

RESOLUTION NO. 2012- 103
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR RIVERWOOD BY DEL WEBB PHASE 1E.

WHEREAS, PULTE HOME CORPORATION, a Michigan Corporation, 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 PHASE 1E.

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 \$732,172.60 has been filed with the Clerk of Courts Office.

Section 3. A Required Improvement Bond in the amount of \$203,474.88 will be required for maintenance.

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.

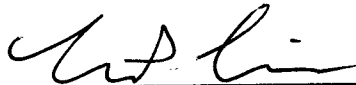
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 3rd day of April, 2012.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Mark P. Miner, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 4/5/12



Attachment 2

Plat Map

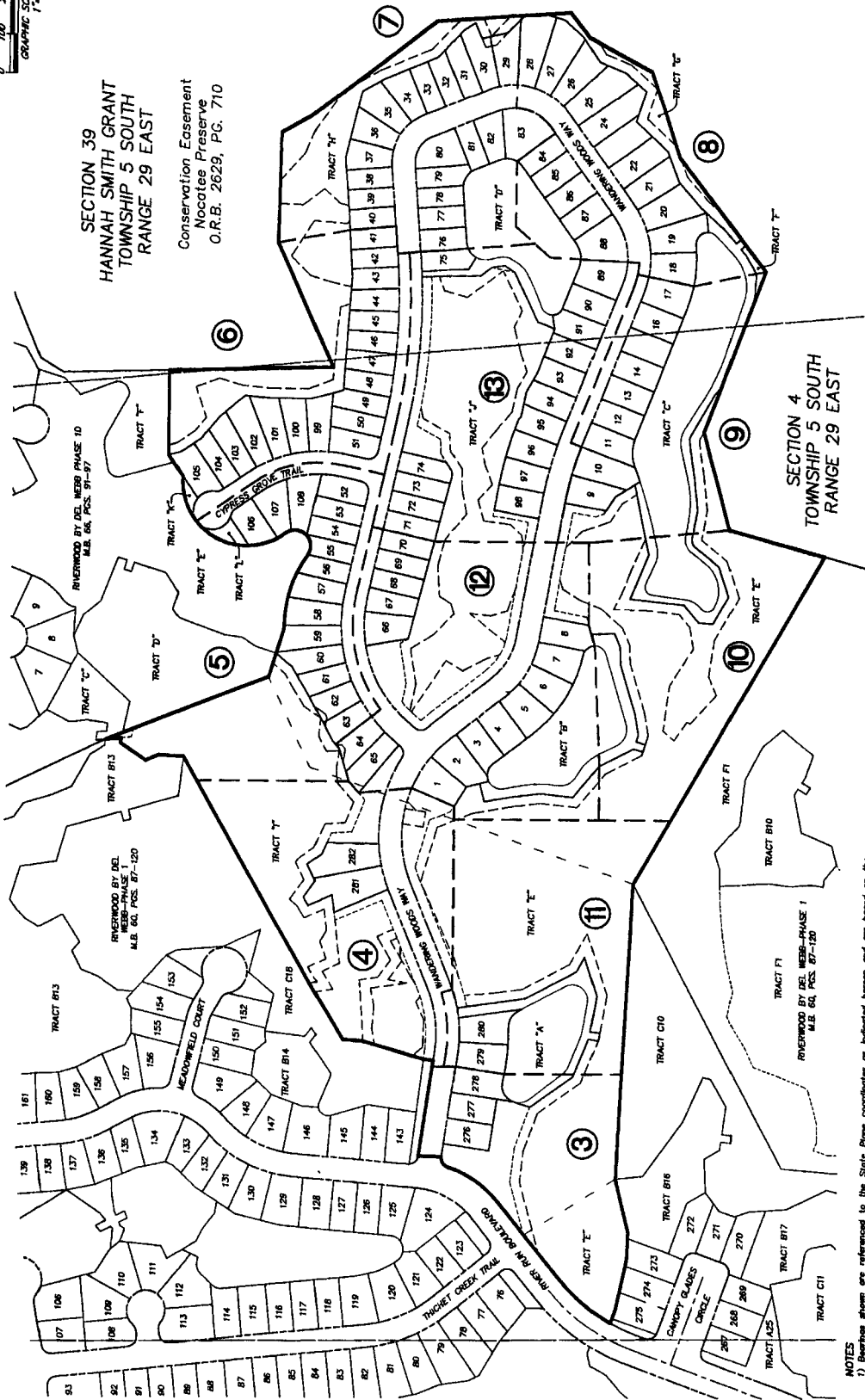
RIVERWOOD BY DEL WEBB PHASE 1E

BEING A REPLAT OF ALL OF TRACT C16, TOGETHER WITH A PORTION OF TRACT FD2, 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, ALSO TOGETHER WITH A PORTION OF SECTION 4 AND SECTION 39 OF THE HANNAH SMITH GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST.



SECTION 39
HANNAH SMITH GRANT
TOWNSHIP 5 SOUTH
RANGE 29 EAST

Conservation Easement
Nocatee Preserve
O.R.B. 2628, PG. 710



- LEGEND
- DENOTES SET P.A.M. 4"x4" C.M. STAMPED L.B.#8204
 - DENOTES P.C.P. STAMPED L.B.#824
 - DENOTES P.C.P. STAMPED L.B.#824
 - DENOTES PERMANENT MONUMENT
 - DENOTES LICENSED BUSINESS
 - DENOTES CENTRAL ANGLE
 - DENOTES ARC LENGTH
 - DENOTES CHORD BEARING
 - DENOTES POINT OF INTERSECTION
 - DENOTES POINT OF TANGENCY
 - DENOTES POINT ON CURVE
 - DENOTES POINT OF REVERSE CURVATURE
 - DENOTES MAP BOOK
 - DENOTES OFFICIAL RECORDS BOOK
 - DENOTES TABULATED CURVE DATA
 - DENOTES FLORIDA POWER AND LIGHT CENTERLINE
 - DENOTES NATURAL VEGETATED UPLAND BUFFER
 - DENOTES SHEET REFERENCE NUMBER
 - DENOTES EASEMENT

- NOTES
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the southerly right of way line of River Run Boulevard as being South 88°28'42" East.
 - 2) Coordinates based on GPS observation of Station "TURBOW 2" and Station "TILLEY", National Geodetic Survey Station "TURBOW 2" coordinates: N 2092353.5332 E 520877.0129 Station "TILLEY" coordinates: N 2030457.6859 E 524684.1654 The datum is datum: State Plane in U.S. survey feet (Florida East Zone 901, North American Datum 1983/1987).
 - 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein. It shall be supported in authority 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 this county.
 - 4) The ideas and top of bank shown herein depicts a graphic representation of the proposed levee, and does not represent an actual "AS-BUILT" condition.
 - 5) Upland Buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
 - 6) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place without the jurisdictional Wetland Lines as depicted on this plat without the written approval of the St. Johns County Planning Department. It is the responsibility of the applicant to obtain the necessary written approval prior to the beginning of any work. This written jurisdictional approval may be supplemented and modified from time to time by the appropriate governmental agencies.
 - 7) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
 - 8) Lands depicted herein subject to Declaration of Comments, Conditions, Restrictions and Easements recorded in Official Records Book 2540, Page 44 and as amended by Official Records Book 3008, Page 173, Official Records Book 3307, Page 571 and Official Records Book 3358, Page 1046 of the Public Records of St. Johns County, Florida.
 - 9) Lands depicted herein subject to Declaration of Comments and Restrictions recorded in Official Records Book 610, Official Records Book 2578, Supplementary Declarations as recorded in Official Records Book 2775, Page 10, Official Records Book 2778, Page 19 and Official Records Book 2858, Page 456 of the Public Records of St. Johns County, Florida.
 - 10) Lands depicted herein subject to Easement and Utility Easement Agreement recorded in Official Records Book 2358, Page 1875 of the Public Records of St. Johns County, Florida.
 - 11) Lands depicted herein subject to Term, Conditions, Easements and Restrictions recorded in Official Records Book 2775, Page 10 and as amended by Official Records Book 3253, Page 449 of the Public Records of St. Johns County, Florida.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

ENGLAND THIMS & MILLER INC
14775 OLD SAINT AUGUSTINE RD
JACKSONVILLE FL 32258

Ref.#: L618-12
P.O.#: RIVERW1E

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

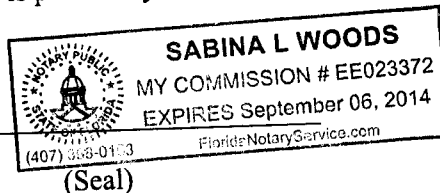
Before the undersigned authority personally appeared **SHAWNE' H ORDONEZ**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF HEARING**
In the matter of **PLAT 2011-0018 - RIVERWOOD PHASE 1E**
was published in said newspaper on **03/09/2012, 03/16/2012**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this 11th day of March 2012
by Shawne' H Ordonez who is personally known to me
or who has produced as identification

Sabina L Woods

(Signature of Notary Public)



(Seal)

**NOTICE OF PUBLIC HEARING ON
PROPOSED REPLAT**

Notice is hereby given that a public hearing will be held on April 3, 2012 at 9:00 AM by the Board of County Commissioners at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida to consider a following request:

Proposed Plat of Riverwood by Del Webb Phase 1E being a replat of the following described lands located in St. Johns County, Florida:

A replat of a sill of Tract C16, Together with a portion of Tract F02, 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, also lying within portions of Sections 29 and Section 30 of the Hannah Smith Grant, all lying within Township 5 South, Range 27 East.

General Location/Address of the Property
East of Crosswater Parkway and south of Hammocks Landing Drive.

The application is maintained in the Development Review Department, County Administration Building, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact, ADA Coordinator, at (904) 209-0600 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. For hearing impaired individuals: Florida Relay Service: 1-800-352-8770, no later than 5 days prior to the date of the hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the County Commissioners on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication with the St. Johns County Growth Management Department, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The file of this case is available for review by the public in the Planning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 500 San Sebastian View, St. Augustine, Florida, 32084.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**
BY: Cheryl Strickland, its Clerk
FILE NUMBER: PLAT 2011-0018
Riverwood by Del Webb Phase 1E
L618-12 Mar 9, 16, 2012