

RESOLUTION NO. 2024-130
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
VARELLA AVENUE SUBDIVISION.

WHEREAS, ENCORE HOMES OF NORTH FLORIDA, 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 known as Varella Avenue Subdivision.

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 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.

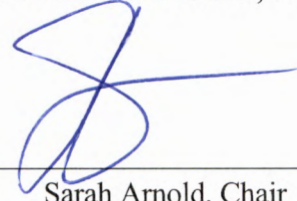
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 2nd day of April, 2024.

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

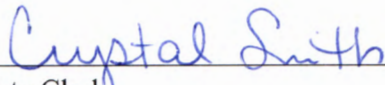


BY: _____

Sarah Arnold, Chair

Rendition Date: APR 03 2024

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



Deputy Clerk



VARELLA AVENUE SUBDIVISION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA
 ALSO BEING REPLAT OF A PORTION OF LOT 1, BLOCK 14, SHEPARD CROSBY SUBDIVISION
 AS RECORDED IN MAP BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 1 OF 2 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION:

A parcel of land lying in Section 1, Township 7 South, Range 29 East, St. Johns County, Florida, also being a portion of Lot 1, Block 14, of the Shepard Crosby Subdivision, as recorded in Map Book 1, page 19, of the Public Records of St. Johns County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Lot 1, Block 14; thence S00°02'30"W, along the westerly lot line of said Lot 1, Block 14, 112.85 feet to the point of beginning of the parcel described herein.

Thence departing said westerly lot line, S88°52'07"E, 299.77 feet to a point on the westerly right-of-way line of Varella Avenue (a variable width right-of-way, as it is now established); thence S00°02'30"W, along said westerly right-of-way line, 210.00 feet; thence departing said westerly right-of-way line, N89°52'07"W, 295.82 feet to a point on aforesaid westerly lot line of Lot 1, Block 14; thence N00°02'30"E, along said westerly lot line, 210.00 feet to the point of beginning of the parcel herein described.

Containing 1.48 Acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

CERTIFICATE OF APPROVAL – GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plot of Varella Avenue Subdivision, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this ___ day of ___ A.D., 2024.

Director of the Growth Management Department

**CERTIFICATE OF APPROVAL AND ACCEPTANCE
 BOARD OF COUNTY COMMISSIONERS**

This is to certify that this plot of Varella Avenue Subdivision, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this ___ day of ___ A.D., 2024.

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW – COUNTY ATTORNEY

This is to certify that this plot of Varella Avenue Subdivision has been examined and reviewed by the Office of the St. Johns County Attorney on this ___ day of ___ A.D., 2024.

Office of the St. Johns County Attorney

CERTIFICATE OF CLERK

This is to certify that this plot 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 ___ , Pages ___ of the Public Records of St. Johns County, Florida on this ___ day of ___ A.D., 2024.

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

CERTIFICATE OF PLAT REVIEW

This is to certify that this plot has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Platting, by the Office of the County Surveyor for St. Johns County, Florida on this ___ day of ___ A.D., 2024.

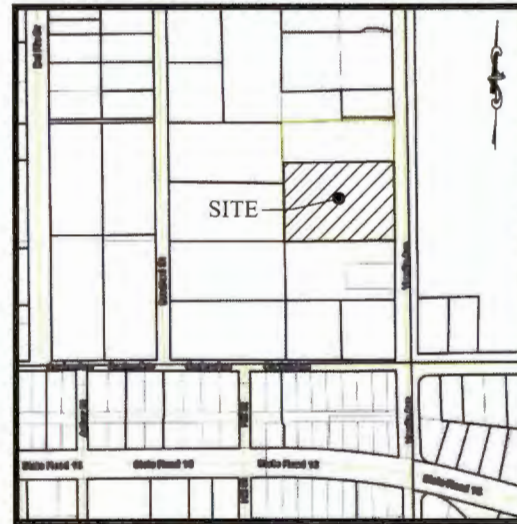
Donald A. Bradshaw, County Surveyor
 Professional Surveyor and Mapper
 License Number 5513

SURVEYOR'S CERTIFICATE

This is to certify that this plot is a true and correct representation of the lands surveyed, plotted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM), Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.091, Florida Statutes and Chapter SJ-17, Florida Administrative Code.

Certified this ___ day of ___ A.D., 2024

Thomas P. Hughes, P.L.S.
 Professional Land Surveyor
 License Number LS 3507



VICINITY MAP
 NOT TO SCALE

ADOPTION AND DEDICATION

This is to certify that Encore Homes of North Florida, LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Varella Avenue Subdivision, 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.

Owner hereby reserves and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining perfectly owned by it.

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

OWNER: Encore Homes of North Florida, LLC, a Florida limited liability company

By: Dennis Glander, Manager
 Witness: _____
 Print Name: _____

State of Florida
 County of St. Johns

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this ___ day of ___ 2024 by Dennis Glander, Manager of Encore Homes of North Florida, LLC, a Florida limited liability company, on behalf of Encore Homes of North Florida, LLC. He is personally known to me and did not take an oath or produce identification.

Notary Public, State of Florida

Print Name

My commission expires: _____

My commission number: _____



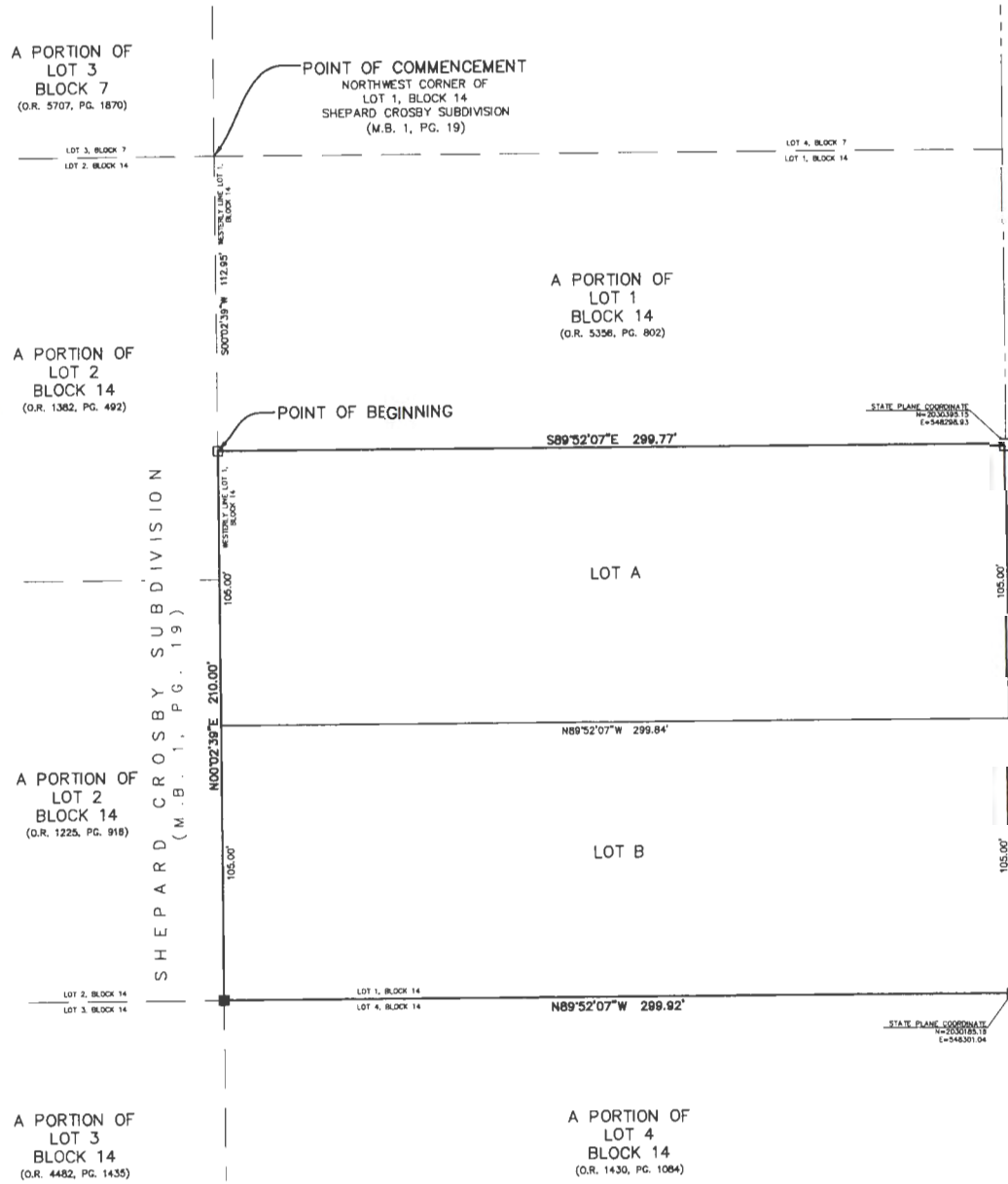
PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LS 6099
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2255



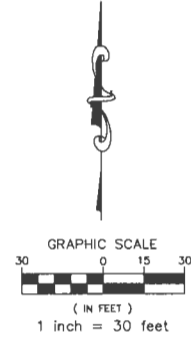
VARELLA AVENUE SUBDIVISION

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MAP BOOK ___ PAGE ___
 SHEET 2 OF 2 SHEETS



- LEGEND
- O.R. - DENOTES OFFICIAL RECORDS BOOK
 - M.B. - DENOTES MAP BOOK
 - PG(S). - DENOTES PAGE(S)
 - D - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS FRM LB6901"
 - - DENOTES FOUND 4"x4" CONCRETE MONUMENT NO I.D.
 - R/W - DENOTES RIGHT-OF-WAY



GENERAL NOTES

1. Bearings are based upon the West line of said Lot 1, Block 14, as called out in deeds recorded in Official Records Book 5356, page 802, and Official Records Book 4647, page 650, both of the Public Records of St. Johns County, Florida, as being N00°02'39"E.
2. NOTICE: This plat, 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 plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
3. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0801) in U.S. survey feet.



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #61291
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 16 SUITE 108
 GREEN CREEK SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

