

RESOLUTION NO. 89-139

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, St. Johns Venture I, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as _____
Southwest and,

WHEREAS, the Owner and Mortgagee have dedicated certain roads, streets, easements, rights-of-way or other areas as shown on the subdivision plat for the uses and purposes thereon stated,

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 is conditionally approved by the Board of County Commissioners of St. Johns County, Florida, subject to Section #6.

Section 2. The dedicated roads, streets, easements, rights-of-way and other areas shown on the plat are conditionally accepted by the Board of County Commissioners of St. Johns County on behalf of the beneficiaries to the dedication. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the roads, streets, easements, rights-of-way or other areas by the County. This acceptance is subject to Section #6.

Section 3. The Construction Bond is set in the amount of \$332,192.92 and shall be submitted to the Clerk of Courts for his approval prior to recording the plat.

Section 4. The Warranty Bond is set in the amount of \$16,609.65 and the record title owner has agreed that it will, upon request, provide such Bond.

Section 5. The Clerk is instructed to file the title
OPINION.

Section 6. The approval described in Section #1 and the Acceptance described in Section #2 shall not take effect until the plat has been signed by each of the following departments, persons or offices;

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department of Office
- 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 and the construction bond, unless waived, has been delivered to the Clerk and approved by him. 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 and acceptance 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 occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 27th day of June, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 

Its

ATTEST:

Connie E. M. Daniel
Deputy Clerk





June 6, 1989

St. Johns County Commissioners

RE: PROPOSED PLAT OF SOUTHCREEK

This is to certify that we have searched the public records of St. Johns County, Florida, through May 30, 1989 to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the property described in the caption of the proposed plat of Southcreek and more particularly described in attached legal description and this search reveals record title to said land to be in the name of Edward McCarthy, Jr. and Walter L. Williams, Jr., as Trustees for St. Johns Venture I, a Florida General Partnership. We further certify that our search reveals the following instruments to be not satisfied nor released of record:

Mortgage recorded in Official Records Volume 815, page 470.

Financing Statement recorded in Official Records Volume 815, page 481.

NOTE: 1988 taxes are PAID in the amount of \$5,479.50, under RE#003570-0020.

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

BY:

A handwritten signature in cursive script, appearing to read 'Edward J. O'Keefe', written over a horizontal line.

Suite 200, 4161 Carmichael Avenue, Jacksonville, FL 32207 • 904-396-2855 • Fax: 904-396-4233

TITLE INSURANCE SINCE 1876

SOUTHCREEK

SECTION 39, TOWNSHIP 5 SOUTH,
RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA

CAPTION

A portion of Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows: Commence at the intersection of the South line of the Louisa Fatio Grant and the Southwesterly right-of-way line of Roberts Road (a 50 foot right-of-way as now established), thence North 85°13'02" West, along said South line of Louisa Fatio Grant (also being the North line of the Dunam Grant), a distance of 300.00 feet to the Point of Beginning; Thence North 04°42'30" East, a distance of 240.00 feet; Thence North 57°11'59" East, a distance of 483.40 feet to said Southwesterly right-of-way line of Roberts Road; Thence North 41°36'42" West, along said southwesterly right-of-way line, a distance of 1762.73 feet to the point of curvature of a curve leading Northeasterly, said curve having a radius of 390.00 feet and an arc distance of 152.75 feet to the point of tangency, said arc being subtended by a chord bearing of North 30°23'29" West and a distance of 151.77 feet; Thence continue North 19°10'18" West, along said Southwesterly Right-of-way, a distance of 605.07 feet; Thence South 48°53'27" West, a distance of 1629 feet more or less to the approximate centerline of Mill Creek; Thence continue Southeastery along said approximate centerline of Mill Creek a distance of 1833 feet more or less to the South line of the Louisa Fatio Grant; Thence continue South 85°13'02" East, along said Louisa Fatio Grant, a distance of 1260 feet more or less to the Point of Beginning.

Containing 71.8 acres more or less.



June 6, 1989

St. Johns County Commissioners

RE: PROPOSED PLAT OF SOUTHCREEK

This is to certify that we have searched the public records of St. Johns County, Florida, through June 14, 1989 to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the property described in the caption of the proposed plat of Southcreek and more particularly described in the attached legal description and this search reveals record title to said land to be in the name of Edward McCarthy, Jr. and Walter L. Williams, Jr., as Trustees for St. Johns Venture I, a Florida General Partnership. We further certify that our search reveals the following instruments to be not satisfied nor released of record:

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