

RESOLUTION NO. 2003- 86
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR MEADOWS
AT SAINT JOHNS PHASE THREE

WHEREAS, GRAND MEADOWS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as MEADOWS AT SAINT JOHNS PHASE THREE.

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, 3, 4, 5 and 6.

Section 2. A Construction Bond in the amount of \$681,202.50 has been filed with the Clerk of Court.

Section 3. A Maintenance Bond in the amount of \$289,251.45 will be required. The maintenance bond language will be that required by the ordinance in effect at the time the maintenance bond is provided.

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 mortgages identified in the title opinion or certificate of the 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) Office of the County Surveyor; 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 6th day of May, 2003.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant, Its Chair

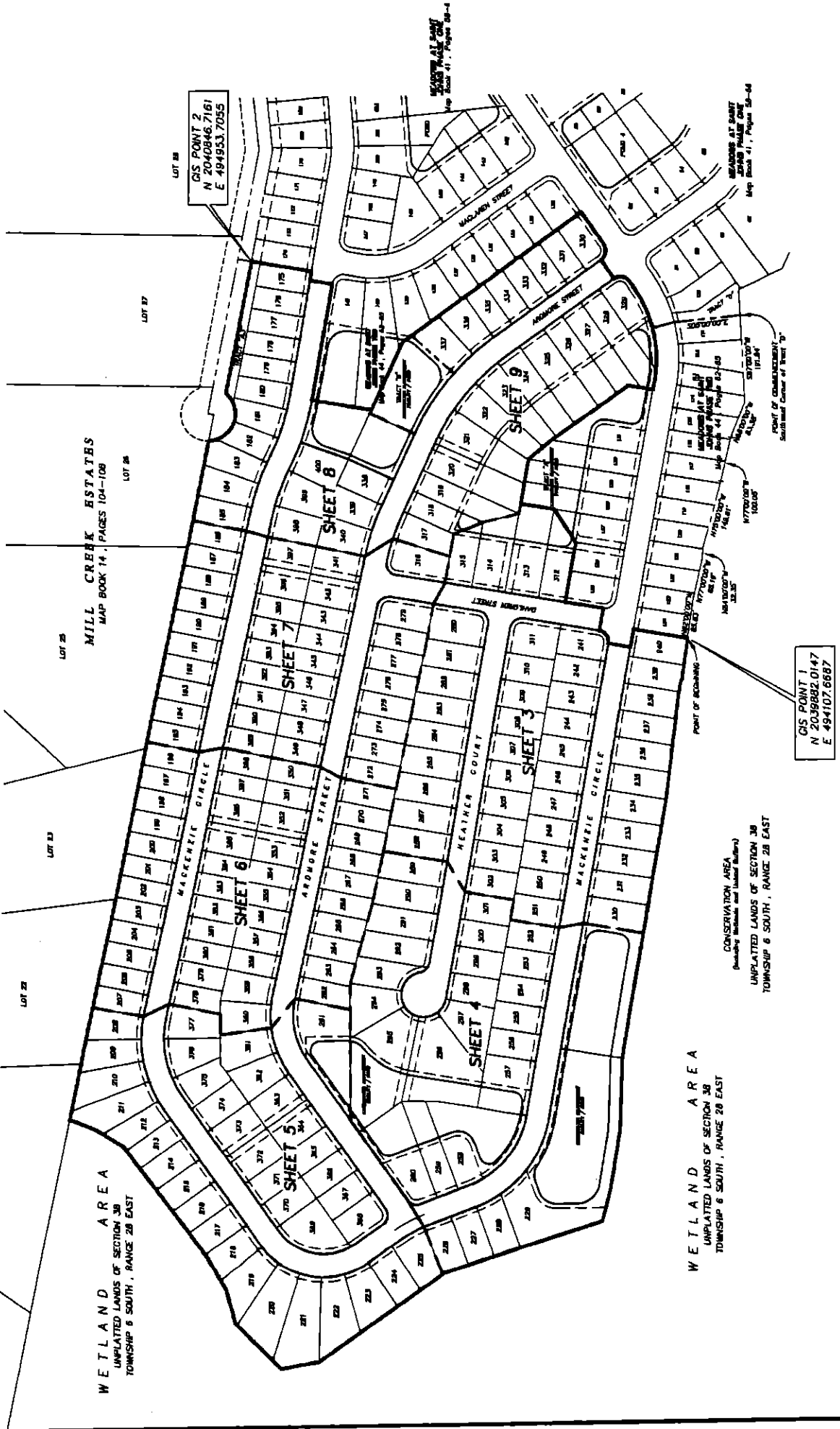
ATTEST: Cheryl Strickland

Patricia DeGrande
Deputy Clerk

RENDITION DATE 5-7-03

MEADOWS AT SAINT JOHNS PHASE THREE

BEING A PORTION OF GOVERNMENT LOT 14, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS "A" AND "B" AS SHOWN ON THE PLAT OF MEADOWS AT SAINT JOHNS PHASE TWO, AS RECORDED IN MAP BOOK 41, PAGES 58, 59, 60, 61, 62, 63, 64, 65 AND 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



WETLAND AREA
UNPLATTED LANDS OF SECTION 38
TOWNSHIP 6 SOUTH, RANGE 28 EAST

WETLAND AREA
UNPLATTED LANDS OF SECTION 38
TOWNSHIP 6 SOUTH, RANGE 28 EAST

CONSERVATION AREA
(including Wetlands and Natural Buffers)
UNPLATTED LANDS OF SECTION 38
TOWNSHIP 6 SOUTH, RANGE 28 EAST

MILL CREEK ESTATES
MAP BOOK 14, PAGES 104-108

GIS POINT 2
N 2040846.7161
E 494953.7055

GIS POINT 1
N 2039882.0147
E 494107.6687