

RESOLUTION NO. 2015- 145
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
COQUINA RIDGE PHASE 2.

WHEREAS, COQUINA RIDGE, 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 Coquina Ridge Phase 2.

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, and 5.

Section 2. A Required Improvements Bond in the amount of \$52,828.36 is required for maintenance and has been filed with the Clerk's office.

Section 3. 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 4. 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.

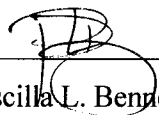
Section 5. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 May day of 19th, 2015.

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

BY: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 5/21/15



Attachment 2

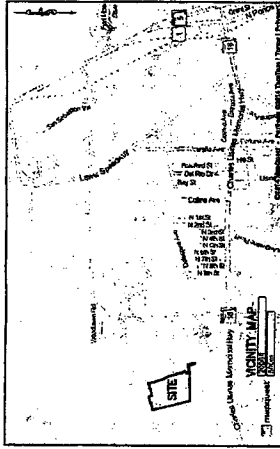
Plat Map

COQUINA RIDGE PHASE 2

PART OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 4



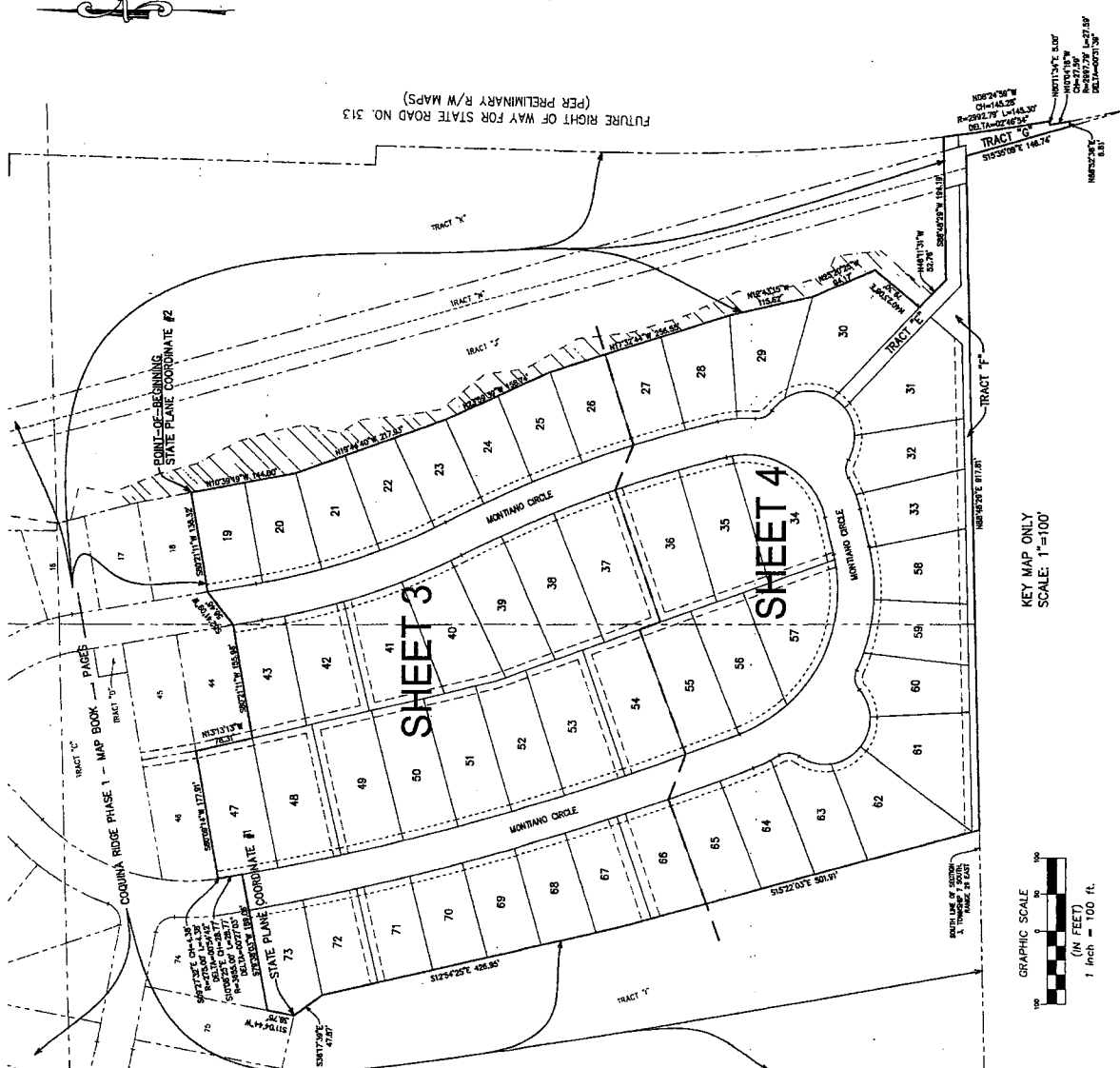
LEGEND

- POINT OF BEGINNING (AS NOTED)
- SET PERMANENT CONTROL POINT (AS NOTED)
- SET PERMANENT CONTROL POINT (AS NOTED)
- CHAIN SURVEY
- L. MET. CORNER
- P. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK OR VOLUME
- T. TOWN PLAT OR DEED COMPANY

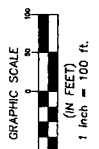
STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	1333481.3	134431.8	WLY CORNER OF LOT 73, PLANNED UNIT DEVELOPMENT
2	1333413.3	134443.3	NELY CORNER OF LOT 18, PLANNED UNIT DEVELOPMENT

- NOTES:**
- BEARING REFERENCE: S88°42'00"W FOR THE SOUTHERLY LINE OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST.
 - THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DECISION OF THE SUPERVISED LAND SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED LANDS AND HAS FOUND THAT THE PLAT ACCURATELY REPRESENTS THE ACTUAL SURVEY. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983/1911, FLORIDA EAST ZONE. VALUES SHOWN ARE FOR GIS MAPPING PURPOSES ONLY.
 - THOSE EASEMENTS DESIGNATED AS "TYP." ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY AND ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 - SUBJECT PROPERTY IS SUBJECT TO THE CONSTRUCTION PLANS, DESIGN OF EACH OF THESE OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLAND LINE AS DEFINED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. ANY WORK TO BE CONDUCTED WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK, THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDERIVED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
 - SUBJECT PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS RECORDED IN O.R. 3806, PAGE 782 AND MODIFIED IN O.R. 3800, PAGE 1330.
 - SUBJECT PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED IN O.R. 3804, PAGE 1857.
 - SUBJECT PROPERTY BENEFITS FROM EASEMENT AGREEMENT PER O.R. 3806, PAGE 1704, O.R. 3804, PAGE 1706 DOES NOT CONTAIN ANY FUTURE EASEMENTS.



KEY MAP ONLY
SCALE: 1"=100'



PREPARED BY:
CLARSON ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1000 W. UNIVERSITY AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 786-1841
FAX: (904) 786-1842