

RESOLUTION NO. 2000- 126
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
RIVERTOWN NORTH RIVERFRONT

WHEREAS, The St. Joe Company, a Florida Corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as RiverTown North Riverfront.

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, 4, and 5.

Section 2. A Letter of Credit in the amount of \$74,780.00 has been filed with the Clerk of Courts office.

Section 3. A Warranty Bond 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 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 Planning and Zoning Department;

- d) County Development Review Program; 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 12th day of September, 2000.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant, Its Chair

ATTEST: Cheryl Strickland

Cheryl Strickland
Deputy Clerk



ADOPT

CAPTION

DEVELOPMENT AREA A

PART OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK "K", PAGE 347 OF THE PUBLIC RECORDS OF SAID COUNTY WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 08°29'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 08°29'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1065.31 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A RESERVE AREA THE FOLLOWING FOUR COURSES: COURSE NO. 1) NORTH 28°26'55" WEST, A DISTANCE OF 1.50 FEET; COURSE NO. 2) NORTH 50°14'40" WEST, A DISTANCE OF 31.76 FEET; COURSE NO. 3) NORTH 10°56'58" EAST, A DISTANCE OF 34.76 FEET; COURSE NO. 4) NORTH 35°58'37" WEST, A DISTANCE OF 61.62 FEET; THENCE NORTH 89°33'02" WEST, A DISTANCE OF 310.09 FEET TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE NORTH 11°05'49" WEST ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 23.91 FEET; THENCE NORTH 13°48'44" WEST ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 970.13 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN PARCEL 2, DEED BOOK 242, PAGE 512 OF SAID PUBLIC RECORDS; THENCE SOUTH 87°25'37" EAST LEAVING SAID APPROXIMATE MEAN HIGH WATER LINE AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 444.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.69 ACRES MORE OR LESS.

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STATE OF I COUNTY OF

DEVELOPMENT AREA B

PART OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK "K", PAGE 347 OF THE PUBLIC RECORDS OF SAID COUNTY WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 08°29'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1815.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 08°29'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.51 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 2814.89 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1015.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01°50'56" WEST AND A CHORD DISTANCE OF 1009.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°10'56" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 551.50 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A RESERVE AREA THE FOLLOWING THREE COURSES: COURSE NO. 1) NORTH 27°26'11" WEST, A DISTANCE OF 34.52 FEET; COURSE NO. 2) SOUTH 88°39'24" WEST, A DISTANCE OF 77.33 FEET; COURSE NO. 3) NORTH 75°27'08" WEST, A DISTANCE OF 166.99 FEET TO A POINT IN THE APPROXIMATE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE NORTH 03°06'54" EAST ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 1233.07 FEET; THENCE NORTH 00°44'05" EAST CONTINUING ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 139.65 FEET; THENCE NORTH 06°30'01" WEST ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 762.31 FEET TO A POINT IN THE EASTERLY LINE IN A RESERVE AREA; THENCE ALONG SAID RESERVE AREA THE FOLLOWING SIX COURSES: COURSE NO. 1) NORTH 81°30'48" EAST, A DISTANCE OF 186.37 FEET; COURSE NO. 2) SOUTH 17°29'59" EAST, A DISTANCE OF 105.32 FEET; COURSE NO. 3) SOUTH 27°20'57" EAST, A DISTANCE OF 196.17 FEET; COURSE NO. 4) SOUTH 33°30'48" EAST, A DISTANCE OF 39.93 FEET; COURSE NO. 5) SOUTH 45°32'11" EAST, A DISTANCE OF 52.49 FEET; COURSE NO. 6) SOUTH 75°33'08" EAST, A DISTANCE OF 6.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.46 ACRES MORE OR LESS.

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