

RESOLUTION NO. 2007- 28
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR BIG OAKS

WHEREAS, COIN DEVELOPMENT I, LLC, A LIMITED LIABILITY COMPANY, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as BIG OAKS.

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 \$496,247.98 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond in the amount of \$64,728.00 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:

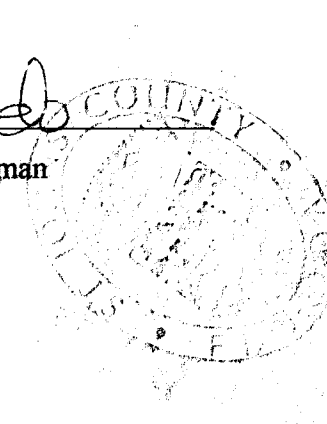
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Planning and Zoning Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 6th day of February, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ben Rich
Ben Rich, Chairman

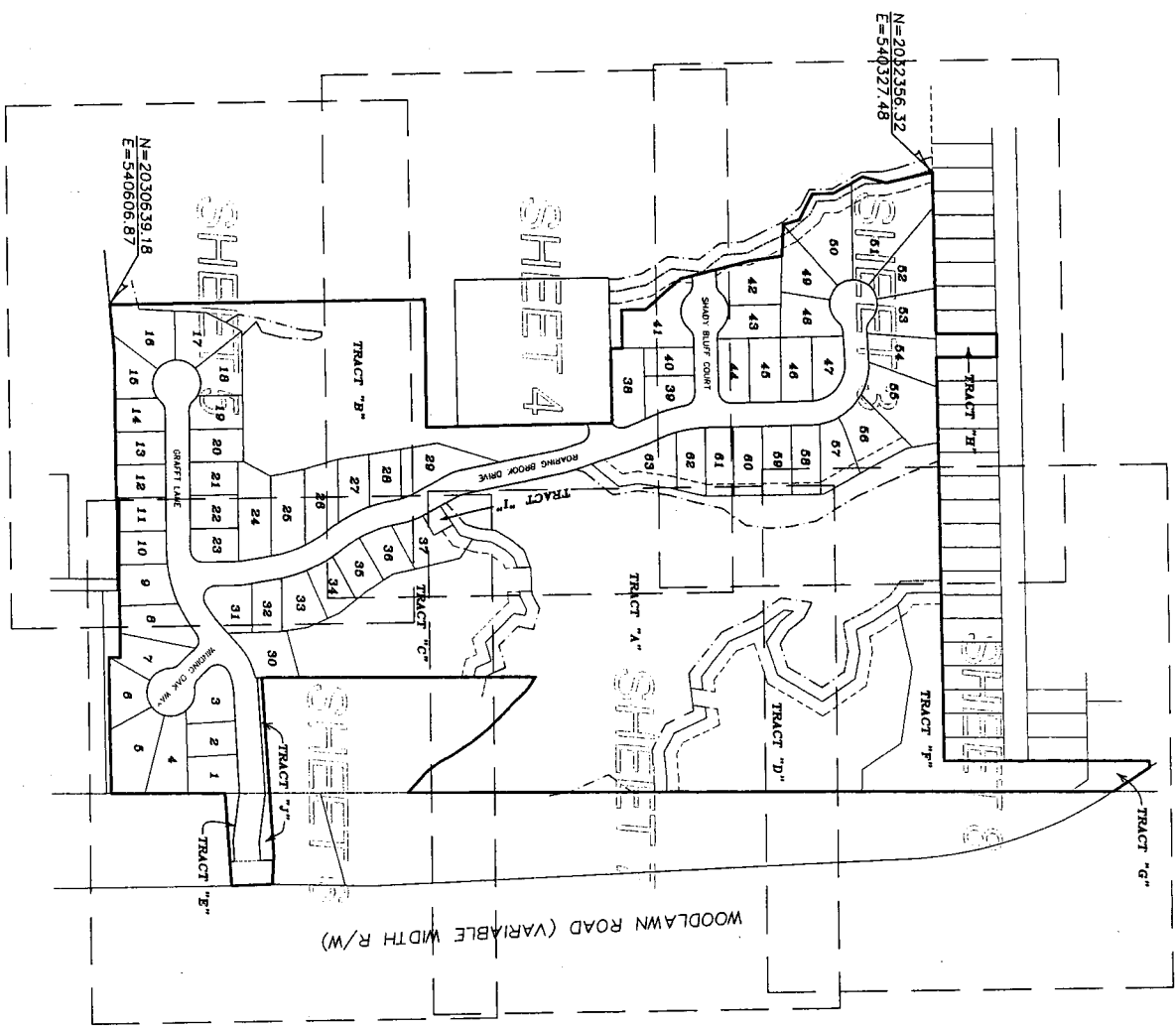


ATTEST: Cheryl Strickland

Debra Halterman

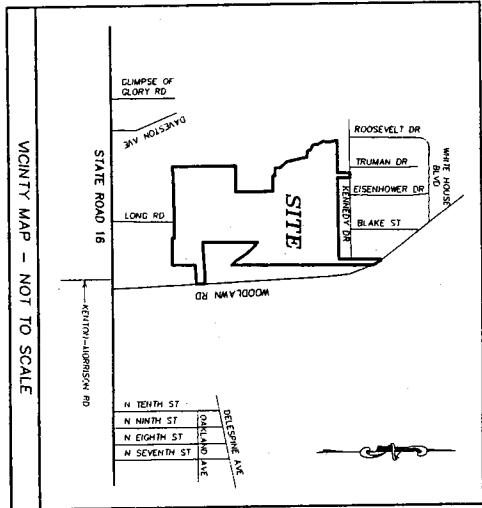
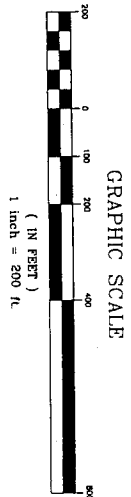
Deputy Clerk

RENDITION DATE 2/8/07



LEGEND:

| | |
|------|---------------------------------|
| □ | SET "A", CONCRETE PERMANENT |
| ○ | REFERENCE MONUMENT (18 1704) |
| ● | PERMANENT MONUMENT (18 1702) |
| ■ | PERMANENT MONUMENT (18 1703) |
| ■ | PERMANENT CONTROL POINT |
| R | RADIUS |
| L | LINE LENGTH |
| CH | CHORD LENGTH |
| P/W | POINT OF CURVATURE |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| PI | POINT OF INTERSECTION |
| POC | POINT OF CURVATURE |
| POI | POINT OF INTERSECTION |
| PR | FLORIDA POWER & LIGHT |
| PP | RAILROAD POINT |
| O.R. | VERTICAL RECORDS BOOK OR VOLUME |



NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES

1. BEARING REFERENCE: N89°41'42"E FOR THE NORTH LINE OF GOVERNMENT LOT 9 PER O.R. 1504, PAGE 262.
2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET DERIVED FROM THE 1983/80 FLORIDA EAST ZONE, HOLDING TO VALUES SHOWN IN THE GEODETIC CONTROL PROJECT DATED 1989 FOR MONUMENTS 0227 & 0228. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, RECORD, OR EARTH CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE ON THE LANDS DESCRIBED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE LAND SURVEYOR. THE JURISDICTION OVER SUCH WETLANDS IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND ENTITY PERFORMING ANY WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
4. TOTAL LOTS=63

KEY MAP ONLY. SEE SHEETS 3 THROUGH 8 FOR DETAIL
SCALE: 1"=200'