

RESOLUTION NO. 2003- 127
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT TOCOI WOODS

WHEREAS, JIMMY LEE SIMS, an individual, MAUDENA LYNN SIMS, an individual, LISA M. MITCHELL, an individual, DEBRA M HULING, an individual, and DONNA MITCHELL, as owners, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as TOCOI WOODS.

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. No Construction Bond will be required.

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 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.

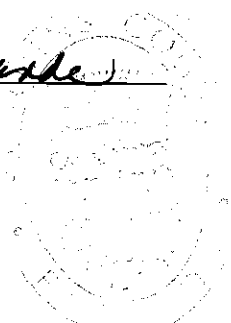
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 8th day of July, 2003.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Cheryl Strickland

Cheryl Strickland
Deputy Clerk



RENDITION DATE 7-9-03

CONSENT AND JOINDER OF MORTGAGEE

The undersigned, Compass Bank, the owner and holder of (1) that certain Mortgage from Maudena Lynn Sims and Jimmy Lee Sims, dated February 15, 2002 and recorded in Official Records Book 1719, Page 1647 Thru 1663, of the Public Records of St. Johns County, Florida, pursuant to the requirements of Section 1.77.081(1), Florida Statutes, the undersigned hereby consents to and joins in the plat to be recorded in the public records of St. Johns County, Florida, known as Toco Woods, and the legal description being more particularly described as:

PARCEL A

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 22 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 214; THENCE N 28°57'09" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 659.30 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 28°57'09" E, 100.00 FEET; THENCE N 89°21'48" E ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 993, PAGE 143 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY 747.21 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S 49°39'09" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 136.10 FEET; THENCE S 89°21'48" W, 691.88 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 22 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 214; THENCE N 28°57'09" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 559.30 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 28°57'09" E, 100.00 FEET; THENCE N 89°21'48" E, 691.88 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S 49°39'09" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 136.10 FEET; THENCE S 89°21'48" W, 636.56 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned sets its hand and seal on this 6 day of June, 2003.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Title SVP

Joanna Lee Nix
(Print name)

[Signature]
Witness

William C. Wendell Jr.
(Print name)

STATE OF FLORIDA
COUNTY OF ST. JOHNS



MARIA PASCIOCCO
MY COMMISSION # DD 096543
EXPIRES: June 29, 2006
Bonded Thru Budget Notary Services

THE FOREGOING INSTRUMENT was acknowledged before me this 6 day of June, 2003, by Matthew Greene (known to me or who has produced as identification and who did take an oath.

[Signature]
NOTARY PUBLIC

CONSENT AND JOINDER OF MORTGAGEE

The undersigned, Deborah M. Davis, the owner and holder of (1) that certain Mortgage from Maudena Lynn Sims and Jimmy Lee Sims, dated April 29, 2002 and recorded in Official Records Book 1752, Page 1213 Thru 1215, of the Public Records of St. Johns County, Florida, pursuant to the requirements of Section 1.77.081(1), Florida Statutes, the undersigned hereby consents to and joins in the plat to be recorded in the public records of St. Johns County, Florida, known as Toco Woods, and the legal description being more particularly described as:

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 22 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 214; THENCE N 28°57'09" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 459.30 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 28°57'09" E, 100.00 FEET; THENCE N 89°21'48" E, 636.56 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S 49°39'09" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 136.10 FEET; THENCE S 89°21'48" W, 581.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 214, AS PRESENTLY ESTABLISHED.

IN WITNESS WHEREOF, the undersigned sets its hand and seal on this 27 day of May 2003.

Signed, sealed and delivered in the presence of:

Lisa A. Manuay
Witness

Deborah M. Davis
Title

LISA A. Manuay
(Print name)

Deborah M. Davis

Richard Davis
Witness

Richard Davis
(Print name)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of May, 2003, by Deborah M. Davis known to me or who has produced personally as identification and who did take an oath.
known

Ramona J. Zavacky
NOTARY PUBLIC



RAMONA J. ZAVACKY
Notary Public, State of Florida
My comm. expires Nov. 28, 2004
Comm. No. CC 980741