

RESOLUTION NO. 2008- 87
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR COASTAL OAKS AT NOCATEE – PHASE 2A

WHEREAS, TOLL JACKSONVILLE LIMITED PARTNERSHIP, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as COASTAL OAKS AT NOCATEE – PHASE 2A.

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 \$1,150,188.20, has been filed with the Clerk of Courts.

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.

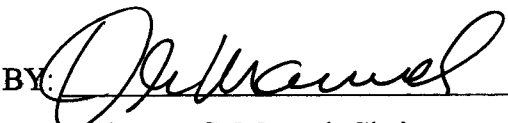
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

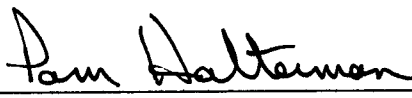
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 1st day of April, 2008.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

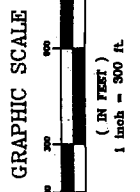
BY: 
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland


Deputy Clerk

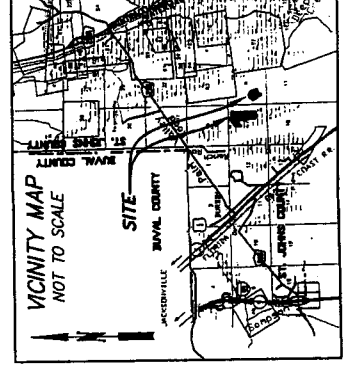
RENDITION DATE 4/4/08

COASTAL OAKS AT NOCATEE ~ PHASE 2A
A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 5 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
- DENOTES SET PRIM. 4"x4" O.A. STAMPED LB 3624 (UNLESS OTHERWISE NOTED)
 - DENOTES SET PRIM. 4"x4" O.A. STAMPED LB 3624 (UNLESS OTHERWISE NOTED)
 - DENOTES SET POP. STAMPED LB 3624
 - PERMANENT CONTROL POINT
 - CONCRETE MONUMENT
 - CONCRETE MONUMENT
 - REBAR
 - LICENSED BUSINESS NUMBER
 - M.B. MARK
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPENSATION CURVATURE
 - P.P. RADIAL POINT
 - R. CENTRAL ANGLE
 - R. ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L. TABULATED CURVE DATA
 - L/T RIGHT OF WAY
 - C/A CENTERLINE
 - EA-UE SEA UTILITY EASEMENT

- NOTES:**
1. BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTHERLY LINE OF SECTION 20 AS BEING NORTH 89° 06' 44" EAST.
 2. NOTES: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 3. COORDINATES BASED ON GPS OBSERVATION OF STATION "DURBIN 2" AND STATION "ELZEY", NATIONAL GEODETIC SURVEY 1981 ADJUSTMENT.
STATION "DURBIN 2" COORDINATES: N 2092535.8392 E 509877.0129
STATION "ELZEY" COORDINATES: N 2054570.8959 E 524258.801
COORDINATE DATUM: STATE PLANE IN U.S. SURVEY FEET (LORAIN EAST 2004 801, N.A.D. 1883/1891)
 4. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL LINE OF A WETLAND AS SHOWN ON THIS PLAN. THE JURISDICTIONAL LINE OF A WETLAND IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND HIS SUCCESSORS. THE JURISDICTIONAL LINE OF A WETLAND IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND HIS SUCCESSORS. APPROVALS PRIOR TO THE BEGINNING OF WORK, THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REPEALED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
 5. JURISDICTIONAL WETLAND LINES DEPICTED HEREON PER PREVIOUS SURVEY BY ROBERT M. ANGAS ASSOCIATES, INC., FILE NO. 1150-1, DATED OCTOBER 21, 1999 AND LAST REVISED ON SEPTEMBER 22, 2006 (AND/OR AS SUBSEQUENTLY MITIGATED).
 6. CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550

