

RESOLUTION NO. 2000- 108
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
BRIDGESTONE AT CUNNINGHAM CREEK PLANTATION UNIT TWO

WHEREAS, C. Richard Dobson Builders, Inc., a Delaware 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 Bridgestone at Cunningham Creek Plantation Unit Two.

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 has been filed with the Clerk of Court in the amount of \$92,965.00

Section 3. A Warranty Bond will be required in the amount of \$46,672.00.

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, and 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 8th day of August, 2000.

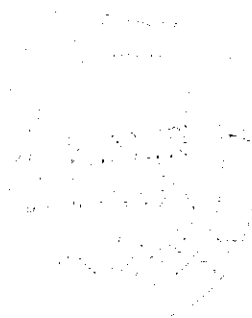
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant, Its Chair

ATTEST: Cheryl Strickland

Patricia DeGrande

Deputy Clerk



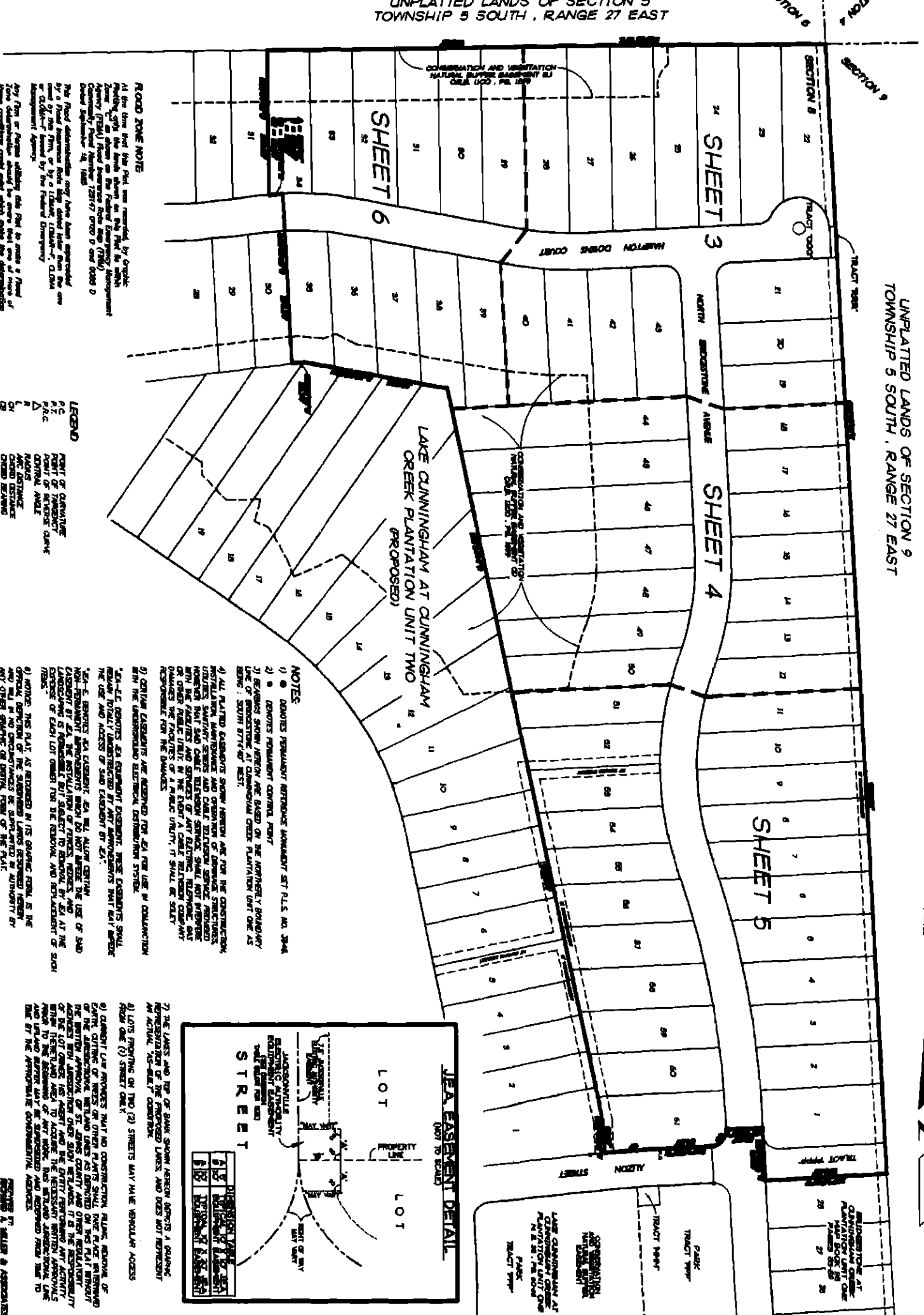
BRIDGESTONE AT CUNNINGHAM CREEK PLANTATION UNIT TWO

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

UNPLATTED LANDS OF SECTION 9
TOWNSHIP 5 SOUTH, RANGE 27 EAST

MAP BOOK PAGE

SHEET 2 OF 6 SHEETS



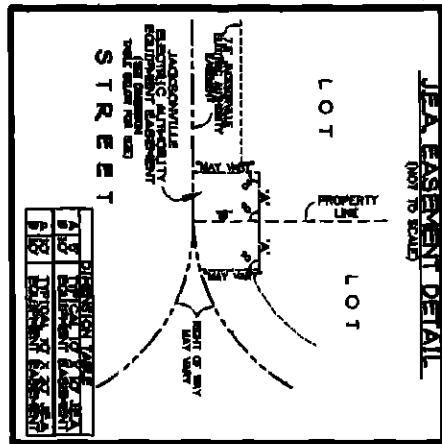
ROAD ZONE NOTE
At the time that this Plat was recorded, by Ordinance No. 2011-001, the lands shown on this Plat lie within the Road Zone of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Flood Insurance Study (CFIS) 13817-0200 D and 13800 D dated September 14, 1983.

This Flood Insurance Rate Map (FIRM) was approved by a Flood Insurance Study (FIS) dated June 1, 1983, and was prepared by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Flood Insurance Study (CFIS) 13817-0200 D and 13800 D dated September 14, 1983.

Any Plan or Action affecting this Plat to create a Flood Zone shall be subject to the Flood Insurance Rate Map (FIRM) Community Flood Insurance Study (CFIS) 13817-0200 D and 13800 D dated September 14, 1983, as approved by the Federal Emergency Management Agency.

- LEGEND**
- 1/ RIGHT OF GRANTEE
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- NOTES**
- 1) DENOTES PERMANENT EGRESS EASEMENT SET FLS. NO. 2044
 - 2) DENOTES PERMANENT CONTROL FENCE
 - 3) EASEMENTS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY LINE OF BRIDGESTONE AT CUNNINGHAM CREEK PLANTATION UNIT ONE AS BEING SOUTH BY 171° 00' 00" WEST.
 - 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION, AND USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND CABLE TELEVISION SERVICE PROVIDED HEREON. SUCH EASEMENTS SHALL NOT INTERFERE WITH THE OPERATION OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY REQUESTS THE FRANCHISE OR A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE SERVICES.
 - 5) CERTAIN EASEMENTS ARE RESERVED FOR GAS PIPE USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 6A-E DENOTES GAS EQUIPMENT EASEMENT. THESE EASEMENTS SHALL BEARLY TOTAL (UNDESTRUCTED BY ANY IMPROVEMENTS THAT MAY BE MADE) THE USE AND ACCESS TO SAID EASEMENT OF GAS.
 - 7A-E DENOTES GAS EASEMENT. GAS WILL ALLOW CERTAIN NON-RESIDENTIAL IMPROVEMENTS WHICH DO NOT EXCEED THE USE OF SAID EASEMENT OF GAS. THE RESTRICTIONS OF THESE EASEMENTS SHALL BE AS FOLLOWS: (A) THE INSTALLATION OF PIPES, TUBES, AND FITTINGS AT THE EXPIRE OF EACH LOT OWNER FOR THE RESIDENT AND NOT AGRICULTURE OF SUCH ITEMS.
 - 8) NOTICE THIS PLAT IS RETURNED IN ITS ORIGINAL FORM TO THE OFFICE OF RECORDS OF THE STATE RECORDS DIVISION IN ALBUQUERQUE BY ANY OTHER GRANTEE OR OWNER, FROM THE PLAT.



- 9) LOTS FORMING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
- 10) EASEMENT/LINE PROPOSES THAT NO CONSTRUCTION, PLUMB, REMOVAL OF EXISTING UTILITIES OR WORKS OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE BOUNDARIES OF THE EASEMENT UNLESS AS DENOTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH MATTERS. IT IS THE AGENT'S DUTY TO OBTAIN THE NECESSARY WRITTEN APPROVALS FROM THE AGENCIES OF ANY WORK, GAS, WATER, AND CABLE TELEVISION LINE AND UTILITY BEFORE ANY CONSTRUCTION AND APPROVED FROM THE DATE OF THE APPROVABLE GOVERNMENTAL AGENCY.

FORWARD T. WALKER & ASSOCIATES