"E	15.01
L16	S43°23'24"E	15.01
L17	S43°23'24"E	15.01
L18	S43°23'24"E	15.01
L19	S43°23'24"E	15.01
L20	S43°23'24"E	15.01
L21	S43°23'24"E	15.01
L22	S43°23'24"E	15.01
L23	S43°23'24"E	15.01
L24	S43°23'24"E	15.01
L25	S43°23'24"E	15.01
L26	S43°23'24"E	15.01
L27	S43°23'24"E	15.01
L28	S43°23'24"E	15.01
L29	S43°23'24"E	15.01
L30	S43°23'24"E	15.01

CURVE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH	DELTA
C1	300.00'	193.83'	558.2032'	S	193.83'	37°25'10"
C2	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C3	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C4	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C5	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C6	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C7	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C8	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C9	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C10	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C11	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C12	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C13	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C14	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C15	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C16	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C17	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C18	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C19	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C20	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C21	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C22	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C23	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C24	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C25	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C26	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C27	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C28	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C29	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C30	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C31	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C32	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C33	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C34	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C35	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C36	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C37	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C38	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C39	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C40	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C41	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C42	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C43	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C44	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C45	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C46	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C47	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C48	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C49	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C50	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C51	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C52	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C53	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C54	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C55	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C56	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C57	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C58	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C59	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C60	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C61	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C62	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C63	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C64	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C65	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C66	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C67	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C68	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C69	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C70	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C71	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C72	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C73	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C74	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C75	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C76	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C77	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C78	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C79	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C80	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C81	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C82	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C83	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C84	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C85	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C86	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C87	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C88	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C89	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C90	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C91	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C92	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C93	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C94	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C95	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C96	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C97	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C98	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C99	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"
C100	100.00'	121.00'	111.7828'	S	111.77'	89°57'22"


 PREPARED BY:
BARTRAM TRAM SURVEYING, INC.
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1601 COUNTY ROAD 315 SUITE 106
 GUNN CANYON, FLORIDA 32111
 (904) 284-2224 FAX (904) 284-2258

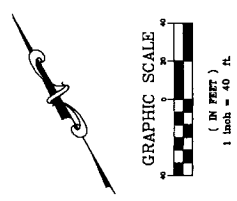


CEDAR POINT

A PARCEL OF LAND LYING PARTLY IN THE NORTHWEST 1/4 OF SECTION 17 AND PARTLY IN THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

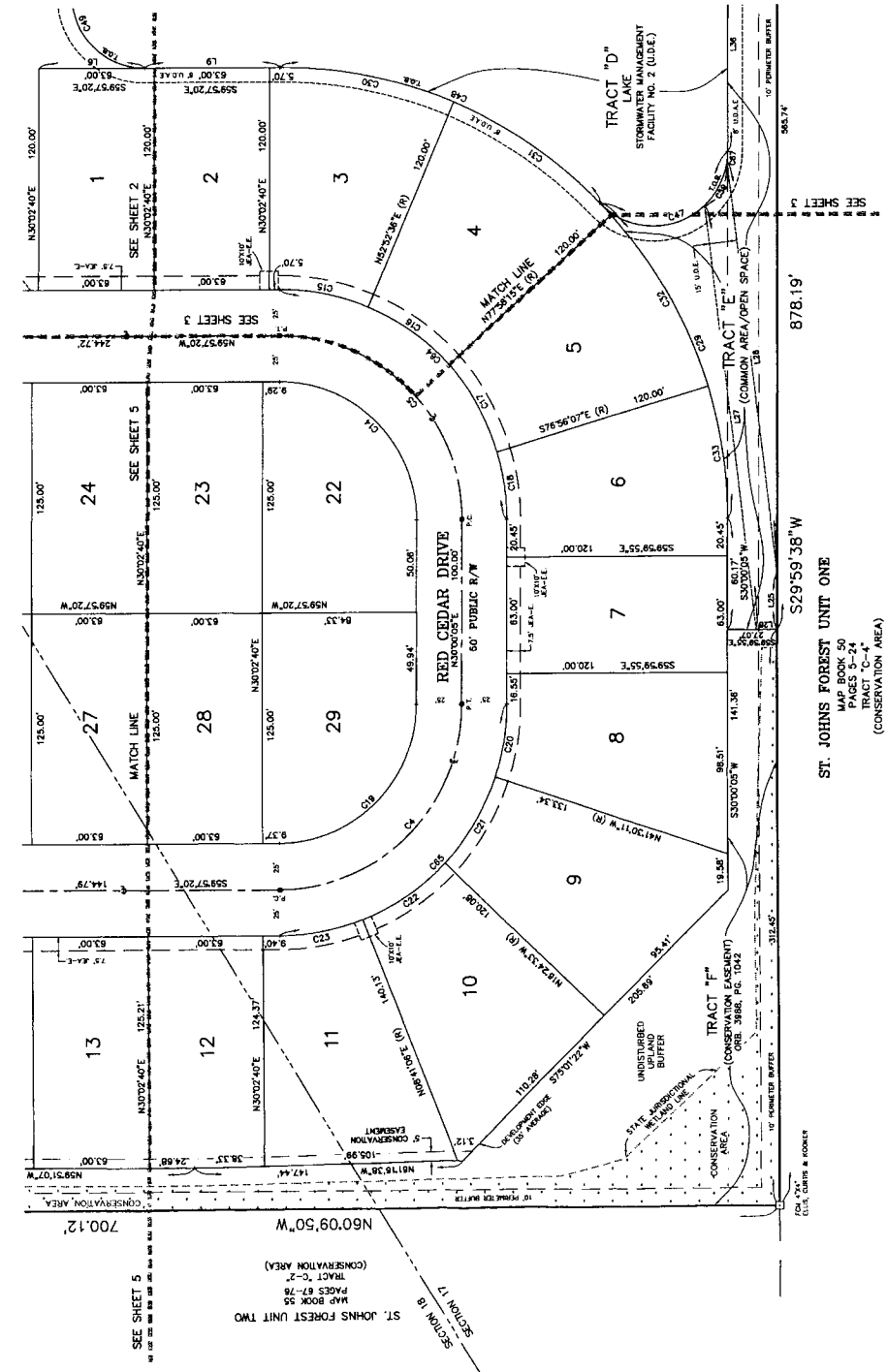
MAP BOOK _____ PAGE _____
SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



LINE #	BEARING	LENGTH
1	N 89° 57' 20" W	57.72
2	N 89° 57' 20" W	73.00
3	S 89° 57' 20" W	50.88
4	S 89° 57' 20" W	50.88
5	N 89° 57' 20" W	57.72
6	N 89° 57' 20" W	57.72

CURVE	INDICATED	ARC LENGTH	CHORD	DIRECTION	CURVE LENGTH	DATA
C1	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C2	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C3	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C4	75.00'	65.73'	74.50'	R	68.72'	89° 57' 20"
C5	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C6	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C7	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C8	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C9	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C10	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C11	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C12	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C13	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C14	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C15	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C16	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C17	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C18	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C19	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C20	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C21	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C22	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C23	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C24	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C25	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C26	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C27	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C28	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C29	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C30	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C31	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C32	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C33	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C34	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C35	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C36	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C37	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C38	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C39	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"
C40	120.00'	101.72'	117.32'	R	111.17'	89° 57' 20"



ST. JOHNS FOREST UNIT ONE
MAP BOOK 50
PAGES 5-24
TRACT C-4
(CONSERVATION AREA)



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
1601 COUNTY ROAD 315 SUITE 100
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2248

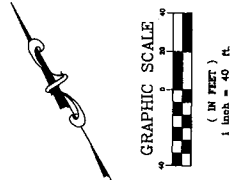


CEDAR POINT

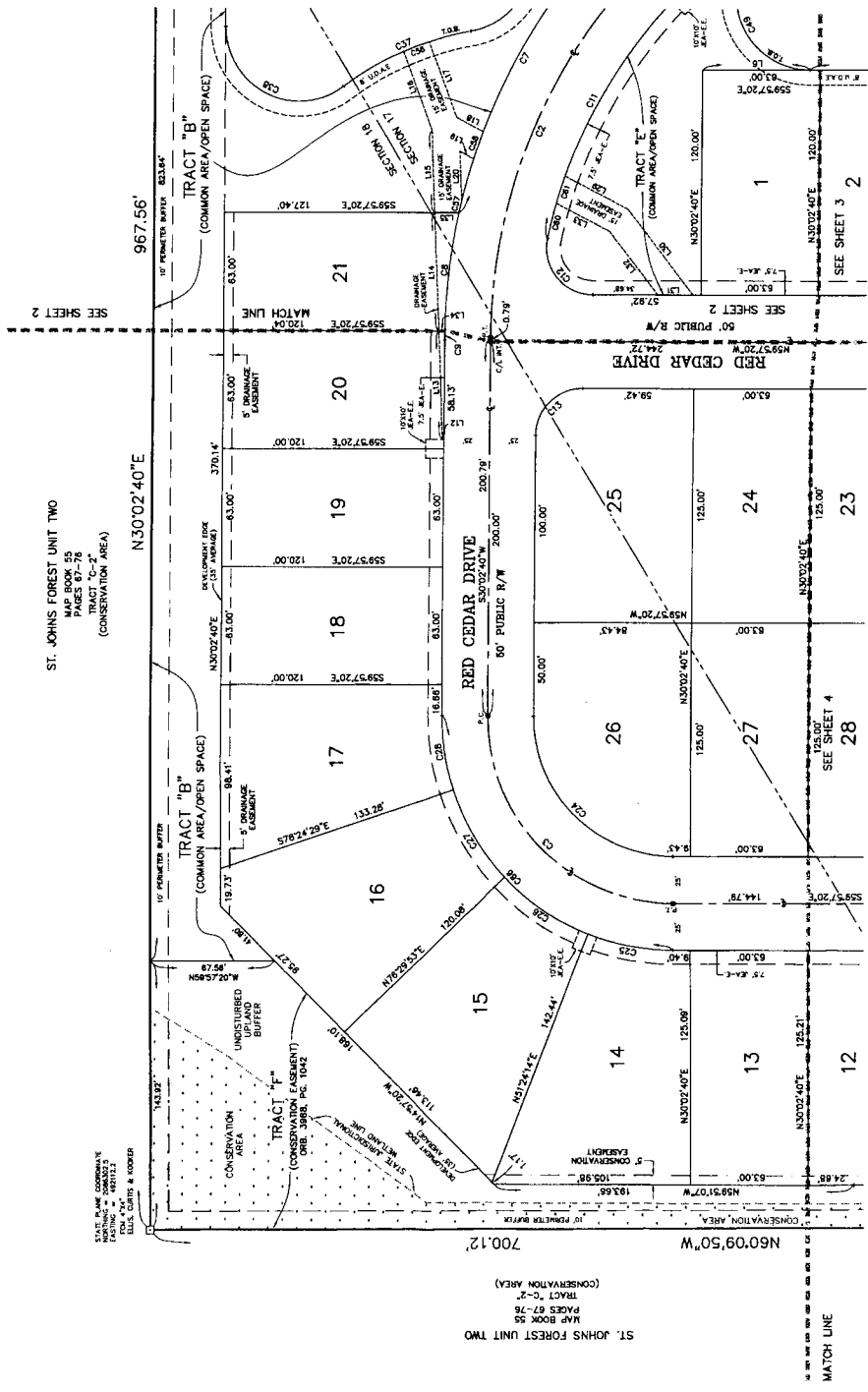
A PARCEL OF LAND LYING PARTLY IN THE NORTHWEST 1/4 OF SECTION 17 AND PARTLY IN THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



LINE #	BEARING	LENGTH
L1	S89°57'20"E	27.22'
L2	S89°57'20"E	0.76'
L3	S89°57'20"E	58.00'
L4	S89°57'20"E	120.00'
L5	S89°57'20"E	120.00'
L6	S89°57'20"E	120.00'
L7	S89°57'20"E	120.00'
L8	S89°57'20"E	120.00'
L9	S89°57'20"E	120.00'
L10	S89°57'20"E	120.00'
L11	S89°57'20"E	120.00'
L12	S89°57'20"E	120.00'
L13	S89°57'20"E	120.00'
L14	S89°57'20"E	120.00'
L15	S89°57'20"E	120.00'



CHUNK	START POINT	END POINT	BEARING	DIRECTION	CHORD LENGTH	DELTA
C1	280.00'	280.00'	S03°37'20"W		222.33'	409.87'
C2	192.00'	192.00'	S13°37'20"E		141.42'	300.00'
C3	104.00'	104.00'	S23°37'20"E		77.17'	242.27'
C4	16.00'	16.00'	S33°37'20"E		4.87'	10.51'
C5	104.00'	104.00'	S43°37'20"E		63.00'	132.00'
C6	192.00'	192.00'	S53°37'20"E		120.00'	232.00'
C7	280.00'	280.00'	S63°37'20"E		160.00'	320.00'
C8	368.00'	368.00'	S73°37'20"E		210.00'	420.00'
C9	456.00'	456.00'	S83°37'20"E		260.00'	520.00'
C10	544.00'	544.00'	S93°37'20"E		310.00'	620.00'
C11	632.00'	632.00'	S03°37'20"E		360.00'	720.00'
C12	720.00'	720.00'	S13°37'20"E		410.00'	820.00'
C13	808.00'	808.00'	S23°37'20"E		460.00'	920.00'
C14	896.00'	896.00'	S33°37'20"E		510.00'	1020.00'
C15	984.00'	984.00'	S43°37'20"E		560.00'	1120.00'
C16	1072.00'	1072.00'	S53°37'20"E		610.00'	1220.00'
C17	1160.00'	1160.00'	S63°37'20"E		660.00'	1320.00'
C18	1248.00'	1248.00'	S73°37'20"E		710.00'	1420.00'
C19	1336.00'	1336.00'	S83°37'20"E		760.00'	1520.00'
C20	1424.00'	1424.00'	S93°37'20"E		810.00'	1620.00'
C21	1512.00'	1512.00'	S03°37'20"E		860.00'	1720.00'
C22	1600.00'	1600.00'	S13°37'20"E		910.00'	1820.00'
C23	1688.00'	1688.00'	S23°37'20"E		960.00'	1920.00'
C24	1776.00'	1776.00'	S33°37'20"E		1010.00'	2020.00'
C25	1864.00'	1864.00'	S43°37'20"E		1060.00'	2120.00'
C26	1952.00'	1952.00'	S53°37'20"E		1110.00'	2220.00'
C27	2040.00'	2040.00'	S63°37'20"E		1160.00'	2320.00'
C28	2128.00'	2128.00'	S73°37'20"E		1210.00'	2420.00'
C29	2216.00'	2216.00'	S83°37'20"E		1260.00'	2520.00'
C30	2304.00'	2304.00'	S93°37'20"E		1310.00'	2620.00'
C31	2392.00'	2392.00'	S03°37'20"E		1360.00'	2720.00'
C32	2480.00'	2480.00'	S13°37'20"E		1410.00'	2820.00'
C33	2568.00'	2568.00'	S23°37'20"E		1460.00'	2920.00'
C34	2656.00'	2656.00'	S33°37'20"E		1510.00'	3020.00'
C35	2744.00'	2744.00'	S43°37'20"E		1560.00'	3120.00'
C36	2832.00'	2832.00'	S53°37'20"E		1610.00'	3220.00'
C37	2920.00'	2920.00'	S63°37'20"E		1660.00'	3320.00'
C38	3008.00'	3008.00'	S73°37'20"E		1710.00'	3420.00'
C39	3096.00'	3096.00'	S83°37'20"E		1760.00'	3520.00'
C40	3184.00'	3184.00'	S93°37'20"E		1810.00'	3620.00'
C41	3272.00'	3272.00'	S03°37'20"E		1860.00'	3720.00'
C42	3360.00'	3360.00'	S13°37'20"E		1910.00'	3820.00'



PREPARED BY
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