

RESOLUTION NO. 97- 174
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
SOUTHWOOD P.U.D. PHASE 1A, UNIT 1

WHEREAS, Modern Properties of St. Augustine, Inc., a Florida Corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat know as Southwood P.U.D. Phase 1A, Unit 1.

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 has been filed with the Clerk of Court in the amount of \$47,751.00.

Section 3. A Warranty Bond will not be 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 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
28 day of October, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____

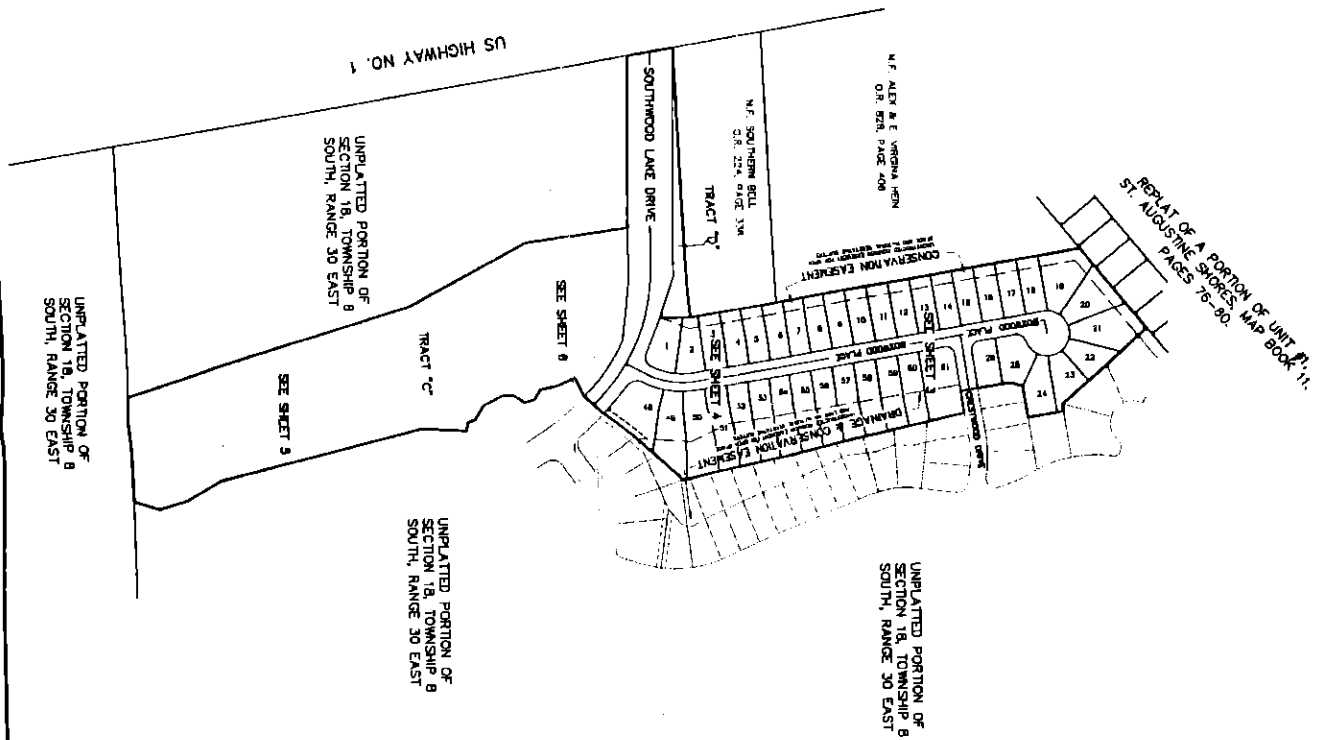
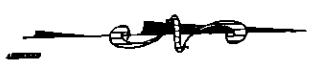
Its Chair

ATTEST: Cheryl Strickland

Deena Parvathi

Deputy Clerk

**SOUTHWOOD PUD, PHASE 1A, UNIT 1,
A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH,
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.**



- LEGEND**
- o - DENOTES 4"x4" CONCRETE MONUMENT STAMPED P.R.M. L.S. 4690, UNLESS NOTED
 - o - DENOTES NAIL & DISC STAMPED L.S. 4690.
 - P.C.P. - DENOTES PERMANENT CONTROL POINT
 - P.C. - DENOTES POINT OF CURVATURE
 - P.T. - DENOTES POINT OF TANGENCY
 - CI - DENOTES TABULATED CURVE TABLE
 - LI - DENOTES TABULATED LINE TABLE
 - MI - DENOTES TABULATED WETLINE TABLE
 - Q1 - DENOTES TABULATED CENTERLINE CURVE TABLE
 - H - DENOTES FIRE HYDRANT

NOTES:
NORTH IS ASSUMED, BASED ON THE EAST LINE OF U.S. HIGHWAY #1. LINE BEARS NORTH 082°31' WEST.
LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS DESIGNATED NR (NOT RADIAL).

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE OR BE PERMITTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND THE REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLAND. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

A TEN FOOT E.P.L. UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAY IS RESERVED ACROSS THE FRONT OF ALL LOTS, AND ALONG THE NORTHERLY S' OF LOT 19, DRAINAGE EASEMENTS ARE AS SHOWN.

CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE RIGHT-OF-WAY MAY GAIN ACCESS FROM ONLY ONE RIGHT-OF-WAY.

TRACT 'C' IS A NON-RESIDENTIAL TRACT RESERVED FOR DRAINAGE, UTILITIES AND CONSERVATION.
TRACT 'D' IS A NON-RESIDENTIAL TRACT RESERVED FOR DRAINAGE, UTILITIES, AND CONSERVATION.

ALL PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE 'C' AS SHOWN ON FLOOD INSURANCE RATE MAP 125147, COMMUNITY NO. 0138 D, FOR ST. JOHNS COUNTY, DATED SEPT. 18, 1985.

SCALE: 1" = 200'