

RESOLUTION NO. 2011- 345
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A
PLAT FOR RIVERTOWN BOULEVARD AND KENDALL CROSSING DRIVE
EXTENSION.

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 BOULEVARD AND KENDALL CROSSING DRIVE EXTENSION.

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 \$ 231,138.30 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.

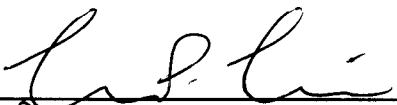
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 6th day of December, 2011.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Mark P. Miner, Chair

ATTEST: Cheryl Strickland



Deputy Clerk

RENDITION DATE 12/8/11



Attachment 2

Plat Map

RIVERTOWN BOULEVARD AND KENDALL CROSSING DRIVE EXTENSION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA

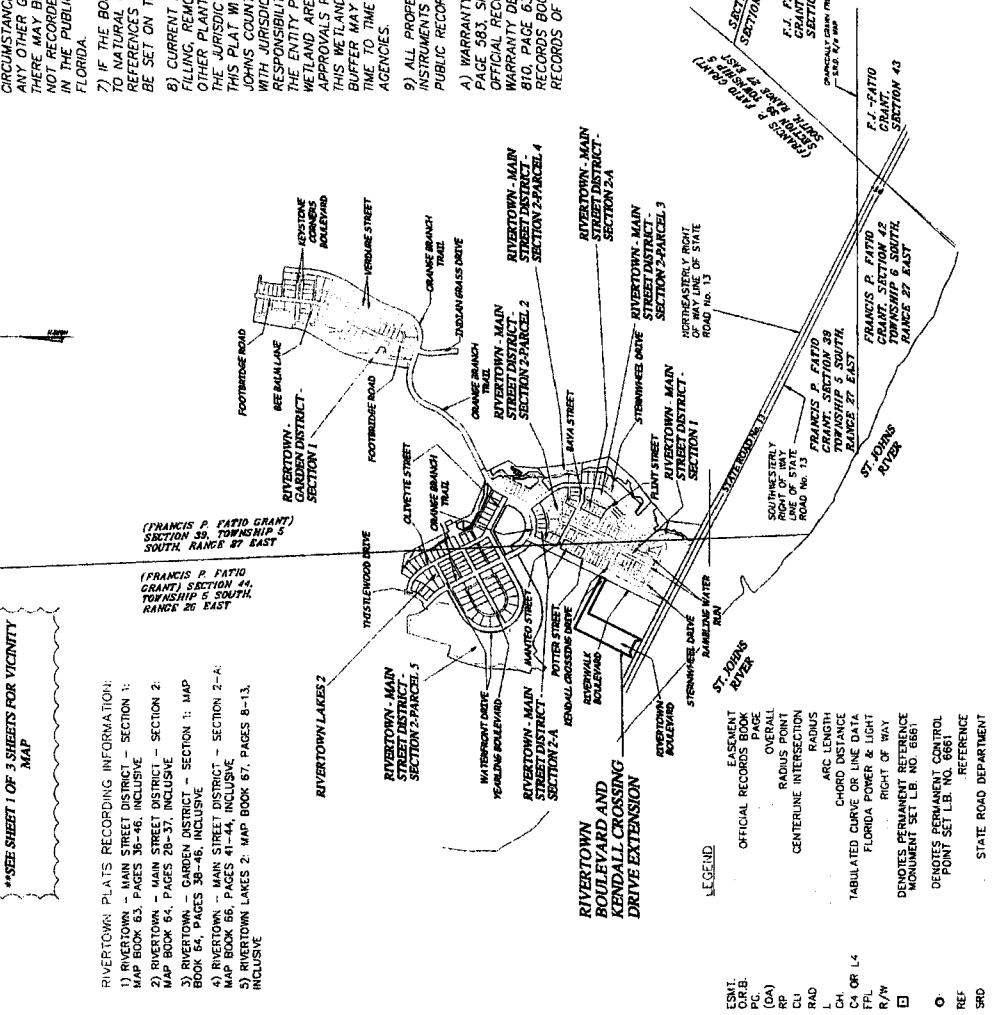
GRAPHIC SCALE
1 inch = 1000 ft.



OVERALL RIVERTOWN KEY MAP

**SEE SHEET 1 OF 3 SHEETS FOR VICINITY MAP

- RIVERTOWN - PLATS RECORDING INFORMATION:
- 1) RIVERTOWN - MAIN STREET DISTRICT - SECTION 1: MAP BOOK 63, PAGES 36-46, INCLUSIVE
 - 2) RIVERTOWN - MAIN STREET DISTRICT - SECTION 2: MAP BOOK 64, PAGES 28-37, INCLUSIVE
 - 3) RIVERTOWN - GARDEN DISTRICT - SECTION 1: MAP BOOK 64, PAGES 38-46, INCLUSIVE
 - 4) RIVERTOWN - MAIN STREET DISTRICT - SECTION 2-A: MAP BOOK 64, PAGES 28-37, INCLUSIVE
 - 5) RIVERTOWN LAKES 2: MAP BOOK 67, PAGES 8-13, INCLUSIVE



NOTES (CONTINUED):

- B) RIVERWALK BOULEVARD AND KENDALL CROSSING DRIVE, AS SHOWN ON PLAT FOR RIVERTOWN MAIN STREET DISTRICT, RECORDS BOOK 63, PAGES 36-46, AS SHOWN IN MAP BOOK 63, PAGES 36-46, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS SHOWN HEREON.
- C) NOTICE OF DEVELOPMENT ORDER IN OFFICIAL RECORDS BOOK 2156, PAGE 807 AND NOTICE OF MODIFICATION IN OFFICIAL RECORDS BOOK 3404, 789 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- D) NOTICE OF DEVELOPMENT ORDER IN OFFICIAL RECORDS BOOK 2156, PAGE 807 AND NOTICE OF MODIFICATION IN OFFICIAL RECORDS BOOK 3404, 789 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (AS PER SAID RECORDS INSTRUMENTS) THE RECORDING OF THIS NOTICE (AS PER SAID RECORDS INSTRUMENTS) IS CONSIDERED AS A NOTICE OF REAL PROPERTY OR ACTUAL OR CONSTRUCTIVE NOTICE OF ANY SUCH LIEN, CLOUD OR ENCUMBRANCE.)
- E) DEVELOPMENT AND UTILITY SERVICE AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2360, PAGE 568 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (BLANKET IN NATURE AND NOT SHOWN).
- F) ORDINANCE NO. 2005-100 ST. JOHNS COUNTY IN OFFICIAL RECORDS BOOK 2584, PAGE 547, MODIFIED BY OFFICIAL RECORDS BOOK 2717 PAGES 449 AND OFFICIAL RECORDS BOOK 2787 PAGE 1682 AND BY ORDINANCE #2006-113 IN OFFICIAL RECORDS BOOK 2801, PAGE 1493 AND SMALL ADJUSTMENT TO ORDINANCE #2005-100 FILED IN OFFICIAL RECORDS BOOK 2940 PAGE 628 AND ORDINANCE #2007-40 MODIFYING ORDINANCE #2005-100 FILED IN OFFICIAL RECORDS BOOK 3396, PAGE 10, AND SMALL ADJUSTMENT TO OFFICIAL RECORDS BOOK 3396, PAGE 10, AND OFFICIAL RECORDS BOOK 3378, PAGE 543, AND OFFICIAL RECORDS BOOK 3410, PAGE 1844, AND MODIFIED BY ORDINANCE #2010-49 IN OFFICIAL RECORDS BOOK 3396, PAGE 144 THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- G) ESTABLISHMENT OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT IN OFFICIAL RECORDS BOOK 2819, PAGE 138 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- H) COMMUNITY CHARTER FOR RIVERTOWN IN OFFICIAL RECORDS BOOK 2992, PAGE 568, AND FIRST SUPPLEMENT IN OFFICIAL RECORDS BOOK 3022, PAGE 356. (PER DOCUMENTS LISTED, THIS COMMUNITY CHARTER IS NOT INTENDED TO CREATE EFFECTS IN THE PUBLIC RECORDS. THE FIRST DOCUMENT TO BE EFFECTIVE UNDER THIS COMMUNITY CHARTER IS THE FIRST DOCUMENT MAIN STREET DISTRICT SECTION 1. PLAT FOR THE DEVELOPMENT OF RIVERTOWN WITHIN A 5 MILE RADIUS OF SAID PLAT CAN BE ADDED BY SUPPLEMENT IN THE FUTURE. THE SECOND DOCUMENT ADDS THE PLATS FOR RIVERTOWN MAIN STREET DISTRICT - SECTION 2 AND RIVERTOWN - GARDEN DISTRICT - SECTION 1. THE LANDS CAPTIONED IN THIS PLAT MAY BE ADDED BY SUPPLEMENT IN THE FUTURE TO SAID COMMUNITY CHARTER.)
- I) IMPACT FEE AGREEMENT IN OFFICIAL RECORDS BOOK 2928, PAGE 1145.
- J) DECLARATION OF CONSENT TO JURISDICTION OF MAIN STREET COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS IN OFFICIAL RECORDS BOOK 3055, PAGE 173 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- K) TEMPORARY CONSTRUCTION EASEMENT IN OFFICIAL RECORDS BOOK 3248, PAGE 1049 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (THIS EASEMENT IS BLANKET IN NATURE AND SHALL TERMINATE BY WRITTEN DOCUMENT, THE TERMS OF WHICH ARE PROVIDED IN SAID DOCUMENT.)
- L) EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL), RECORDED IN OFFICIAL RECORDS BOOK 3084, PAGE 567, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- M) EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL), RECORDED IN OFFICIAL RECORDS BOOK 3171, PAGE 1357, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- N) EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC., RECORDED IN OFFICIAL RECORDS BOOK 3118, PAGE 555, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

12) 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: 2,065,740.5575 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

- NOTES:
- 1) O DENOTES PERMANENT REFERENCE MONUMENT
 - 2) S DENOTES PERMANENT CONTROL POINT AS NOTED
 - 3) BEARINGS BASED ON THE STATE PLANE COORDINATES, NORTH AMERICAN DATUM - NAD 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 OF ANY OTHER PUBLIC UTILITY, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. THE FACILITIES OF A 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 CONNECTION 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 SUPERSEDED OR AUTHORITY BY ANY OTHER INSTRUMENT, INSTRUMENT, OR INSTRUMENT. THERE MAY BE ADDITIONAL RESTRICTIONS, THE LAST NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - 7) IF THE BOUNDARY CORNERS CANNOT BE SET DUE TO NATURE OR OTHER OBSTRUCTIONS, REFERENCES TO SAID BOUNDARY CORNERS ARE TO BE SET ON THE BOUNDARY LINES AS SHOWN HEREON.
 - 8) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD 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 SUCH WETLANDS. IT IS THE POLICY OF THE COUNTY OWNER, HIS AGENT, AND THE EVIDENT INTENTION OF THE NECESSARILY 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) ALL PROPERTY HEREON IS SUBJECT TO (ALL INSTRUMENTS LISTED BELOW ARE RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA):
A) WARRANTY DEED RECORDED IN DEED BOOK 104, PAGE 583, SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 692, PAGE 54, AND SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 810, PAGE 639, AND QUIT CLAIM DEED IN OFFICIAL RECORDS BOOK 1409, PAGE 1425 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

- LEGEND
- ESL: EASEMENT
 - PG: OFFICIAL RECORDS BOOK PAGE
 - (OA): OVERALL
 - CL: CENTERLINE INTERSECTION
 - RD: RADIUS
 - L: ARC LENGTH
 - OR L: CURVED DISTANCE
 - R: FLORIDA POWER & LIGHT
 - R/W: RIGHT OF WAY
 - : DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
 - : DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
 - REF: REFERENCE
 - SRD: STATE ROAD DEPARTMENT

8/3/2011 11:29:48 AM EDT

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