

RESOLUTION NO. 96-8
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
BAYPOINT AT CUNNINGHAM CREEK PLANTATION

WHEREAS, Dawson Development Company, 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 know as Baypoint at Cunningham Creek Plantation.

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, 4, and 5.

Section 2. The Construction Bond is set in the amount of \$161,833.75 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond will be required in the amount of \$8,091.69.

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
23 day of January, 1996.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Donald Jordan
Its Chair, **Donald Jordan**

ATTEST: Carl "Bud" Markel

Irma Paetti

Deputy Clerk

BAYPOINT at CUNNINGHAM CREEK PLANTATION

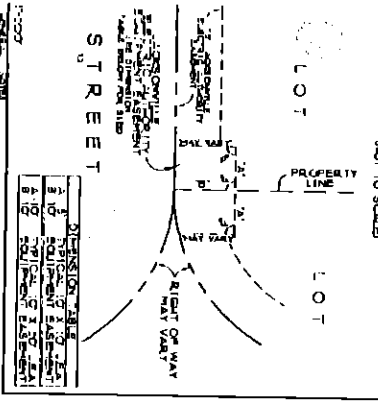
A PORTION OF SECTION 8, TOWNSHIP 5 SOUTH RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET TWO (2) of (7) SEVEN SHEETS
 TOTAL NUMBER OF LOTS THIS UNIT ... (93)
 LINEAR FOOTAGE OF ROAD CENTERLINE ... 2,132



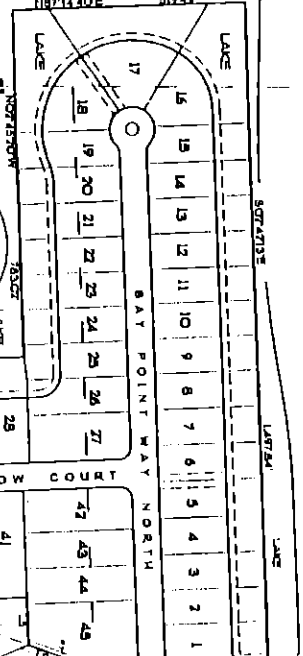
JEAL EASEMENT DETAIL



LINE NUMBER	BEARING	DISTANCE
1	S 70° 00' 00" E	100.00
2	S 00° 00' 00" E	100.00
3	N 70° 00' 00" W	100.00
4	N 00° 00' 00" W	100.00
5	S 70° 00' 00" E	100.00
6	S 00° 00' 00" E	100.00
7	N 70° 00' 00" W	100.00
8	N 00° 00' 00" W	100.00

1. The easement shown on this plat is for the use of the easement holder to install, maintain, and use a utility line for the purpose of providing water service to the easement holder's property. The easement holder shall have the right to install, maintain, and use the utility line in a reasonable and prudent manner, and the easement holder shall be responsible for the cost of installation, maintenance, and repair of the utility line. The easement holder shall not be liable for any damage to the property of the owner of the land burdened by the easement caused by the installation, maintenance, or use of the utility line. The easement holder shall not be liable for any damage to the property of the owner of the land burdened by the easement caused by the installation, maintenance, or use of the utility line. The easement holder shall not be liable for any damage to the property of the owner of the land burdened by the easement caused by the installation, maintenance, or use of the utility line.

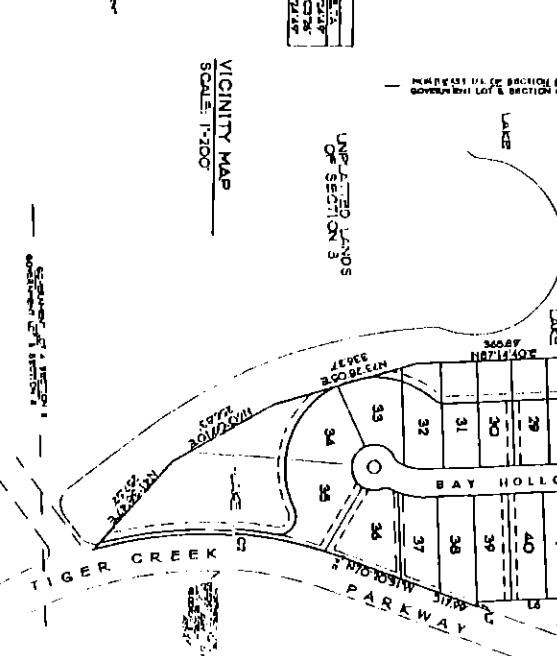
UNPLATTED LANDS OF SECTION 8



DATE	TABLE FOR THIS SHEET
1	TABLE FOR THIS SHEET
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VICINITY MAP

SCALE: 1"=200'



CERTIFICATE OF APPROVAL OF THE PLANNING AND ZONING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE PLANNING AND ZONING DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF _____ 19__.

BY: _____
 ST. JOHNS COUNTY PLANNING AND ZONING OFFICIAL

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF _____ 19__.

BY: _____
 OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE CLERK OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF _____ 19__.

BY: _____
 CLERK OF THE PUBLIC RECORDS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF _____ 19__.

BY: _____
 CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS DAY OF _____ 19__ AT _____ ST. JOHNS COUNTY, FLORIDA, THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS ACCEPTED AND APPROVED THIS PLAT FOR RECORDATION AND MAINTENANCE BY ST. JOHNS COUNTY, FLORIDA, OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
 CLERK