

RESOLUTION NO. 2014- 288
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT
FOR ADDISON PARK AT TOWN CENTER.

WHEREAS, TC DEVELOPMENT, 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 Addison Park at Town Center.

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 \$959,082.16 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$219,102.98 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:

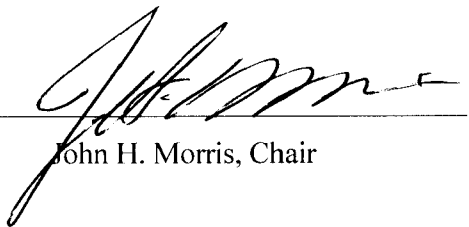
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;

- 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 21st day of October, 2014.

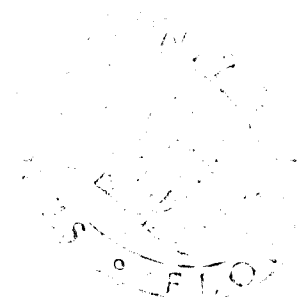
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
John H. Morris, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 10/23/14

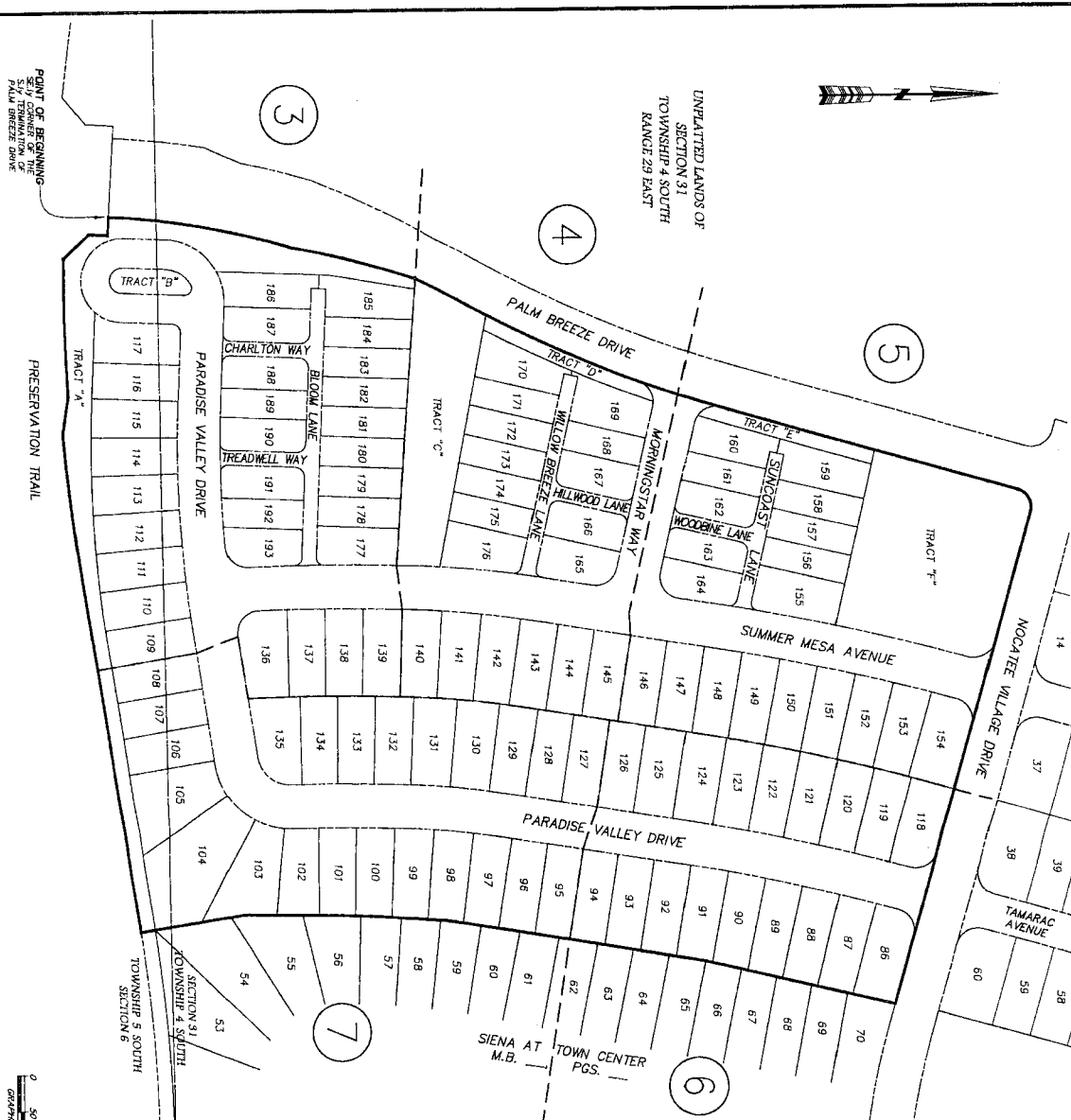


Attachment 2
Plat Map

ADDISON PARK AT TOWN CENTER

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE
SHEET 2 OF 7 SHEETS



- LEGEND**
- GENUINE SET P.M.L. 4744 C.W.
 - STAMPED L.B.#2824
 - UNLINED OVERLINES NOTED
 - GENUINE STAMPED L.B.#2824
 - STAMPED L.B.#2824
 - UNLINED OVERLINES NOTED L.B.#2824
 - GENUINE STAMPED L.B.#2824
 - PERMANENT REFERENCE MONUMENT
 - P.M.L. CONCRETE CONCRETE POINT
 - L.B.# LICENSED BUSINESS
 - L.B.# POINT OF TANGENT
 - P.F.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - R. RADIUS
 - A. ARC LENGTH
 - C.B. CHORD BEARING
 - C.I. TABULATED CURVE DATA
 - C.A. CENTERLINE
 - M.B. MAP BOOK
 - O.S.B. OFFICIAL RECORDS BOOK
 - F.S.M. EXISTING POWER AND LIGHT
 - ① SHEET REFERENCE NUMBER
 - ② MATCHLINE

NOTES

- 1) Boundary shown are referenced to the State Plane coordinates as recorded herein and are based on the Department of Natural Resources Survey of 1985.
- 2) The boundary shown on this plan is based on the 605 subdivision of the Survey of the National Geographic Survey of 1985.
- 3) Station "MERC" (Coordinate 2) coordinate: N 218206.371 E 483823.210
- 4) Station "MERC" (Coordinate 3) coordinate: N 218206.371 E 483823.210
- 5) Station "MERC" (Coordinate 4) coordinate: N 218206.371 E 483823.210
- 6) Station "MERC" (Coordinate 5) coordinate: N 218206.371 E 483823.210
- 7) Station "MERC" (Coordinate 6) coordinate: N 218206.371 E 483823.210
- 8) Station "MERC" (Coordinate 7) coordinate: N 218206.371 E 483823.210
- 9) Station "MERC" (Coordinate 8) coordinate: N 218206.371 E 483823.210
- 10) Station "MERC" (Coordinate 9) coordinate: N 218206.371 E 483823.210

POINT OF BEGINNING
S.W. TERMINATION OF
PALM BREEZE DRIVE



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3024