RESOLUTION NO. 2006-462

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING BEN W. ADAMS, JR. AS COUNTY ADMINISTRATOR TO ACT AS JOINDER AND CONSENTER ON REPLAT NO. 2 OF SEAGROVE ST. AUGUSTINE BEACH UNIT FOUR.

RECITALS

WHEREAS, the reconfiguration of Parcel F of the SeaGrove Town Center allowed for better architectural use of the site for library construction; and

WHEREAS, the better architectural design of Parcel F provided for more cost effective construction on the property as a branch library; and

WHEREAS, the Developer of SeaGrove, JNM Beachside Development, LTD, has prepared Replat No. 2 of Seagrove St. Augustine Beach Unit Four, attached hereto as Exhibit "A", incorporated by reference and made a part hereof.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

- Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.
- **Section 2.** Upon approval of this Resolution by the Board of County Commissioners, Ben W. Adams, Jr., as County Administrator, will sign the original Replat No. 2 of Seagrove St. Augustine Beach Unit Four and return to McGarvey Development for the City of St. Augustine Beach's final plat approval.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By:

Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk
By: fitteere X & Lande
Deputy Clerk

EXHIBIT "A" TO THE RESOLUTION

ST. AUGUSTINE BEACH, ST. JOHNS COUNTY, FLORIDA

Being a REPLAT of the REPLAT of Seagrowe St. Augustine Beach Unit Four, as recorded in Map Book 56, Pages 62, and 63, of the Public Records of St. Johns County, Florida.

A portion of the Southeast X of Section 33, Township 7 South, Range 30 East, together with a portion of the Northeast X of Section 4, Township 32 South, Range 36 East, 53, Abartis County, Brondo and being the same loads as RP341 82 and 36 East, 53, Abartis Caunty, Brondo and being the same loads as RP341 82 and Seagone 51. Augustine Beach Unit Your recorded in Machado 86 Morea 87 EAST 52 and 51 file public Records of south County and being designed 86 Morea 86 EANNING 51 of the Intersection of the Mester) right of way the of Seagone 51. Augustine Seach Unit One), there is the same on right of way he of Sea Growe Mon Street (in 80 feet) with County 1984 84 to on only point of way the of Sea Growe 46 Mon Street (in 80 feet) where 50 Month 87 Hz of West, along soid Northearly right of way the of Sea Growe Mon Street (in 80 feet) where 1833 feet to only so you way as somen on said point of Seagone 51. Augustine 86 Month 87 Hz of West, along the Northearlethy right of way as somen on said point of Seagone 52. Augustine 86 Month 87 Hz of West, along the Northearlethy right of way as somen on said point of Seagone 54. Augustine 86 Month 87 Hz of West, along and Seagone 55. Augustine 86 Month 87 Hz of West, along and Seagone 55. Augustine 86 Month 87 Hz of West, along the Northearlethy right of way as somen on said point of Seagone 55. Augustine 86 Month 87 Hz of West, along 30 Monthearlethy right of way as somen on said point of Seagone 55. Augustine 86 Monthearlethy right of way as somen on said point of Seagone 55. Augustine 86 Monthearlethy right of way the some on said point of Seagone 55. Augustine 86 Monthearlethy right of way the some on said point of Seagone 55. Augustine 86 Monthearlethy right of way the some on said point of Seagone 55. Augustine 86 Monthearlethy right of way the some on said point of Seagone 56. Augustine 86 Monthearlethy right of way the some on said point of Seagone 56. Augustine 86 Monthearlethy right of way the some on said point of Seagone 56. Augustine 86 Monthearlethy right of way th

Containing 5.2511 acres, more or less.

The undersigned Surveyor hereby certifies that he or this had been retained by the City of St. Augustine Beach to review this Plot on behalf of the City of St. Augustine Beach, in accordance with the requirements of Section 177,081 (1). Florido Statutes (1998) and has determined that said Plot conforms with the requirements of Chapter 177, Florido Statutes. The undersigned did not prepare this Chapter 177, Florido Statutes. The undersigned did not prepare this SURVEYOR'S CERTIFICATE OF REVIEW

This continepte is mody this 24 day or Detaller 2006.

Finite Address: 5015 Polandaling, Drange Park, Kla. Print Nome: HOXELA

CERTIFICATE OF APPROVAL BY THE COMPREHENSIVE PLANNING AND ZONING DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE

CITY COMMISSION OF ST. AUGUSTINE BEACH, FLORIDA

City Manager Mayor – Commissioner

City of St. Augustine Beach St. Johns County, Florido 2200 Stote Faced A1A South St. Augustine Beach, Florida 32080 City Manager (904) 471–2122 Bidg. & Zoning (904) 471–8758 Fax (904) 471–4770

CERTIFICATE OF CITY MANAGER

BY: CITY MANAGER

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

CLERK OF THE CIRCUIT COURT

WACHOVIA BANK

Type or Print Name Miness: Mary d. Denast Nancy S Bennett Вх SUSAN S. BEAUGRAND

Type or Print Nome SUSANG. MOORE woom a. moore

NOTARY FOR NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA

Decembershiped having a record interest in the lands described in the Capiton herean, hereby job) in the Section 177.081, Florida Statutes.

Town SENTER ASSOCIATION

Withness

By The McGarren, Jr. (President)

Withness

Jorges N. McGarvey, Jr. (President)

JOINDER OF OWNERS-TOWN CENTER ASSOCIATION:

The foregoing instrument may acknowledged before me this \$\frac{21}{21}\$ day of \$\frac{\Omegathat{\

Sugar 4. Moon

Notory Public, State of Florido
Type or Print Name

Ay rounal styp. Jan. 20, 2007

My Commission Expires:

Sheep, My, Styp. Jan. 20, 2007

My Commission Expires:

Sheep, My, Styp. 19, 193273

behalf of the os identification and

or Print Name Interest & Kelley

Patricia H. Kelley
Commission # DD529652
Expires May 21, 2010

NOTARY FOR JOINDER OF OWNERS—TOWN CENTER ASSOCIATION.

ADOPTION AND DEDICATION

MAP BOOK PACE

SHEET 1 OF 3 SHEETS SEE SHEET 3 FOR NOTES.

This is to certify that JAM Beachside Development, Ltd., a Florida Limited Partnership (Develope) is the liamid partner of the lands described in the caption hereon known Report No. 2 of Seagrows St. Juppaths Beach Unit Four, and has caused the same to be surveyed and subdivided; that Mechado Bank, a National Banking Association, is the holder of a martigeous on said lands; and that this plat is made in accordance with sold survey and is hereby adopted as a true and correct plat of said lands.

The road rights-of-way designated in the plot as Sea Grow Malin Street is treveably designate to the City of St. Augustine Beach' its successors and assigna, in perpetuity, maintenance of the rights-of-way, access and deshapes, which are now or hereafter

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Tracts "A" and "B" and all drainage easements and access easements as shown hereon shall remain privately owned and the sale and exclusive property of the Developer, its successors and assigns, and sale private inflats of way may save as ingress and agress to the processors and express, and sale private inflats of way may save as ingress and agress to the process shown on this pot and to any adjacent funds labeled and part of sale funds and process of the process shown on this pot and to any adjacent funds about a sale funds as presently detailed to the funds.

The process of the public, although the Developer hereby reserves the right to dedicate as set for the public, although the Developer hereby reserves the right to dedicate as set.

Developer hereby grants to (!) present and duture owners of the lots shown on this plot and their guests, invites (houlding business invitese), terants and exploses, (!) all delinery and pick-up personned. (!) all presents provided the presents of the long and personned to the provided to the long, and (!) builded Stelest mail corrects (!) appressionabless of unities guidens at 2). Developer (o serve the lands above an a freelypart of the hound, and (!) such other peptins of presents (!) hours not transported to the control, and (!) such other peptins of presents (!) hours are the lands above and transported to the peptins of the peptins of the peptins of the peptins of the person of access all Replins of the (!). The control person was to the person of access and person of the person of access and person of the pers

Except as expressly dedicated, this plot shall not create any rights of the public in the property shown on the plot.

Developer, its successors and/or assigns, hereby reserves and shall have the sale and or desablite right, at any time, with the consent of the governing body of any unalispiality or other governments body politic then having Justicition over the loads involved, to other governments body politic then having Justicition over the loads involved to designated as Rights of Way addition to the public of only part of the lands on this plat designated as Rights of Way addition to the public of t

The utility ecsements granted to St. Johns County Utility Department hereon shall also be the easements for the construction, maintenance and operation of coble felevision services in the monner and subject to the provisions of Section 173.091 (28) of the Florida Status 12002), provided, however, that to the extent allowable by said Section 177.091 (28), and provided to provide section services by provided Section 177.091 (28), and shown on the plot shall have the benefit of said cable television service the land shown on the plot shall have the benefit of said cable television service.

The Florido Power and Light (F.A.L.) Easements as whom are dedicated to florido Tower and Light Corporation, its successors and assigns for use in its underground wealth distribution system.

The BelSouth essement and odjoining 10 foot access essement within Tract '8' is hereby dedicated to BelSouth, for use in its equipment for underground service and distribution system.

in witness whereof, Developer, and Mochovid Bank, a National Banking Association have caused these presents to be executed by the appropriate officers by and with the authority of said Developer and Lender on the date hereinater shown.

Type or Print Name MCHAEL STAUFFER Type or Print Name Patricia H. Kelley Jameie W Lilley JNM BEACHSIDE DEVELOPMENT, LTD., BY JNM COOKSEY, INC., ITS GENERAL PARTNER By Care M. M. to President A32 Osceola Avenue Uocksonville Beach, FL 32250 Date: 19 30 010

NOTARY FOR DEVELOPER

STATE OF FLORIDA

Type or Print Name Attrices H. Kelley
Type or Print Name Attrices H. Kelley Commission Expires: 5 -21 - 10



know all these present, that the undersigned, being currently licensed and registered by the State of Florida, as a Land Surveyor, does treety certify that he/stee has completed the survey of lands, as shown in the foreigning plicit, that said put is a true and correct representation of the lands surveyed, that the survey was made under this her responsible direction and supervision, and that the survey data complets with all the requirements of Chapter 177, Florido Statutes as amended, that permanent reference monuments have been placed in accordance with Section 177,091 (8) and permanent control points will be set in accordance with Section 177,091 (8).

Registered Land Surveyor No. 3848 Rate of Florida Suhand in Moules

PREPARED BY MILLER & ASSOCIATES RICHARD A. MILLER & ASSOCIATES PROFESSIONAL LAND SUPECTORS 6701 BEACH BLAD. SUPE \$200 JACKSONMILE FLORIDA 32216
FAX (904) 721-5758
TELEDONIC FOALA 771-7768

rofessional Land Surveyors 1701 Beach Blvd., Suite #200 locksonville, Flarida 32216

SEAGROVE ST. AUGUSTINE BEACH UNIT FOUR

Map Book 56, Pages 62,

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bank. She la	Condia) A down
The foregain	The undersigned having a record interest in the lands described in the Caption hereon, hereby join in the Dediçation cantained on this plat pursuant to Section 177.081, Florida Statutes.
NOTARY F	JOINDER OF OWNERS-PARCELS A/B:
Init Four, as recorded in ns County, Florida.	being a REPLAT of the REPLAT of Seagrove St. Augustine Beach Unit Four, as recorded in and 63, of the Public Records of St. Johns County, Florida.
UNTY, FLORIDA.	ST. AUGUSTINE BEACH, ST. JOHNS COUNTY, FLORIDA.
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Trust AB, LA NO. TRUST SEEVICE COMPORATION, TRUSTEE

By Grantle Heller	The undersigned being all martgagess having a record interest in the lands described in the 2006 in Caption hereals, hereby, being the Dedication contained on this plat pursuant to Section 2006 in 172.081, Toroido-Skytles. Caption founds-Skytles. Caption South Bank Caption South Bank		Witness Public, State of Faddy Print More Fried Commission & DU64591 My Commission Expires: 449年 名	nd he has/has not taken an oath on behalf of the campany Witness	NOTARY FOR JOINDER OF OWNERS-PARCEL D: The foregoing instrument was acknowledged before me this \(\frac{1}{2}\) adoptof \(\lambda \lambda \lamb	face (Directory)	ed in the Copilion hereon, hereby (illin 177.08), Florida Statules.	JOINDER OF OWNERS-PARCEL D:	Wolary Fubits, Stote of Fords 1. Let I to Particia H. Kelley Ay Cammasian Express 1. Let I to Commission & D029652 Winess My Cammasian Express 1. Let I to Commission & D029652 Winess My 1. 2010 Williams 1. Books 1. 2010 Williams 1. 2010 Wil	was acknowledged before me this 10 day of LEGIBLE. A.D., was discovered by the company. one or has produced someone as identification shalf of the company. n, on ooth on behalf of the company.		Miness Doller Dr. Steen VIVI Landing Former) (1900 Miness Dolv 10/20/200	otion hereon, hereby Florido Statutes.		Witness Public, State of Florido Type or Finit Name, Cargulad, 15 166.5 My Commission Expires: 24.56. 29, 2027 My Commission Expires: 24.56. 30, 2027 My Commission Expires: 24.56. 30, 2027 My Commission Expires: 24.56. 30, 2027	on behalf of the company, which the SERVICE CAUGATIVAL TRUSTES of as identification of the company.	OF NOVEHBER AD	Annal Author che au By Was Ward (President) Mines Octo: 21 NOV. 2-095
Notary Public, State of Florida Type or Print Name	The foregoing instrument was acknowledge 2006 by Ben IK. Adoms, County Administ 2006 by Ben Bridd on behalf of the e of the State of Floridd on behalf of the the is personally known to me or has prov and he has/has not taken an ooth on be	NOTARY FOR JOINDER OF OWNERS	19	5	JOINDER OF OWNERS—PARCEL F: The undersigned having a record interest join in the Dedication contained on this	Notary Public, State of Florida Type or Print Name My Commission Expires:	The foregoing hetrument was acknowledge 2006 by	NOTARY FOR JOINDER OF MORTGA		The undersigned being oil mortgogess having the Dedico Accept on Areaby join in the Dedico 177.081, Florido Statutes.	JOINDER OF MORTGAGEES-PARCE	Notary Public, State of Florida Type or Pint Nome My Commission Expires:	The faregoing instrument was acknowled 2006. President of President of the serior has provided to the or has paramatal to the or has provided to the has/has not taken an oath on	NOTARY FOR JOINDER OF OWNER		join in the Dedication contained on this	JOINDER OF OWNERS—PARCEL E:	of the Albert Allender of Florida Office Point Name Office Point Name Office

The foregoing instrument was acknowledged belong me this 24th, day of 100 moles. A.D. A.D. acknowledged by the control of Capital South Bank on behalf of the bonk. She is definable income to me or has produced

My Commission D0288223 Expires October 28, 2007

in the lands described in the Caption hereon, hereby plot pursuant to Section 177.081, Florida Statutes.

Robert E. Thousand, III (President) Date: 11-6-06

RS-PARCEL E:

behalf of the company. ged before me this on behalf of the company.
as identification

ving a record interest in the lands described in the tion contained on this plat pursuant to Section

GEES-PARCEL E:

the company. d before me this day of

in the lands described in the Caption hereon, hereby plot pursuant to Section 177.081, Florida Statutes.

Ben W. Adams, Jr. County Administrator St. Johns County, Florida., a political subdivision of the State of Florida

-PARCEL F:

Date:

d before me this ______dpy of ______AD., radra of St. Johns county, Florida, a political subdivision company, as Identification half of the company,

Notary Public, State of Florida Type or Print Name_____ My Commission Expires:_____

Date: 11/9/06

JOINDER OF OWNERS-PARCELS G/H/1:

MAP BOOK_

Winess Witter The undersigned having a record interest in the lands described in the Caption hereon, hereby join in the pedicality contained on this plat pursuant to Section 177.081, Florido Statutes.

SEAGROVE PROPERTY HOLDING COMPANY, LLC

NOTARY FOR JOINDER OF OWNERS-PARCELS G/H/I:

Date:

11-13-06

The foregoing instrument was acknowledged before me this 12th day of 1100 000 LL 2008 by Mothers E. Kipseyer President of Sangrows Property Holding Company, LLC on behalf of the company. He is <u>Retainedly Liverent</u> to me or has produced as dentification and he hearlyse not taken an <u>actific</u> on behalf of the company.

Notary Public, State of Florida
Type or Print Name
My Commission Expires: A majority and the first of the

JOINDER OF MORTGAGEES-PARCELS G/H/1:

The undersigned being oil mortgagese having a record interest in the lands described in the Capillon hereon, healty Jain in the Dedication contained on this plat pursuant to Section 177.081, Florido Statutes.

Witness Debwamer

By Ye Ye Some Orify-06

NOTARY FOR JONDER OF MORTGAGEES-PARCELS G/H/I:

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