

RESOLUTION NO. 2013-140
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR LAKESIDE AT TOWN CENTER PHASE 2

WHEREAS, TC DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as **LAKESIDE AT TOWN CENTER PHASE 2.**

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 Improvement Bond in the amount of \$510,119.22 has been filed with the Clerk of Courts Office.

Section 3. A Required Improvement Bond in the amount of \$87,704.93 will be required for the installation of the final wearing surface course, upon As-built approval.

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 forenamed 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:

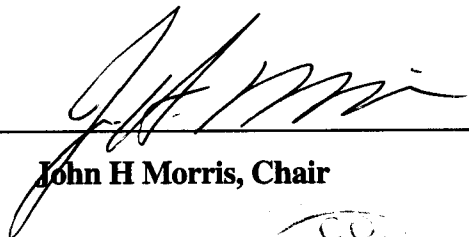
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;

- 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 16 day of July, 2013.

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

BY: 
John H Morris, Chair

ATTEST: Cheryl Strickland


Deputy Clerk



RENDITION DATE 7/18/13

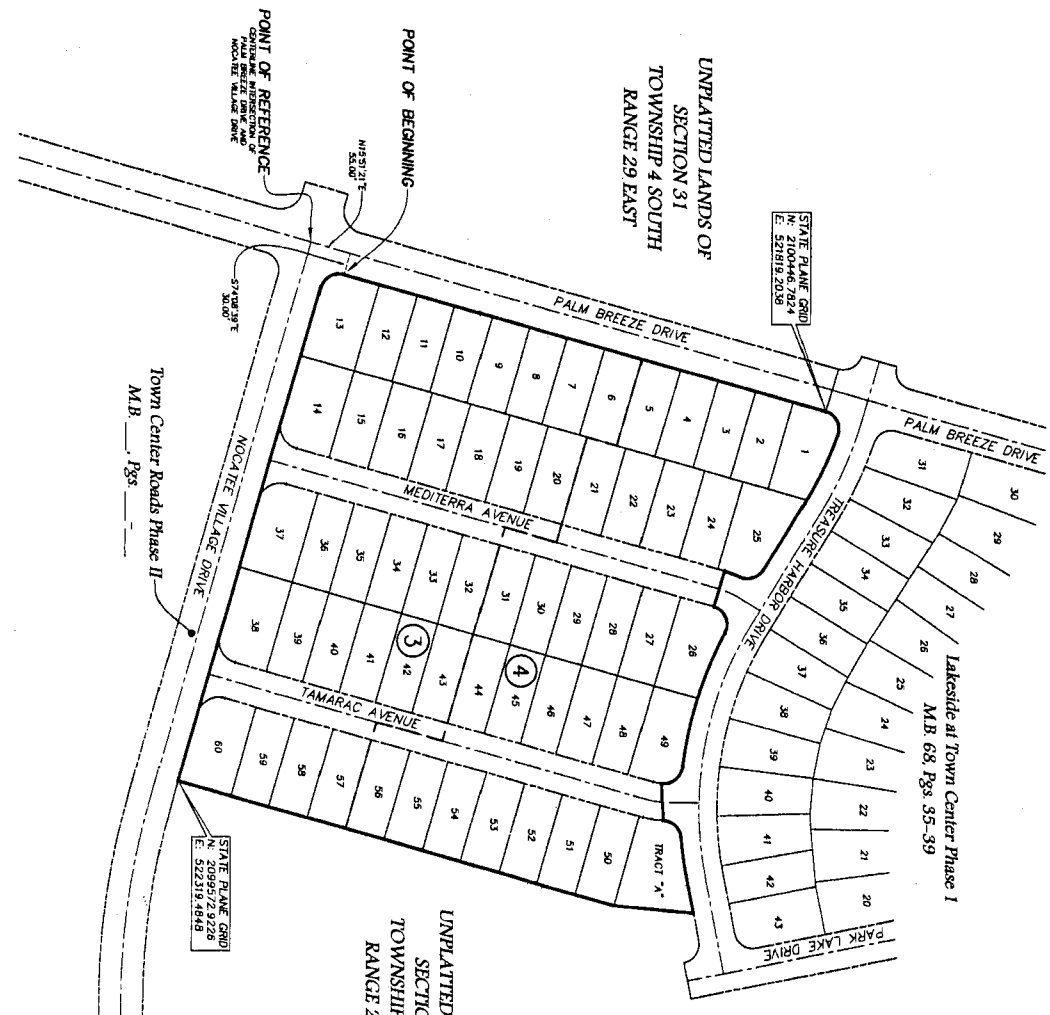
Attachment 2

Plat Map

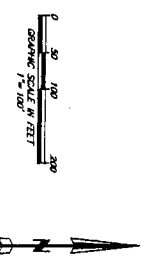
LAKESIDE AT TOWN CENTER PHASE 2

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

MAP BOOK PAGE
SHEET 2 OF 4 SHEETS



- NOTES:**
- 1) Boundary shown are referenced to the State Plane coordinates on indicated portion and are based on the Authority of any line of preservation had on being South 83°56'32" West - National Geodetic Survey 1991 adjustment.
 - 2) Station "TAMARA" 2" corner: N. 2092323.8322 E. 5306877.0123
Station "RESOLUTE" 2" corner: N. 2094579.8320 E. 5306877.0123
Station "TAMARA" 2" corner: N. 2094579.8320 E. 5306877.0123
Station "RESOLUTE" 2" corner: N. 2094579.8320 E. 5306877.0123
 - 3) **NOTICE:** This plan, as recorded in the public records, is the official depiction of the subdivided lands hereon, and shall govern over all other maps, drawings, specifications, and conditions hereon, and shall be the final and controlling authority in all matters relating to the subdivision hereon.
 - 4) Section lines, when shown, are for informational purposes only and do not constitute a warranty of any kind.
 - 5) **NOTICE:** This plan is subject to any and all other laws, regulations, and ordinances of the State of Florida, and the County of St. Johns County, Florida.
 - 6) **NOTICE:** This plan is subject to any and all other laws, regulations, and ordinances of the State of Florida, and the County of St. Johns County, Florida.



UNPLATTED LANDS OF SECTION 31 TOWNSHIP 4 SOUTH RANGE 29 EAST

LEGEND

- ① BOUNDARY OF P.L.M. ±1/4" C.A.
- ② BOUNDARY OF P.L.M. ±1/4" C.A.
- ③ BOUNDARY OF P.L.M. ±1/4" C.A.
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- ㊿ BOUNDARY OF P.L.M. ±1/4" C.A.

PREPARED BY:
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