

135
RESOLUTION NO. 2017-
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
NORTHRIDGE LAKES UNIT 5.**

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 5.

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 \$2,449,278.97 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$379,574.53 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:

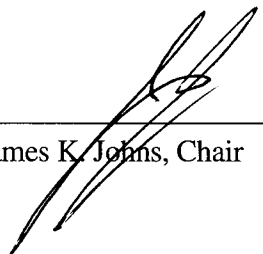
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

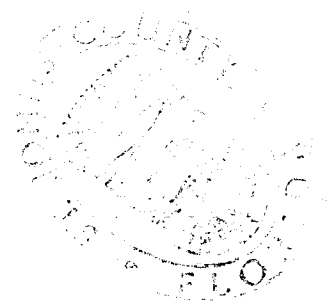
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2nd day of May, 2017.

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

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk



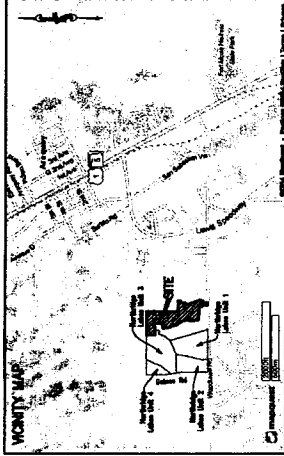
RENDITION DATE 5/4/17

NORTHRIDGE LAKES UNIT 5

A PORTION OF SECTIONS 35 AND 81, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

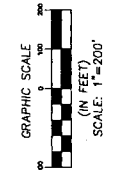
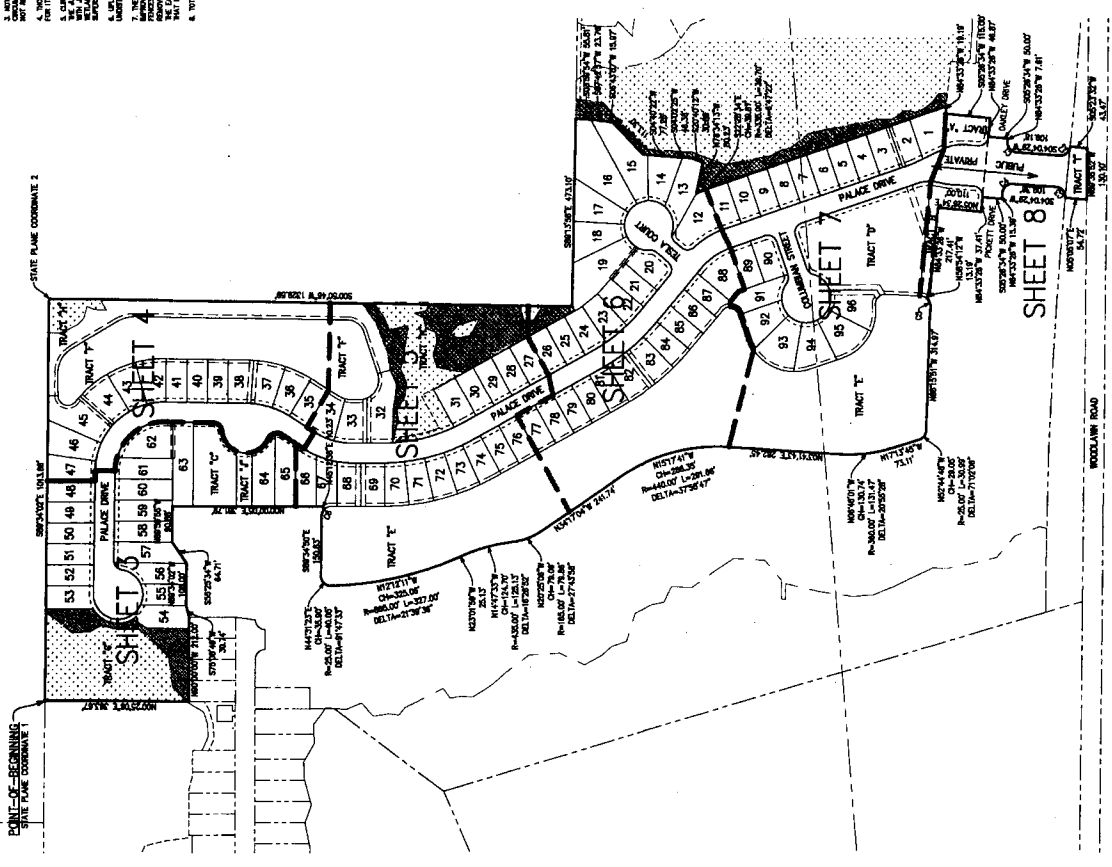
LEGEND	
■	TOWN 2"X CONCRETE MONUMENT (LS 1700), PIN
□	SET 4"X6" CONCRETE MONUMENT (LS 1700), PIN
○	SET 1/2" IRON PIPE (LS 1700), PIN
●	SET PERMANENT CONTROL POINT (LS 1700)
CH	CHAIN DISTANCE
L	LINE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PIC	POINT OF COMPOUND CURVATURE
PIV	POINT OF VERTICAL INTERSECTION
BP	BENCH POINT
A/M	RIGHT OF WAY
O.R.	OFFICIAL RECORDING BOOK OR VALUE
(SD)	OFFICIAL ENDORSEMENT
FLA.	FLORIDA POWER & LIGHT COMPANY

- NOTES
1. BEARING REFERENCES INDICATED FOR THE EASTERN LINE OF TRACT 7, AND NORTHWEST CORNER OF TRACT 1, MAP BOOK NO. 16428-44.
 2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM (NAD83), FLORIDA EAST ZONE.
 3. METERS THAT HAVE BEEN RECORDED IN THE OFFICIAL RECORDS OF THE PLANNING AND ZONING DEPARTMENT, ST. JOHNS COUNTY, FLORIDA, SHALL BE RECORDED ON THIS PLAN IN METERS AND DECIMALS THEREOF. THE PLAN, WHEN FILED, SHALL BE CONSIDERED TO BE THE OFFICIAL INSTRUMENT THAT ARE RECORDED IN THE OFFICIAL RECORDS OF THE PLANNING AND ZONING DEPARTMENT, ST. JOHNS COUNTY, FLORIDA.
 4. THESE COORDINATES ESTABLISHED AS 70% ARE VERY APPROXIMATELY BASED ON A LIGHT COMPANY'S RECORDS AND SHOULD BE USED FOR INFORMATION ONLY IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 5. THE PLANNING AND ZONING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT THE PLANNING AND ZONING DEPARTMENT HAS REVIEWED THE PLANNING AND ZONING DEPARTMENT'S RECORDS AND HAS DETERMINED THAT THE PLANNING AND ZONING DEPARTMENT'S RECORDS ARE CORRECT AND SHOULD BE USED FOR INFORMATION ONLY IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 6. THE PLANNING AND ZONING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT THE PLANNING AND ZONING DEPARTMENT'S RECORDS ARE CORRECT AND SHOULD BE USED FOR INFORMATION ONLY IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 7. THE PLANNING AND ZONING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT THE PLANNING AND ZONING DEPARTMENT'S RECORDS ARE CORRECT AND SHOULD BE USED FOR INFORMATION ONLY IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 8. TOTAL LOTS: 98



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2027883.8725	543235.544	NORTHWEST CORNER, POINT OF BEGINNING
2	2027711.2711	543238.9882	NORTHEAST CORNER

- CH-23.77
 - CH-24.83
 - CH-25.89
 - CH-26.95
 - CH-28.01
 - CH-29.07
 - CH-30.13
 - CH-31.19
 - CH-32.25
 - CH-33.31
 - CH-34.37
 - CH-35.43
 - CH-36.49
 - CH-37.55
 - CH-38.61
 - CH-39.67
 - CH-40.73
 - CH-41.79
 - CH-42.85
 - CH-43.91
 - CH-44.97
 - CH-46.03
 - CH-47.09
 - CH-48.15
 - CH-49.21
 - CH-50.27
 - CH-51.33
 - CH-52.39
 - CH-53.45
 - CH-54.51
 - CH-55.57
 - CH-56.63
 - CH-57.69
 - CH-58.75
 - CH-59.81
 - CH-60.87
 - CH-61.93
 - CH-62.99
 - CH-64.05
 - CH-65.11
 - CH-66.17
 - CH-67.23
 - CH-68.29
 - CH-69.35
 - CH-70.41
 - CH-71.47
 - CH-72.53
 - CH-73.59
 - CH-74.65
 - CH-75.71
 - CH-76.77
 - CH-77.83
 - CH-78.89
 - CH-79.95
 - CH-81.01
 - CH-82.07
 - CH-83.13
 - CH-84.19
 - CH-85.25
 - CH-86.31
 - CH-87.37
 - CH-88.43
 - CH-89.49
 - CH-90.55
 - CH-91.61
 - CH-92.67
 - CH-93.73
 - CH-94.79
 - CH-95.85
 - CH-96.91
 - CH-97.97
 - CH-99.03
 - CH-100.09



PREPARED BY
CLASSON & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1843 WALDO AVENUE
 JACKSONVILLE, FLORIDA 32207
 CLASSON
 CLASSON & ASSOCIATES, INC.
 1843 WALDO AVENUE, SUITE 101, JACKSONVILLE, FLORIDA 32207
 PHONE: (904) 386-2623