

**RESOLUTION NO. 2021- 179**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TOWN CENTER WEST END PHASE 1 REPLAT.**

**WHEREAS, SONOC COMPANY, 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 Town Center West End Phase 1 Replat.

**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 for construction is not required.

**Section 3.** A Required Improvements Bond for maintenance is not required.

**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.

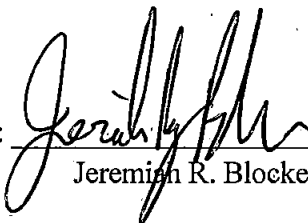
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 4<sup>th</sup> day of May, 2021.

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

BY:   
Jeremiah R. Blocker, Chair

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

  
Deputy Clerk

RENDITION DATE 5/6/21



# TOWN CENTER WEST END PHASE 1 REPLAT

BEING A REPLAT OF LOTS 125, 126, 127 AND 128 AS DEPICTED ON TOWN CENTER WEST END PHASE 1, A PLAT RECORDED IN MAP BOOK 103, PAGES 66 THROUGH 72 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 1 OF 2 SHEETS

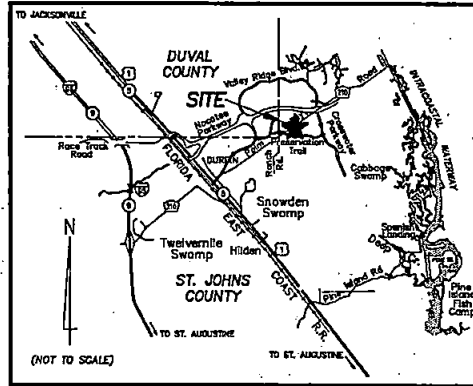
SEE SHEET 2 FOR NOTES

## CAPTION

All of lots 125, 126, 127 and 128 as depicted on Town Center West End Phase 1, a plat recorded in Map Book 103, pages 66 through 72 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence of the Southwesterly corner of Tract "D", as depicted on said Town Center West End Phase 1; thence South 68°27'00" East, along the Southerly line of said Tract "D", a distance of 133.46 feet to a point lying on the Westerly line of Tract "E" of said plat; thence South 21°32'44" West, departing said Southerly line and along said Westerly line, 339.22 feet to the Northeasterly corner of lot 124 of said plat; thence North 69°37'00" West, departing said Westerly line and along the Northerly line of said lot 124, a distance of 17.22 feet to a point lying on the Easterly right of way line of Sandal Lane, a 20 foot private unobstructed right of way as presently established; thence North 20°23'00" East, along said Easterly right of way line, 110.09 feet; thence North 63°37'00" West, along the Northerly right of way line of said Sandal Lane, 116.09 feet to a point lying on the Easterly right of way line of Skycrest Drive, a 50 foot private right of way as presently established; thence North 21°32'00" East, departing said Northerly right of way line and along said Easterly right of way line, 331.94 feet to the Point of Beginning.

Containing 1.02 acres, more or less.



VICINITY MAP

## CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3608, Page 3, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of

Witness

Printed Name

Witness

Printed Name

## STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Richard T. Roy, the Chairman of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

Printed Name

My Commission Expires \_\_\_\_\_

Commission Number \_\_\_\_\_

U.S. BANK NATIONAL ASSOCIATION

a national banking association, as Trustee

By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: Richard T. Roy, as Chairman

## SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and regulated by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Town Center West End Phase 1 Replat has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, this acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

## CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Town Center West End Phase 1 Replat has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Director of the Growth Management Department

## CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Town Center West End Phase 1 Replat has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Office of the County Attorney

## CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book \_\_\_\_\_ Page(s) \_\_\_\_\_ of the public records of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Brandon J. Peltz, Clerk  
Clerk of the Circuit Court & Comptroller

## CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Gail Oliver, P.S.M., County Surveyor  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4504

## ADOPTION AND DEDICATION

This is to certify that Sanoc Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown herein which shall hereafter be known as TOWN CENTER WEST END PHASE 1 REPLAT, and the Owner has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, if any, of said easements. The Owner retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes provided however, the Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

The Owner does hereby reserve to itself, its successors and assigns, an easement for ingress and egress over any easements shown on this plat.

Those easements designated as "EA-EE" are hereby irrevocably dedicated to EA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "EA-E" are hereby irrevocably dedicated to EA, its successors and assigns, for its non-exclusive use (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

Those "EA Access and Electrical Easements" are hereby irrevocably dedicated to EA, its successors and assigns, for its non-exclusive use for (1) access to the EA-EE and EA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the EA-EE and EA-E easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the EA-EE and EA-E easements.

In witness whereof, the Owner has caused this plat and dedication to be executed by its duly elected officer, acting by and with the authority of its Board of Directors.

Witness

Print Name

Witness

Print Name

OWNER: Sanoc Company, LLC  
a Delaware limited liability company

By:

Jed V. Davis  
President

## STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Jed V. Davis, President of Sanoc Company, LLC, a Delaware limited liability company, on behalf of the company, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

Printed Name

My Commission Expires \_\_\_\_\_

Commission Number \_\_\_\_\_

ETM Surveying & Mapping, Inc.

MAR 31 2021

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

