

RESOLUTION NO. 2006- 413
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR DURBIN CROSSING NORTH PHASE 1-UNIT 4

WHEREAS, DURBIN CROSSING NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, as owner, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as DURBIN CROSSING NORTH PHASE I- UNIT 4.

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, 5 and 6.

Section 2. A Construction Bond , in the amount of \$1,842,698.13 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond, in the amount of \$ 478,267.88, 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 Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

Section 6. 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 31 day of October, 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland

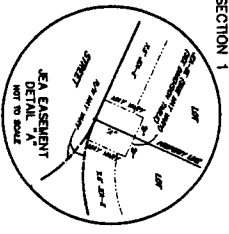
Patricia A. Grande
Deputy Clerk

RENDITION DATE 11-6-06

DURBIN CROSSING NORTH PHASE 1 - UNIT 4

A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

POINT OF REFERENCE
DURBIN CROSSING NORTH
PHASE 1 - UNIT 4
NORTHWEST CORNER SECTION 1



SEA EASEMENT TABLE

SEA EASEMENT	BEARING	DISTANCE
SEA EASEMENT	N 89° 51' 10" W	128.92'
SEA EASEMENT	N 72° 05' 10" W	107.41'
SEA EASEMENT	N 72° 05' 10" W	250.03'
SEA EASEMENT	N 72° 05' 10" W	807.33'
SEA EASEMENT	N 72° 05' 10" W	807.33'
SEA EASEMENT	N 72° 05' 10" W	807.33'

NOTES:

1. (a) DENOTES PERMANENT REFERENCE MONUMENT STAKED CORNERS, UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN ARE REFERRED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NAD 83 DATUM.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE ORIGINAL OR THE BEST COPY THEREOF AS SUBMITTED TO THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ANY REVISIONS TO THIS PLAT MUST BE MADE IN THE PUBLIC RECORDS OF THIS COUNTY.
4. COORDINATES BASED ON GPS OBSERVATION OF STATION TOWNHOM 2 AND STATION TOWNHOM 2A NATIONAL GEODETIC SURVEY 1981 ADJUSTMENT. THESE COORDINATES SHALL REMAIN TOTALLY UNCHANGED BY ANY FUTURE ADJUSTMENTS OF THE NATIONAL GEODETIC SURVEY 1981 ADJUSTMENT.
5. CERTAIN EASEMENTS ARE RESERVED FOR SEA FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. SEA-E-E DENOTES SEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNCHANGED BY ANY FUTURE ADJUSTMENTS OF THE NATIONAL GEODETIC SURVEY 1981 ADJUSTMENT.
7. SEA-E-E DENOTES SEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNCHANGED BY ANY FUTURE ADJUSTMENTS OF THE NATIONAL GEODETIC SURVEY 1981 ADJUSTMENT.

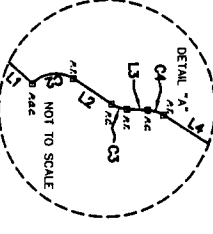
STATE PLANE COORDINATES
N 2096752.10
E 4831555.99

SW CORNER OF NW 1/4 OF SECTION 1

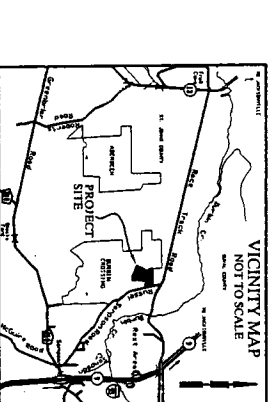
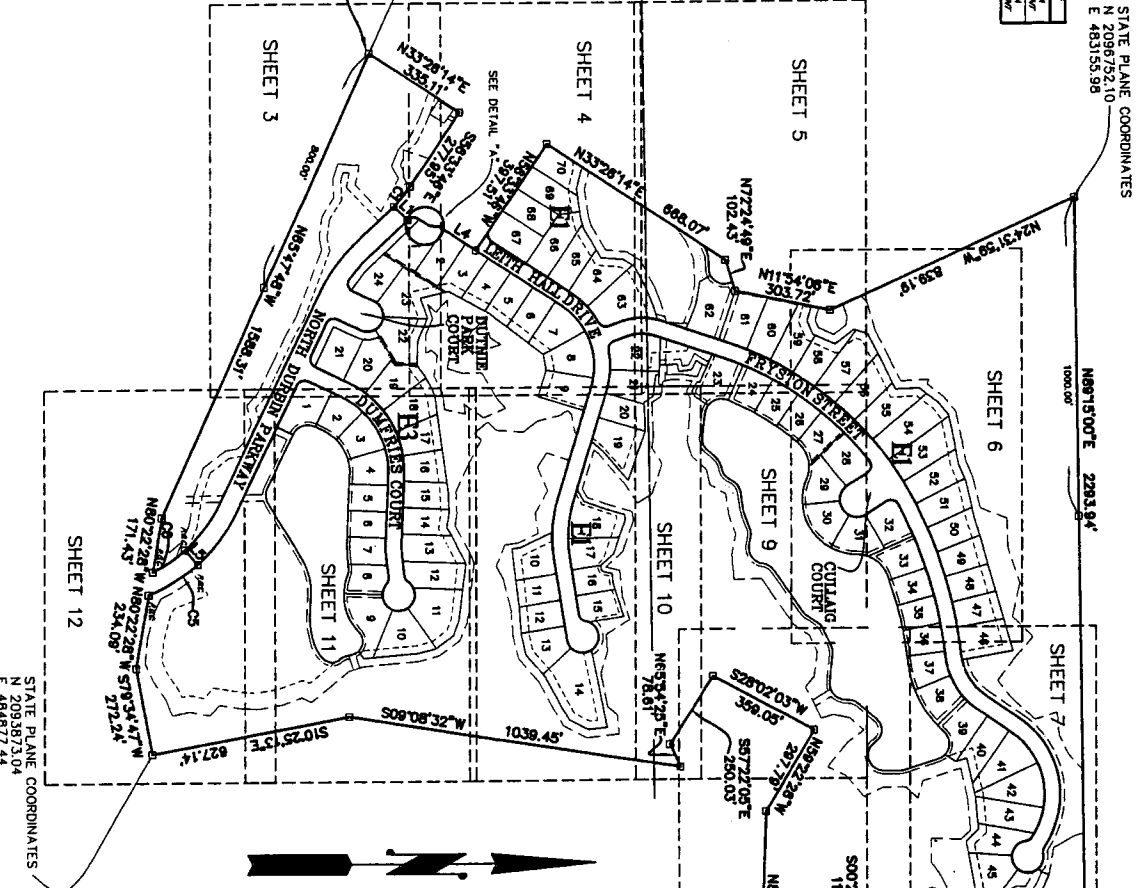
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	101°10'37"	1480.00'	81.71'	S81°28'27"E	81.60'
C2	78°48'27"	28.00'	34.83'	S81°28'27"E	32.08'
C3	30°00'00"	28.00'	13.00'	H18°28'14"E	12.81'
C4	30°00'00"	28.00'	13.00'	H18°28'14"E	12.81'
C5	15°30'55"	528.00'	122.83'	S41°39'11"E	121.88'

LINE TABLE

LINE	BEARING	LENGTH
1	N 89° 51' 10" W	128.92'
2	N 72° 05' 10" W	107.41'
3	N 72° 05' 10" W	250.03'
4	N 72° 05' 10" W	807.33'
5	N 72° 05' 10" W	807.33'
6	N 72° 05' 10" W	807.33'



POINT OF BEGINNING
119.08 ACRES ±



CERTIFICATE OF SURVEYOR

I, **ROBERT M. ANGAS**, being duly sworn, depose and testify that I am a duly Licensed Professional Surveyor and that the plat contains all of the survey requirements of Chapter 173, Part 1, Florida Statutes, Florida Statutes.

SIGNED AND SEALED THIS 2nd day of October, A.D. 2008.

ROBERT M. ANGAS
Professional Surveyor and Mapmaker, Florida Certificate No. 5317
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258



GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.

- LEGEND:**
- ▲ CENTRAL ANGLE
 - RADIUS
 - ⌒ ARC LENGTH
 - ↖ CHORD BEARING
 - ↖ CHORD BEARING
 - ↖ RIGHT OF WAY
 - ↖ LICENSED BUSINESS
 - ↖ MAP RECORDS BOOK
 - ↖ PAGE
 - ↖ POINT OF CURVATURE
 - ↖ POINT OF TANGENCY
 - ↖ POINT OF BEGINNING
 - ↖ TABULATED CURVE DATA
 - ↖ EASEMENT
 - ↖ PERMANENT REFERENCE MONUMENT SET
 - ↖ UNLESS OTHERWISE NOTED
 - ↖ SEA-E-E DENOTES SEA EASEMENT
 - ↖ SEA-E-E DENOTES SEA EASEMENT
 - ↖ SEA-E-E DENOTES SEA EASEMENT

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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. 12 5624