

RESOLUTION NO. 95- 142
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
JULINGTON CREEK PLANTATION PARCEL 35 PHASE II

WHEREAS, Atlantic Gulf Communities Corporation, a Delaware Corporation and Five Star Homes, Incorporated, 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 Julington Creek Plantation Parcel 35, Phase II.

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, 5, and 6.

Section 2. Pursuant to a Settlement Agreement dated April 14, 1992 by and between the Board of County Commissioners of St. Johns County, Florida and Atlantic Gulf Communities Corporation as thereafter amended, the construction of the subdivision improvement shall be assured by the deposit of funds in an escrow account with First Union National Bank of Florida, pursuant to the Escrow Agreement by and among Atlantic Gulf Communities Corporation, First Union National Bank of Florida and the Board of County Commissioners of St. Johns County, Florida, which shall be approved contemporaneously herewith.

Section 3. Pursuant to the Settlement Agreement referenced in Section 2 above, a maintenance fund shall serve as a guarantee against faulty workmanship, construction and materials with respect to the designated subdivision improvements.

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 excuted by all mortgagees identified in the title opinion or certificate of 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 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 22nd day of August, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Bonnie Ward
Its Chair

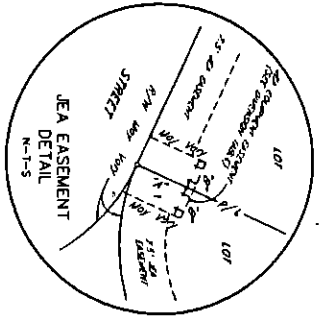
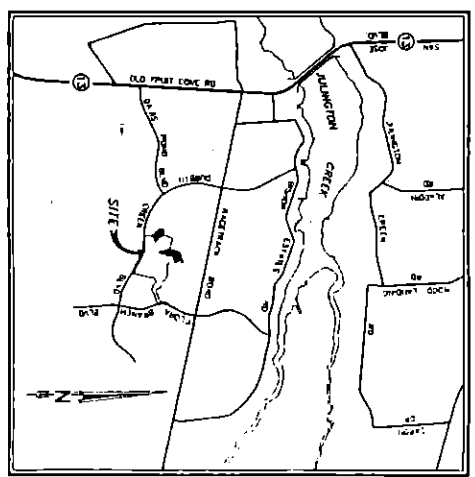
ATTEST: Carl "Bud" Markel, Clerk

Yvonne Carter
Deputy Clerk

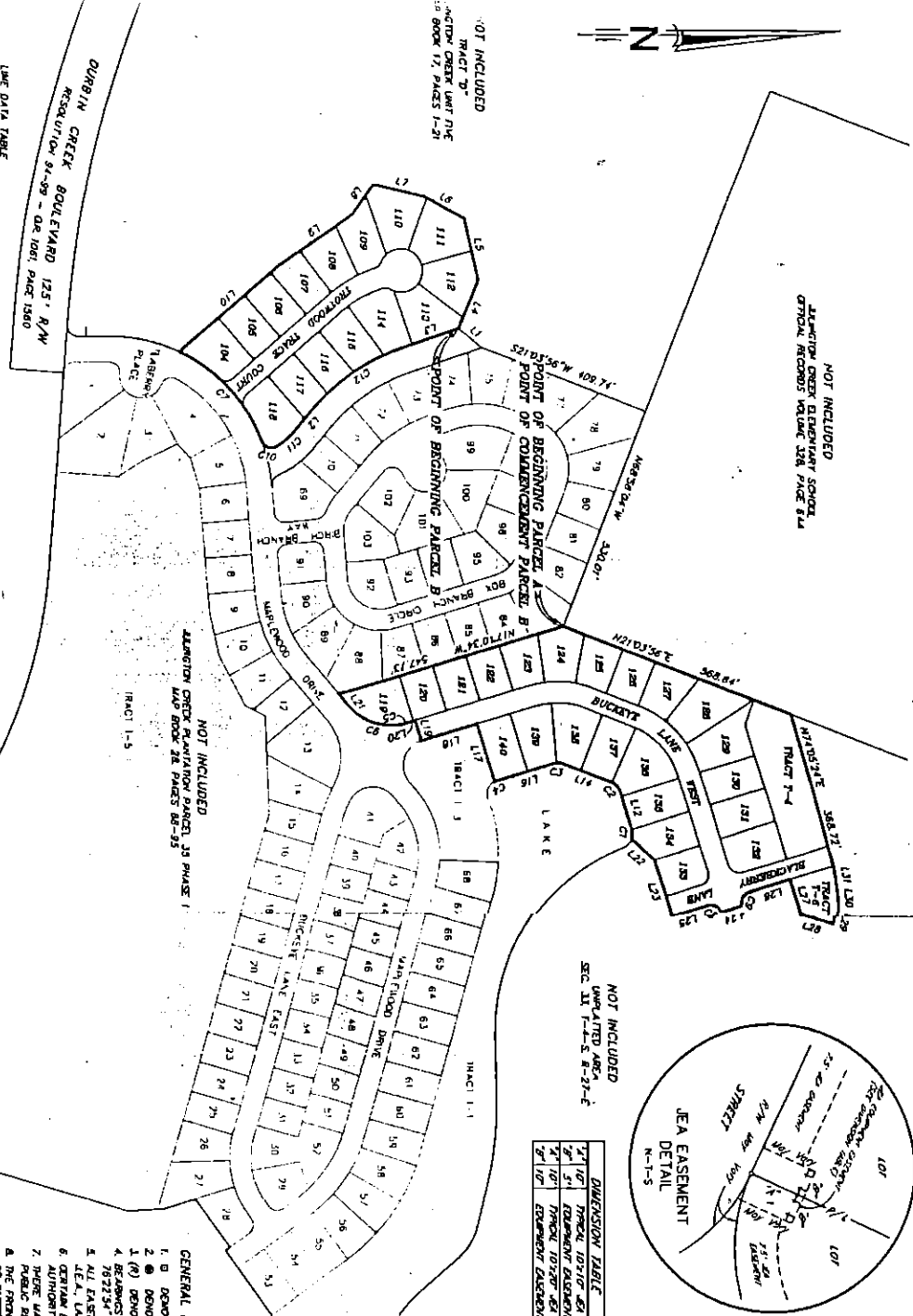
JULINGTON CREEK PLANTATION PARCEL 35 PHASE 2

SECTION 33, TOWNSHIP 4 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

KEY MAP



| LOT | THICKNESS | WIDTH | LENGTH | AREA |
|-----|-----------|-------|--------|------|
| 101 | 10' | 10' | 10' | 100 |
| 102 | 10' | 10' | 10' | 100 |
| 103 | 10' | 10' | 10' | 100 |
| 104 | 10' | 10' | 10' | 100 |



GENERAL NOTES:

1. B DENOTES PERMANENT RETENTION MONUMENT (P.L.S. #156, OR AS NOTED).
2. (R) DENOTES REMAINING CONTROL POINT. (L.B. 3624).
3. (R) DENOTES RADIAL LINE.
4. BEARINGS BASED ON THE SURVEY RIGHT-OF-WAY LINE OF RICEHACK ROAD, BEING SOUTH 78°22'34" EAST.
5. ALL EASEMENTS SHOWN HEREIN ARE FOR DRAINAGE, UTILITIES, SERVICES, NON-ACCESS, FENCING, LEAK, LANDSCAPING, AND BALL RETRIEVAL, AS NOTED.
6. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC COMPANY FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
7. THERE ARE NO EASEMENTS SHOWN ON THIS PLAN THAT MAY BE FOUND IN THE RECORDS OF THE ST. JOHNS COUNTY PLAT BOOKS.
8. THE FRONT BUILDING SETBACK LINE FOR C&A-50-50-50 LOTS IS AT THE REARWARD STRAIGHT DISTANCE OR WHERE THE LOT MEETS THE IMMEDIATE LOT BOUNDARY, WHICHEVER IS GREATER.
9. NON-ACCESS BUTTERS ARE REQUIRED ON CORNER LOTS SO THAT ACCESS MAY BE GAINED FROM ONE STREET.
10. THIS SITE IS A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT FIVE AS RECORDED IN MAP BOOK 17, PAGES 1-21, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, NOW VACATED BY RESOLUTION 94-30, AS RECORDED IN O.R.V. 1061, PAGE 1560, OF SAID PUBLIC RECORDS.
11. THE 10' BALL RETRIEVAL EASEMENT SHOWN ON THIS PLAN IS FOR THE RETRIEVAL OF BASKETBALLS AND SOFTBALLS FROM THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, VOLUME 578, PAGE 750.
12. JURISDICTIONAL, METEOROLOGICAL, FLOODING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER LAWFUL PROVISIONS THAT MAY BE REQUIRED FOR THE PROTECTION OF THE WETLANDS ARE THE RESPONSIBILITY OF THE LANDOWNER. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION OR OTHER ACTIVITY WITHIN THE WETLANDS. THE LANDOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION OR OTHER ACTIVITY WITHIN THE WETLANDS. THE LANDOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION OR OTHER ACTIVITY WITHIN THE WETLANDS.

| LINE | DESCRIPTION | DISTANCE |
|------|---------------|----------|
| 1 | S 88°31'07" W | 76.70 |
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| 123 | S 88°31'07" W | 76.70 |
| 124 | S 88°31'07" W | 76.70 |
| 125 | S 88°31'07" W | 76.70 |

| STATION | CHORD | ARC | ANGLE | BEARING | OFFSET |
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| 1 | 15.00 | 15.00 | 180.00 | S 88°31'07" W | 0.00 |
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