

**RESOLUTION NO. 2018- 61**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**RACCOON RANCH.**

**WHEREAS, JAMES AND LYNN LAMOUREUX, AS OWNERS** have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a replat known as Raccoon Ranch.

**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 for construction is not required.

**Section 3.** A Required Improvements Bond for maintenance is not required.

**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<sup>th</sup> day of March, 2018.

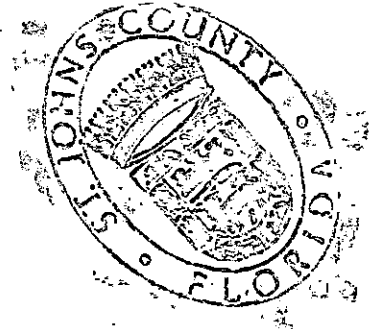
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron  
Vice-Chair

ATTEST: Hunter S. Conrad

RENDITION DATE 3/8/18

Sam Halterman  
Deputy Clerk

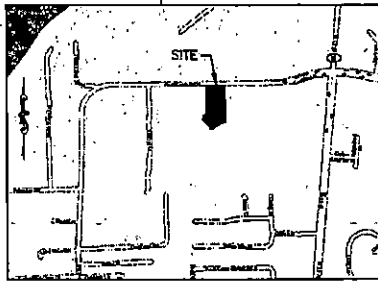
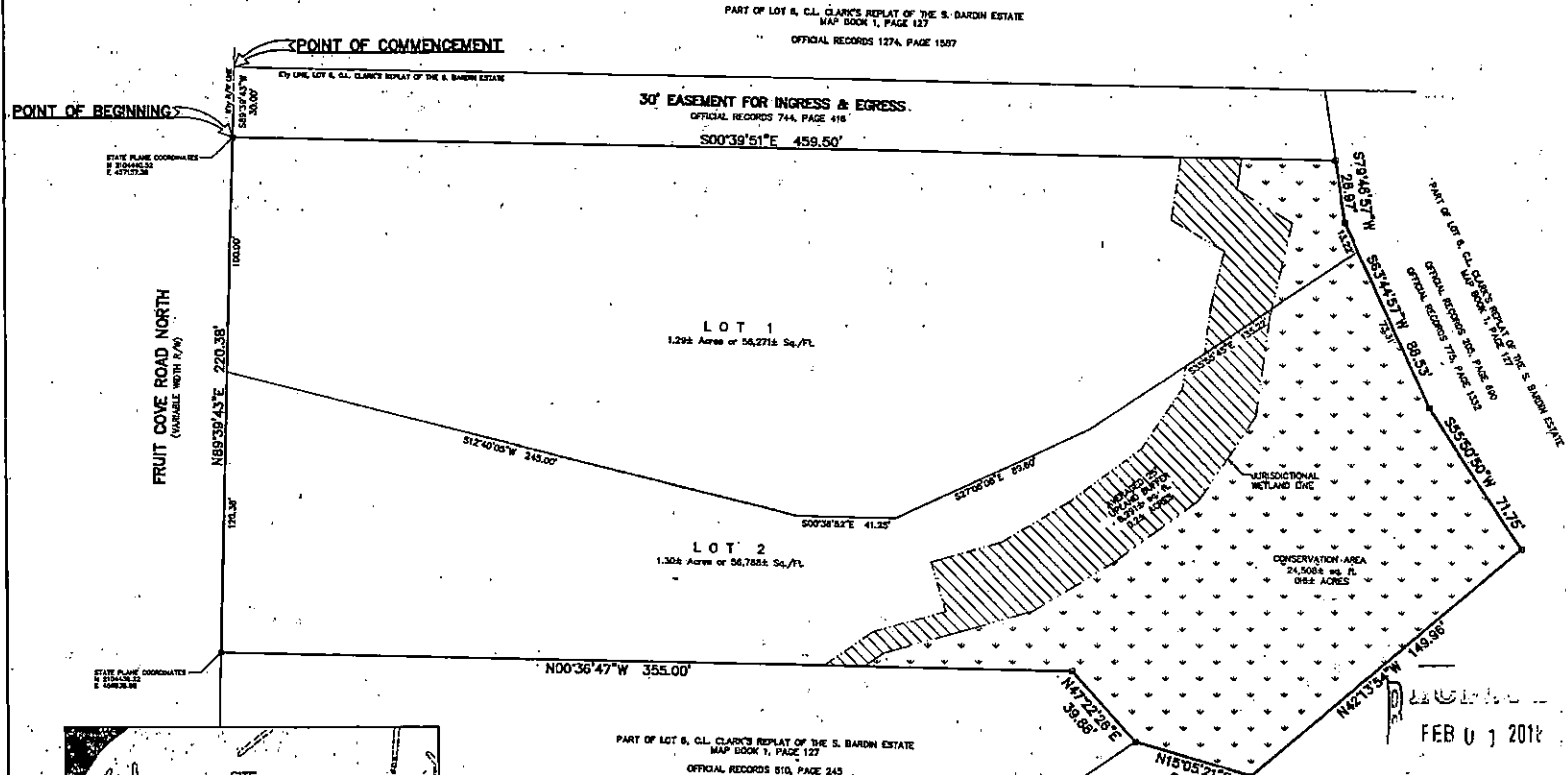


# RACCOON RANCH

A REPLAT OF PART OF LOT 6, C.L. CLARK'S REPLAT OF THE S. BARDIN ESTATE IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 127 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 2 SHEETS



VICINITY MAP  
(Not To Scale)

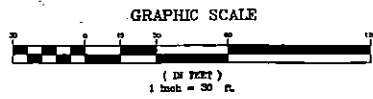
PART OF LOT 6, C.L. CLARK'S REPLAT OF THE S. BARDIN ESTATE  
MAP BOOK 1, PAGE 127

**GENERAL NOTES**

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983. STATE PLANE COORDINATES - FLORIDA EAST ZONE, 801 IN U.S. FEET LINED BY ADJACENT COUNTY CORNERS, MONUMENTS 03-42 AND 03-51 WITH BEARINGS REFERENCED TO THE SOUTHWEST-CORNER-OF-PLAT LINE OF PLAT ONE THOUSAND SIXTY-SEVEN.
- 2) NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL PLAT OF THE SHOWN LANDS HEREBY REOPENED AND SHALL BE NO LONGER VALID AS AUTHORITY BY ANY OTHER DRAWING OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (20057) UNLESS OTHERWISE NOTED.
- 4) DUE TO LACK OF INFORMATION ON C.L. CLARK'S REPLAT OF THE S. BARDIN ESTATE, THE REMAINING PORTION OF LOT 6 AND THE PARCELS POSITION IN LOT 6 CANNOT BE ACCURATELY LOCATED.
- 5) WETLAND BUFFERS TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.

**ABBREVIATIONS/LEGEND**

- . . . . . DENOTES ADJACENT REFERENCE MONUMENT (if 4" x 4" CONCRETE MONUMENT LABELED "R 20057" UNLESS OTHERWISE INDICATED).
- LS . . . . . DENOTES LINED SURFACE
- MS . . . . . DENOTES MOUND
- ST . . . . . DENOTES PERMANENTLY PLANTED DISTANCE
- sq. ft. . . . . DENOTES SQUARE FEET



FEB 0 1 2018

PREPARED BY:  
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