

**RESOLUTION NO. 2016- 257**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**NORTHRIDGE LAKES UNIT 4.**

**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 Unit 4.

**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 \$172,924.83 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$63,668.76 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:

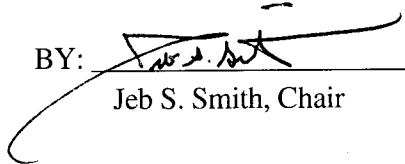
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 6 day of September, 2016.

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

BY:   
Jeb S. Smith, Chair

**ATTEST:** Hunter S. Conrad

  
Deputy Clerk

**RENDITION DATE** 9/8/16



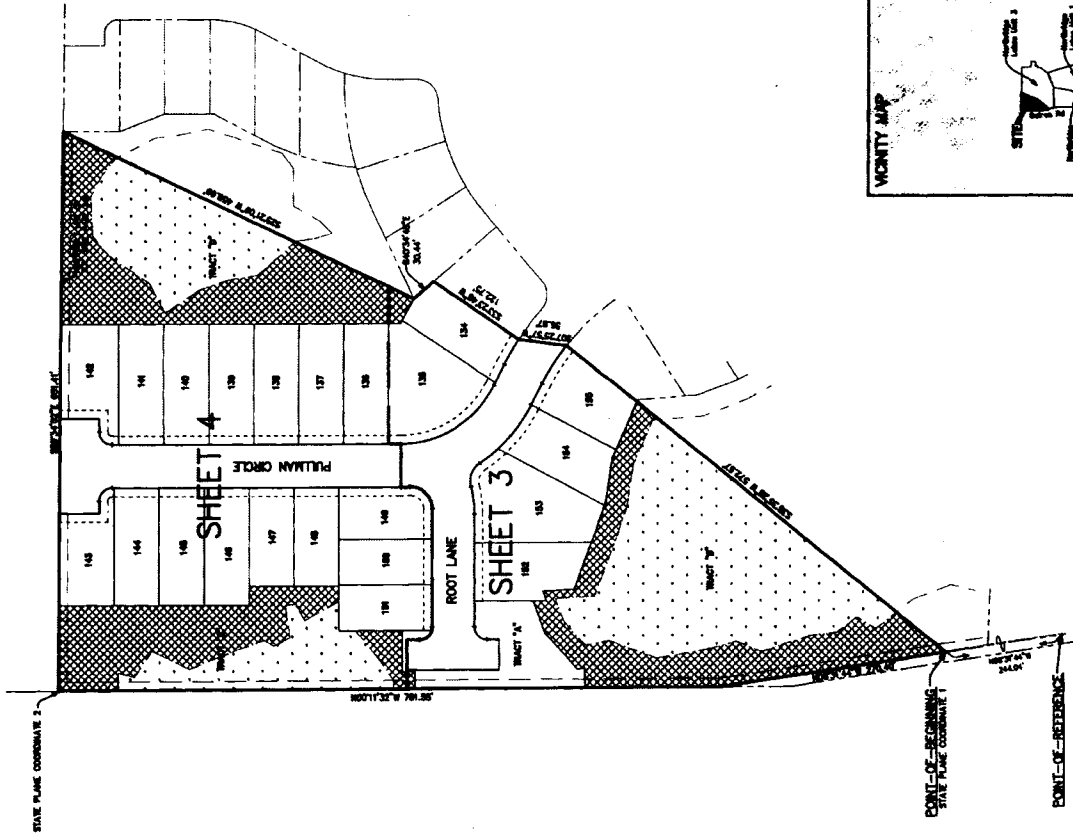
# NORTHBRIDGE LAKES UNIT 4

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

MAP BOOK PAGE

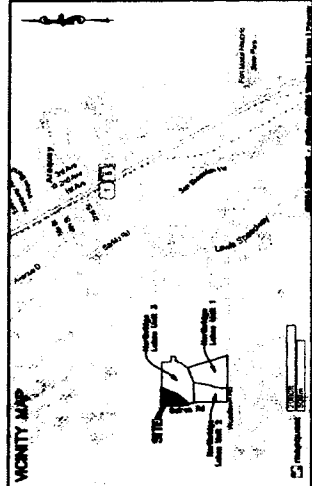
SHEET 2 OF 4

NOTES:  
 1. THESE INSTRUMENTS, HEREIN, FOR THE NORTHERLY LINE OF TRACT "Y" PER INSTRUMENT LAKES UNIT 3, MAP BOOK "N", PAGES 11-14.  
 2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF SHOWN ON NORTH AMERICAN DATUM 1983 (NAD 83).  
 3. NORTH BRIDGE LAKES UNIT 4 IS A PORTION OF THE NORTH BRIDGE LAKES UNIT 4 DEVELOPMENT AS SHOWN ON THE PLAT THEREOF, MAP BOOK "N", PAGES 11-14, AND IS SUBJECT TO THE RESTRICTIONS AND CONDITIONS THEREON.  
 4. THESE COORDINATES COMPUTED AS PER THE INSTRUMENTS REFERENCED TO LAKES UNIT 3, MAP BOOK "N", PAGES 11-14, AND ARE HEREBY INCORPORATED INTO THIS INSTRUMENT FOR THE CONVENIENCE OF THE READER.  
 5. CURRENT LAW PROVIDES THAT THE CONSTRUCTION, PLANNING, RECORDING OF PLATS, COPIES OF PLATS, AND THE RECORDING OF PLATS SHALL BE THE RESPONSIBILITY OF THE PARTY RECORDING THE PLAT. THE INSTRUMENTS REFERENCED TO LAKES UNIT 3, MAP BOOK "N", PAGES 11-14, AND THIS INSTRUMENT ARE HEREBY INCORPORATED INTO THIS INSTRUMENT FOR THE CONVENIENCE OF THE READER.  
 6. THE INSTRUMENTS REFERENCED TO LAKES UNIT 3, MAP BOOK "N", PAGES 11-14, AND THIS INSTRUMENT ARE HEREBY INCORPORATED INTO THIS INSTRUMENT FOR THE CONVENIENCE OF THE READER.  
 7. THE INSTRUMENTS REFERENCED TO LAKES UNIT 3, MAP BOOK "N", PAGES 11-14, AND THIS INSTRUMENT ARE HEREBY INCORPORATED INTO THIS INSTRUMENT FOR THE CONVENIENCE OF THE READER.  
 8. TOTAL LOTS: 22



LEGEND	
■	FOUR 4" X 4" CONCRETE MONUMENT (LS 1704), P.M.
□	SET 4" X 4" CONCRETE MONUMENT (LS 1704), P.M.
○	SET 1/2" IRON PIPE (LS 1704), P.M.
●	SET PERMANENT CONTROL POINT (LS 1704)
○	CHAINS DISTANCE
○	ADJUSTED
○	POINT OF CORNER
○	POINT OF TANGENCY
○	POINT OF COMPASS CURVATURE
○	POINT OF REVERSE CURVATURE
○	RIGHT POINT
○	LEFT POINT
○	OFFICIAL RECORDS BOOK OF VALUE
○	OFFICIAL RECORDS BOOK OF AREA
○	FLORIDA POWER & LIGHT COMPANY

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	200817.000	51800.000	SOUTHWEST CORNER, POINT OF BEGINNING
2	207895.000	51537.000	NORTHEAST CORNER



PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 1000 UNIVERSITY BLVD.  
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