

RESOLUTION NO. 2018- 7
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TOMOKA PINES.**

WHEREAS, KB HOME JACKSONVILLE, LLC, A DELAWARE 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 Tomoka Pines.

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 \$481,312.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$166,143.00 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 16th day of January, 2018.

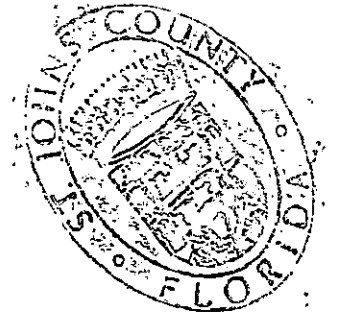
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry On
Chair

ATTEST: Hunter S. Conrad

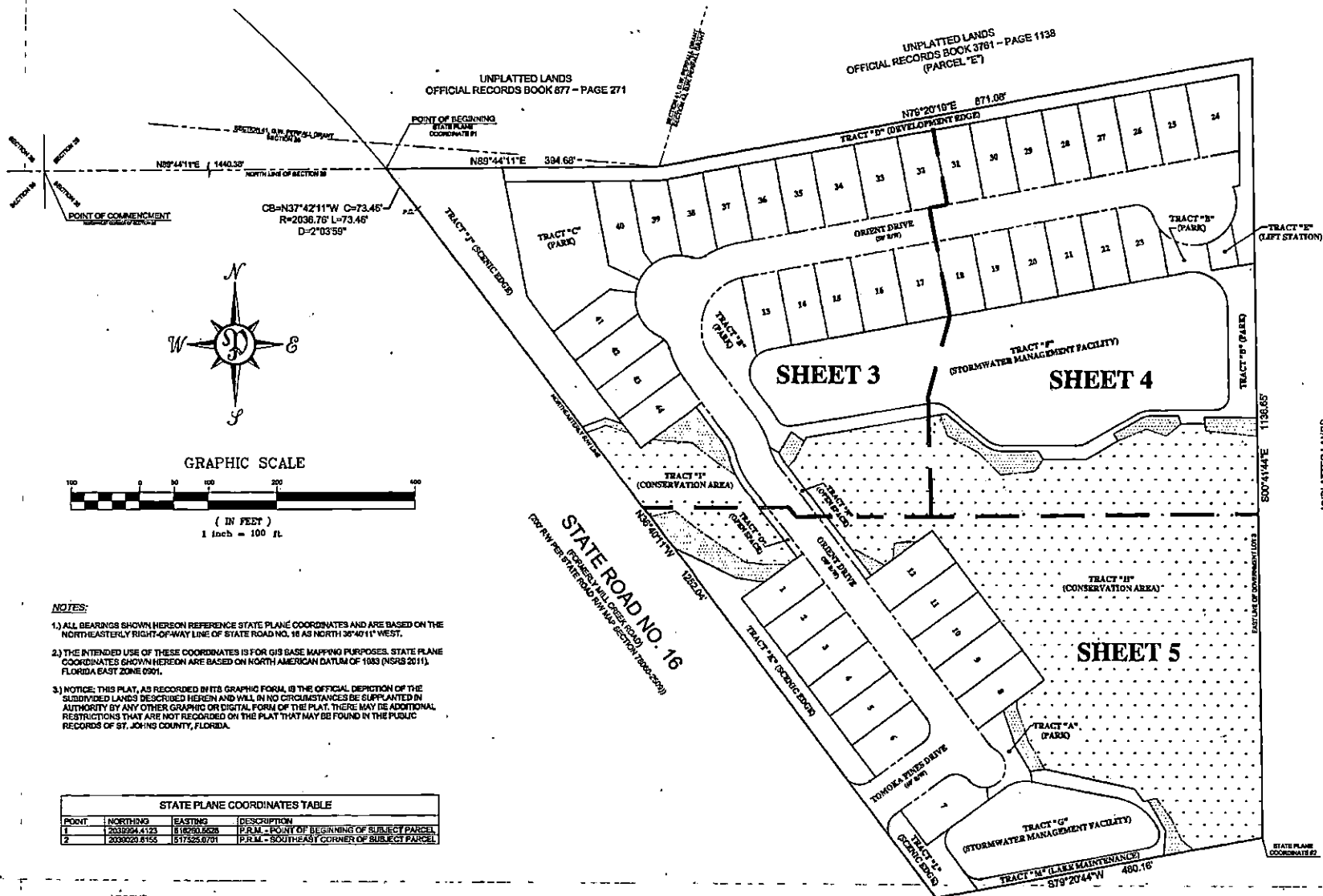
Pam Halterman
Deputy Clerk

RENDITION DATE 1/18/18



TOMOKA PINES

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



- NOTES:**
- 1.) ALL BEARINGS SHOWN HEREON REFERENCE STATE PLANE COORDINATES AND ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 AS NORTH 36°40'11" WEST.
 - 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0901.
 - 3.) NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	203994.4173	11829.8528	P.R.M. - POINT OF BEGINNING OF SUBJECT PARCEL
2	203992.6155	517325.8791	P.R.M. - SOUTHEAST CORNER OF SUBJECT PARCEL

- LEGEND**
- DENOTES PERMANENT REFERENCE MONUMENT STAMPED L.B. 8715.
 - DENOTES PERMANENT CONTROL POINT STAMPED L.B. 8715
 - CH DENOTES TABULATED CURVE DATA.
 - L1 DENOTES TABULATED LINE DATA.
 - P.C. DENOTES POINT OF CURVATURE.
 - P.T. DENOTES POINT OF TANGENCY.
 - P.R.C. DENOTES POINT OF REVERSE CURVE.
 - P.C.C. DENOTES POINT OF COMPOUND CURVE.
 - (R) DENOTES RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - F.P.L. FLORIDA POWER AND LIGHT
 - R.P. RADIALS POINT
 - R/W RIGHT-OF-WAY

UNPLATTED LANDS OFFICIAL RECORDS BOOK 3761 - PAGE 1138 (PARCEL "E")

UNPLATTED LANDS OFFICIAL RECORDS BOOK 3761 - PAGE 1138 (PARCEL "E")

PREPARED BY:
PERRET AND ASSOCIATES, INC.
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 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
 L.B. NO. 8715