

RESOLUTION NO. 96- 222
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
THE PARKES OF JULINGTON CREEK PLANTATION PHASE TWO-A1

WHEREAS, Lake Part Joint Venture, a Florida General Partnership, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat know as The Parks of Julington Creek Plantation Phase Two-A1.

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, 4, and 5.

Section 2. The Construction Bond is set in the amount of \$ 330,707.74 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond is set in the amount of \$36,409.00.

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 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 Planning and Zoning Department; and
- d) 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 c) 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.

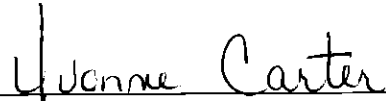
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this
26th day of November, 1996.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY:  _____

Its Chair

ATTEST: Carl "Bud" Markel



Deputy Clerk

THE PARKES OF JULINGTON CREEK PLANTATION PHASE TWO-A1

A PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

POINT OF REFERENCE
SOUTHEAST CORNER OF TRACT B-3,
THE PARKES OF JULINGTON CREEK
PLANTATION PHASE ONE
MAP BOOK 28, PAGES 98-101

THE PARKES OF JULINGTON CREEK
PLANTATION PHASE ONE
MAP BOOK 28, PAGES 98-101

UNPLATTED PART OF THE JAMES JAMES DONATION
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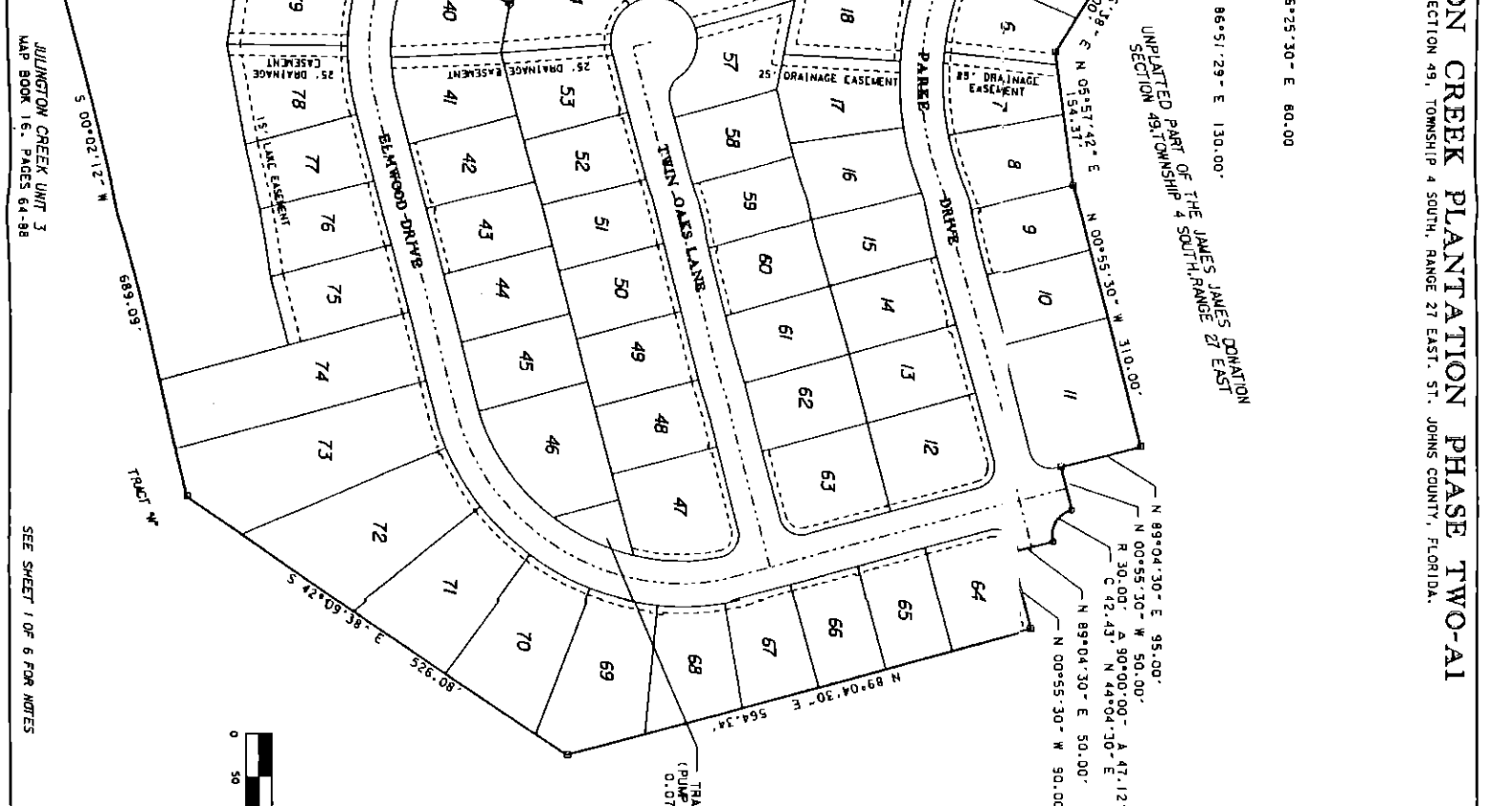
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PREPARED BY:
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FORD LEONARD
PHOENIX (602) 721-2991
CORPORATE LICENSE NO. 181853

MAP BOOK _____ **PAGE** _____

SHEET 2 OF 6

GRAPHIC SCALE IN FEET

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE