

RESOLUTION NO. 2007- 395
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR RIVERTOWN-GARDEN DISTRICT-SECTION 1

WHEREAS, THE ST. JOE COMPANY, A FLORIDA CORPORATION, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as RIVERTOWN-GARDEN DISTRICT- SECTION 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 Construction Bond in the amount of \$3,470,473.00 has been filed with the Clerks' office.

Section 3. No Maintenance Bond will be 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 a forenamed subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

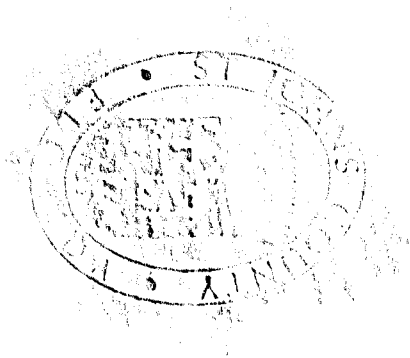
Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

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 Planning and Zoning 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 11th day of December, 2007.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Thomas G. Manuel
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland

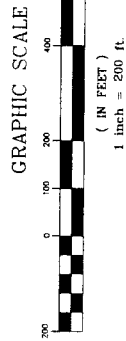
RENDITION DATE 12/14/07

Pam Halter
Deputy Clerk

RIVERTOWN - GARDEN DISTRICT - SECTION 1

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

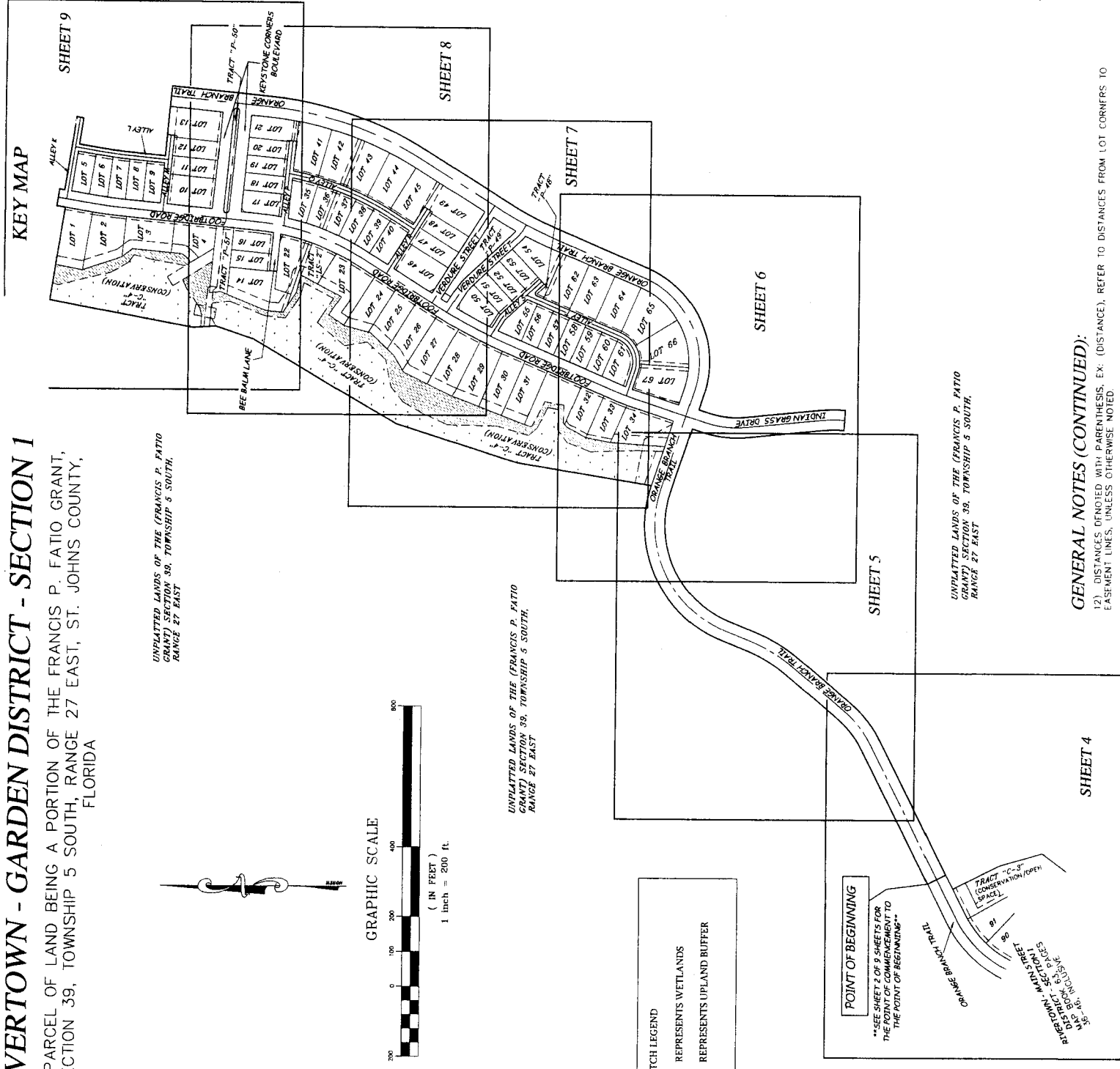
UNPLATTED LANDS OF THE (FRANCIS P. FATIO GRANT) SECTION 38, TOWNSHIP 5 SOUTH, RANGE 27 EAST



UNPLATTED LANDS OF THE (FRANCIS P. FATIO GRANT) SECTION 38, TOWNSHIP 5 SOUTH, RANGE 27 EAST

HATCH LEGEND
 REPRESENTS WETLANDS
 REPRESENTS UPLAND BUFFER

POINT OF BEGINNING
 SEE SHEET 2 OF 9 SHEETS FOR THE POINT OF BEGINNING TO THE POINT OF BEGINNING



UNPLATTED LANDS OF THE (FRANCIS P. FATIO GRANT) SECTION 38, TOWNSHIP 5 SOUTH, RANGE 27 EAST

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

KEY MAP

MAP BOOK PAGE SHEET (3) OF (9) SHEETS

GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT AS NOTED
- 2) ● DENOTES PERMANENT CONTROL POINT AS NOTED
- 3) BEARINGS BASED ON THE STATE PLANE COORDINATES, NORTH AMERICAN DATUM -MAD 1983 (1990) FLORIDA ZONE EAST, U.S. FEET AS NOTED BELOW IN NOTE 12.
- 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE. PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES. IN THE EVENT CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 6) 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 ANY MANNER 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 ST. JOHNS COUNTY, FLORIDA.
- 7) REFERENCES TO REAR LOT CORNERS ARE TO BE SET ON LOT LINE AT MEANDER LINES, EASEMENT LINES OR BUFFER LINES AS SHOWN HEREON.
- 8) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE ON THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND BUFFER TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 9) BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- 10) ALL PROPERTY HEREON IS SUBJECT TO:
 - A) WARRANTY DEED RECORDED IN DEED BOOK 104, PAGE 586, SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 592, PAGE 54, AND SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 810, PAGE 639, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1409, PAGE 1425 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - B) NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 2909, PAGE 1841 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - C) NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 2909, PAGE 1842 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - D) NOTICE OF DRI DEVELOPMENT ORDER (RIVERTOWN) RECORDED IN OFFICIAL RECORDS BOOK 2156, PAGE 807, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - E) DEVELOPMENT AND UTILITY SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2360, PAGE 568, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - F) ORDINANCE NO. 2005-100 AS RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 547, MODIFIED BY OFFICIAL RECORDS BOOK 410, PAGES 449 AND 450, AND OFFICIAL RECORDS BOOK 2787 PAGE 1682 AND OFFICIAL RECORDS BOOK 2801 PAGE 1495, AND ORDINANCE #2005-100 AS RECORDED IN OFFICIAL RECORDS BOOK 2956, PAGE 10, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - G) ESTABLISHMENT OF MAIN STREET COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 2700, PAGE 175, AMENDED BY OFFICIAL RECORDS BOOK 2741, PAGE 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THE MAIN STREET COMMUNITY DEVELOPMENT DISTRICT DOES NOT AFFECT THE LOTS ENCOMPASSED BY THIS PLAT.
 - H) NOTICE OF ESTABLISHMENT OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 2855, PAGE 136, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - I) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983 (1990), FLORIDA ZONE EAST. U.S. FEET. STATION NAMES ARE AS FOLLOWS:
 - STATION NAME: G-116 NORTHING: 2,085,217.6623 EASTING: 448,206.7609
 - STATION NAME: G-093 NORTHING: 2,085,740.5575 EASTING: 470,794.4370
 - STATION NAME: G-113 NORTHING: 2,066,937.2701 EASTING: 455,788.9274
 - STATION NAME: G-114 NORTHING: 2,066,070.5428 EASTING: 457,528.3382
 - J) SEE SHEETS 4 AND 9 OF 9 SHEETS FOR LABELING OF STATE PLANE COORDINATES ALONG BOUNDARY LINES.

GENERAL NOTES (CONTINUED):

- 12) DISTANCES DENOTED WITH PARENTHESIS, EX: (DISTANCE), REFER TO DISTANCES FROM LOT CORNERS TO EASEMENT LINES, UNLESS OTHERWISE NOTED.
- 13) ON "DOT LOTS", AS SHOWN ON THE MDP FOR THIS PROJECT, THE REQUIRED 25 FOOT BUILDING SETBACK FROM THE AVERAGE 75 FOOT VEGETATIVE UPLAND BUFFER TO CONTIGUOUS WETLANDS MAY BE REDUCED TO A MINIMUM OF 10 FEET.
- 14) TRACT "C-4" (CONSERVATION) AS SHOWN ON THIS PLAT WILL BE ENCUMBERED BY A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND/OR THE U.S. ARMY CORPS OF ENGINEERS.

A & J LAND SURVEYORS, INC.
 Professional Land Surveyors
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