

RESOLUTION NO. 2010- 219
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR RIVERTOWN-MAIN STREET DISTRICT-SECTION 2A

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 plat known as RIVERTOWN-MAIN STREET DISTRICT-SECTION 2A.

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. No Construction Bond will be required.

Section 3. A Required Improvement Bond in the amount of \$354,282.00 has been filed with the Clerks' office.

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.

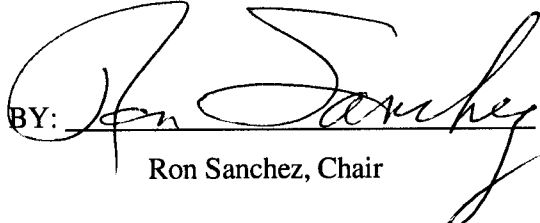
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

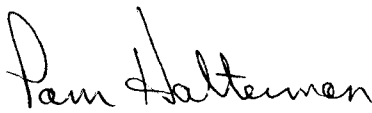
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 5th day of October, 2010.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Ron Sanchez, Chair

ATTEST: Cheryl Strickland



Deputy Clerk

RENDITION DATE 10/6/10



Attachment 2

Plat Map

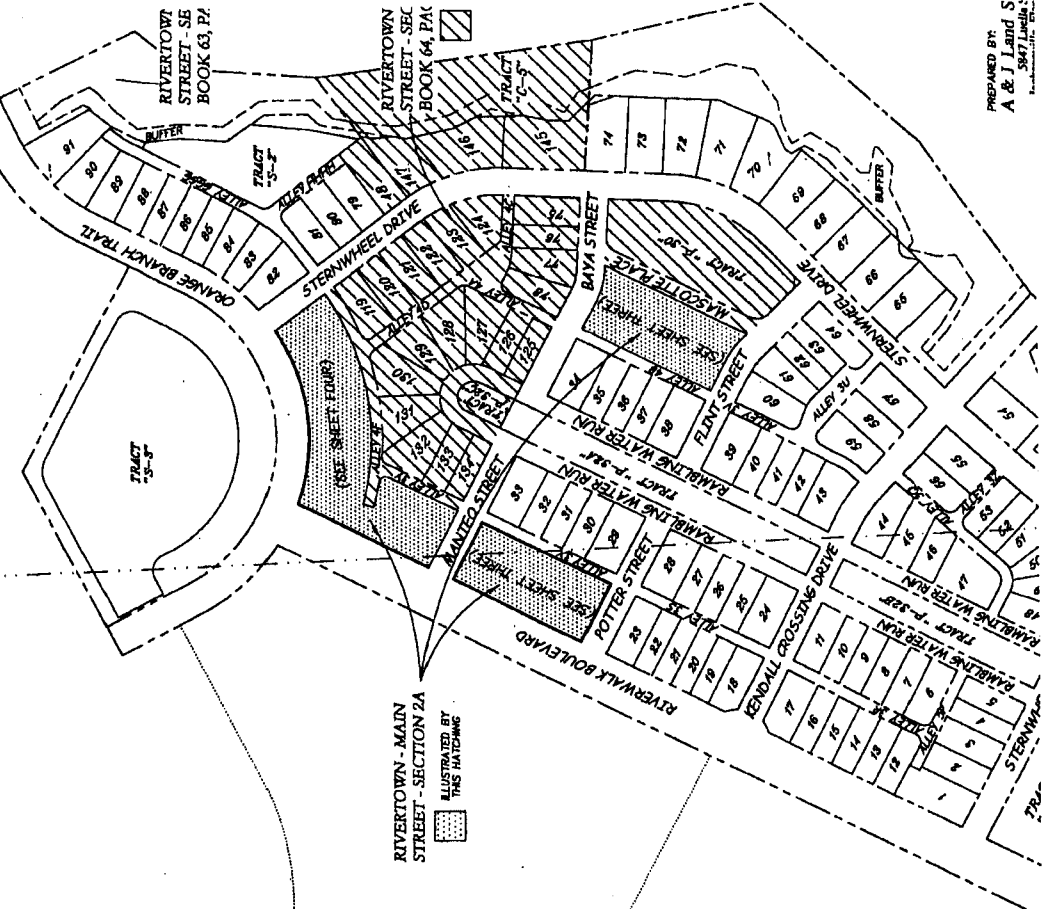
RIVERTOWN-MAIN STREET DISTRICT- SECTION 2-A

BEING A REPEAT OF LOTS 92 THROUGH 101, 102 THROUGH 118, AND 135 THROUGH 144, TOGETHER WITH TRACTS "G-1", "G-2" AND "G-3" (OPEN TRACTS) ALL AS SHOWN ON THE PLAT OF RIVERTOWN-MAIN STREET DISTRICT-SECTION 2, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 28 THROUGH 37 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN A PORTION OF THE FRANCES P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.



LEGEND	
ABBREVIATION	DEFINITION
ESMT	EASEMENT
OR	OFFICIAL RECORDS BOOK
GC	GENERAL CURVATURE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
RA	RADIUS POINT
RS	POINT OF INTERSECTION
RC	POINT OF COMPOUND CURVATURE
LA	LINE
L	ARC LENGTH
LI	CENTERLINE INTERSECTION
CI	CHORD
DI	DIVISION
LI	TABLED CURVE DATA
LI	VEGETATED NATURAL BUFFER
VA	STATE ROAD DEPARTMENT
SR	MASTER DEVELOPMENT PLAN
MDP	COMMUNITY DEVELOPMENT DISTRICT
TR	TRACT
D	DEMOTES PERMANENT REFERENCE
SE	SET, STAMPED LB NO. 8681
S	SET, STAMPED LB NO. 8681
F	FOUND, STAMPED LB NO. 8681

(FRANCES P. FATIO GRANT)
SECTION 39, TWP. 5 S., R. 27 E.
(FRANCES P. FATIO GRANT)
SECTION 44, TWP. 5 S., R. 26 E.



MAINSTREET CDD
(ESTABLISHED BY O.R. BOOK 2700, PAGE 775 AND AMENDED BY O.R. BOOK 3741, PAGE 81)
ILLUSTRATED BY THIS FIRM

- GENERAL NOTES:
- 1) 1) DENOTES PERMANENT REFERENCE POINT (P.R.P.) AS NOTED.
 - 2) 2) DENOTES PERMANENT CONTROL POINT (P.C.P.) AS NOTED.
 - 3) 3) BEARINGS ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM (NAD) 1983/1980, FLORIDA EAST ZONE (ZONE 801), U.S. FEET. THE STATE PLANE COORDINATES WERE OBTAINED UTILIZING THE PUBLISHED NATIONAL GRID COORDINATES FOR ST. JOHNS COUNTY, FLORIDA. STATION NAME: G-115, NORTHERN (EASTING) = 448,808.7689 (NORTHING) = 2,088,746.5874 EASTING) = 470,794.4570 STATION NAME: G-114, NORTHERN (EASTING) = 448,808.7689 (NORTHING) = 2,088,746.5874 EASTING) = 470,794.4570
 - 4) 4) ALL PLATED 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 SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, OR GAS UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES TO THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES TO CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 5) 5) NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FINAL, IS THE OFFICIAL DEFINITION OF THE COMMUNITY DEVELOPMENT DISTRICT. THE INFORMATION CONTAINED HEREIN IS SHARED IN AUTHORITY BY ANY OTHER DRAWING 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.
 - 6) 6) THE LINES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LINES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - 7) 7) IF THE NEAR LOT CORNERS CANNOT BE SET DUE TO NATURAL OR MANMADE OBSTRUCTIONS, REFERENCES TO NEAR LOT CORNERS ARE TO BE SET ON THE SIDE LOT LINES, AS SHOWN HEREON.
 - 8) 8) CURRENT LAY PROVISIONS THAT NO CONSTRUCTION, ELLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN WARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SAID WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNERS TO OBTAIN THE NECESSARY WRITTEN APPROVAL 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) 9) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL VEGETATIVE, AND UNDISTURBED.
 - 10) 10) ALL PROPERTY HEREON IS SUBJECT TO:
 - a) WARRANTY DEED RECORDED IN DEED BOOK 104, PAGE 361, SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 682, PAGE 54, AND SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 810, PAGE 630, AND GIFT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1468, PAGE 1453 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - b) NOTICE OF COMMENCEMENT IN OFFICIAL RECORDS BOOK 2808, PAGE 1841 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - c) NOTICE OF COMMENCEMENT IN OFFICIAL RECORDS BOOK 2849, PAGE 1842 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - d) NOTICE OF OR DEVELOPMENT ORDER IN OFFICIAL RECORDS BOOK 2158, PAGE 807 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - e) DEVELOPMENT AND UTILITY SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2380, PAGE 586 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - f) ORDINANCE No. 200-100 ST. JOHNS COUNTY IN OFFICIAL RECORDS BOOK 2584, PAGE 547, MODIFIED BY ORDINANCE BOOK 2717, PAGES 449 AND OFFICIAL RECORDS BOOK 2801, PAGE 2787, PAGE 1682 AND BY ORDINANCE No. 2006-113 IN OFFICIAL RECORDS BOOK 2801, PAGE 1465, AND SMALL ADJUSTMENT TO ORDINANCE No. 2007-15 IN ORDINANCE No. 2005-100 FILED IN OFFICIAL RECORDS BOOK 2858, PAGE 10 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - g) ESTABLISHMENT OF THE RIVERTOWN EDGE COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 2815, PAGE 138 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RIVERTOWN-MAIN STREET DISTRICT - SECTION 2-A

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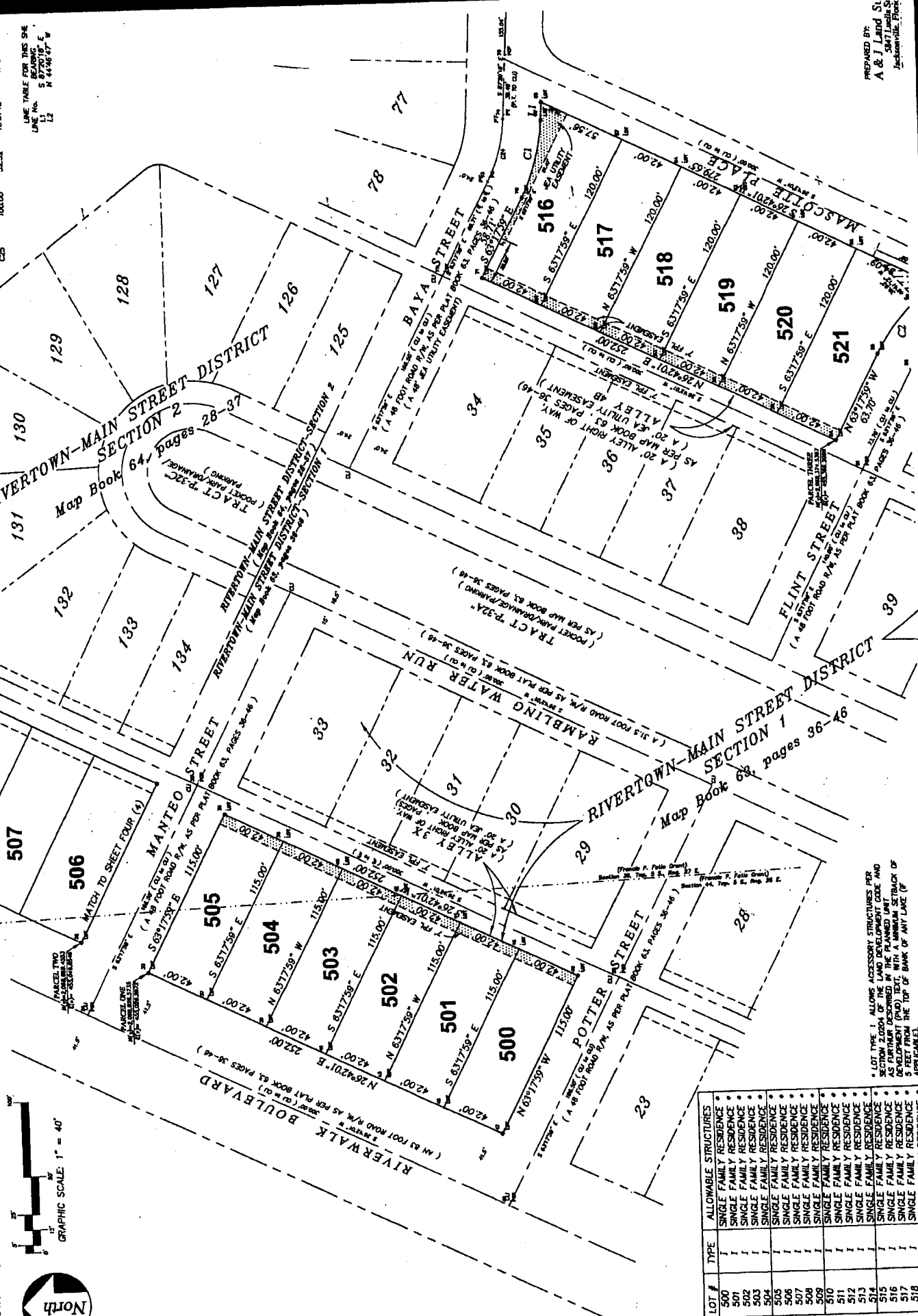
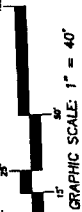
Sheet Three (3) of Four (4) Sheets
See Sheet Two (2) for General Notes

CURVE TABLE FOR THIS SHEET

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEAR
C1	124.00'	40.00'	S 75°18'00"
C2	100.00'	41.85'	S 75°17'00"
C3	100.00'	32.33'	N 54°18'25"

LINE TABLE FOR THIS SHEET

LINE NO.	S BEARING	L
1	S 75°18'00" E	115.00'
2	N 63°17'39" W	42.00'
3	N 63°17'39" W	42.00'



LOT #	TYPE	ALLOWABLE STRUCTURES
500	1	SINGLE FAMILY RESIDENCE
501	1	SINGLE FAMILY RESIDENCE
502	1	SINGLE FAMILY RESIDENCE
503	1	SINGLE FAMILY RESIDENCE
504	1	SINGLE FAMILY RESIDENCE
505	1	SINGLE FAMILY RESIDENCE
506	1	SINGLE FAMILY RESIDENCE
507	1	SINGLE FAMILY RESIDENCE
508	1	SINGLE FAMILY RESIDENCE
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516	1	SINGLE FAMILY RESIDENCE
517	1	SINGLE FAMILY RESIDENCE
518	1	SINGLE FAMILY RESIDENCE
519	1	SINGLE FAMILY RESIDENCE
520	1	SINGLE FAMILY RESIDENCE

* LOT TYPE 1 ALLOWS ACCESSORY STRUCTURES PER SECTION 2.0204 OF THE LAND DEVELOPMENT CODE AND AS FURTHER DESCRIBED IN THE PLANNED SETBACK OF DEVELOPMENT (SHOWING THE TOP OF BANK OF ANY LAKE (IF APPLICABLE).

PREPARED BY
A & J Land, S.
5047 Linda St.
Jacksonville, Florida

RIVERTOWN-MAIN STREET DISTRICT - SECTION 2-A

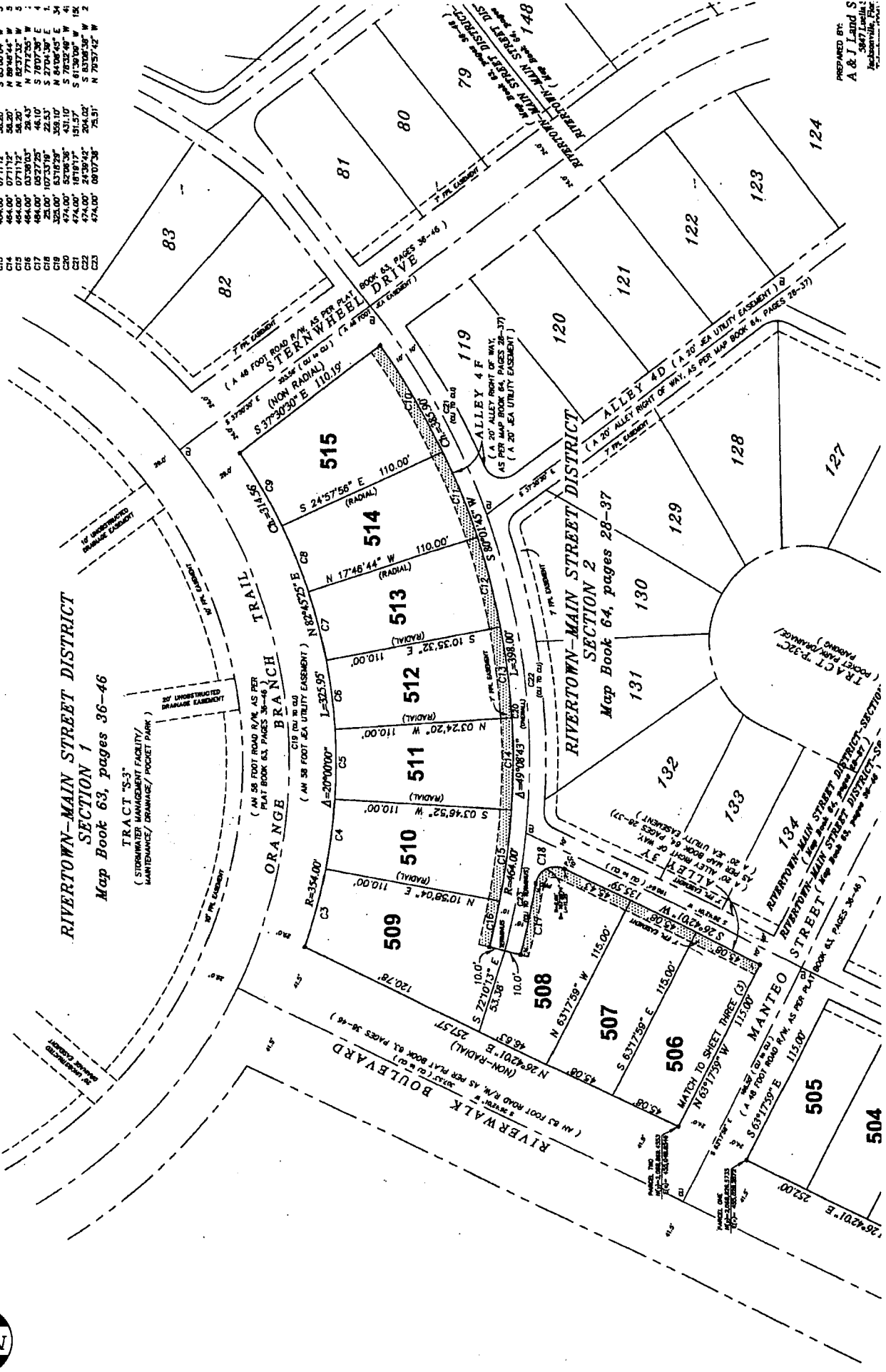
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Sheet Four (4) of Four (4) Sheets

See Sheet Two (2) for General Notes

CURVE NO.	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	S 35.00° E	50.43'	50.43'
C2	S 83.73° E	44.40'	44.40'
C3	S 89.49° E	44.40'	44.40'
C4	S 53.00° E	44.40'	44.40'
C5	N 53.00° E	44.40'	44.40'
C6	N 83.73° E	44.40'	44.40'
C7	N 89.49° E	44.40'	44.40'
C8	N 35.00° E	53.48'	53.48'
C9	S 60.14° W	77.56'	77.56'
C10	S 65.37° W	58.20'	58.20'
C11	S 71.12° W	58.20'	58.20'
C12	S 77.12° W	58.20'	58.20'
C13	S 83.73° W	58.20'	58.20'
C14	S 89.49° W	58.20'	58.20'
C15	S 70.07° W	48.10'	48.10'
C16	S 77.12° W	48.10'	48.10'
C17	S 83.73° W	48.10'	48.10'
C18	S 89.49° W	48.10'	48.10'
C19	S 35.00° E	53.10'	53.10'
C20	S 60.14° W	75.57'	75.57'
C21	S 65.37° W	58.20'	58.20'
C22	S 71.12° W	58.20'	58.20'
C23	S 77.12° W	58.20'	58.20'



PREPARED BY:
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Tallahassee, Fla.