

RESOLUTION NO. 2007- 347
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR RANCH CLUB AT ASHTON OAKS

WHEREAS, FLORIDA LAND AND RANCHES, LLC, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as RANCH CLUB AT ASHTON 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, which represents the cost of construction of the roads, drainage and utility improvements, has been filed with the Clerks' office.

Section 3. No Maintenance Bond 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.

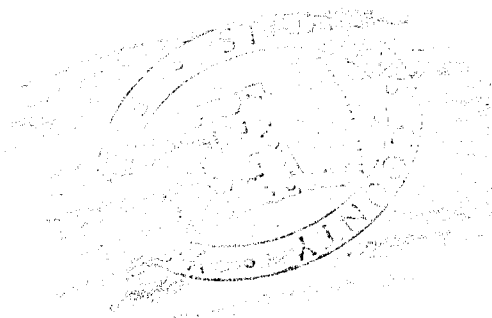
Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

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 13th day of November, 2007.



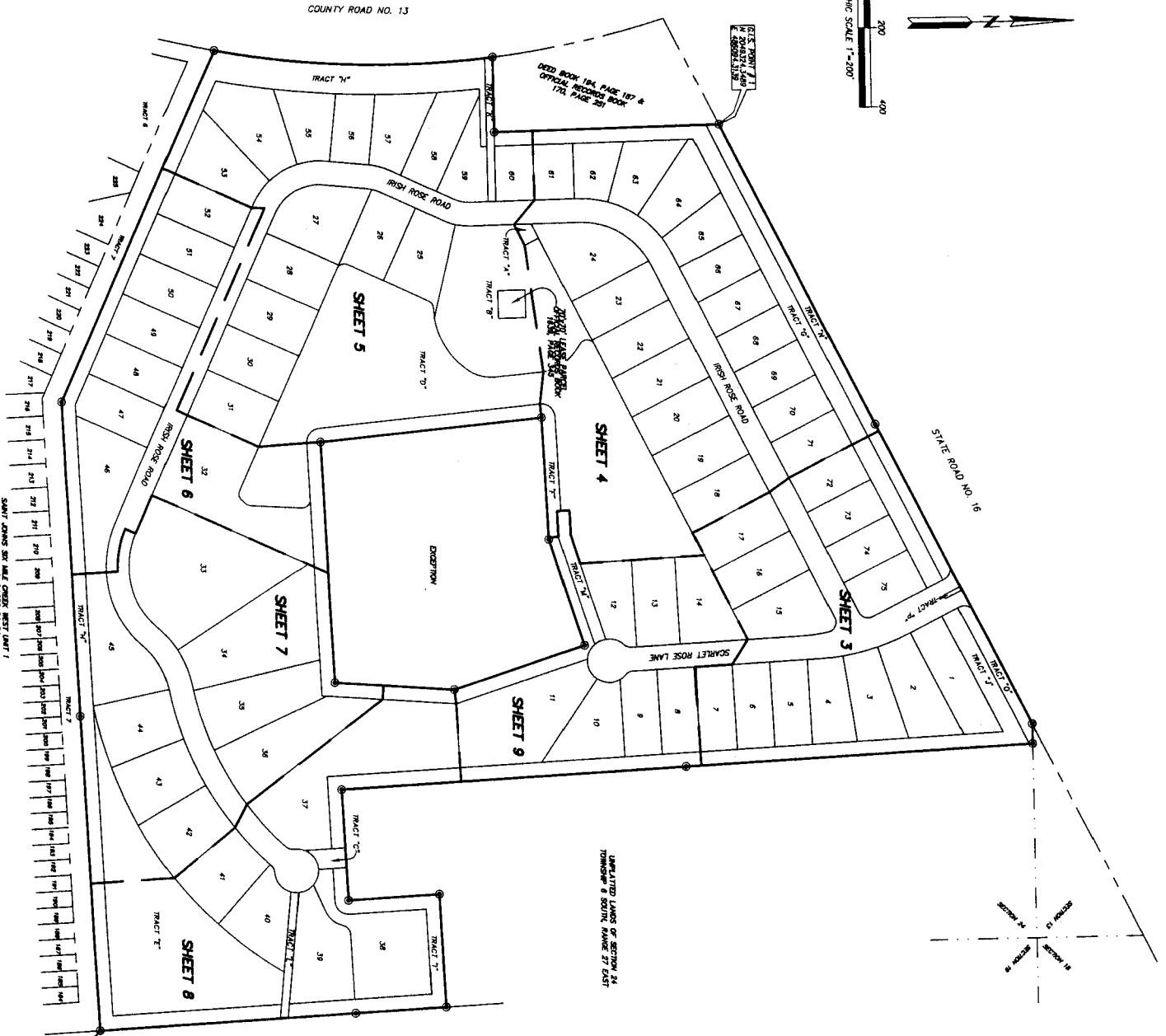
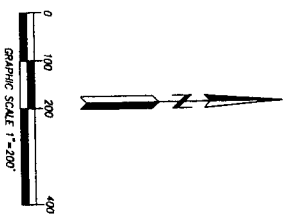
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland

Pam Halterman
Deputy Clerk

RENDITION DATE 11/15/07



INDICATED LINES OF SECTION 24
 THROUGH 6 SOUTH, RANGE 27 EAST

SCARLET ROSE LANE, STATE ROAD NO. 16, COUNTY ROAD NO. 13, RISH ROSE ROAD, DEED BOOK 174 PAGE 187 & 172, DEED BOOK 174 PAGE 20

- NOTES:**
- 1) ● DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3844
 - 2) ○ DENOTES PERMANENT REFERENCE MONUMENT FOUND NO I.D.
 - 3) ● DENOTES PERMANENT CONTROL POINT
 - 4) BEYOND BASED ON THE RIGHT OF WAY LINE OF STATE ROAD 16 AS BEING SOUTH 63°29'19" WEST
 - 5) ALL PLATTED EASEMENTS SHOWN HEREOF ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION SERVICE PROVIDED UTILITIES. SAID TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - 6) CERTAIN EASEMENTS ARE RESERVED FOR THE FLORIDA POWER AND LIGHT DISTRIBUTION SYSTEM.
 - 7) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRESENTATION OF THE SUBDIVISION. ANY OTHER REPRESENTATION OF THE PROPOSED LINES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - 8) THE LAKES AND TOP OF BANK SHOWN HEREOF DENOTES A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - 9) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF CURBS, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTION OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND/OR THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REFERENCED FROM THE TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
 - 10) ALL LOT LINES INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
 - 11) The intended use of these coordinates is for GIS base mapping purposes. The coordinates are based on North American Datum 1983/90 - State Plane Florida East Zone - U.S. Feet. Coordinates are based on North American Datum 1983/90 - State Plane Florida East Zone - U.S. Feet.

Point	Northing	Easting	Description
1	2049324.3489	486094.5139	PNM - NW Corner Tract "A"
2	2047705.9981	486142.8206	PNM - SE Corner of Tract "A"

- LEGEND**
- P.C. Point of Curvature
 - P.T. Point of Tangency
 - P.R.C. Point of Reverse Curvature
 - P.C.C. Point of Compound Curvature
 - P.I. Point of Intersection
 - CA Central Angle
 - R Radius
 - L Chord Bearing
 - CH Chord Distance
 - CI Tabulated Curve Data
 - L1 Tabulated Line Data
 - C/L Centerline
 - TOB Top of Bank
 - MBL Match Line
 - BRL Building Restriction Line
- (100.00)

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