

RESOLUTION NO. 2010-119  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A PLAT FOR RIVERWOOD BY DEL WEBB AT NOCATEE PHASE 1C

WHEREAS, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as RIVERWOOD BY DEL WEBB AT NOCATEE PHASE 1C.

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 Improvement Bond in the amount of \$595,714.87, has been filed with the Clerk of Courts office.

Section 3. A Required Improvement Bond for maintenance will not 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.

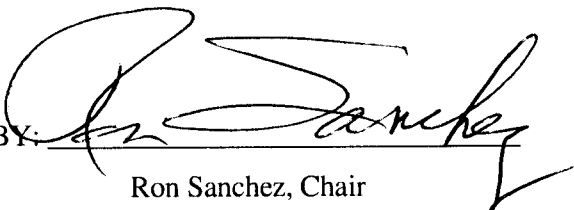
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County 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 1st day of June, 2010.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY:   
Ron Sanchez, Chair

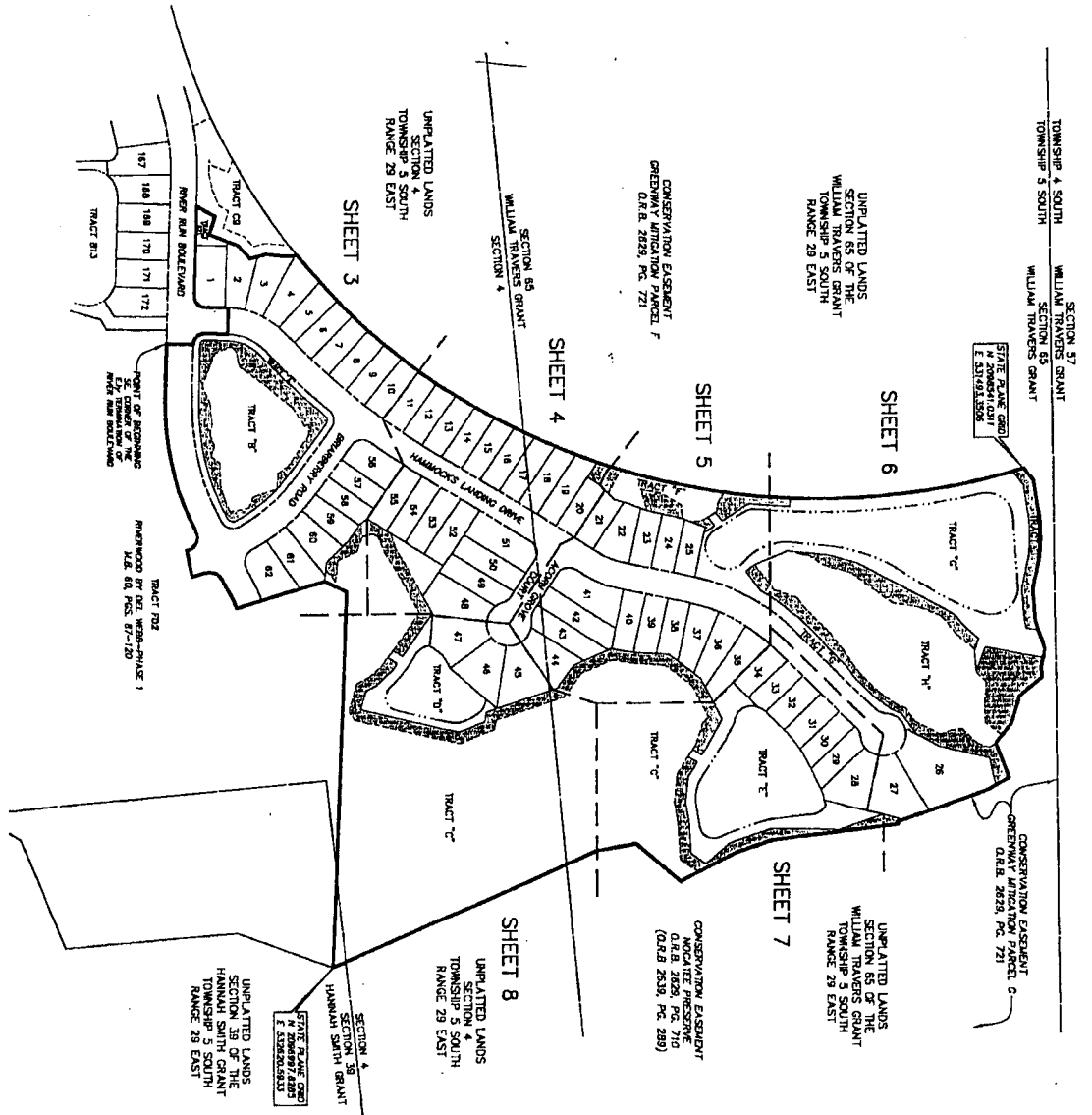
ATTEST: Cheryl Strickland

  
Deputy Clerk

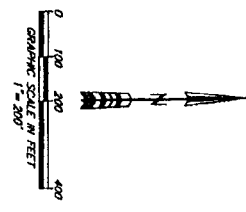
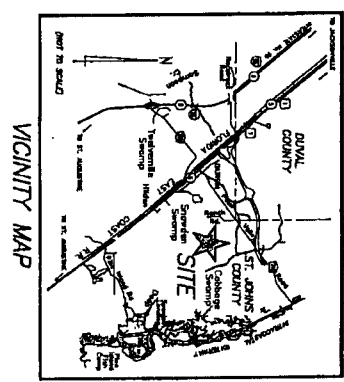
RENDITION DATE 6/4/2010

# RIVERWOOD BY DEL WEBB AT NOCATTEE PHASE 1C

BEING A REPLAT OF A PORTION OF TRACT FD2, TOGETHER WITH LOT 173 AND TRACT A21, AS SHOWN ON THE PLAT OF RIVERWOOD BY DEL WEBB - PHASE 1, AS RECORDED IN MAP BOOK 60, PAGES 87 THROUGH 120 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 4 AND SECTION 39 OF THE HANNAH SMITH GRANT AND SECTION 65 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST.



- LEGEND**
- GEODESIC SET P.M. 4"x4" C.M.
  - STAMPED LEGAL MARK
  - UNLESS OTHERWISE NOTED
  - P.C.P. STAMPED LEGAL MARK
  - P.C.P. POINT
  - LICENSED BUSINESS
  - RADIUS
  - GENERAL ANGLE
  - CHORD BEARING
  - CHORD DISTANCE
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF BEGINNING CURVATURE
  - RIGHT OF WAY
  - MAP BOOK
  - PAGE
  - R.A.S.
  - O.R.B.
  - METRIC RECORDS BOOK
  - EA-EA ELECTRIC EASEMENT
  - EA-EE EA EASEMENT
  - EA-UE EA UTILITY EASEMENT
  - F.P.A.L. FLORIDA POWER AND LIGHT
  - C/L
  - DENOTES NATURAL
  - BOLDING SETBACK LINE
  - B.S.L.



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinate as indicated hereon and are based on the Eastern Termination of River Run Boulevard on being North 01°31'07" East.
  - 2) Coordinates based on GPS observation of Station "DUGGAN 2" and Station "TILZET", National Geodetic Survey 1981 adjustment. Coordinates: N 2092335.8332 E 5068772.0729 Station "TILZET" coordinates: N 2030457.6639 E 524684.1854 coordinate datum: State Plane in U.S. survey feet (Florida East Zone 901, North American Datum 1983/1981).
  - 3) **NOTICE:** This plat, as recorded in its public form, is the official depiction of the subdivided lands hereon and is subject to the provisions of the Florida Statutes, Chapter 218, Florida Building Code, and the Florida Building Code. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
  - 4) The label and top of each lot shall show hereon double a graphic representation of the proposed lot, and does not represent an actual "AS-BUILT" condition.
  - 5) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants and that shall be done on any lot hereon shall be done in accordance with the provisions of the Florida Building Code, Chapter 218, Florida Building Code, and the Florida Building Code. It is the responsibility of the lot owner, his agent, or the entity performing any activity within the subdivision to acquire the necessary written approvals prior to the beginning of any lot work. This method shall be done in accordance with the provisions of the Florida Building Code, Chapter 218, Florida Building Code, and the Florida Building Code.
  - 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not denote field measure unless otherwise noted.
  - 7) Land depicted hereon, subject to Dedication of Concessions, Conditions, Restrictions and Easements recorded in Official Records Book 2940, Page 44 and as amended by Official Records Book 3098, Page 1783 of the Public Records of St. Johns County, Florida.
  - 8) Land depicted hereon, subject to Dedication of Concessions, Conditions, Restrictions and Easements recorded in Official Records Book 2586, Page 1873 of the Public Records of St. Johns County, Florida.
  - 9) Land depicted hereon, subject to Term, Conditions, Easements and Restrictions recorded in Official Records Book 2506, Page 119 of the Public Records of St. Johns County, Florida.
  - 10) Land depicted hereon, subject to Term, Conditions, Easements and Restrictions recorded in Official Records of St. Johns County, Florida.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 12776 N.W. ST. ALBION DRIVE