

**RESOLUTION NO. 2015- 101**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TOWN CENTER ROADS PHASE III.**

**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 III.

**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 in the amount of \$2,732,168.63 has been filed with the Clerks office.

**Section 3.** A Required Improvements Bond in the amount of \$409,825.29 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 21<sup>st</sup> day of April, 2015.

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

BY:   
Priscilla L. Bennett, Chair

**ATTEST:** Cheryl Strickland

  
Deputy Clerk

**RENDITION DATE** 4/23/15



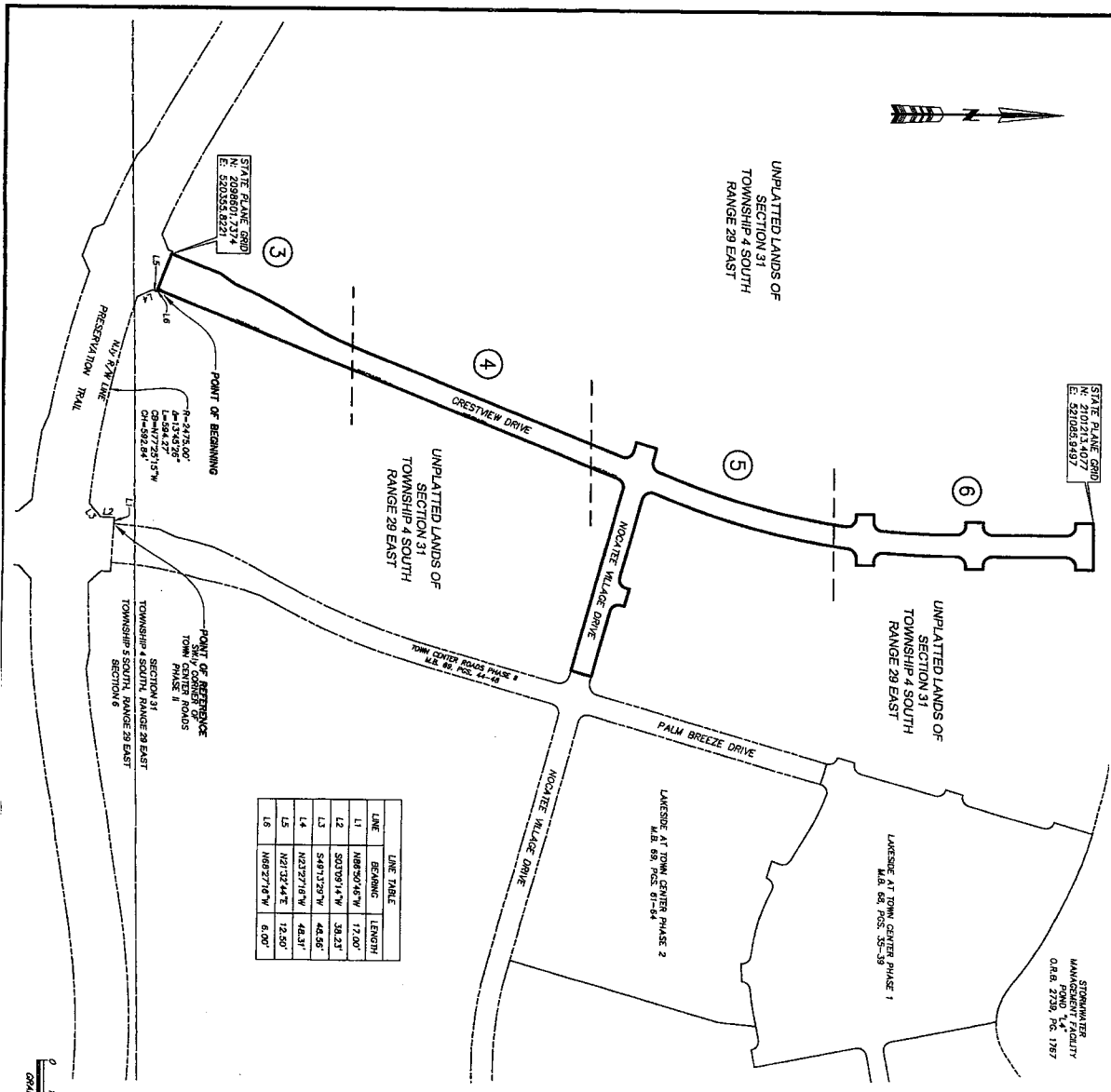
# Attachment 2

## Plat Map

# TOWN CENTER ROADS PHASE III

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

**MAP BOOK PAGE**  
SHEET 2 OF 6 SHEETS



LINE	BEARING	LENGTH
L1	N85°52'06"W	17.00'
L2	S01°09'14"W	38.23'
L3	S49°13'29"W	48.95'
L4	N02°27'16"W	48.31'
L5	N81°32'44"E	12.80'
L6	N89°27'16"W	6.00'

- NOTES**
- 1) Boundary shown are referenced to the State Plane coordinates as indicated herein and are based on the State Plane Grid of 1983.
  - 2) Unplatted lands of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, are shown in this map as being within the boundaries of the State Plane Grid of 1983.
  - 3) **NOTE:** The data as recorded in the graphic form, is the official depiction of the subdivided lands shown on this map. It is the responsibility of the landowner to verify the accuracy of the data as recorded in the graphic form. There may be additional restrictions that are not recorded in the graphic form that may be applicable to the land.
  - 4) Station lines and bearings are graphic representations only and do not reflect field measurements unless otherwise noted.
  - 5) Record Book 4288, Page 192, not recorded for Official Public Record.
  - 6) Record Book 4288, Page 192, not recorded for Official Public Record.
  - 7) Record Book 3418, Page 348 of the Public Records of St. Johns County, Florida.

- LEGEND**
- DENOTES SET P.E.M., 4"x4" C.M.
  - DENOTES FOUND P.E.M., 4"x4" C.M.
  - DENOTES FOUND P.E.M., 4"x4" C.M.
  - UNLESS OTHERWISE NOTED
  - DENOTES P.C.M., STAMPED L.B.#224
  - ▲ P.M.
  - ▲ C.M.
  - ▲ CONCRETE MONUMENT
  - ▲ PERMANENT CONTROL POINT
  - ▲ R.A.
  - ▲ RADIUS
  - ▲ CENTRAL ANGLE
  - ▲ CHORD BEARING
  - CHORD DISTANCE
  - CHORD BEARING
  - POINT OF BEGINNING
  - POINT OF INTERSECTION
  - POINT OF TANGENCY
  - POINT OF CURVE
  - POINT OF CURVE AND CHANGING
  - P.C.
  - P.T.
  - P.V.
  - TANGENTIAL LINE DATA
  - TABULAR LINE DATA
  - RIGHT OF WAY
  - R/W
  - C/A
  - CENTERLINE
  - PAVE BOX
  - OFFICIAL RECORDS BOOK
  - SHEET REFERENCE NUMBER

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14175 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32238 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824