

RESOLUTION NO. 2014- 25
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR DURBIN CROSSING NORTH PHASE 2E UNIT 3

WHEREAS, DURBIN CROSSING NORTH, LLC, 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 **Durbin Crossing North Phase 2E Unit 3.**

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 Required Improvements Bond in the amount of \$194,016.96 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$49,674.15 will be required for maintenance.

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 aforementioned 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 Growth Management 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 4 day of February, 2014.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: _____

John H. Morris, Chair

ATTEST: Cheryl Strickland

Ram Halterman

Deputy Clerk



RENDITION DATE 2/6/14

Attachment 2

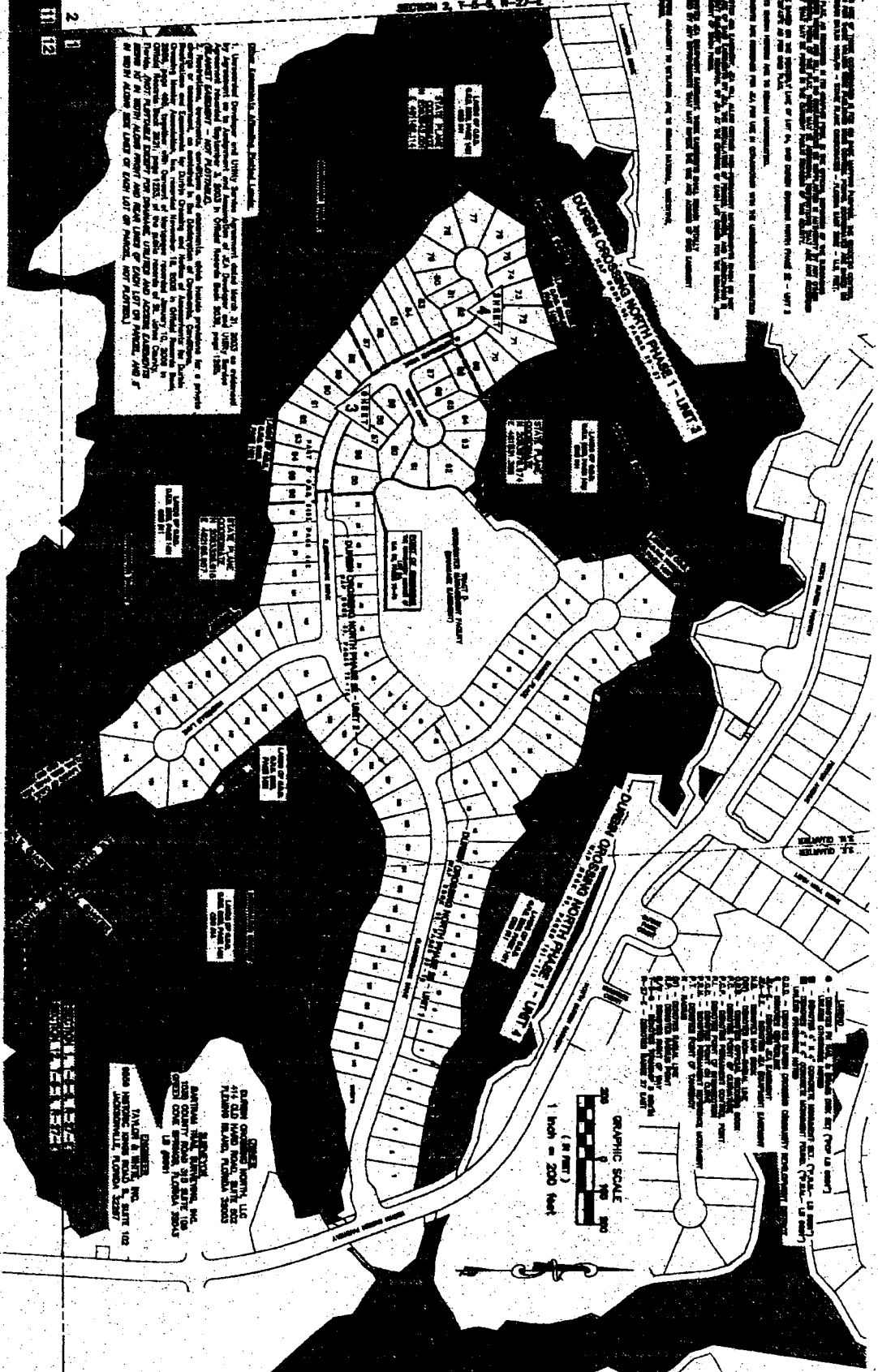
Plat Map

DURBIN CROSSING NORTH PHASE 2E - UNIT 3

PART OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE
SHEET 2 OF 4 SHEETS

1. THIS PLAN IS A PART OF THE PLAT OF DURBIN CROSSING NORTH PHASE 2E, UNIT 3, AS SHOWN ON SHEET 1 OF 4 SHEETS OF PLAT NO. 2000-0000, ST. JOHNS COUNTY, FLORIDA, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID PLAT.
2. THE LOTS AND AREAS SHOWN ON THIS PLAN ARE TO BE CONVEYED TO THE BUYER BY THE SELLER AS SHOWN ON SAID PLAT.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES, AND ALL CORNERS ARE TO BE CORNERED ACCORDING TO THE SURVEY.
4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE LOT, AS SHOWN ON SAID PLAT.
5. THE SELLER WARRANTS THAT THE LOTS AND AREAS SHOWN ON THIS PLAN ARE ACCURATELY DESCRIBED AND SHOWN ON SAID PLAT.
6. THE SELLER WARRANTS THAT THE LOTS AND AREAS SHOWN ON THIS PLAN ARE NOT SUBJECT TO ANY OTHER EASEMENTS, ENCUMBRANCES, OR INTERESTS.
7. THE SELLER WARRANTS THAT THE LOTS AND AREAS SHOWN ON THIS PLAN ARE NOT SUBJECT TO ANY OTHER CLAIMS OR INTERESTS.
8. THE SELLER WARRANTS THAT THE LOTS AND AREAS SHOWN ON THIS PLAN ARE NOT SUBJECT TO ANY OTHER TAXES OR FEES.
9. THE SELLER WARRANTS THAT THE LOTS AND AREAS SHOWN ON THIS PLAN ARE NOT SUBJECT TO ANY OTHER LIENS OR ENCUMBRANCES.
10. THE SELLER WARRANTS THAT THE LOTS AND AREAS SHOWN ON THIS PLAN ARE NOT SUBJECT TO ANY OTHER RESTRICTIONS OR COVENANTS.



UNDEVELOPED
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