

RESOLUTION NO. 2006-454
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR ABERDEEN OF ST. JOHNS UNIT TWO

WHEREAS, ABERDEEN OF ST. JOHNS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, and ABERDEEN COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as ABERDEEN OF ST. JOHNS 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, 3, 4, 5 and 6.

Section 2. A Construction Bond in the amount of \$4,870,400.52 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond in the amount of \$1,239,647.10 will be required. The maintenance bond language will be that required by the ordinance in effect at the time the maintenance bond is provided.

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:

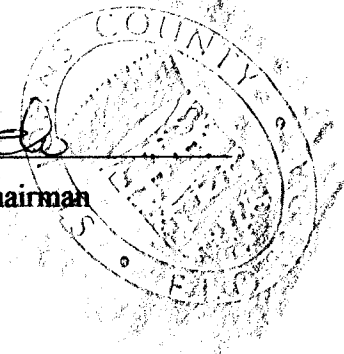
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Planning and Zoning Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 28th day of November, 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Bea Riedel
Chairman

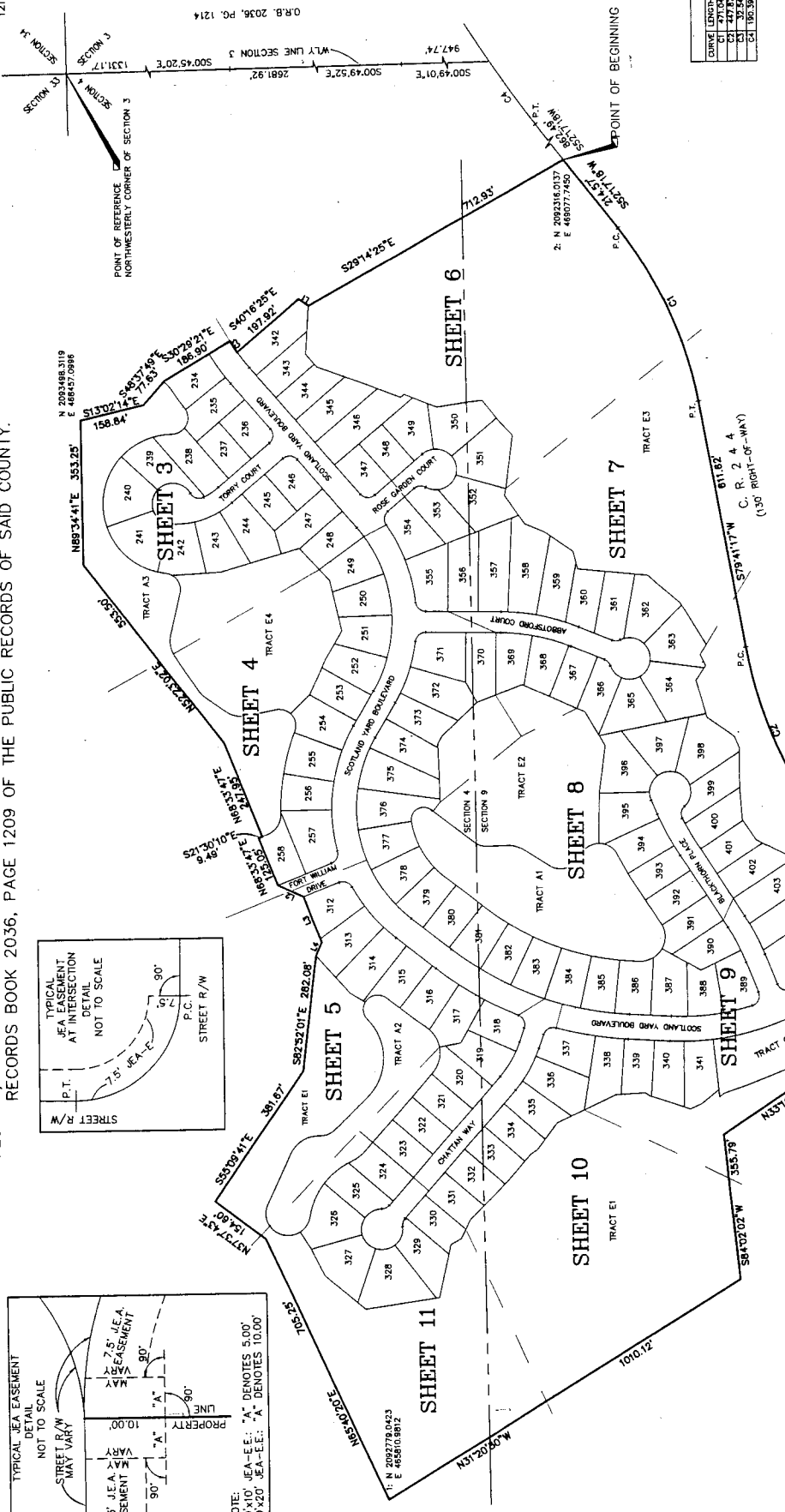
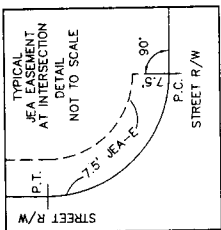
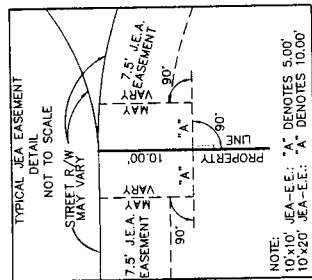


ATTEST: Cheryl Strickland

Patricia Keegan
Deputy Clerk

Aberdeen of St. Johns Unit Two

A PORTION OF SECTION 4 AND 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1209 OF THE PUBLIC RECORDS OF SAID COUNTY.



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 48.84 | N83°03'13"E |
| L2 | 120.00 | N89°33'12"E |
| L3 | 120.00 | N89°33'12"E |
| L4 | 38.83 | S89°32'48"E |

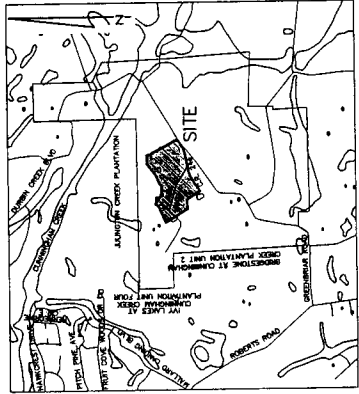
| CURVE | RADIUS | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|--------|---------|-------------|--------|
| C1 | 407.00 | 115.00 | 230.00 | S81°05'06"W | 124.39 |
| C2 | 28.84 | 7.00 | 13.99 | S77°31'50"W | 32.33 |
| C3 | 106.39 | 106.65 | 150.00 | S55°02'41"W | 150.39 |

General Notes

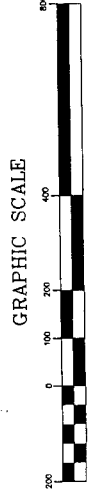
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AS S00°45'20"E.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELIZET) GPS GROUND CONTROL SURVEY (716R).
- COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1990 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA-E-E DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- JEA-E DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME, BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
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LEGEND

- R/W RIGHT-OF-WAY
- O STAMPED LB 3731
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- MB MAPPING BOOK
- PG(S) PAGE(S)
- L ARC LENGTH
- R RADIUS
- CH CHORD
- DELTA DELTA
- REF REFERENCE MONUMENT
- STAMPED LB 3731
- LI TABULATED LINE DATA
- C4 TABULATED CURVE DATA
- PRC POINT OF BEGINNING CURVE
- UD UNOBSERVED DRAINAGE EASEMENT
- ATB APPROXIMATE TOP OF BANK
- DE DRAINAGE EASEMENT
- SAWID SAWYER RIVER WATER MANAGEMENT DISTRICT CENTER LINE
- B.R.L. BUILDING RESTRICTION LINE
- JEA-E JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JEA-E-E JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT



VICINITY MAP
NOT TO SCALE



PREPARED BY:
CLARY & ASSOCIATES,
PROFESSIONAL LAND SURVEYORS
3636 BROWN POINT ROAD
ORLANDO, FLORIDA, 32837
(804) 782-7703