

RESOLUTION NO. 2020-371
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TOWN CENTER WEST END PHASE 1.**

WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Town Center West End Phase 1.

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 \$1,472,415.71 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$418,660.73 is 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 mortgagees 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 6th day of October, 2020.

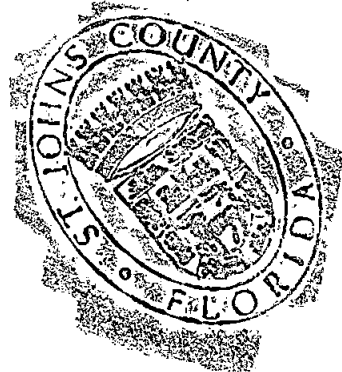
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

[Signature]
Deputy Clerk

RENDITION DATE 10/8/20

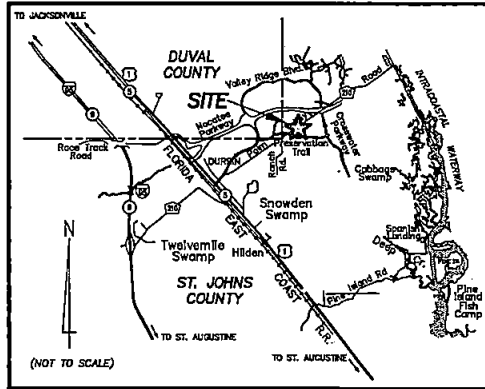


TOWN CENTER WEST END PHASE 1

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

MAP BOOK PAGE

SHEET 2 OF 7 SHEETS



VICINITY MAP

LEGEND

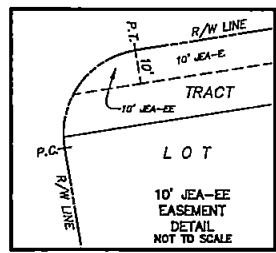
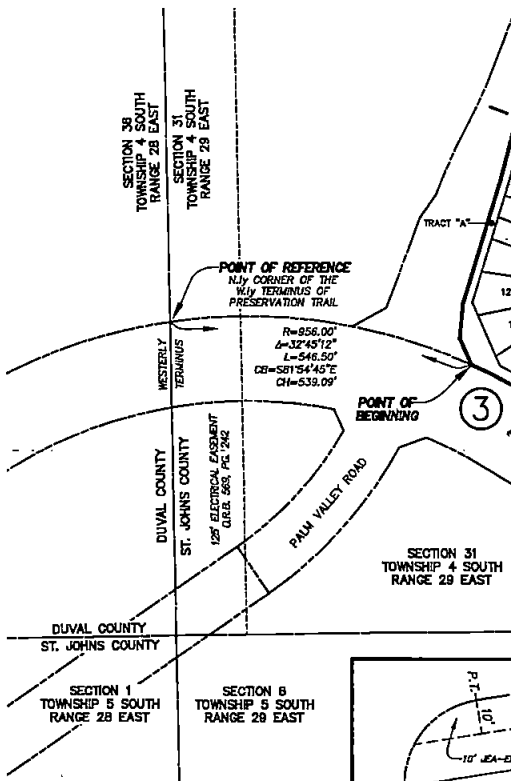
□	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624 UNLESS OTHERWISE NOTED
●	P.R.M. PERMANENT REFERENCE MONUMENT
○	C.M. CONCRETE MONUMENT
○	P.C.P. PERMANENT CONTROL POINT
○	L.B. LICENSED BUSINESS
○	P.C. POINT OF CURVATURE
○	P.T. POINT OF TANGENCY
○	P.R.C. POINT OF REVERSE CURVATURE
○	P.C.C. POINT OF COMPOUND CURVE
○	P.O.C. POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
CI	TABULATED CURVE DATA
LI	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.B.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
DRNG	DRAINAGE EASEMENT
ESMT	EASEMENT
D.E.	DRAINAGE EASEMENT
FPL	FLORIDA POWER AND LIGHT PEDESTRIAN
PAE	PEDESTRIAN ACCESS EASEMENT
JEA-E	JEA ELECTRIC EASEMENT
JEA-EE	JEA EQUIPMENT EASEMENT
JEA-AEE	JEA ACCESS & ELECTRICAL EASEMENT
③	SHEET REFERENCE NUMBER
---	MATCHLINE



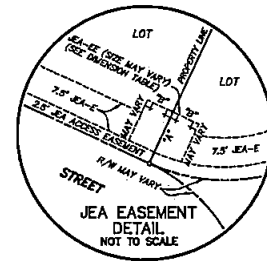
STATE PLANE GRID
N: 2100028.7729
E: 520728.8812

UNPLATTED LANDS OF
SECTION 31
TOWNSHIP 4 SOUTH
RANGE 29 EAST

- NOTES**
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easly right of way line of Colonnade Drive as being North 23°05'45" West.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930 Coordinate Datum: State Plane values reference Florida East Zone North American Datum 1983 (2011) and are in U.S. survey feet.
 - NOTICE: This plot 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
 - Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
 - Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2358, Page 1979, as amended by Official Records Book 3305, Page 571 and Official Records Book 3872, Page 914 of the Public Records of St. Johns County, Florida. (Blanket in nature)

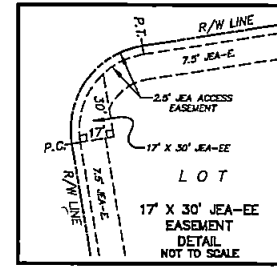


STATE PLANE GRID
N: 2098573.2499
E: 520301.7103



JEA DIMENSION TABLE

7' x 10'	TYPICAL 10'x10' JEA
8' x 5'	EQUIPMENT EASEMENT



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624