

**RESOLUTION NO. 2015- 253**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**LAKESIDE AT TOWN CENTER PHASE 4.**

**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 Lakeside at Town Center Phase 4.

**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 \$206,894.88 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$96,080.18 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:

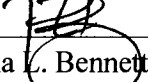
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 1 day of September, 2015.

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

BY:  \_\_\_\_\_  
Priscilla L. Bennett, Chair

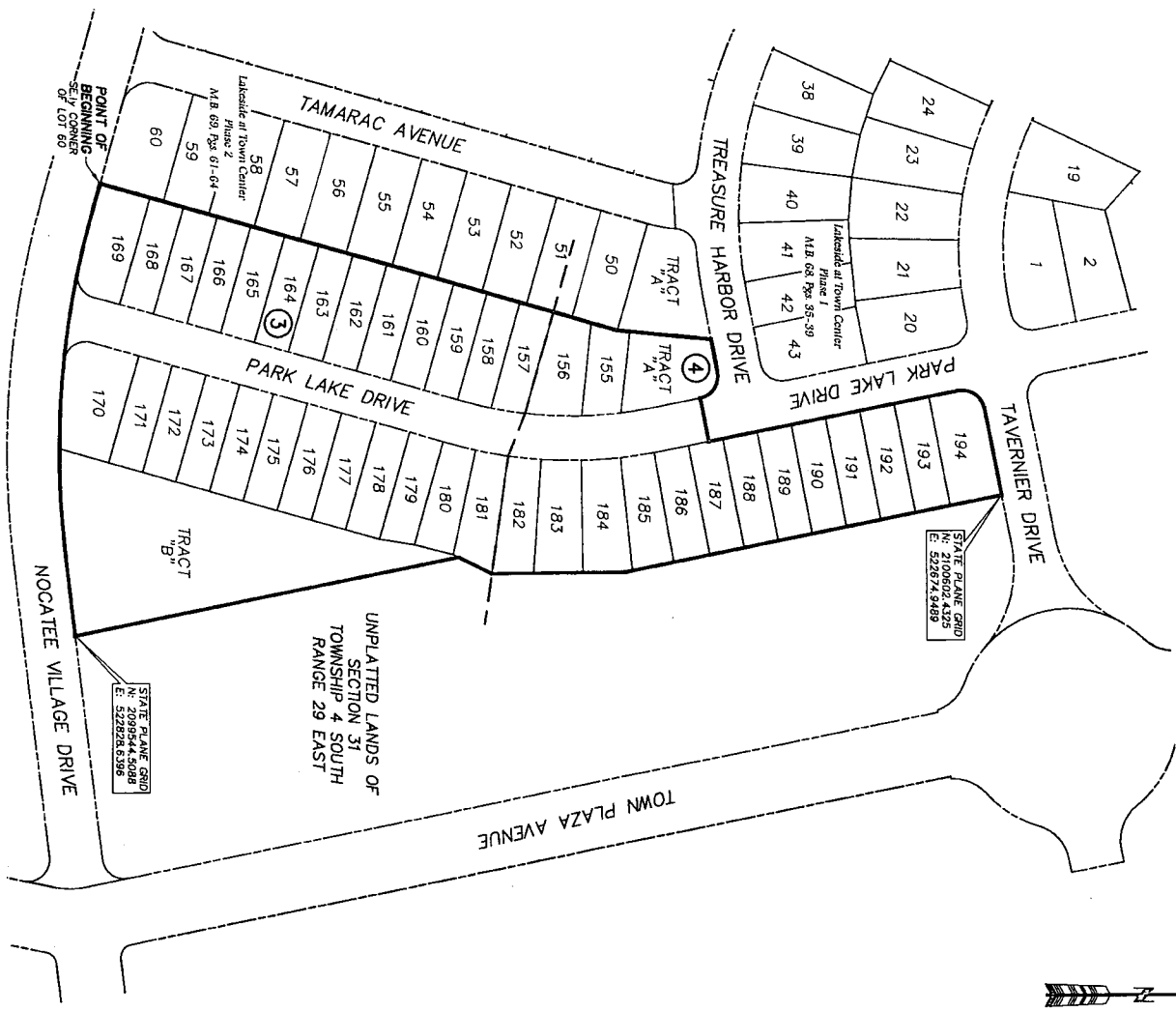
**ATTEST:** Cheryl Strickland

 \_\_\_\_\_  
Deputy Clerk

**RENDITION DATE** 9/3/2015

# LAKESIDE AT TOWN CENTER PHASE 4

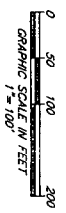
A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA.



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the coordinates of the corners of Town Center Phase 2 on being North 125°12' East.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "BART" (FERN Station 0251) (St. Johns) coordinates: N 207204.810 E 463207.072 Coordinate Datum: State Plane values in U.S. survey feet Florida East Zone, North American Datum (NAD83) (NARS 2011).
  - 3) NOTED: This plot, as recorded, is in compliance with the official depiction of the subdivided lands depicted hereon, as supported in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
  - 4) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records of St. Johns County, Florida.
  - 5) Lands depicted hereon are subject to Master Drainage Easement Agreement recorded in Official Records Book 3418, Page 348 of the Public Records of St. Johns County, Florida.

**LEGEND**

□	DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#554. UNLESS OTHERWISE NOTED
□	DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#554. UNLESS OTHERWISE NOTED
•	P.R.M. CONCRETE MONUMENT
•	P.C.P. PERMANENT REFERENCE MONUMENT
•	L.C.P. LICENSED BUSINESS POINT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
CI	TABULATED CURVE DATA
E1	ENCLOSURE
E2	ENCLOSURE
C/A	CENTRAL ANGLE
O/R/B	OFFICIAL RECORDS BOOK
M/B	MAP BOOK
PG.	PAGE
PL	FLORIDA POWER AND LIGHT
ESMT.	EASEMENT
③	SHEET REFERENCE NUMBER



PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB. 3824