

RESOLUTION NO. 95-10  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
COMMODORE'S CLUB PHASE 1B

WHEREAS, Runk Properties, Inc., a Florida Corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Commodore's Club Phase 1B.

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 Section 2, 4, and 5.

Section 2. The Construction Bond is set in the amount of \$220,870.00 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond 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 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 Planning and Zoning Department; and
- d) 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 c) 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 10th day of January, 1995.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Barbara Ward  
Its Chair - Barbara Ward

ATTEST: Carl "Bud" Markel, Clerk

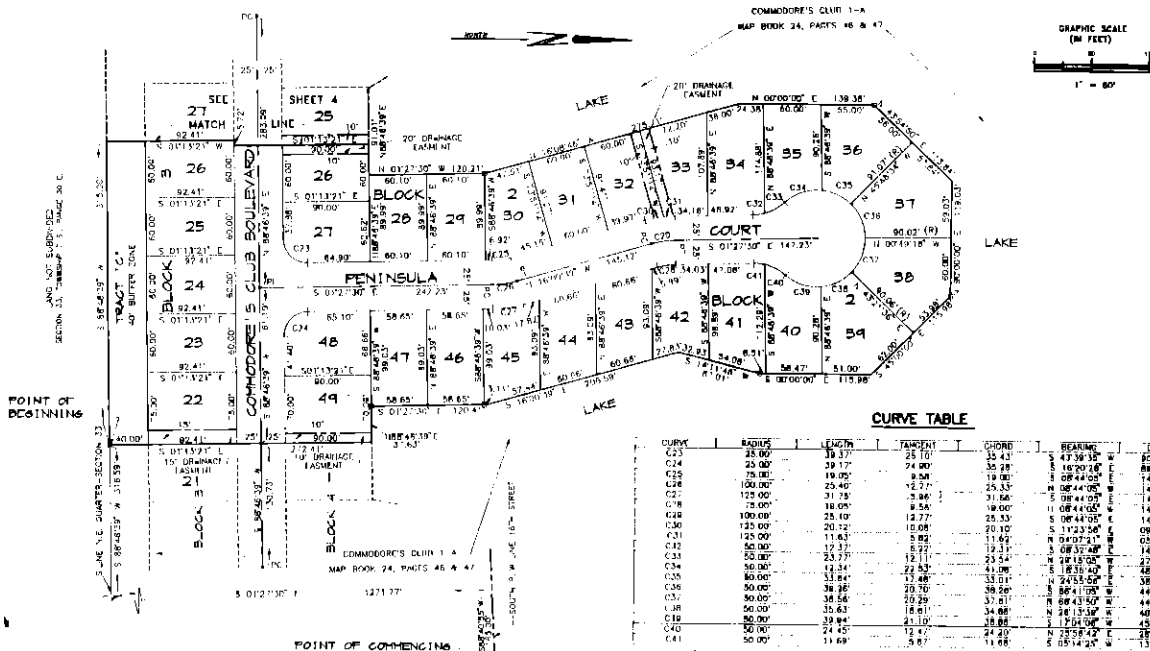
Yvonne Carter  
Deputy Clerk

# COMMODORE'S CLUB - PHASE 1B

MAP BOOK      PAGE     

PART OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 3 OF 5



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C24	25.00	39.17	26.10	35.43	S 47°30'35" W	82°14'08"
C25	25.00	19.05	8.54	18.30	S 08°07'42" E	88°45'11"
C26	100.00	25.40	25.71	25.33	S 08°44'05" E	143°33'08"
C27	125.00	31.75	31.86	31.56	S 08°44'05" W	143°33'08"
C28	50.00	18.05	8.54	18.00	S 08°44'05" E	143°33'08"
C29	100.00	25.10	25.77	25.33	S 08°44'05" E	143°33'08"
C30	125.00	20.32	15.08	20.10	S 11°23'56" E	09°13'36"
C31	125.00	11.63	5.82	11.62	R 04°07'21" W	08°18'45"
C32	50.00	12.37	6.22	12.11	S 08°57'48" E	141°03'38"
C33	50.00	23.77	12.11	23.54	N 28°15'05" E	27°13'58"
C34	50.00	13.34	22.52	41.08	S 16°35'40" E	48°30'30"
C35	50.00	13.34	17.48	33.01	S 24°25'56" E	38°32'41"
C36	50.00	38.26	20.70	38.26	S 80°41'05" W	44°58'18"
C37	50.00	38.26	59.29	37.61	N 89°43'50" E	44°10'52"
C38	50.00	35.63	34.88	N 28°15'05" E	44°48'12"	
C39	50.00	39.84	23.10	38.88	S 17°01'06" W	45°45'34"
C40	50.00	24.45	12.67	24.20	S 20°58'42" E	28°00'45"
C41	50.00	11.69	5.87	11.68	S 08°14'25" W	133°19'10"

**NOTES**

1. SOUTH RIGHT OF WAY (R/W) OF 16' WIDE STREET ASSUMED 58'40'30" W.
2. FUTURE SEWER, WATER, GAS AND LAKE TELEVISION SERVICE MAY BE PLACED WITHIN THE DESIGNATED RIGHTS OF WAY OF THE BOWEN BLVD. AND COURT OF THIS SUBDIVISION.
3. FLOOD HAZARD ZONE "A", COUNTY MAP NO. 22143-0227-C, 75,163.92.
4. COMMERCIAL AND RESIDENTIAL TRAFFIC ON MORE THAN ONE RIGHT OF WAY MAY GAIN ACCESS FROM ONLY ONE RIGHT OF WAY.
5. FUTURE LOOP FLEETING MUST BE AT LEAST 12 FEET ABOVE FINISHED GRADE AND AT LEAST 8 FEET ABOVE THE CENTERLINE OF THE ROAD.
6. A 5' R/W (R/L) (R/W) SHALL BE ADJACENT TO STREET RIGHTS OF WAY IN RESERVATION ACROSS THE TYPICAL 60' LOTS.

"THEREFORE, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

**LEGEND**

- ▣ PERMANENT REFERENCE MONUMENT
- BENCH MARK
- SURVEY POINT
- CURVE BEGINNING
- (R) RADIAL LINE
- N, S RIGHT OF WAY

PREPARED BY: JAMES W. FLETCHER, INC.  
 200 SPARTAN BLVD., SUITE 2  
 ST. AUGUSTINE, FL 32084

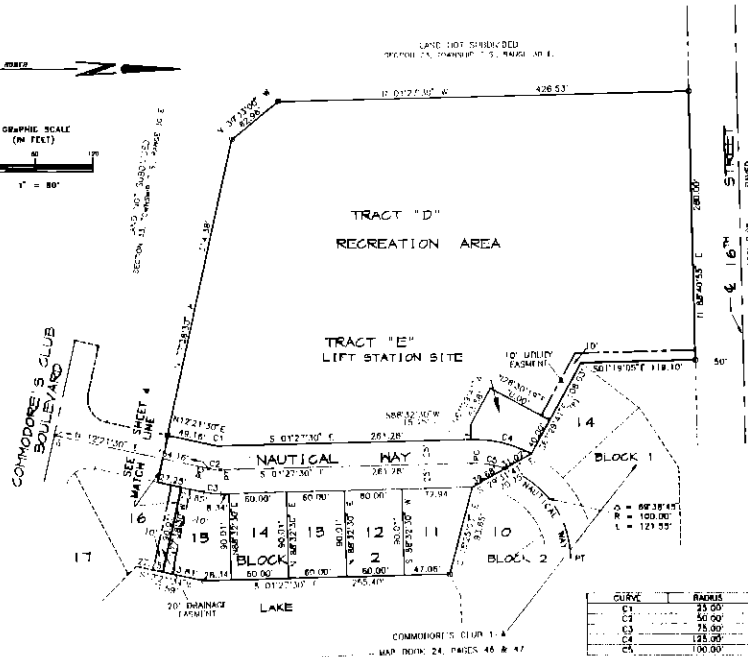
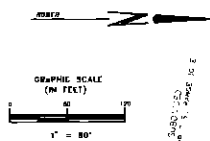


# COMMODORE'S CLUB - PHASE 1B

PART OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

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## LEGEND

- (1) - PERMANENT REFERENCE MONUMENT (SEE NOTES)
- (2) - PERMANENT CONTROL POINT
- (3) - CURVE DEFINITION
- (4) - RADIAL LINE
- (5) - RIGHT OF WAY

## CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	4.03	3.03	4.03	N 62°27'00" E	174.40°
C2	40.00	11.08	8.08	11.08	N 62°27'00" E	174.40°
C3	75.00	18.09	13.09	18.09	N 62°27'00" E	174.40°
C4	125.00	28.37	21.37	28.37	N 62°27'00" E	174.40°
C5	190.00	38.77	29.08	38.77	S 08°47'18" W	102.25°

## NOTES

1. SHOWN RIGHT OF WAY LINE OF SIXTEEN STREET ASSUMED S86°40'55"W
2. FUTURE SANITARY SWALK, WATER SYSTEM AND CABLE TELEVISION SERVICE MAY BE PLACED WITHIN THE LOCALIZED RIGHTS OF WAY OF THE BURN FARMWAY AND CORNER OF THIS SUBDIVISION.
3. FLOOD HAZARD ZONE "A" (FLOOD HAZARD PANEL NO. 120147-0227-E, A135B2)
4. ELEVATE LOTS AND LOTS HAVING ELEVATIONS ON MORE THAN ONE RIGHT OF WAY WAY MARK MOVES FROM ONLY ONE RIGHT OF WAY.
5. ELEVATED FLOOR ELEVATIONS MUST BE AT LEAST 12 INCHES ABOVE FINISHED GRADE AND AT LEAST 1 INCHES ABOVE THE CENTERLINE OF THE ROAD.
6. A 10' TYPICAL "P.E.L. UTILITY EASEMENT ADJACENT TO STREET RIGHTS-OF-WAY IS RESERVED ACROSS THE LENGTH OF ALL LOTS.

"NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

PREPARED BY: JAMES & PELLEGRINI, INC.  
3000 ATLANTIC BLVD., SUITE 4  
ST. AUGUSTINE, FL 32084