

RESOLUTION NO. 2007- 51  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR ABERDEEN (SHETLAND DRIVE)

WHEREAS, ABERDEEN DEVELOPMENT, 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 plat known as ABERDEEN (SHETLAND DRIVE).

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 \$612,974.76 has been filed with the Clerk of Courts office.

Section 3. A Maintenance Bond in the amount of \$346,039.60 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 20 day of February, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_



Ben Rich, Chairman

ATTEST: Cheryl Strickland

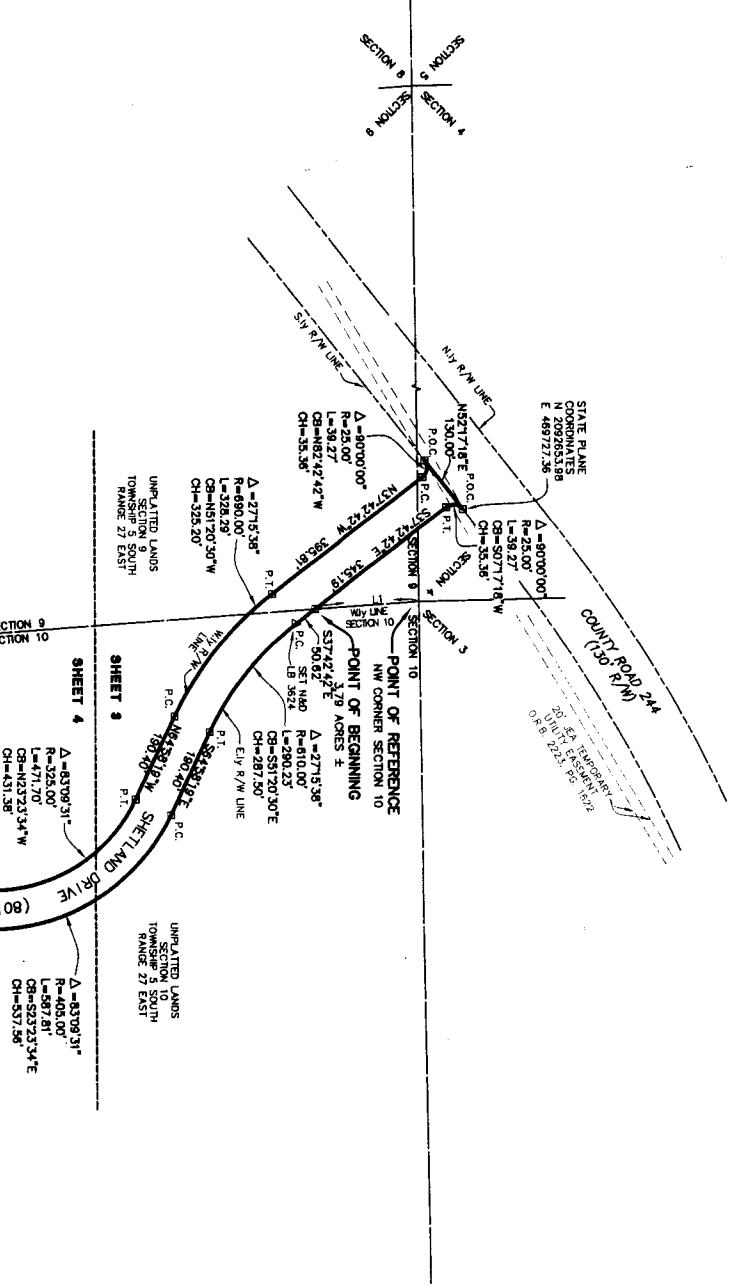
RECORDED BY 2/22/07



Deputy Clerk

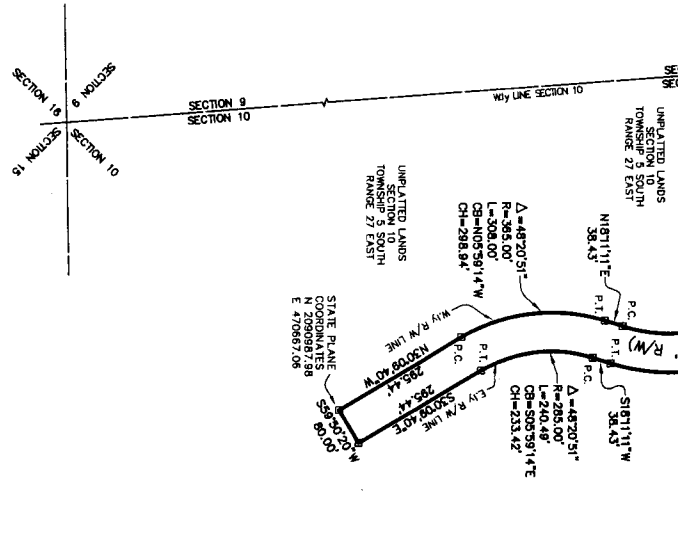
# ABERDEEN (SHEETLAND DRIVE)

## A PORTION OF SECTIONS 4, 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

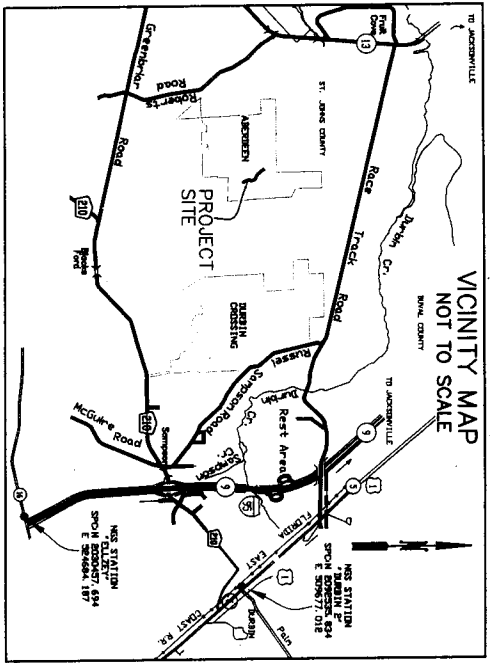


LINE	BEARING	DISTANCE
L1	S02°45'58\"/>	

- LEGEND**
- L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - P.C. POINT OF CURVATURE
  - P.O.C. POINT ON A CURVE
  - P.T. POINT OF TANGENCY
  - R CURVATURE RADIUS
  - L CURVE LENGTH
  - CH CHORD BEARING
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - ST STATION
  - STATIONED PER STATIONED LB 3624
  - PERMANENT MONUMENT
  - CONCRETE MONUMENT
  - IRON AND BRASS MONUMENT
  - CONTRIBUTOR



SEE SHEET 2 OF 4 FOR NOTES



- NOTES:**
1. BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE WESTERLY LINE OF SECTION 10 AS BEING SOUTH 03°45'58\"/>

POINT	NORTHING	EASTING	DESCRIPTION
1	2,080,987.88	470,687.08	PERMANENT REFERENCE MONUMENT
2	2,092,653.98	489,727.36	PERMANENT REFERENCE MONUMENT

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624