

RESOLUTION NO. 2005- 76
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR CASCADES AT WORLD GOLF VILLAGE

WHEREAS, LEVITT AND SONS AT WORLD GOLF VILLAGE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as CASCADES AT WORLD GOLF VILLAGE.

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 \$10,080,357.00.

Section 3. A Maintenance Bond will not 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.

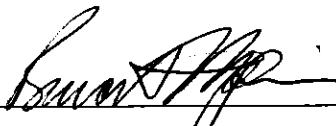
Section 5. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

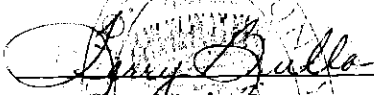
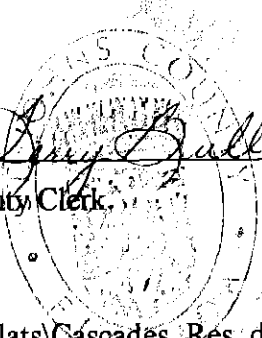
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 23rd day of March, 2005.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

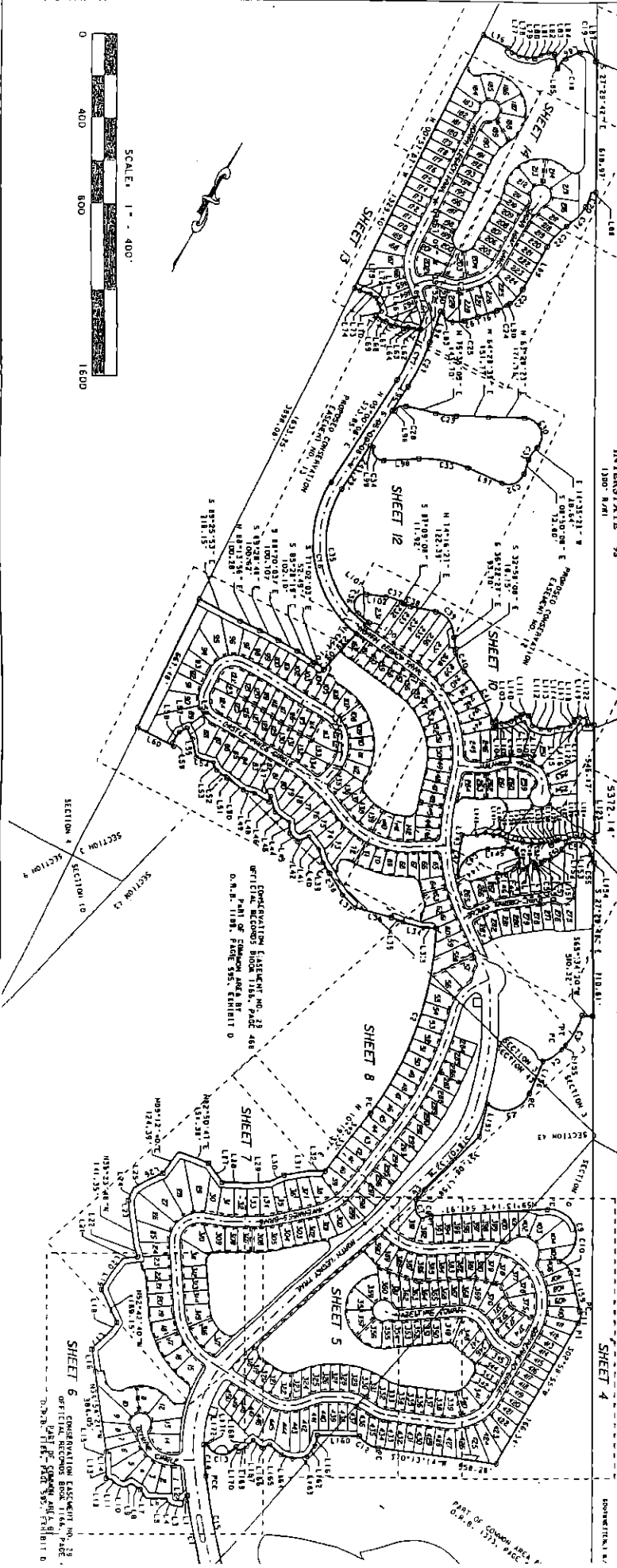
BY: 
Bruce Maguire, Chairman

ATTEST: Cheryl Strickland

RENDITION DATE March 24, 2005


Deputy Clerk,


CASCADES AT WORLD GOLF VILLAGE



1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE MOST NORTHERLY LINE OF TRACT 19, BEING N 80° 00' 00" W, AS SHOWN ON THE PLAT OF SAINT JOHN'S SIX MILE CREEK NORTH, UNIT 2, AS RECORDED IN MAP BOOK NO. 43 THROUGH 61, ST. JOHN'S COUNTY, FLORIDA.
2. THE SUBDIVIDED LOTS ARE RESERVED IN THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF THIS COUNTY.
3. THE DEVELOPER SHALL GRANT TO ST. JOHN'S COUNTY, FLORIDA, POWER AND LIGHT EASEMENTS FOR THE PROJECT ROADS AND UTILITIES EASEMENT AREAS SHOWN ON THE PLAT. SUCH EASEMENTS SHALL BE BY A SEPARATE WRITTEN EASEMENT APART FROM THIS PLAT, AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA, NO LATER THAN THE TIME OF FINAL ACCEPTANCE BY ST. JOHN'S COUNTY DEVELOPMENT SERVICES DEPARTMENT OF THE MONTHLY ACCEPTANCE.
4. THE DEVELOPER SHALL PROVIDE AND CONSTRUCTION, INCLUDING, REVISIONS OF EARTH, CUTTING OR OTHER OTHER PLANS THAT SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS DESCRIBED IN THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHN'S COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ACTIVITY TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF CONSTRUCTION AND TO MAINTAIN THE NECESSARY WRITTEN APPROVALS AND THE REDLINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

5. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE, 5,000 FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS, MASS MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE ST. JOHN'S COUNTY THREE MILE CONTROL NETWORK.
6. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
7. THE RIGHTS RESERVED HEREBY FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION AND SECTION 177.091 (2)(b), F.S. (CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY OWNER TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS).
8. THE 10' UTILITY EASEMENTS ACROSS THE FRONT OF ALL LOTS ARE IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY.
9. THE PROPERTY DESCRIBED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS DESCRIBED IN THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA, MAP NO. 1185, PAGE 595.
10. CASCADES AT WORLD GOLF VILLAGE IS AN AGE-RESTRICTED SUBDIVISION WITH RESPECT TO PERSONS UNDER EIGHTEEN YEARS OF AGE AND CHANGE TO THE AGE RESTRICTIONS MUST BE PURSUANT TO LAW AND SHALL BE REFLECTED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.