

RESOLUTION NO. 2014- 211
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT
FOR RIVERWOOD BY DEL WEBB PHASE 2B UNIT 2.

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 Phase 2B Unit 2.

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 Improvements Bond in the amount of \$188,115.84 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$64,561.05 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 aforementioned 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:

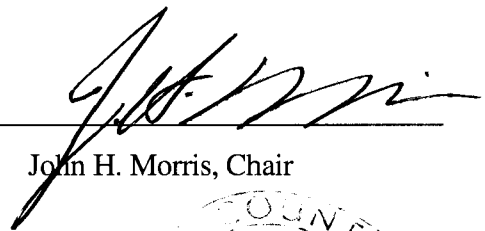
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;

- 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 19 day of August, 2014.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
John H. Morris, Chair

ATTEST: Cheryl Strickland


Deputy Clerk



RENDITION DATE 8/21/14

Attachment 2

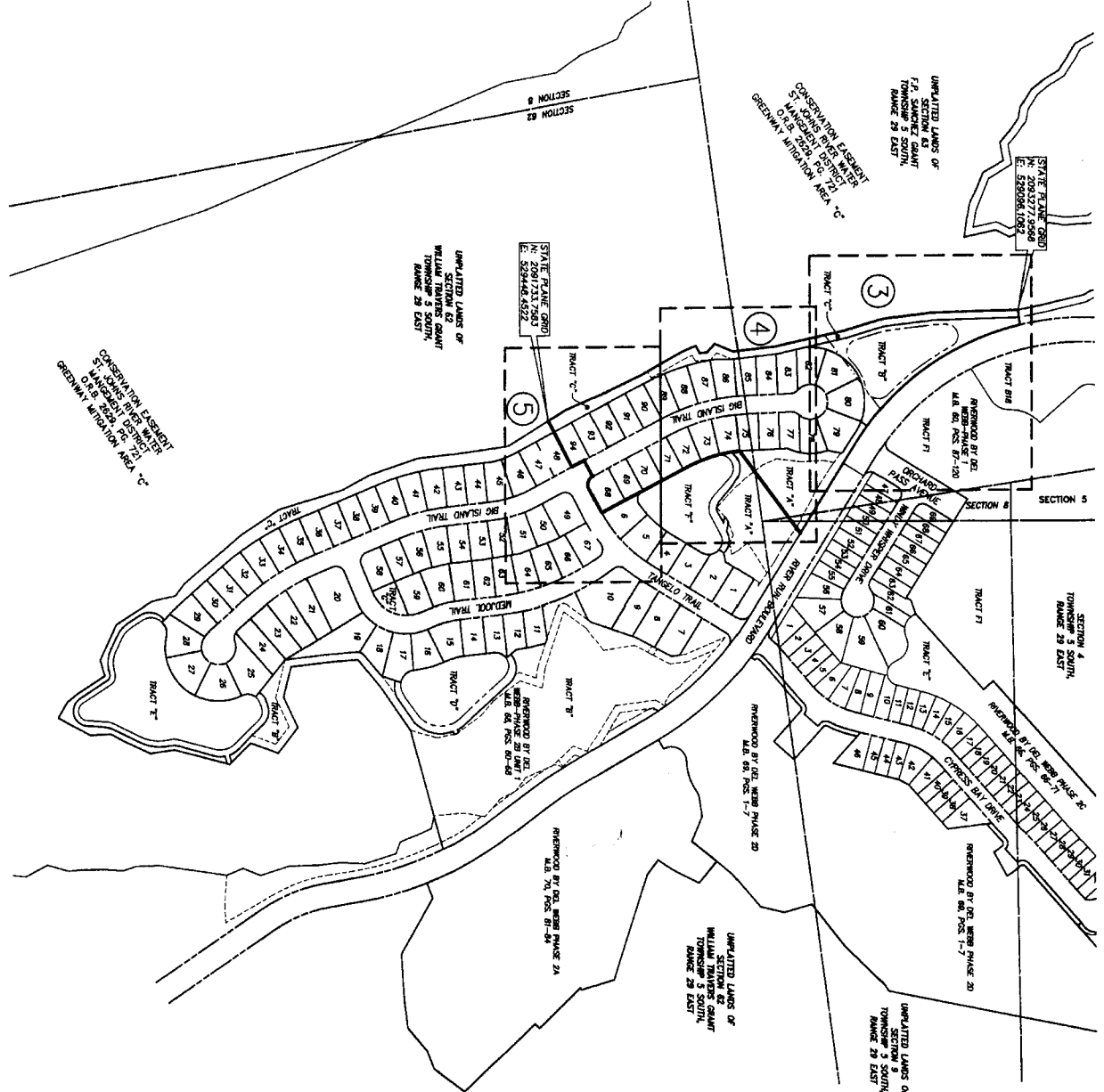
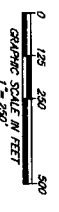
Plat Map

RIVERWOOD BY DEL WEBB PHASE 2B UNIT 2

BEING A REPLAT OF A PORTION OF TRACTS B9 AND C15, AS DEPICTED 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, TOGETHER WITH A PORTION OF SECTIONS 8 AND 9, SECTION 62 OF THE WILLIAM TRAVERS GRANT AND SECTION 63 OF THE F.P. SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST.

MAP BOOK PAGE

SHEET 2 OF 5 SHEETS



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinate as indicated thereon and are based on the Southwesterly right of way line of River Run Boulevard on being North 082°42' West.
 - 2) Cornerstone located 21' cornerstone of the following National Gridline Survey Control Station N 2125200.237 E 4638252.230 Coordinate Datum: State Plane in U.S. survey feet Florida East Zone, North American Datum 1983.
 - 3) **NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described therein and will in no circumstances be superseded in authority by any other graphic or digital form in the Public Records of this county, notwithstanding any other plat or map that may be recorded.
 - 4) The labels and top of book shown hereon depicts a graphic representation of the proposed labels, and does not represent an actual "AS-BUILT" condition. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement areas are located on the following:
 - 5) The St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement areas are located on the following:
 - 6) Construction of piling, buildings, roads, signs, structures or other activities, utilities or other structures on or above the ground.
 - 7) Dumping or placing soil or other substance or method on landfill or dumping or placing of trash, debris, or other material.
 - 8) Removing, disturbing or trimming trees, shrubs, or other vegetation.
 - 9) Excavating, dredging or removing loam, peat, gravel, sand, rock or other material substances in such a manner as to effect the stability of the land or water thereon to remain predominantly in its natural condition.
 - 10) Activities detrimental to drainage, flood control, water conservation, erosion control, soil stabilization, or other natural resources.
 - 11) Acts or uses detrimental to each retention of land or water areas.
 - 12) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of any historic or prehistoric architectural, archaeological, or historical site, building, or structure.
 - 13) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 14) Land depicted hereon subject to Developer and Utility Service Agreement recorded in Official Records Book 2588, Page 1879 of this Public Records of St. Johns County. Any restrictions recorded in Official Records Book 2588, Page 1879 of this Public Records of St. Johns County. Any restrictions recorded in Official Records Book 2588, Page 1879 of this Public Records of St. Johns County.

LEGEND

□	DEMOTES SET P.R.M., 4"x4" C.M.
*	JUNESSE OBSERVANCE NOTED
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
R	RADIUS
△	CENTRAL ANGLE
○	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.C.P.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
L1	TABLED LINE DATA
L2	TABLED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
ME	MEASUREMENT
M.B.	MAP BOOK
PA	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
F.P.&L.	FLORIDA POWER AND LIGHT
+	DEMOTES MATERIAL
+	VEGETATED UPLAND BUFFER

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

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

Ref.#: L2109-14
P.O.#: HG 8-19

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 **HALEY COOK**
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 2014-18 RIVERWO - HEARING AUGUST 19, 2014**
was published in said newspaper on **08/04/2014, 08/11/2014**

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.

AUG 11 2014

Sworn to and subscribed before me this _____ day of _____

by Haley Cook
or who has produced as identification

who is personally known to me
SHAWNE' H ORDONEZ
MY COMMISSION # **EE212989**
EXPIRES **July 01, 2016**
FloridaNotaryService.com
(07) 388-0153

[Signature]

(Signature of Notary Public)

(Seal)

NOTICE OF PUBLIC HEARING ON PROPOSED REPLAT

Notice is hereby given that a public hearing will be held on August 19, 2014 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 replat of Riverwood by Del Webb Phase 2B Unit 2 being a replat of the following described tracts located in St. Johns County, Florida:

BEING A REPLAT OF A PORTION TRACTS 31 AND 31A, AS DEPICTED ON THE PLAT OF RIVERWOOD BY DEL WEBB PHASE 2B, UNIT 2,

IN MAP BOOK 66, PAGES 37 THROUGH 126 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 8 AND 9, SECTION 62 OF THE WILLIAM TRAVERS GRANT AND SECTION 63 OF THE F.P. SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 1 SOUTH,

General Location/Address of the Property: The subject property is located east of Crosswater Parkway at the intersection of Tangelo Trail and Big Island Trail within the Riverwood by Del Webb Subdivision.

The application is maintained in the Development Review Division, Permit Center Building, 4040 Lewis Speedway, St. Augustine, Florida, 32084, 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 hearing should contact, ADA Coordinator, at (904) 209-0432 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

Interested parties may contact the hearing officer 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 care of St. Johns County Development Review Division, 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 Development Review Division.

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 2014-18
Riverwood by Del Webb Phase 2B Unit 2
L2109-14 August 11, 2014