RESOLUTION NO. 2013-25 RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST.JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR RIVERTOWN LAKES UNIT 1

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 LAKES UNIT 1.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

<u>Section 1.</u> 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.

<u>Section 2.</u> A Required Improvement Bond in the amount of \$1,109,526.60 has been filed with the Clerk of Courts Office.

<u>Section 3.</u> A Required Improvement Bond for in the amount of \$273,081.60 will be required for the installation of the final wearing surface course, upon As-built approval.

<u>Section 4.</u> 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 forenamed subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

<u>Section 5.</u> 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.

<u>Section 6.</u> 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.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

 \mathbf{pv}

John H Morris, Chair

ATTEST: Cheryl Strickland

Deputy Clerk

RENDITION DATE 10/17/13

Attachment 2 Plat Map

KIVER N M O t. Johns County, Florida AKES UNIT Sheet One (1) of Eight (8) Sheets MAP BOOK PAGE TABLE FOR THIS

ano Grant, in Section 44, Township 5 South, Range 26 East, and in Section 39, Township 5 South, Rangi

APRON OF RIVERTOWN LAKES UNIT I

. AND BERG A PORTION OF THE FRANCES P. FATO CHANT, IN SECTION 44. TOWNSHE'S SOUTH, RANGE 26 EAST. IS TOWNSHE'S SOUTH, RANGE 27 EAST, ST. COM'S COUNTY, FLORIDA, AND PARCET OF LAND BEING WHITE. SCIENCED AS FALLOWS. A THE MOST SOUTHEASTERS FORMER OF TRAIT TO JUST COMMENDING MARCH, AS A CHARLES OF THE ANALYSIS COMMENDING THE ANALYSIS COMMENDED AND ANALYSIS COMMENDING A

新工作器 2008年

MARIE DE 18 (2008) ME NA DISTANCIA.

MARIE DE 18 (2008) ME NA DISTANCIA DE MARIE CON DE 18 (11 A DISTANCIA DE MARIE DE M

THE 2 MAY FROM 2 MOUTH 2132162 WEST, ADMO SAN TAMBRICT, A DISTANCE OF ALSO FIST, TO THE POINT OF A 1 MOUTH 21 M

PI, OK!

CAPPE NO. E NOT REACE SOUTH 6174 DE MESS ALONG LEST SOU TANDESCE, ALONG PRIMAGE PRIMAGE PROMET TILL. AS SOUMM CH THE ALDRESCH CONTROL TO THE THINK OF THE ALONG THE ALONG THE ALONG THE ALONG THE CONTROL TO THE ALONG T

THE LANDS THUS DESCRIBED CONTAINS 1,806,053 SQUARE FEET, GR 41.46 ACRES, MORE GR LESS, W AREA

COMMENCE AT ADMINISTRATION PRETRIENCE POINT "N", THENCE MARTH ANAPLE" MAST, A DISTANCE OF 142-29 FEET TO THE POINT OF RECOMMEND, THANCE MARTH BESSELVE MEST, A DISTANCE OF 43 BY FEET TO A POINT, THENCE MARTH BESSELVE THAN FEET ON A POINT OF A POINT OF SAND SAND FEET AND A SISTANCE OF 43 BY FEET TO A POINT OF SAND SAND FEET OF THE POINT OF RECOMMEND.

THE LANDS THUS DESCRIBED CONTAINS 1,955 SQUARE FEET ON GIOH ACRES, MORE ON LESS, IN AREA

STREET DISTRICT SECTION
STREET DISTRICT SECTION
No. 8 Aug 8 Aug 81 pages 36-46 TRACE SU

Unplatted lands of the Francis P. Fatto Grant, Section 39, Tup. 5 S., Rng. 27 E.

CONTINUENT A CONTINUE OF THE TRANSE PLANT GRANT, IN SECTION ALL TOWNSHIPS SCRITT AND ASSESSED AS DESCRITT BY LOWER SCANT, AND ASSESSED AS DESCRIPTION AS DES

COMES NO. THE PROPERTY AND RESIDENCE OF SEED SEED TO THE POINT OF PROPERTY CONTROLLED OF A CHARLESTON SOUTHWESTERN, CANDING A READ SECTION SOUTHWESTERN, CANDING SECTION SOUTHWESTERN

NEMOS SOUTHMESTERY, ALONG MO AROUNG THE ARC OF A COMES BEING CONCINE SOUTHEASTERY, AND MAINES A MAINES OF 286 DE FEET, THROUGH A CENTRA ME LEFT, AM AND DISTANCS OF SOU 39 FEET, TO THE POINT OF TANGENCY, LAST SAID AND DERNG SHENDED BY A CHOMO BEARNA AND DESMALE OF SOUTH FEET.

A & J. Land Surveyors, Inc. 5847 Luella Street Jacksonville, Florida 32207 T 904,346,1733 F 904,346,1736

PREPARED BY

Extension

AF 1 - WIB

147.60 N 03°33'13' E 74.00 N 27°54'19" E THAT SHE! Unplatted lands of the Francis F.
value Crant, Section 39, Pup. 5 S., Rng. 27 E. See Sheet Three (3) for General Notes 406 883 14 DISTANCE 45.04 85.00 110.53 110.53 82.09 82.09 82.09 82.09 14.292 14.292 44.592 44.592 44.592 44.592 ş