RESOLUTION NO. 2016-382

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR CHERRY TREE ESTATES

WHEREAS, RYAN ALLEN BENNETT AND LAURA L. BENNETT, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Cherry Tree Estates.

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 Required Improvements Bond for construction is not required.

Section 3. A Required Improvements Bond for maintenance 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 aforenamed 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 Growth Management 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 20 day of December, 2016.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: __________________________
   James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Deputy Clerk

RENDITION DATE 12/21/16
NOTES:

1) Bearings shown herein are based on the Northerly Right of Way Line of Cherry Tree Road as being S 49°15' W according to the Plat of St. Augustine Heights, Unit No. Three, recorded in Map Book 10, Page 40-41, of the Public Records of St. Johns County, Florida.

2) Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivision lands described herein and will, in no circumstances be supplemented in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

3) The horizontal coordinates shown herein are based on the Florida State Plane Coordinate System East Zone referenced to the North American Datum of 1983, adjustment of 2007 (NA83/2007) and expressed in U.S. Survey Feet.