

RESOLUTION NO. 2017- 194
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BENNETT'S ACRES.

WHEREAS, THOMAS E. BENNETT, JR., AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bennett's Acres.

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.

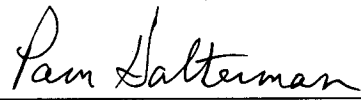
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 June, 2017.

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

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

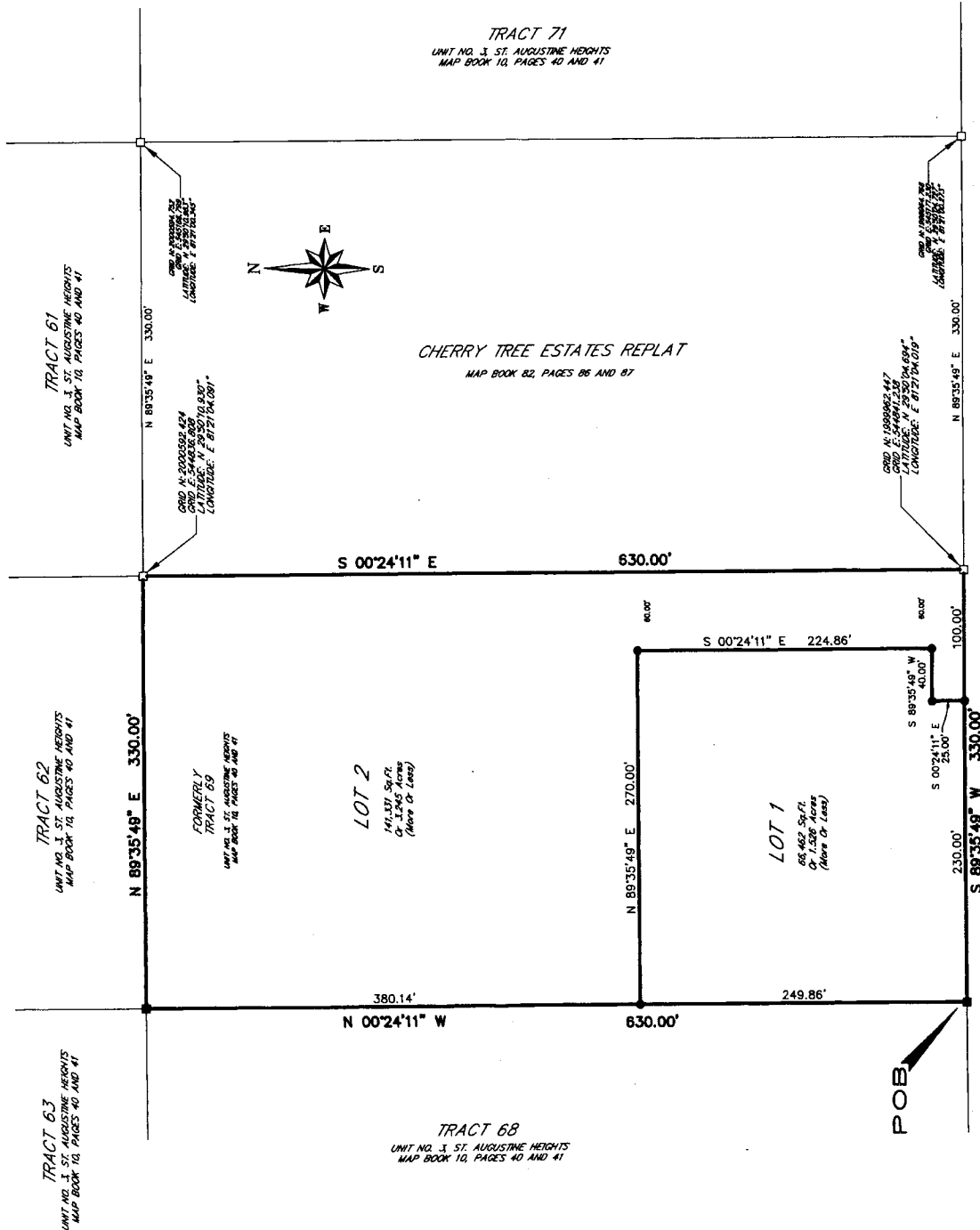


RENDITION DATE 6/22/17

BENNETT'S ACRES

SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

A REPLAT OF TRACT 69, UNIT No.3, ST. AUGUSTINE HEIGHTS SUBDIVISION AS RECORDED IN MAP BOOK 10, PAGE 41 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
- R/W - RIGHT OF WAY
 - (RD) - RADIAL
 - (RP) - RADIAL POINT
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - PIB - POINT OF BEGINNING
 - POB - POINT OF BEGINNING
 - LB - LICENSED BUSINESS
 - ORB - OFFICIAL RECORDS BOOK
 - Sq.Ft. - SQUARE FEET
 - PL - PLAT OF JOHN AND LIGHT COMPANY
 - SET 4"x4" CONCRETE MONUMENT - LB# 8177
 - PERMANENT REFERENCE MONUMENT
 - FOUND 4"x4" CONCRETE MONUMENT - LB# 6979

NOTE
THE BASIS OF BEARINGS AS SHOWN HEREON IS THE NORTH RIGHT-OF-WAY LINE OF CHERRY TREE ROAD HAVING AN ASSUMED BEARING OF S 89°35'49" W.

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/ADJUSTED UNITED STATES FEDERAL MONUMENTS AND MEASUREMENTS SYSTEM. THE COORDINATES OF CHERRY TREE ESTATES REPLAT AS RECORDED IN MAP BOOK 82, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.



PLAT PREPARED BY:
ANCIENT CITY SURVEYORS, INC. LB#8177

ACS

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