

RESOLUTION NO. 2018-276
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CASPER ACRE.**

WHEREAS, DAVID AND CYNTHIA CASPER, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a replat known as Casper Acre.

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 4 day of September, 2018.

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

BY: *Henry Dean*
Henry Dean, Chair

ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

RENDITION DATE 9/6/18



CASPER ACRE

A REPLAT OF A PORTION OF LOT 2 OF
 "RIVER PARK ACRES" MAP BOOK 13, PAGES 57,58 AND 59
 ST. JOHNS COUNTY, FLORIDA.
 IN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 27 EAST

CAPTION:

A parcel of land being a part of the Lot 2, as shown on Plat of River Park Acres, recorded in Map Book 13, pages 57, 58 and 59 of the Public Records of St. Johns County, Florida and being more particularly described as follows:
 Commence for a Point of Reference at the Southeast corner of Lot 1 of said River Park Acres, said Point lying on the Northeast right of way line of State Road No. 13 (a 100 foot right of way as now established), thence North 30 degrees 52 minutes 16 seconds East along the Southeast line of said Lots 1 and 2, a distance of 516.74 feet to the Point of Beginning; thence North 59 degrees 07 minutes 44 seconds West 315.44 feet to a point on the Southeasterly right of way line of Ranchwood Lane (A 60 foot right of way as now established); said right of way line being a curve concave to the Northwest and having a radius of 560.0 feet; thence along the arc of said curve, in a Northeasterly direction and along said right of way line 32.46 feet, said curve being subtended by a chord bearing and distance of North 32 degrees 31 minutes 54 seconds East, 32.46 feet to the point of tangent of said curve; thence North 30 degrees 52 minutes 16 seconds East along said right of way line 110.68 feet to the North corner of said Lot 2; thence South 59 degrees 07 minutes 44 seconds East along the Northeast line of said Lot 2, a distance of 314.50 feet to the East corner of said Lot 2; thence South 30 degrees 52 minutes 16 seconds West along the Southeast line of said Lot 2 a distance of 143.12 feet to the Point of Beginning. Also Described as: Lot 2, of River Park Acres, according to the Plat thereof recorded in Map Book 13, Pages 57 and 58, Public Records of St. Johns County, LESS the two parcels labeled "Less and Except" as described on Certificate of Title recorded in Official Records Book 4238, Page 720 of said county.

GENERAL NOTES:

1. Bearings refer to the Southeastly right of way line of Riverwood Lane on Lot 2 of River Park Acres, Map Book 13, Pages 57-59 of the Public Records of St. Johns County, Florida to be N30°52'16"E, Assumed.
2. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will be no circumscription be supported in authority by any other graphic or digital form of this plat, there may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

GROWTH MANAGEMENT DEPARTMENT APPROVAL

This is to certify that this plat of "CASPER ACRE" has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2018.

By: _____
 Director, Growth Management Department

CLERK OF COURT CERTIFICATION

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes and is recorded in Map Book _____ of the Public Records of St. Johns County, Florida on this _____ day of _____, 2018.

By: _____
 Clerk of the Circuit Court

ADOPTION and DEDICATION

This is to certify that the undersigned, David W. Casper and Cynthia L. Casper (husband and wife) "The Owners" are the sole and lawful owners in Fee Simple of the lands described in the caption hereon which shall hereinafter be known as "CASPER ACRE", and that they have caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. Any easements are private and NOT dedicated to St. Johns County. In witness, "The Owners" have caused these presents to be signed this _____ day of _____, 2018.

DAVID W. CASPER
 Husband

BY: _____
 WITNESS: _____
 Type or Print Name _____

NOTARY FOR DAVID W. CASPER
 Husband
 STATE OR FLORIDA COUNTY OF ST. JOHNS

The foregoing instrument as acknowledged before me this _____ day of _____, 2018. By David W. Casper, husband well known to me or proven by documents.

NOTARY PUBLIC, STATE OF FLORIDA. My commission expires: _____
 Type or Print Name _____

CYNTHIA L. CASPER
 Wife

BY: _____
 WITNESS: _____
 Type or Print Name _____

NOTARY FOR CYNTHIA L. CASPER
 Wife
 STATE OR FLORIDA COUNTY OF ST. JOHNS

The foregoing instrument as acknowledged before me this _____ day of _____, 2018. By Cynthia L. Casper, wife well known to me or proven by documents.

NOTARY PUBLIC, STATE OF FLORIDA. My commission expires: _____
 Type or Print Name _____

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of "CASPER ACRE" has been examined and reviewed by the Office of the St. Johns County Attorney for St. Johns County, Florida, on this _____ day of _____, 2018.

Office of the St. Johns County Attorney

SURVEYORS CERTIFICATE

Know all by these present that the undersigned, currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper does hereby that the above Plat was made under my direction and supervision and that the Plat complies with all parts of Chapter 177, Part 1, Platting of the Florida Statutes.

Date: _____
 Roger L. Mulline PSM #2554
 Keystone Surveying & Mapping, Inc. 19/21219
 (352)473-9495
 Keystone Surveying & Mapping, Inc.
 305 SE Sylvan Way
 Keystone Heights, FL 32656

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Platting, by the Office of County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2018.

Gal Oliver, PLS County Surveyor
 Professional Land Surveyor and Mapper,
 License Number 4584

BOARD OF COUNTY COMMISSIONERS APPROVAL

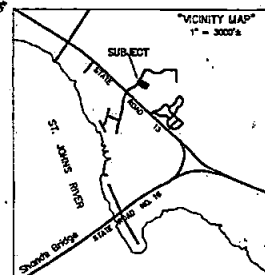
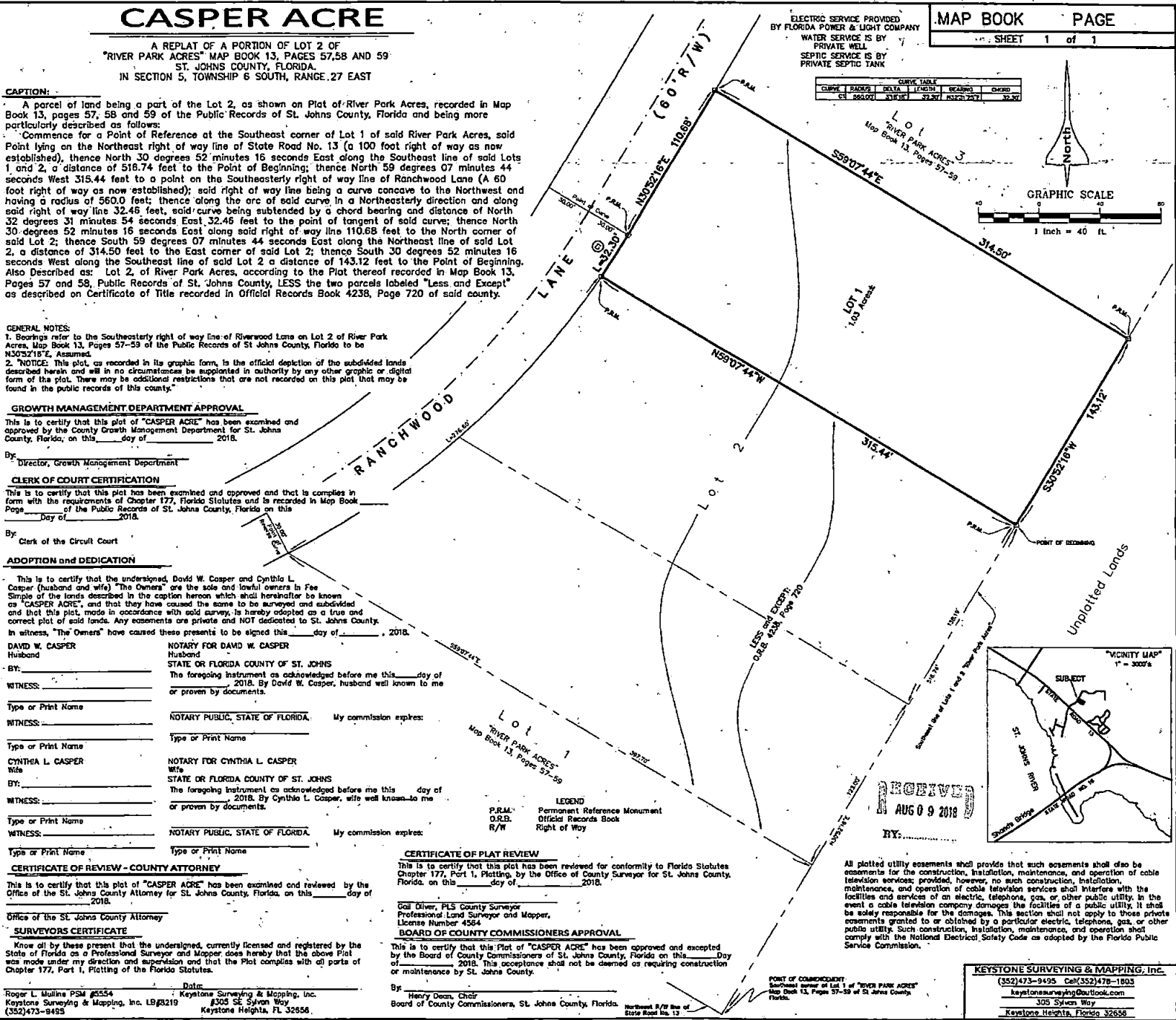
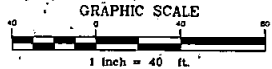
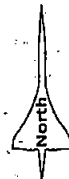
This is to certify that this Plat of "CASPER ACRE" has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ Day of _____, 2018. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County.

By: _____
 Henry Dean, Chair
 Board of County Commissioners, St. Johns County, Florida.

ELECTRIC SERVICE PROVIDED
 BY FLORIDA POWER & LIGHT COMPANY
 WATER SERVICE IS BY
 PRIVATE WELL
 SEPTIC SERVICE IS BY
 PRIVATE SEPTIC TANK

MAP BOOK PAGE
 SHEET 1 of 1

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	560.00	31.91°	32.46	N32°31'54"E	32.50



KEYSTONE SURVEYING & MAPPING, INC.
 (352)473-9495 Cell (352)478-1803
 keystoneurveying@aol.com
 305 Sylvan Way
 Keystone Heights, Florida 32656