

RESOLUTION NO. 2007- 342
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR VILLAS OF CASA BAY

WHEREAS, TIMBERWOOD SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as VILLAS OF CASA BAY.

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 \$431,509.00, has been filed with the Clerk of the Courts office.

Section 3. No Maintenance Bond will 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 a forenamed 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 30th day of October, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____



Ben Rich, Chairman

ATTEST: Cheryl Strickland



Deputy Clerk

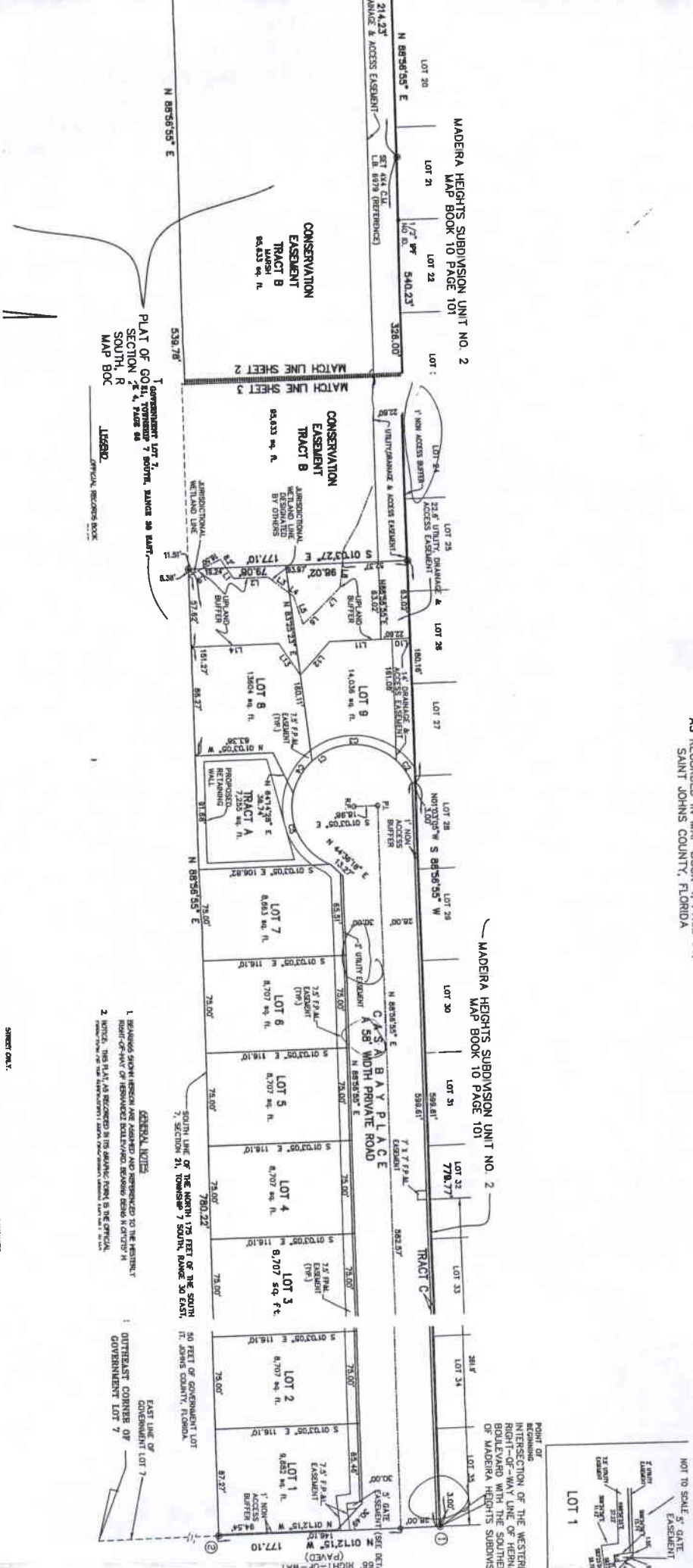
RENDITION DATE 11/2/07

VILLAS OF CASA BAY

A PORTION OF TRACT 1, AS SHOWN ON THAT CERTAIN PLAT OF
 GOVERNMENT LOT 7, SECTION 21, TOWNSHIP 7 SOUTH, RANGE 30 EAST,
 AS RECORDED IN MAP BOOK 4, PAGE 66,
 SAINT JOHNS COUNTY, FLORIDA

MADERIA HEIGHTS SUBDIVISION UNIT NO. 2
 MAP BOOK 10 PAGE 101

MADERIA HEIGHTS SUBDIVISION UNIT NO. 2
 MAP BOOK 10 PAGE 101



PLAT OF GOVERNMENT LOT 7,
 SECTION 21, TOWNSHIP 7 SOUTH,
 RANGE 30 EAST,
 MAP BOOK 4, PAGE 66

GENERAL NOTES:
 1. DIMENSIONS SHOWN HEREON ARE ASSUMED AND REFERRED TO THE NEAREST
 RIGHT-OF-WAY OR SURVEYED BOUNDARY. EXCEPT WHERE NOTED
 OTHERWISE, THIS PLAT, AS RECORDED IN THIS PUBLIC RECORDS BOOK, IS THE OFFICIAL
 RECORD OF THE SUBDIVISION. 2. ALL DIMENSIONS ARE IN FEET AND INCHES.

EAST LINE OF
 GOVERNMENT LOT 7
 30 FEET OF GOVERNMENT LOT
 ST. JOHNS COUNTY, FLORIDA.

STREET ONLY:
 1. LOT LINES ARE INDICATED TO THE RIGHT OF WHAT IS SO DESIGNATED
 AS BEING FRONTAL.
 2. DIMENSIONS 1' AND THEREAFTER SHALL BE CONSIDERED AS 1/2\"/>

