

RESOLUTION NO. 2013- 115
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR TOWN CENTER ROADS PHASE II

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 Roads Phase II.**

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 is not required.

Section 3. A Required Improvements Bond in the amount of \$227,722.89 will be required for maintenance.

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 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 21st day of May, 2013.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: _____

John H. Morris
John H. Morris, Chair

ATTEST: Cheryl Strickland

Pam Watterman

Deputy Clerk

RENDITION DATE 5/23/13



Attachment 2
Plat Map

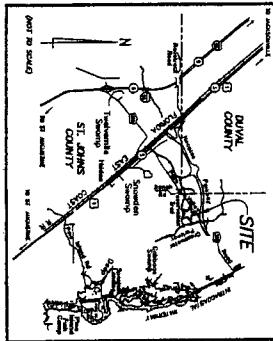
TOWN CENTER ROADS PHASE II

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION

A portion of Section 31, Township 4 South, Range 29 East, together with a portion of Section 6, Township 5 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

For a portion of a subdivision, comprising of the Northeastly corner of the Eastern termination of the Eastern right of way of the presently existing Vance Highway along the Eastern termination of the Eastern right of way of the presently existing Vance Highway... (Detailed description of lots and boundaries)



VICINITY MAP

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT
This is to certify that this plan of Town Center Roads Phase II has been submitted and approved by the St. Johns County Growth Management Department for St. Johns County, Florida, on this 15th day of May, 2012.

Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE
BOARD OF COUNTY COMMISSIONERS
This is to certify that this plan of Town Center Roads Phase II has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 15th day of May, 2012.

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW-COUNTY ATTORNEY
This is to certify that this plan of Town Center Roads Phase II has been examined and reviewed by the Attorney of the St. Johns County Attorney on this 15th day of May, 2012.

Attorney of the County Attorney

CERTIFICATE OF CLERK
This is to certify that this plan has been accepted and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 15 of 15, Page 12-11.

Clerk of the Circuit Court

CERTIFICATE OF PLAT REVIEW
This is to certify that this plan has been reviewed by the Planning Department, Chapter 177, Part 1, Planning by the Office of the County Surveyor for St. Johns County, Florida, on this 15th day of May, 2012.

Chief Office, P. 514, County Surveyor
Professional Land Surveyor and Mapper
License Number: 4045

Plot 12-11

ADOPTION AND DEDICATION

This is to certify that Town Center Community Development District ("Town") is the legal owner of the land shown on this plan and that the land has been surveyed and that the plat made in accordance with said survey is hereby adopted as the true and correct plat of said land. The Board of County Commissioners of St. Johns County, Florida, is hereby authorized to execute and sign any and all instruments necessary to carry out the purposes and objects of this plan, including but not limited to the right of way and dedication of the right of way and dedication of the right of way and dedication of the right of way...

The "Town" will sever and deliver to the County of St. Johns, title to the lands described in the caption above hereon, subject to the following conditions, subject to all matters of record as required by Section 177.001(2)(b), Florida Statutes (2005), as amended...

OWNER, Town Center Community Development District

By: Robert T. Row, Chairman of the Board
Witness:
By:
Witness:
By:
Witness:

STATE OF FLORIDA, COUNTY OF

The foregoing instrument was acknowledged before me on this day of 2012 by Robert T. Row, the chairman of Town Center Community Development District, as being the authorized representative of the Town Center Community Development District, he being known to me personally.

Notary Public, State of
My Commission Expires
Filled Name
Commission Number

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn and qualified by the State of Florida as a land surveyor, do hereby certify that the above plat was made under the undersigned's personal direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Florida Statutes.

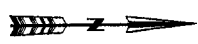
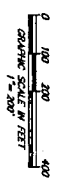
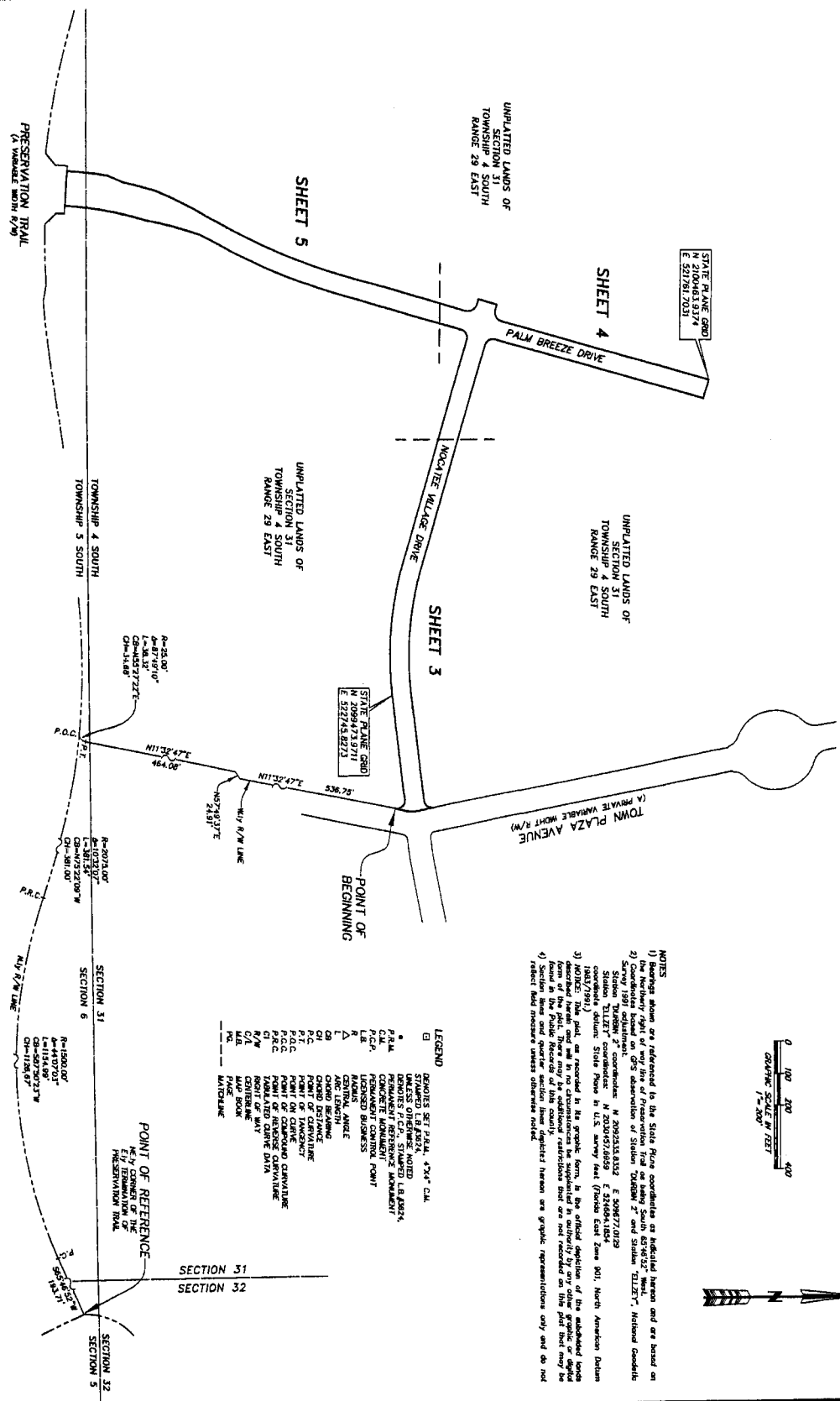
Prepared by: ROBERT M. ANGAS ASSOCIATES, INC.
14100 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 5824
MAN 12 2002



TOWN CENTER ROADS PHASE II

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE
SHEET 2 OF 5 SHEETS



- NOTES
- 1) Bearings shown are referenced to the State Plane coordinate as indicated herein and are based on the Northing right of way line of Preservation Trail as being South 63°46'32" West.
 - 2) Coordinates based on GPS observation of Station 'TOWN 27' and Station 'TILTZ 7', National Geodetic Station 'TILTZ 7' coordinate: N 2092333.833 E 506877.019 Station 'TOWN 27' coordinate: N 2020497.6859 E 524684.1854 (NAD 83 datum).
 - 3) NOTE: This plan, as received in the graphic form, is the official depiction of the established boundaries of the site. There may be minor variations in the field due to the nature of the ground and the form of the Public Records of this county.
 - 4) Section lines and power station lines depicted herein are graphic representations only and do not reflect the actual field conditions.

LEGEND

- DENOTES SET P.M.L. 4"X4" C.M.
- STAMPED L.B. 4"X4" C.M.
- UNLESS OTHERWISE NOTED L.B. 4"X4" C.M.
- P.M.L. CONCRETE MONUMENT POINT
- L.B. LICENSED BUSINESS
- RADIUS
- ANG. LENGTH
- CH. BEARING
- CH. BEARING
- POINT OF TANGENCY
- POINT OF CURVATURE
- P.C. POINT OF CURVATURE
- P.T.C. POINT OF TANGENCY
- P.M.L. CONCRETE MONUMENT POINT
- POINT OF BEGINNING
- RIGHT OF WAY
- C/A CENTERLINE
- P.M.L. CONCRETE MONUMENT POINT
- MATCHLINE

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-4550
CERTIFICATE OF AUTHORIZATION NO. L.A. 5834

