

RESOLUTION NO. 2001- 175  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR SOUTHWOOD P.U.D.,  
PHASE 1B, PHASE A

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 known as Southwood P.U.D., Phase 1BA, Phase A.

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. A Construction Bond in the amount of \$12,072.00 has been filed with the Clerk of Court for the funds necessary to complete the associated infrastructure.

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 Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgagees identified in the title opinion or certificate of title in Section 4.

Section 6. 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;
- d) County Development Review Program; and
- 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. 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 24<sup>th</sup> day of September, 2001.

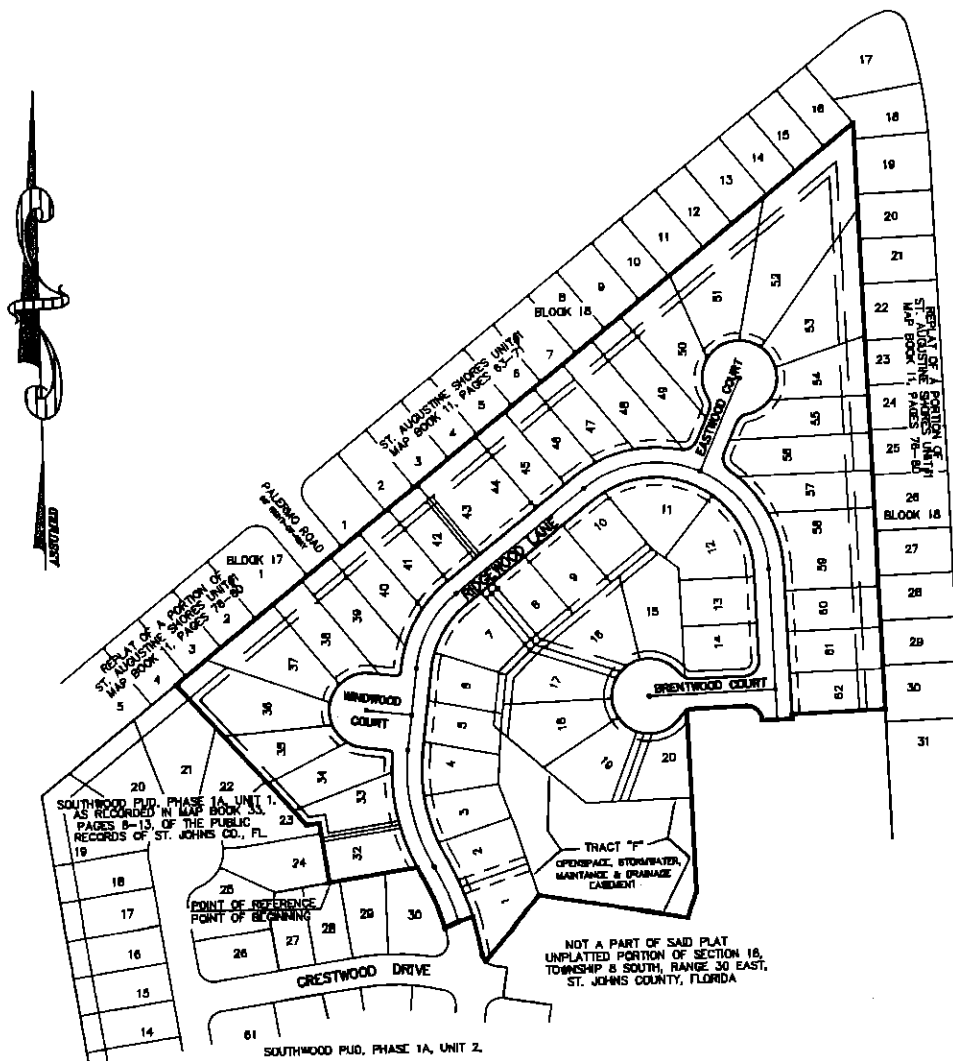
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Marc Jacalone  
Marc A. Jacalone, Its Chair

ATTEST: Cheryl Strickland

Patricia DeGrande  
Deputy Clerk

# SOUTHWOOD P.U.D., PHASE 1B, PHASE A, A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



**GRAPHIC SCALE**



( IN FEET )