

RESOLUTION NO. 97- 89
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, 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 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.

Section 6. This Resolution replaces Resolution 97-74.

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.

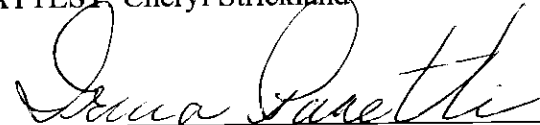
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this
10 day of June, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

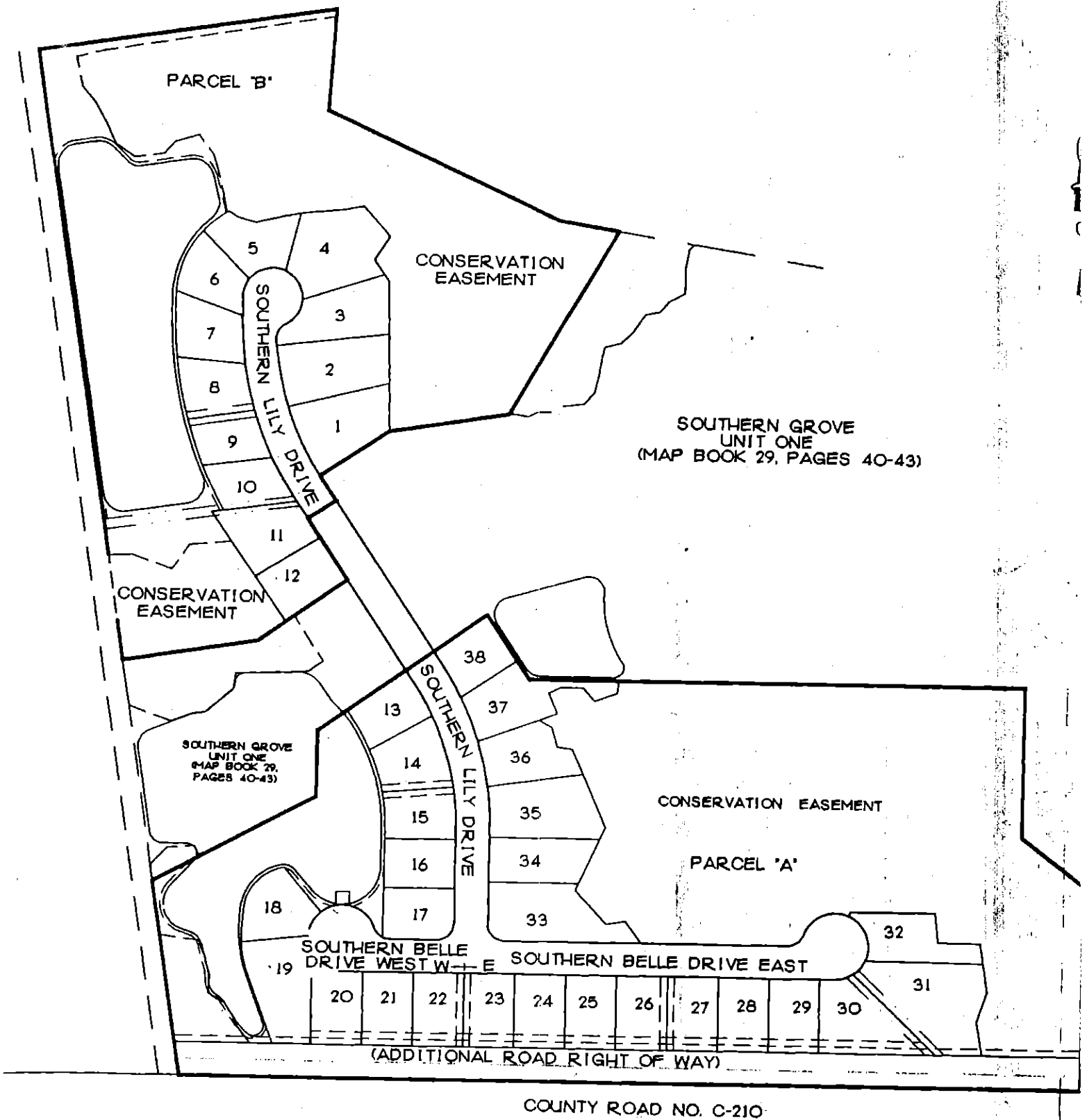
BY:  _____

Its Chair

ATTEST: Cheryl Strickland



Deputy Clerk



K E Y M A P

SCALE: 1" = 200'

LOT 25, BLOCK 32, PONTE VEDRA REPLAT

A REPLAT OF LOT 25, BLOCK 32, PONTE VEDRA, AS RECORDED IN MAP BOOK 12, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET _____ OF _____ SHEET

GRAPHIC SCALE



CAPTION

LOT 25, BLOCK 32, AS SHOWN ON THE PLAT OF PONTE VEDRA, AS RECORDED IN MAP BOOK 12, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY.

CERTIFICATE OF APPROVAL, PLANNING AND ZONING DEPARTMENT

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

Chairman, St. Johns County Board of County Commissioners

CLERKS 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 _____ 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

SURVEYORS CERTIFICATE

From a plat of Survey, we, the undersigned, being duly Licensed and Registered by the State of Florida as Land Surveyors, do hereby certify that we have examined the survey of Land described herein and that the same complies with the requirements of Chapter 177, Florida Statutes, and that the survey data contained on the plat was made under the responsible direction and supervision of the surveyor designated as the Surveyor of Chapter 177, Florida Statutes as amended, and that the plat complies with the requirements of Chapter 177, Florida Statutes as amended, and that the plat has been filed in accordance with Section 177.08(1)(f).

Surveyed this _____ day of _____, 1997.

Larry G. Ealy
Florida Registered Land Surveyor No. 41144
Jacksonville, Florida

ADOPTION and DEDICATION

This is to certify that Beverly M. McChenney, an individual is the lawful owner of the lands described in the caption herein 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 the requirements of Chapter 177, Florida Statutes as amended, and that the plat and 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. MCHENNEY

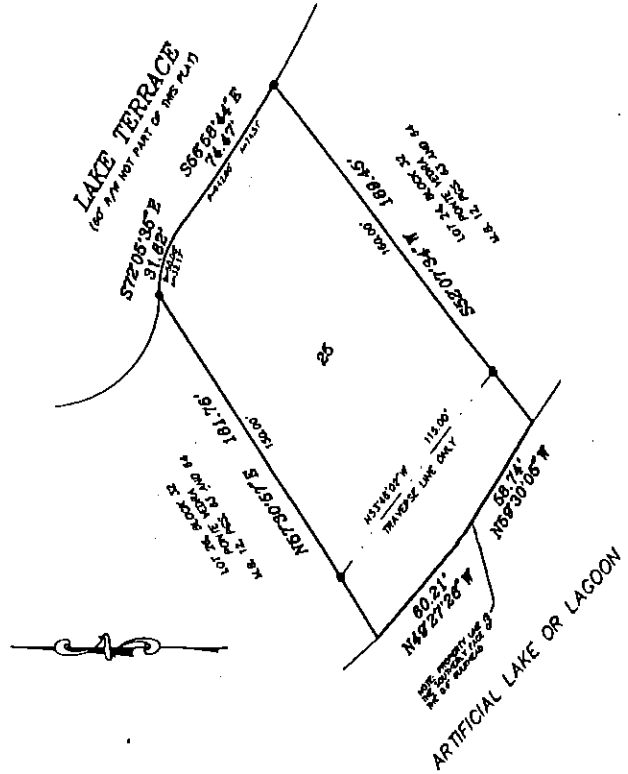
Beverly M. McChenney

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 1997, by Beverly M. McChenney as indicated hereon in personally known to me.

Notary Public, State of Florida at Large

By _____
City Commissioner



NOTES:

- 1.) See Ordinance Permit Addressed Memoranda Standard RLS #1144.
- 2.) See Ordinance Permit Addressed Memoranda Standard RLS #1144.
- 3.) See Plat of Subdivision and Survey of S. 270734' for the Survey of Land described herein and recorded in Map Book 12, Pages 63-64 of the Public Records of St. Johns County, Florida.
- 4.) There may be additional restrictions and easements recorded on the plat that may be found in the public records of this county.
- 5.) The purpose of this plat 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 F18 zoning.