

RESOLUTION NO. 2007- 235
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR BARTRAM FARMS UNIT ONE PHASE ONE

WHEREAS, BARTRAM FARMS PARTNERS, LLC, A 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 BARTRAM FARMS UNIT ONE PHASE ONE.

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 \$839,528.94 has been file with the Clerks office.

Section 3. A Maintenance Bond in the amount of \$233,445.00 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.

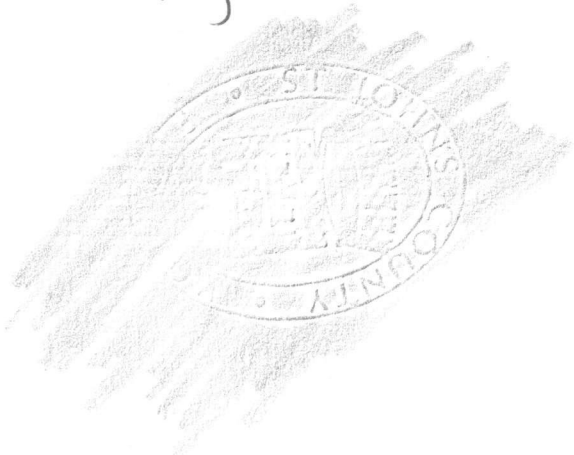
Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

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 21st day of August, 2007.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ben Rich*
Ben Rich, Chairman

ATTEST: Cheryl Strickland

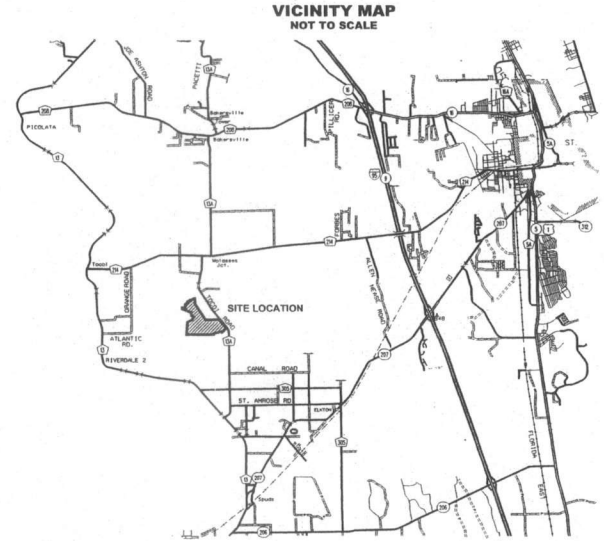
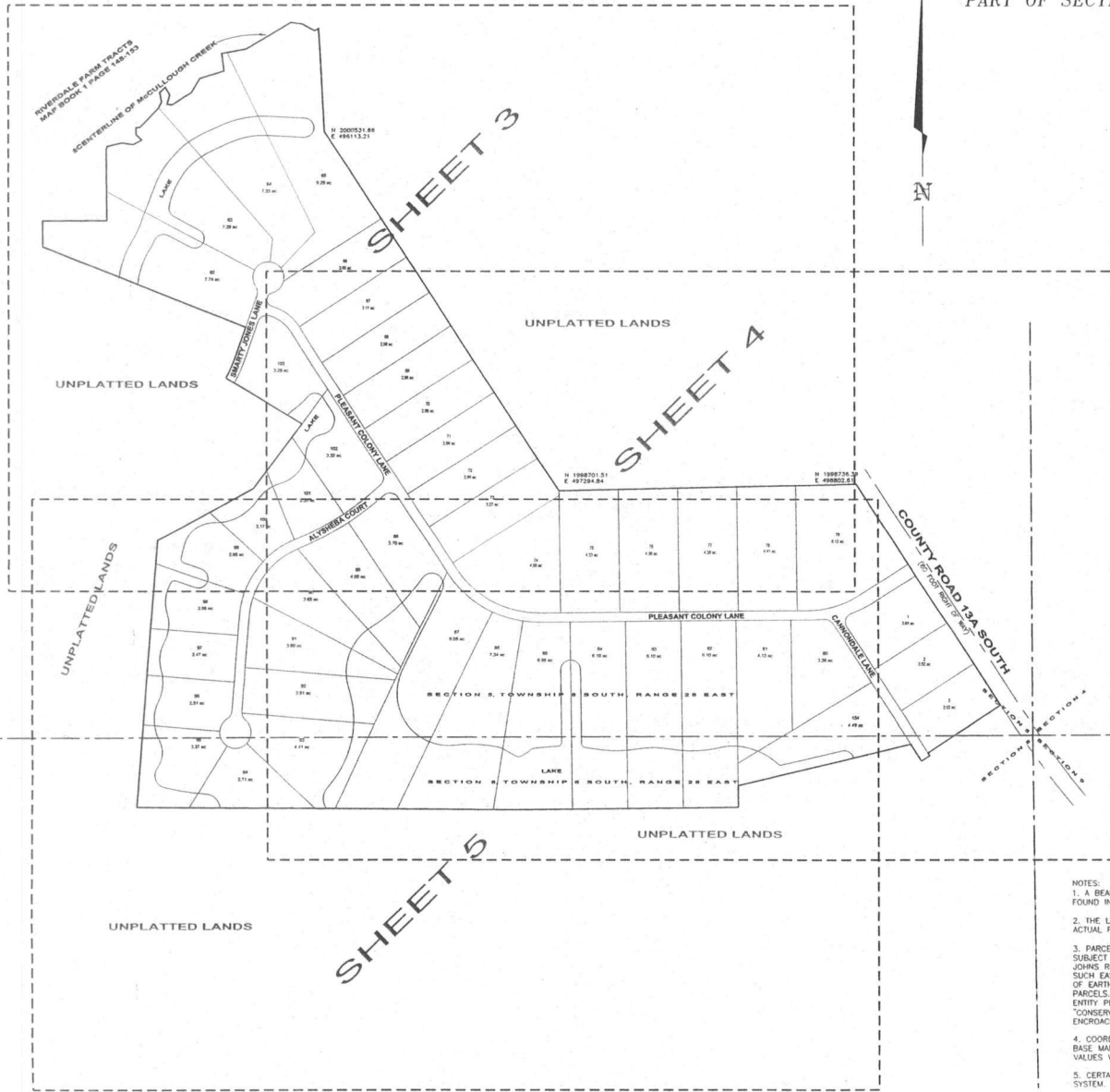
RENDITION DATE 8/23/07

Pam Halterman
Deputy Clerk

KEY SHEET
NOT TO SCALE

**BARTRAM FARMS UNIT ONE
PHASE ONE**

PART OF SECTIONS 5, 8, AND THE JOHN HUERTAS GRANT, SECTION 39,
TOWNSHIP 8 SOUTH, RANGE 28 EAST
ST. JOHNS COUNTY, FLORIDA



- NOTES:
1. A BEARING OF S 32°45'55" E, WAS ASSUMED ON THE WEST RIGHT OF WAY LINE HOLDING MONUMENTATION SHOWN ABOVE IN PLACE, BEING A STATE PLANE BEARING.
 2. THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
 3. PARCELS DESIGNATED AS "CONSERVATION AREA" ON THIS PLAT SHALL BE SUBJECT TO CONSERVATION EASEMENTS GRANTED TO THE BENEFIT OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND ARMY CORPS OF ENGINEERS. SUCH EASEMENTS SHALL PROVIDE THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS MAY OCCUR WITHIN THESE PARCELS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY ADJACENT TO PARCELS DESIGNATED AS "CONSERVATION AREA" TO CLEARLY IDENTIFY THE LIMITS OF, AND NOT TO ENCRUMB UPON, THESE TRACTS.
 4. COORDINATES: THE INTENDED USE OF THESE COORDINATES IS FOR THE DIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE NATIONAL GEODETIC SURVEY POINTS, NAD 83, FLORIDA EAST ZONE.
 5. CERTAIN EASEMENTS ARE RESERVED FOR FP&I IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

L.D. BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD
JACKSONVILLE, FLORIDA 32205
PHONE: (904)786-6400 FAX: (904)786-1479
LICENSED BUSINESS No. 6888
 CAD FILE: 05544 DRAFTED BY: B. HARVE