

RESOLUTION NO. 2005- 26  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR BARTRAM DOWNS UNIT THREE

WHEREAS, NORFOLK CHEROKEE COMPANY., A FLORIDA CORPORATION, AS OWNER, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as BARTRAM DOWNS UNIT THREE.

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, 3, 4, and 5.

Section 2. A Construction Bond has been submitted to the Clerk of Courts' office in the amount of \$754,495.20.

Section 3. A Maintenance Bond in the amount of \$95,535.00 will be 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 a forenamed 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;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

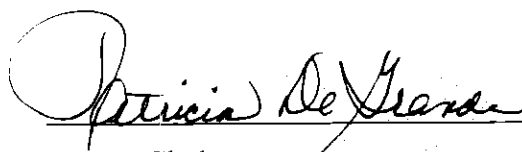
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 26<sup>th</sup> day of January, 2005.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY:   
Bruce Maguire, Chairman

ATTEST: Cheryl Strickland

  
Deputy Clerk

RENDITION DATE 1-27-05

NOTICE: THIS PLAT, AS RECORDED, IS A LEGAL INSTRUMENT AND SHALL BE CONSIDERED VALID AND EFFECTIVE FOR ALL PURPOSES UNLESS IT IS CHALLENGED IN A COURT OF LAW. THE PLAT IS NOT TO BE USED AS EVIDENCE IN ANY LITIGATION UNLESS IT IS PROVEN TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD.

5) NOTICE: THIS PLAT, AS RECORDED, IS A LEGAL INSTRUMENT AND SHALL BE CONSIDERED VALID AND EFFECTIVE FOR ALL PURPOSES UNLESS IT IS CHALLENGED IN A COURT OF LAW. THE PLAT IS NOT TO BE USED AS EVIDENCE IN ANY LITIGATION UNLESS IT IS PROVEN TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD.

6) THE LAKES AND TOP OF BANK REPRESENTATION OF THE PROPERTY IS AN ACTUAL "AS-BUILT" CONDITION.

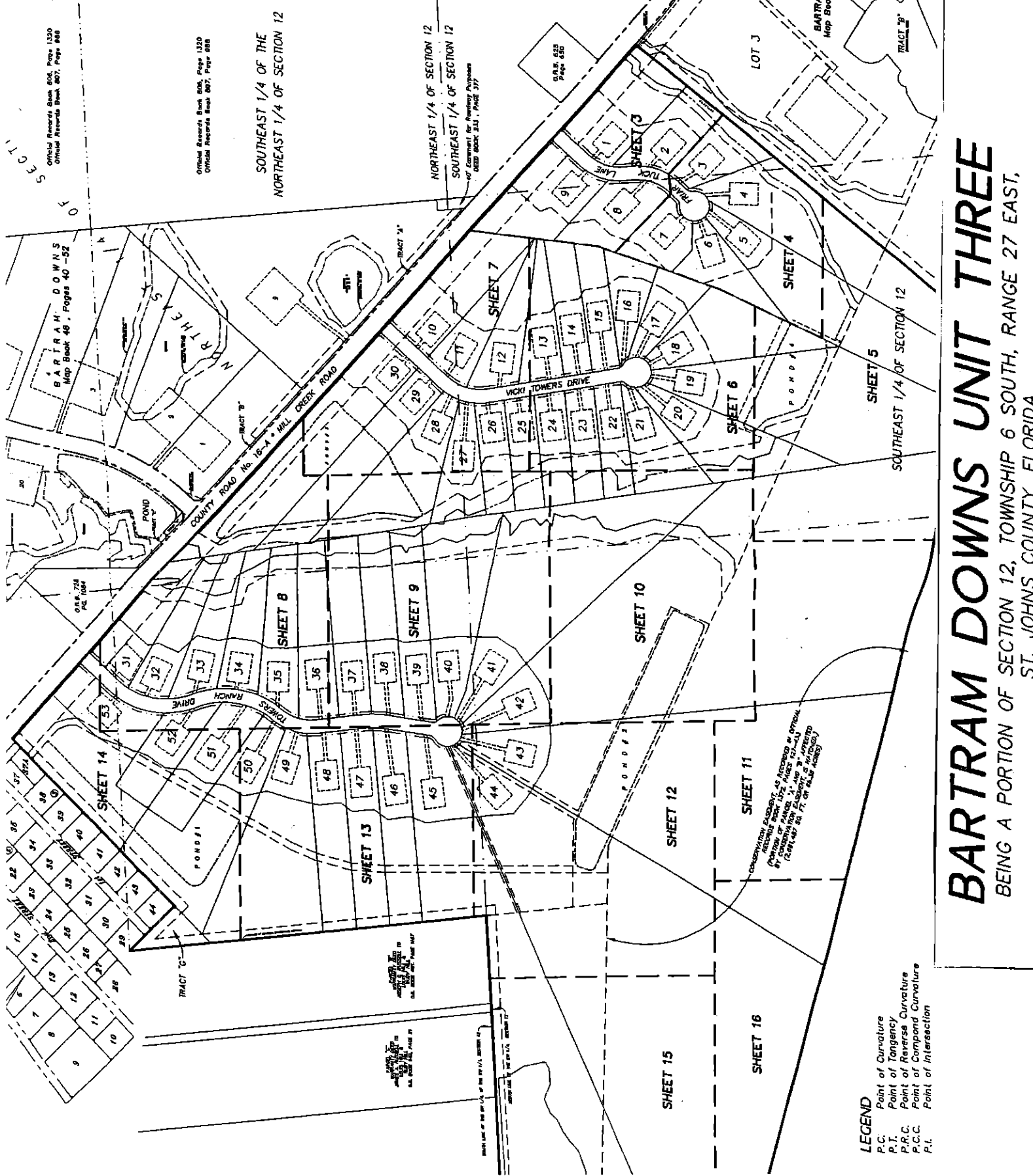
7) LOTS FRONTING ON TWO (2) FROM ONE (1) STREET ONLY.

8) CURRENT LAW PROVIDES THAT EARTH, CUTTING OF TREES OR OF THE JURISDICTIONAL WETLANDS OF THE WRITTEN APPROVAL OF AGENCIES WITH JURISDICTION WITHIN THE WETLAND AREA PRIOR TO THE BEGINNING OF AND UPLAND BUFFER MAY BE TIME BY THE APPROPRIATE ( )

9) The intended use of these c... The geodetic control related to Three Mile Central Network. Coordinates are based on NAD 83 - Florida East - 27 E.

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1	2057054.7194	2057951.1202
2	2057951.1202	2057951.1202

Official Records Book 805, Page 1320  
Official Records Book 807, Page 888



SECTION 12, TWP. 6 S., RANG. 27 E.  
SOUTHEAST 1/4 OF SECTION 12

BARTRAM DOWNS UNIT TWO  
Map Book 48, Pages 9 - 13

TRACT 29

TRACT 31

TRACT 32

TRACT 33

TRACT 34

TRACT 35

TRACT 36

TRACT 37

TRACT 38

TRACT 39

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TRACT 41

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