

RESOLUTION NO. 2009- 186
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR TOWN CENTER COMMUNITY PARK AT NOCATEE

WHEREAS, TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as TOWN CENTER COMMUNITY PARK AT NOCATEE

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, and 5.

Section 2. No Construction Bond will be required.

Section 3. A Maintenance Bond in the amount of \$362,147.71 has been filed with the Clerk's office.

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 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 7th day of July, 2009.

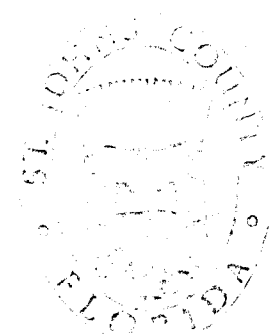
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Cyndi Stevenson
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland

Pam Halterman

Deputy Clerk



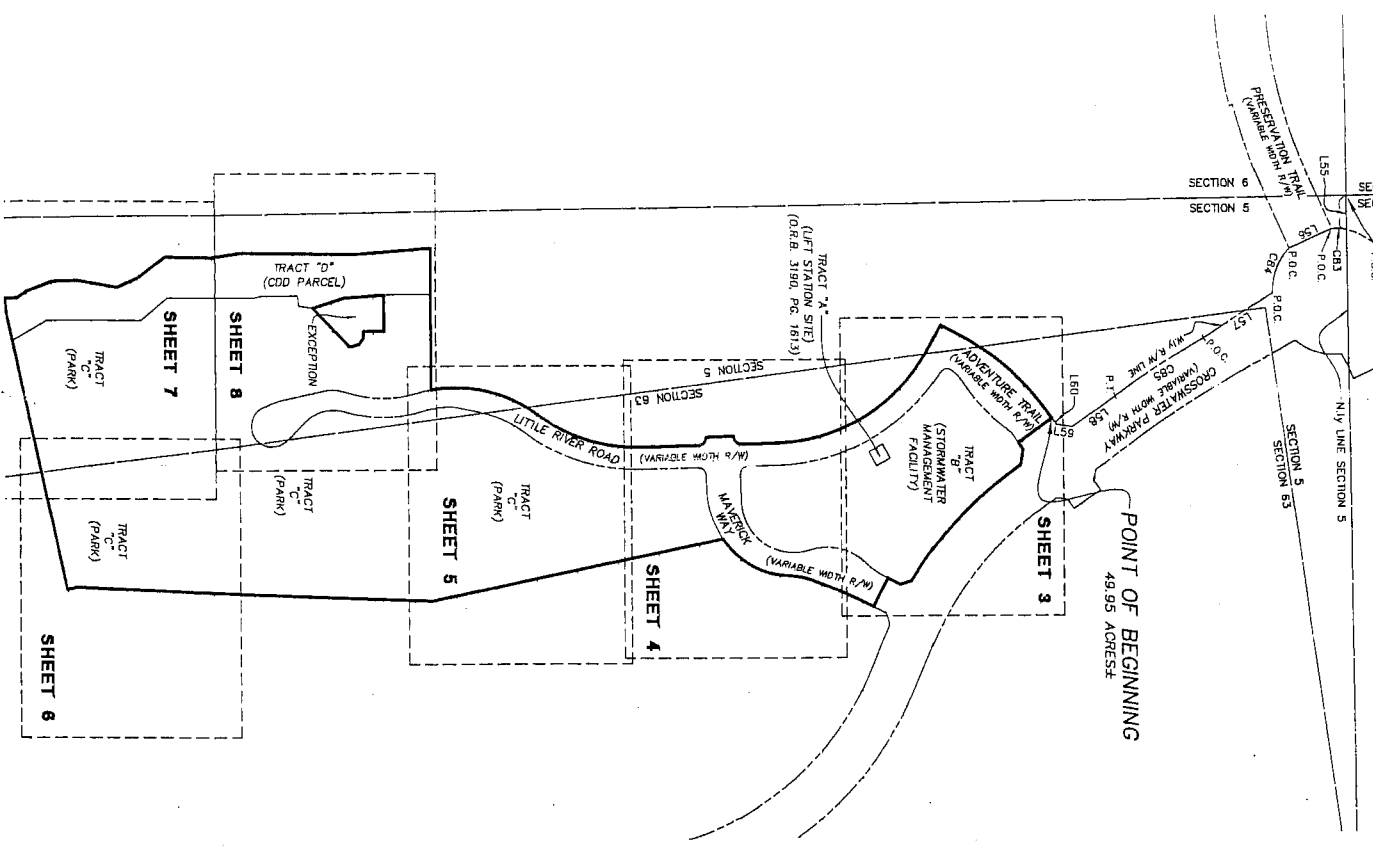
RENDITION DATE 7/8/09

TOWN CENTER COMMUNITY PARK AT NOCATEE

A PORTION OF SECTION 5, TOGETHER WITH A PORTION OF THE F.P. SANCHEZ GRANT, SECTION 63, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

POINT OF REFERENCE
NW CORNER OF SECTION 5

POINT OF BEGINNING
49.95 ACRES

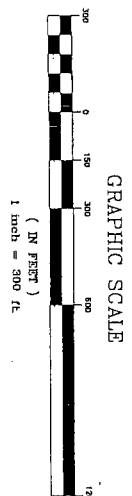
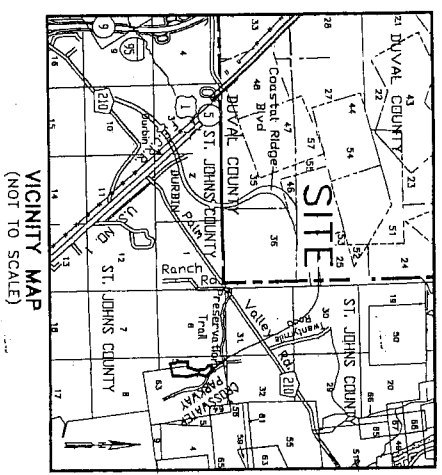


LINE	BEARING	LENGTH
L55	N89°28'18"E	108.53
L56	S24°13'08"E	150.00
L57	S23°34'45"E	260.76
L58	S35°48'42"E	185.88
L59	S09°11'13"W	48.50
L60	S84°11'13"W	230.00

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C83	198.37	14.00°27'	48.50	S04°59'58"W	48.36
C84	198.37	44.35°08'	154.37	S68°43'38"E	150.50
C85	2940.00	08.32°10'	335.38	S22°32'42"E	335.21

- LEGEND:
- R/W RIGHT OF WAY
 - O.R.B. OPTICAL RECORD BOOK
 - P.G. PAGE
 - A CENTRAL ANGLE
 - R ARC LENGTH
 - L CHORD BEARING
 - CH CHORD DISTANCE
 - CM CONCRETE MONUMENT
 - CD CONCRETE DISTANCE MONUMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - P.C.A. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.I. POINT OF INTERSECTION
 - U.E. UTILITY EASEMENT
 - LI TABULATED LINE DATA
 - FL FLORIDA POWER AND LIGHT
 - CP DENOTES 4"X4" C.I. PULL LB 3624
 - DENOTES PERMANENT CONTROL POINT LB 3624

- NOTES:
- 1) BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHERLY LINE C SECTION 5 AS BEING NORTH 89°28'18" EAST.
 - 2) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OPTICAL REPRODUCTION OF THE SUBMITTED LANDS DESCRIBED HEREIN. PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECT SUPERVISION, AND THAT THE PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA, GOVERNMENT STATUTES.
 - 3) COORDINATES BASED ON GPS OBSERVATION OF STATION "TOWNRIN 2" AND STATION "ELZETZ" NATIONAL GEODESIC SURVEY 1991 ADJUSTMENT STATION "TOWNRIN 2" COORDINATES: N 2032472.852 E 524684.184
STATION "ELZETZ" COORDINATES: N 2032472.852 E 524684.184
COORDINATE DATUM: STATE PLANE IN U.S. SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983/1991)
 - 3) SECTION LINES DENOTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASURE UNLESS OTHERWISE NOTED.



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECT SUPERVISION, AND THAT THE PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA, GOVERNMENT STATUTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8350
REGISTERED PROFESSIONAL SURVEYOR NO. 18 7624

SIGNED AND SEALED THIS 28th DAY OF May 2024

JOSEPH LEBLE RENZI
Professional Surveyor and Mapper, Florida Certificate
ROBERT M. ANGAS ASSOCIATES, INC.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Certificate of Authorization Number 18 7624