

RESOLUTION NO. 97- 74
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
SOUTHERN GROVE UNIT TWO

WHEREAS, Southern Grove II, Ltd, a Florida Limited Partnership and Rayland Company, Inc., a Delaware 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 Southern Grove Unit Two.

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 \$454,972.20.

Section 3. A Warranty Bond 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 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

13 day of May, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

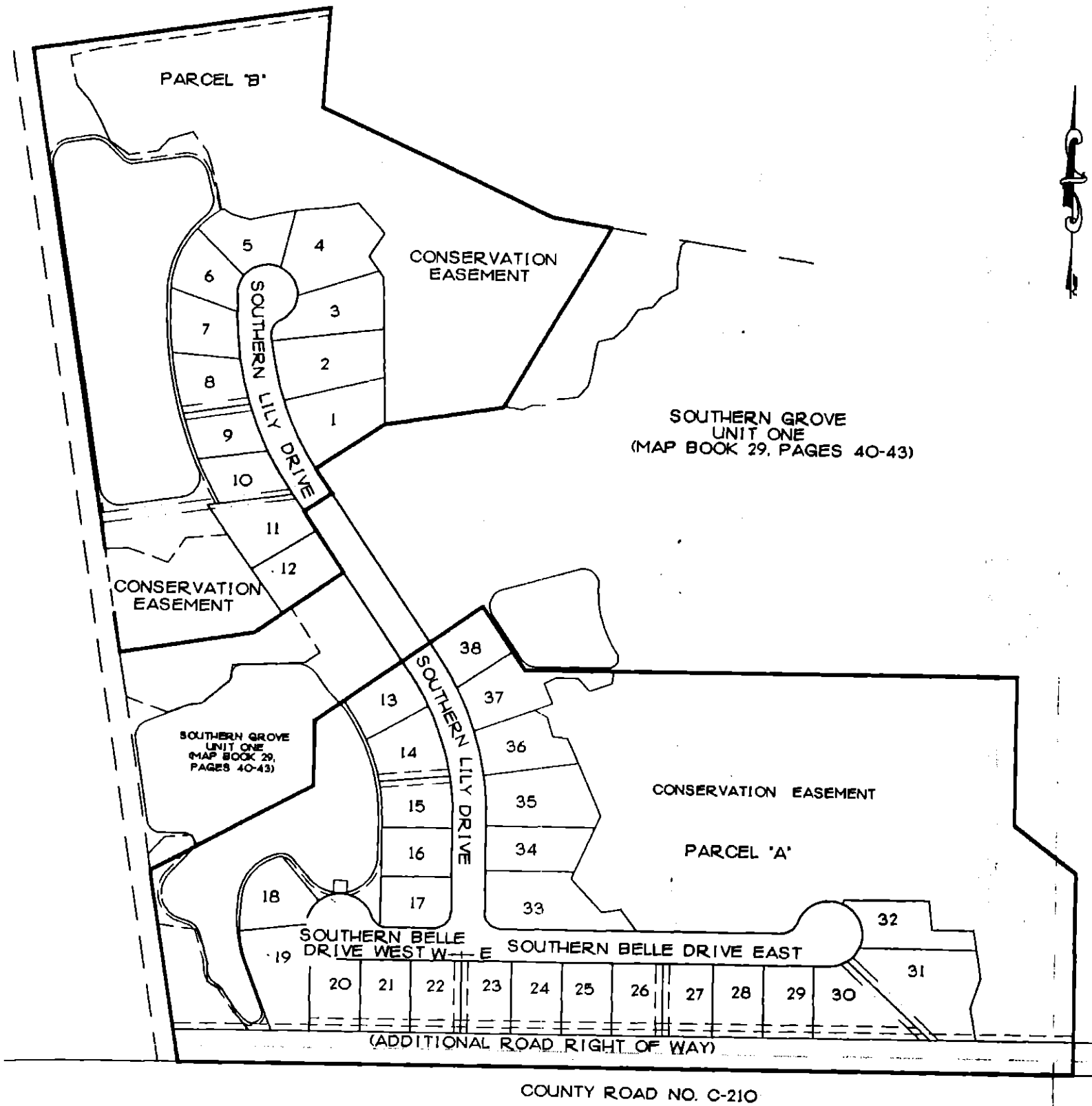
BY:  _____

Its Chair

ATTEST: Cheryl Strickland



Deputy Clerk



K E Y M A P

SCALE: 1" = 200'

LOT 25, BLOCK 32, PONTE VEDRA REPLAT

MAP BOOK _____ PAGE _____
 SHEET _____ OF _____ SHEET _____

A REPLAT OF LOT 25, BLOCK 32, PONTE VEDRA AS RECORDED IN MAP BOOK 12, PAGES 69 AND 84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

GRAPHIC SCALE



(IN FEET)
 1 Inch = 40 Ft.

CAPTION

LOT 25, BLOCK 32, AS SHOWN ON THE PLAT OF PONTE VEDRA, AS RECORDED IN MAP BOOK 12, PAGES 69 AND 84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 29 EAST OF 540 COUNTY.

CERTIFICATE OF APPROVAL PLANNING AND ZONING DEPARTMENT

This is to certify that this plat has been submitted and approved by the County Planning and Zoning Department for St. Johns County Florida on this _____ day of _____, 1997.

St. Johns County Planning and Zoning Official

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

This is to certify that the plat of Lot 25, Block 32, Ponte Vedra Replat, as shown on the plat, is in compliance with the provisions of the Florida Statutes and the Florida Constitution, and that the County Attorney on this _____ day of _____, A.D. 1997.

St. Johns County Attorney

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that the plat of Lot 25, Block 32, Ponte Vedra Replat has been approved and accepted by the Board of County Commissioners of St. Johns County Florida on this _____ day of _____, A.D. 1997. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said Subdivision.

St. Johns County Board of County Commissioners

CLERK'S CERTIFICATE

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 _____, Page _____ of the Public Records of St. Johns County, Florida on this _____ day of _____, 1997.

Clerk of the Circuit Court in and for St. Johns County, Florida

SURVYOR'S CERTIFICATE

I, the undersigned, being duly licensed and registered by the State of Florida, do hereby certify that the plat of Lot 25, Block 32, Ponte Vedra Replat, as shown on the plat, is in compliance with the provisions of the Florida Statutes and the Florida Constitution, and that the survey was made under my responsible direction and supervision, and that the survey data were checked and approved by me, and that I am a duly qualified and licensed surveyor in the State of Florida, and that I am duly sworn to the duties of my office as such.

Gary S. Coffey
 Tri-State Land Surveyors, Inc.
 Jacksonville, Florida

Signed this _____ day of _____, 1997.

ADOPTION and DEDICATION

This is to certify that Beverly M. McGovern, an individual, is the lawful owner of the lands described in this adoption instrument known as LOT 25, BLOCK 32, PONTE VEDRA REPLAT, and has caused the same to be surveyed and subdivided, and that this plat made in accordance with said survey, is hereby accepted as a true and correct plat of said lands. The part of said lands are dedicated to the County of St. Johns or the Public.

In witness whereof the above named individual has caused these presents to be executed this _____ day of _____, A.D. 1997.

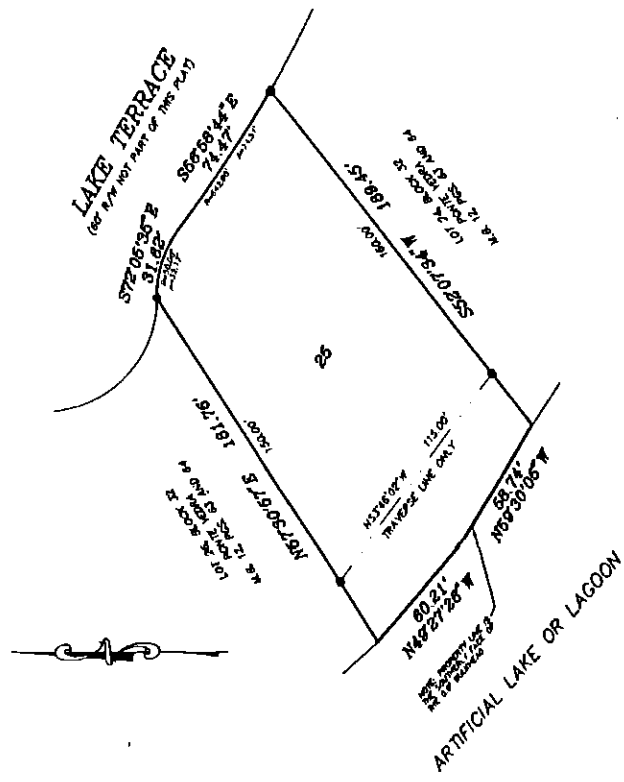
BEVERLY M. MCGOVERN

Beverly M. McGovern

STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 1997, by Beverly M. McGovern, an individual who is personally known to me.

Notary Public State of Florida at Large
 My Commission Expires _____



NOTES:

- 1) See Ordinance Permitting Reference Measurements Standard RLS #1144.
- 2) See Ordinance Permitting Control Points Standard RLS #1144.
- 3) Bearings shown herein based on bearing of S 87°02'24" E, for the Subdivision line of Lot 25, Block 32 and PONTE VEDRA, Map Book 12, Pages 69-84 of the Public Records of St. Johns County, Florida.
- 4) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 5) The purpose of this record is to remove the Building Restriction Line (B.R.L.) for said Lot 25, Block 32.
- 6) Any new vertical construction must be in compliance with R15 Zoning.

PREPARED BY:
 TRI-STATE LAND SURVEYORS, INC.
 6411 BAYSHORE WAY, SUITE #2
 JACKSONVILLE, FLORIDA 32256
 PHONE (904) 731-2323