

RESOLUTION NO. ~~99-~~ 3  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
VILLAGE GREEN UNIT 2-B CUNNINGHAM CREEK PLANTATION

WHEREAS, Village Green Unit Two-B, Joint Venture, Inc., A Florida General Partnership, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat know as Village Green Unit 2-B 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. A Construction Bond is not required.

Section 3. A Warranty Bond in the amount of \$28,095.01 is on file with the Clerk of Courts.

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.
- e) Development Review Program

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) and e) 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 12 day of January, 1999.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Marc A. Jacalone  
Marc A. Jacalone, Its Chair

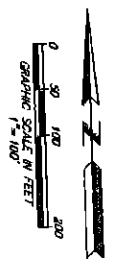
ATTEST: Cheryl Strickland

Patricia DeStender  
Deputy Clerk

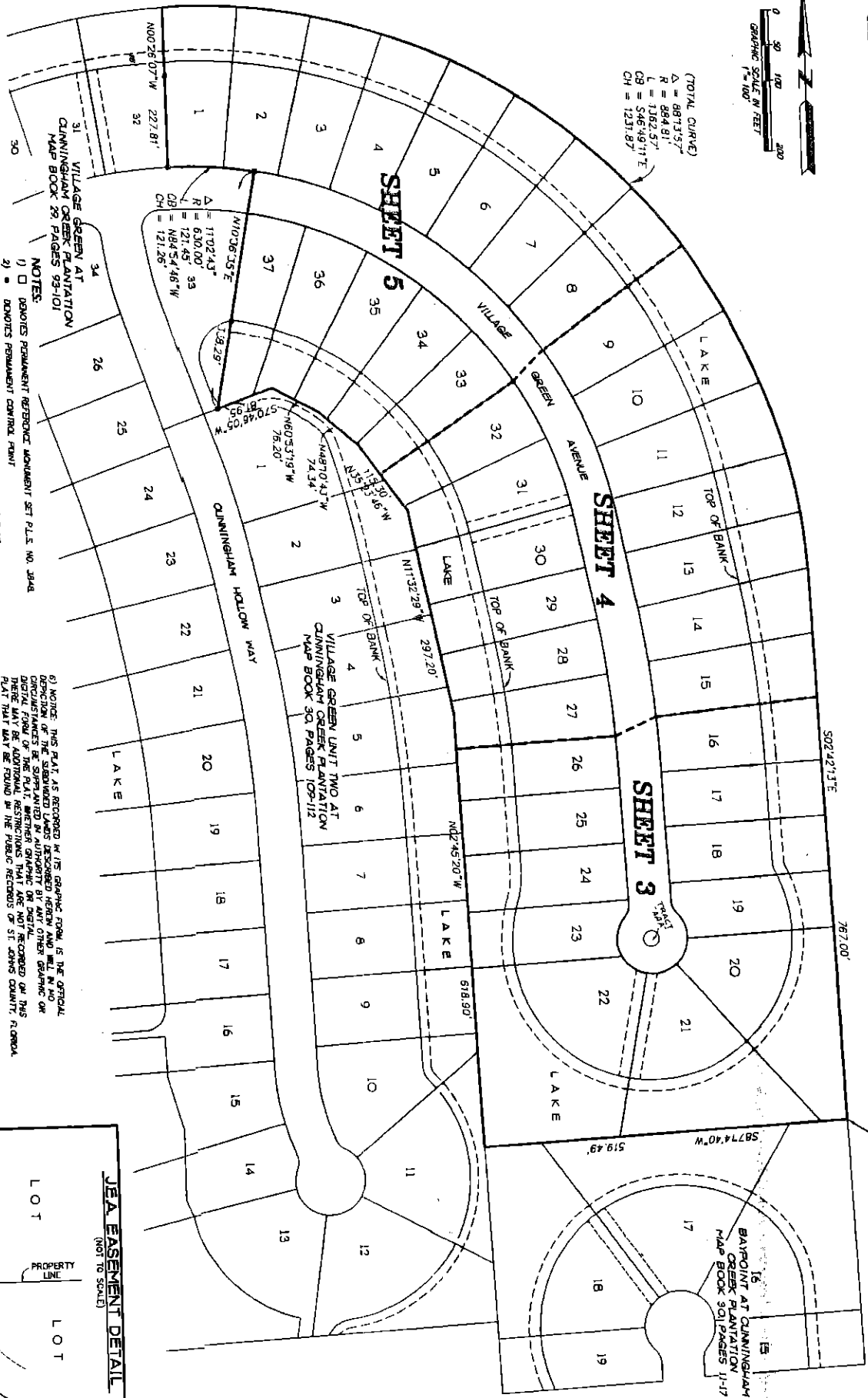
# VILLAGE GREEN UNIT TWO-B at CUNNINGHAM CREEK PLANTATION

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

UNPLATTED LANDS OF SECTION 8



(TOTAL CURVE)  
 $\Delta = 8873.57'$   
 $R = 884.81'$   
 $L = 1362.57'$   
 $CG = 54649.11'E$   
 $CH = 1231.87'$



PREPARED BY: MILLER & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS - LICENSE #189  
 6701 SHAWL LANE, SUITE 4200  
 FT. GIBSON, FLORIDA 32216  
 FAX (904) 721-5728  
 TELEPHONE (904) 721-1228

**NOTES:**

- 1)  DONORS PERMANENT RETENTION MONUMENT SET P.L.S. NO. 2842
- 2)  DONORS PERMANENT CONTROL POINT
- 3) BEARINGS BASED ON THE NORTHERLY LINE OF BAYPOINT AT CUNNINGHAM CREEK PLANTATION MAP BOOK 30, PAGES 11-17 AS BEING: SOUTH 87°40' WEST
- 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, SEWERAGE, SANITARY SEWERS AND CABLE TELEVISION SERVICES PROVIDED HEREON THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY EXISTING TELEVISION COMPANY OR OTHER PUBLIC UTILITY OR PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE CABLES.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTAINED BY ANY PERSONS THAT MAY ACQUIRE THE LOT AND ACCESS OF SAID EASEMENTS BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- 6) DONORS SHALL REMAIN TOTALLY UNOBTAINED BY THE JACKSONVILLE ELECTRIC AUTHORITY.

- 7) NOTICE: THIS PLAT AS PREPARED IN THE GRAPHIC FORM IS THE OFFICIAL DOCUMENT. ANY INSTRUMENTS DESCRIBED HEREIN AND WILL IN NO MANNER BE SUPERSEDED BY ANY INSTRUMENTS DESCRIBED HEREIN OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL, UNLESS THE DIGITAL FORM IS APPROVED BY THE ST. JOHNS COUNTY FLORIDA PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 8) THE LINES AND TOP OF BANK SHOWN HEREON DEPICT A GRADING REPRESENTATION OF THE PROPOSED LINES AND DOES NOT NECESSARILY AN ACTUAL "AS-BUILT" CONDITION.
- 9) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
- 10) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL, OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHOUT THE APPROVAL OF THE ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT BEFORE THE LOT OWNER HAS ANY ACTIVITY ON THE LOT OTHER THAN THE NECESSARY CONSTRUCTION OF THE LOT AND UP-AND-BY-AND-BY WORK. THIS IS DETERMINED FROM THE TIME TO THE TIME OF THE NECESSARY PERMITS AND REGULATORY APPROVALS.
- 11) RESTRICTIONS TO REAR LOT BARRIERS ARE TO BE SET ON LOT LINE AT REAR LOT LINES AS SHOWN HEREON.
- 12) LOT LINES ARE NON-REMOVABLE TO RIGHT OR WAY UNLESS DESIGNATED AS BEING REMOVABLE.

