

**RESOLUTION NO. 2017- 176**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**VILLAGES OF VALENCIA PHASE 3.**

**WHEREAS, VALENCIA DEVELOPERS 2, LLC, 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 3.

**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, and 5.

**Section 2.** A Required Improvements Bond required for maintenance in the amount of \$357,968.65 has been filed with the Clerk's office.

**Section 3.** 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 4.** 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 3.

**Section 5.** 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:

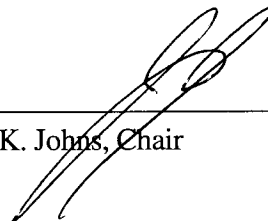
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 6<sup>th</sup> day of June, 2017.

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

BY: \_\_\_\_\_  
James K. Johns, Chair

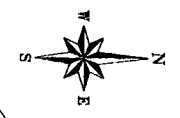


ATTEST: Hunter S. Conrad, Clerk

Pam Waltermen  
Deputy Clerk



REVISION DATE 6/8/17

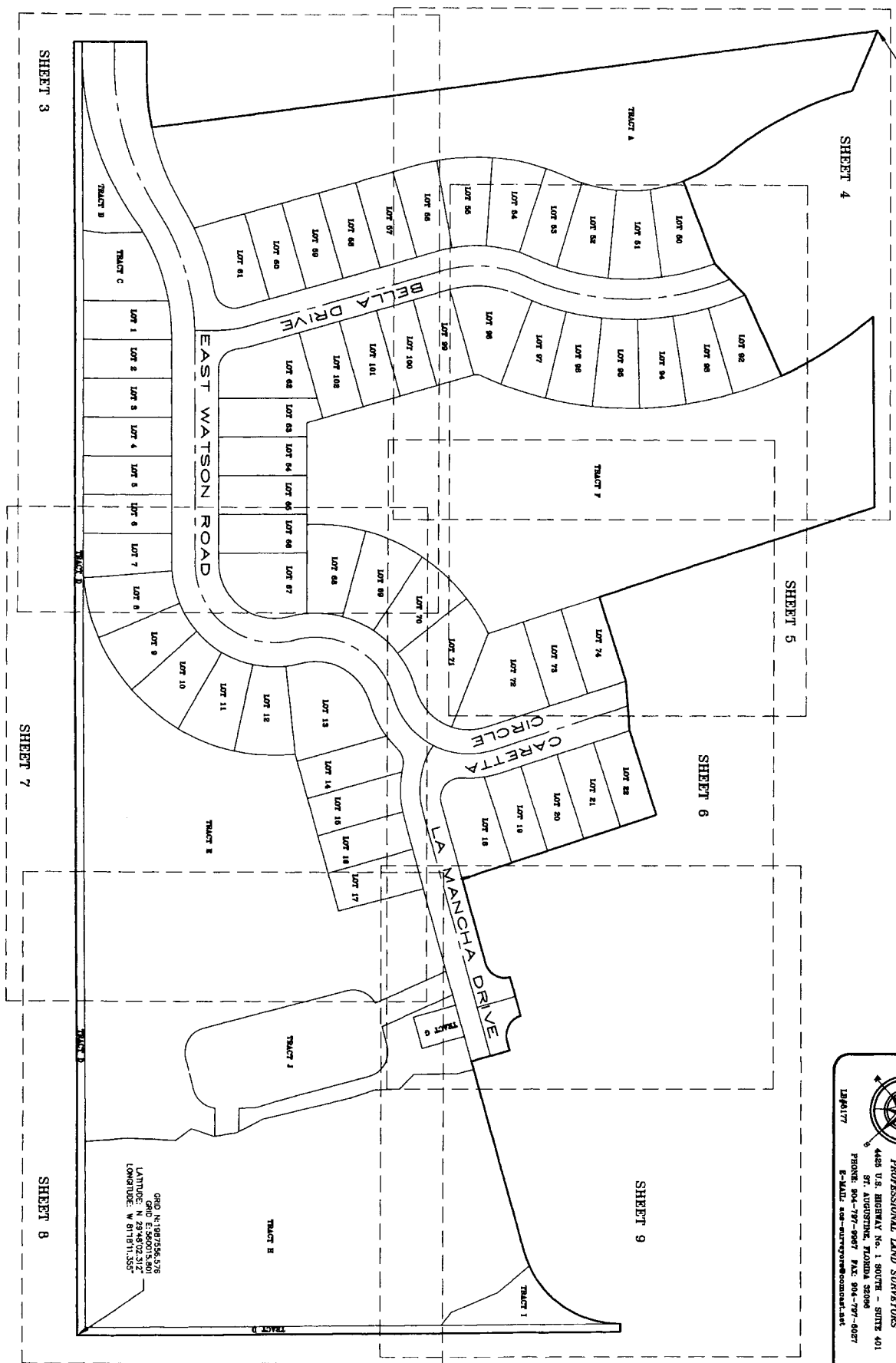


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 LONGITUDE: W 81°52'38.505"

# VILLAGES OF VALENCIA PHASE 3

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

## KEY MAP



MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 2 OF 9

PLAT PREPARED BY:  
**ANCIENT CITY SURVEYORS**  
 INC.

**ACCS**  
 PROFESSIONAL LAND SURVEYORS

4425 U.S. HIGHWAY No. 1 SOUTH - SUITE 401  
 ST. AUGUSTINE, FLORIDA 32086  
 PHONE: 904-797-8987 FAX: 904-797-8087  
 E-MAIL: accs@ancientcitysurveyors.com

1849117

GRID N: 189756.576  
 GRID E: 5360075.801  
 LATITUDE: N 28°46'02.512"  
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SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 9

SHEET 7

SHEET 8