

RESOLUTION NO. 2016- 382
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CHERRY TREE ESTATES**

WHEREAS, RYAN ALLEN BENNETT AND LAURA L. BENNETT, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Cherry Tree Estates.

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 for construction is not required.

Section 3. A Required Improvements Bond for maintenance is not 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 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.

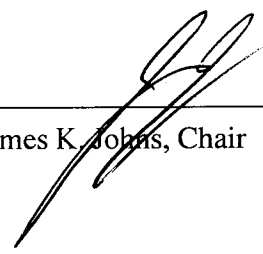
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 20 day of December, 2016.

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

BY: _____

James K. Johns, Chair

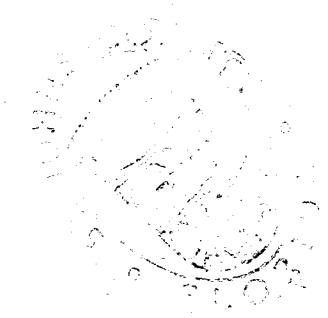


ATTEST: Hunter S. Conrad, Clerk

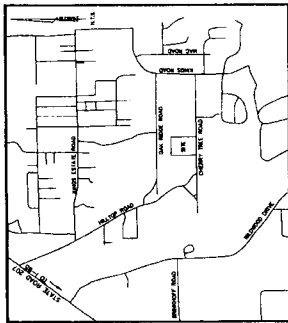
Pam Halterman

Deputy Clerk

RENDITION DATE 12/21/16



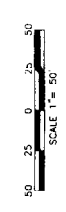
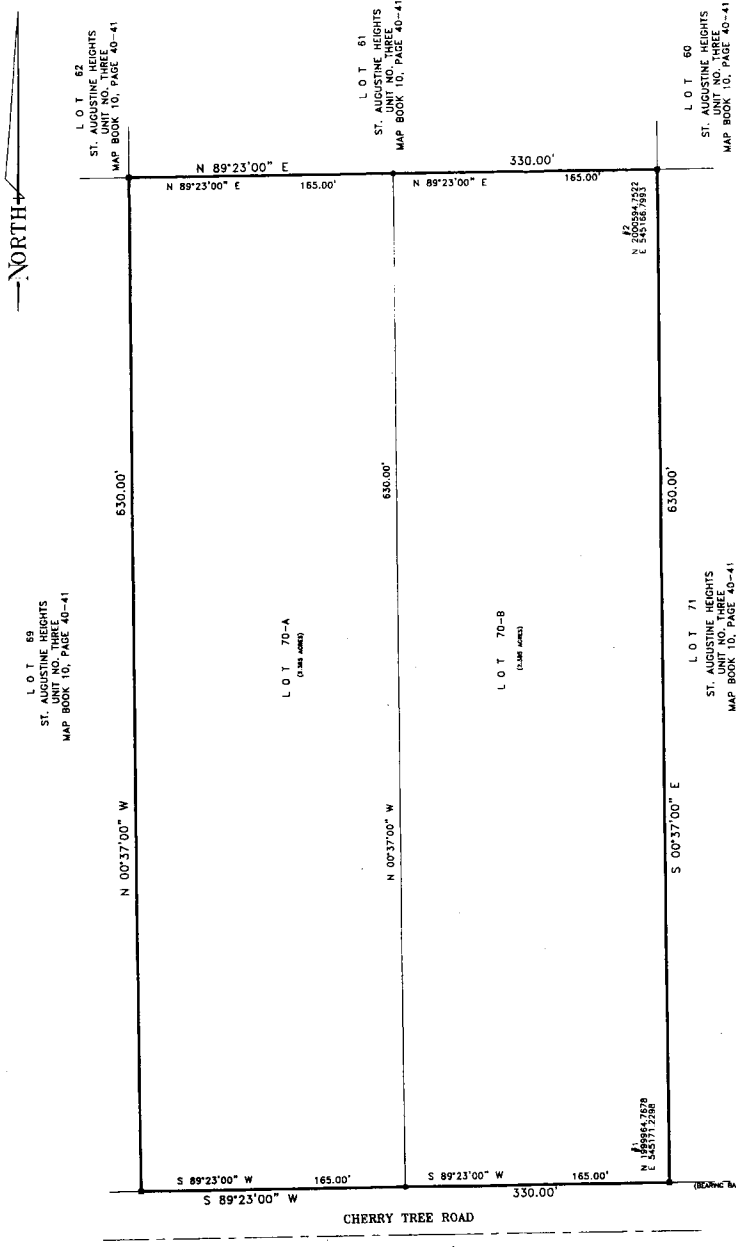
VICINITY MAP



CHERRY TREE ESTATES

A REPLAT OF A PORTION OF ST. AUGUSTINE HEIGHTS, UNIT THREE, AS RECORDED IN MAP BOOK 10, PAGE 40-41, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ALL LYING WITHIN SECTION 2, TOWNSHIP-8-SOUTH, RANGE-29-EAST

MAP BOOK PAGE
SHEET 2 OF 2 SHEETS



LEGEND / ABBREVIATIONS

- EMERALD IRON PIPE & CO. LB 8979
- CONCRETE MONUMENT & DIS. LB 8979
- EASTING
- NORTHING
- STATE PLANE COORDINATE IDENTIFICATION NUMBER
- LB
- LICENSED BUSINESS
- NOT TO SCALE

STATE PLANE COORDINATE TABLE (SEE NOTE 3)

FRONT NUMBER	COORDINATE EASTING	COORDINATE NORTHING	DESCRIPTION
1	389844.7878	545111.4288	PRN - SE CORNER LOT 2
2	7000887.7922	545168.7953	PRN - NE CORNER LOT 2

- NOTICE:
- BEARINGS SHOWN HEREIN ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF CHERRY TREE ROAD AS BEING S 89°23' W ACCORDING TO THE PLAT OF ST. AUGUSTINE HEIGHTS, UNIT NO. THREE, RECORDED IN MAP BOOK 10 PAGES 40 AND 41, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUBJECT TO ANY ADDITIONAL REVISIONS OR AMENDMENTS. ANY REVISIONS OR AMENDMENTS TO THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007 (NAD83/2007) AND EXPRESSED IN U.S. SURVEY FEET.



PREPARED BY
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LICENSED BUSINESS
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NORTH CAROLINA, ON FILE