

RESOLUTION NO. 2014- 36
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR VILLAGES OF VALENCIA PHASE 2B

WHEREAS, VALENCIA DEVELOPERS, 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 **Villages of Valencia Phase 2B.**

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 for construction is not required.

Section 3. A Required Improvements Bond in the amount of \$59,487.32 for maintenance has been filed with the Clerks 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 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 18th day of February, 2014.

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

BY: _____

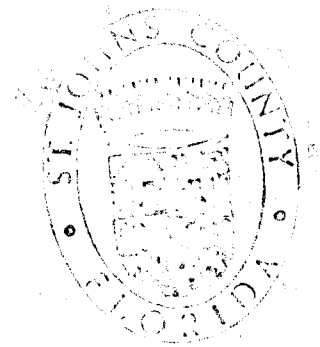
John H. Morris
John H. Morris, Chair

ATTEST: Cheryl Strickland

Pam Walterman

Deputy Clerk

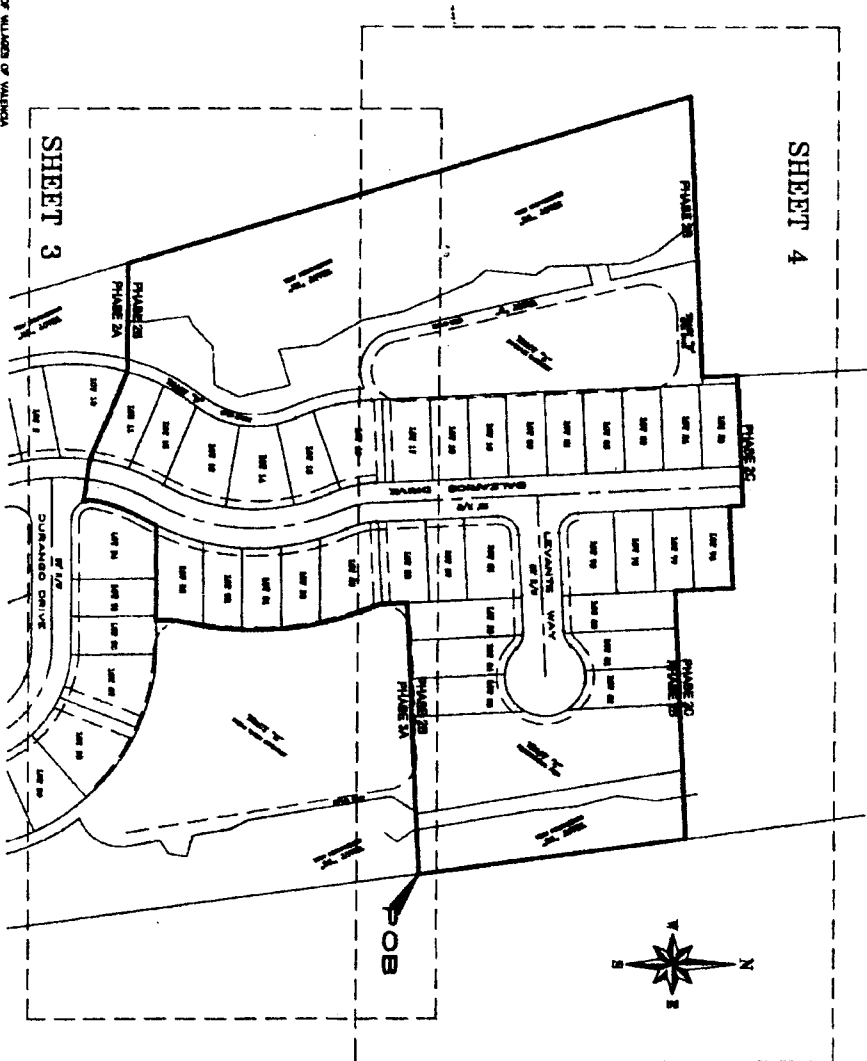
RENDITION DATE 2/20/14



VILLAGES OF VALENCIA PHASE 2B

A PARCEL OF LAND SITUATED IN SECTION 17 AND SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

KEY MAP



- LEGEND**
- (1) - PLAT IDENTIFICATION NUMBER
 - (2) - LOT IDENTIFICATION NUMBER
 - (3) - RIGHT OF WAY
 - (4) - BOUNDARY
 - (5) - NON-ADJACENT
 - (6) - POINT OF BEGINNING
 - (7) - POINT OF INTERSECTION
 - (8) - POINT OF INTERSECTION
 - (9) - POINT OF INTERSECTION
 - (10) - LOTS
 - (11) - LOTS
 - (12) - ORIGINAL RECORD BOOK
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NOTE: THIS PLAN IS AS RECORDED IN THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BOOK 81, PAGE 14, AND SECTION 17 OF TOWNSHIP 8 SOUTH, RANGE 30 EAST.

NOTE: THE NORTH AMERICAN SYSTEM OF SURVEYING - UNITED STATES FEET - IS USED IN THIS PLAN. THE NATIONAL SYSTEM OF SURVEYING - METERS - IS USED IN THIS PLAN. THE NATIONAL SYSTEM OF SURVEYING - METERS - IS USED IN THIS PLAN. THE NATIONAL SYSTEM OF SURVEYING - METERS - IS USED IN THIS PLAN.

PLAT PREPARED BY:

ANCIENT CITY SURVEYING

ACS

REGISTERED SURVEYORS - ENGINEERS

1405 U.S. HIGHWAY 90, S.W. 10000 - SUITE 401
FORT LAUDERDALE, FLORIDA 33304
PHONE: 954-751-4200 FAX: 954-751-4201
E-MAIL: ancientcitysurveying@aol.com