

RESOLUTION NO. 2015- 125
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERWOOD BY DEL WEBB PHASE 1F.

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 1F.

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 \$1,715,864.88 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$323,628.57 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 5th day of May, 2015.

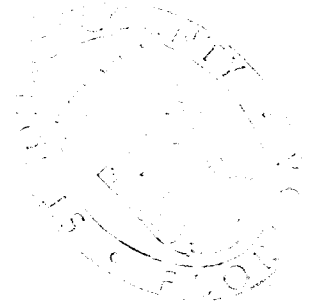
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

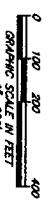
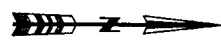
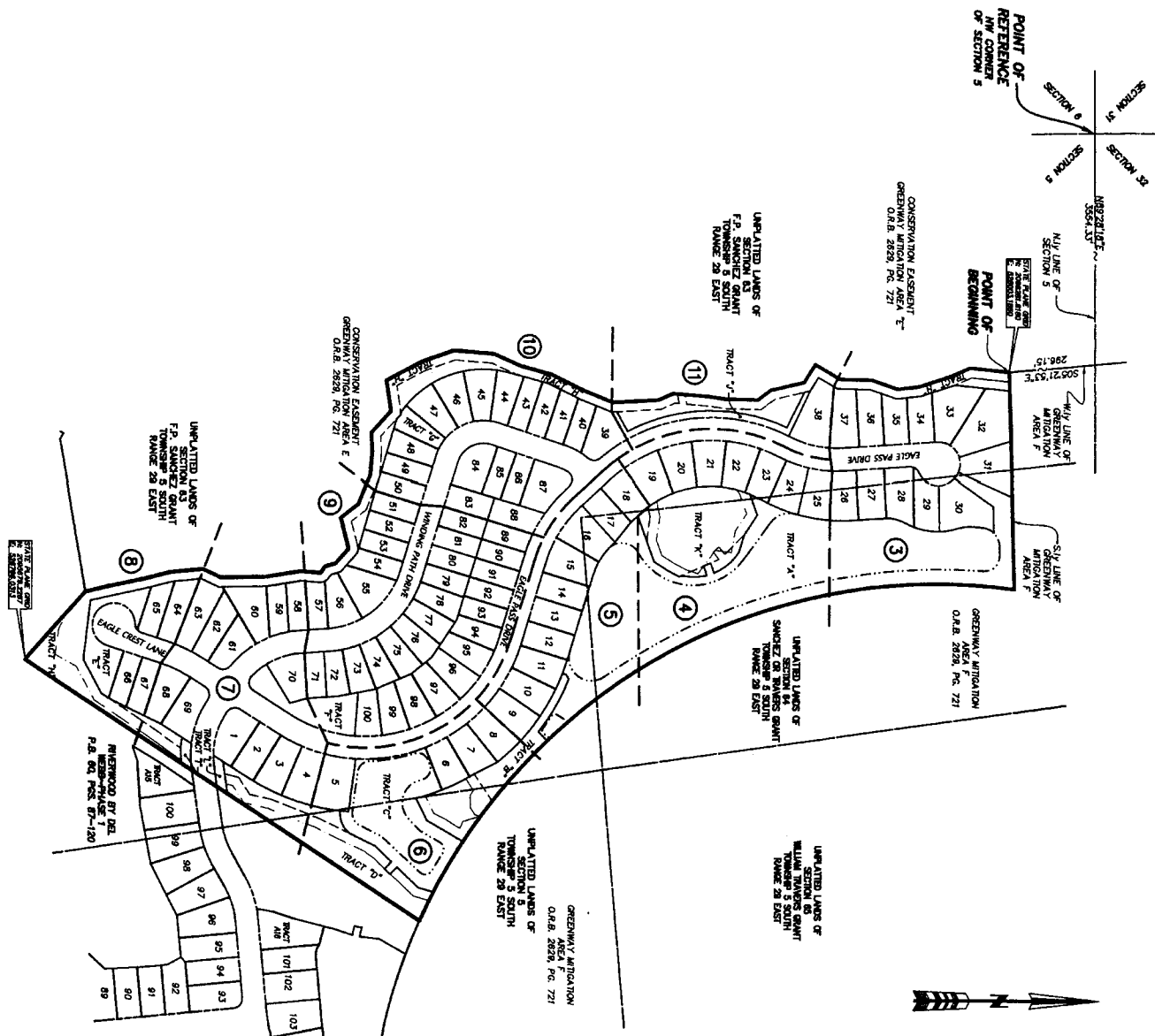
RENDITION DATE 5/7/15



Attachment 2
Plat Map

RIVERWOOD BY DEL WEBB PHASE 1F

BEING A PORTION OF SECTION 5; TOGETHER WITH A PORTION OF SECTION 63 OF THE F.P. SANCHEZ GRANT AND A PORTION OF SECTION 64 OF THE SANCHEZ OR TRAYERS GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
- DENOTES SET P.M., 4"x4" C.M.
 - UNLESS OTHERWISE NOTED
 - STAMPED L.B.#2524
 - STAMPED L.B.#2524
 - UNLESS OTHERWISE NOTED L.B.#2524
 - RECORDS OF ST. JOHNS COUNTY
 - CONCRETE MONUMENT
 - IDENTIFICATION
 - POINT OF CURVATURE
 - POINT ON CURVE
 - RADIUS
 - Δ CENTRAL ANGLE
 - CHORD BEARING
 - CHORD DISTANCE
 - TABULATED LONG DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - PAGE BOOK
 - O.R.B. OPTICAL RECORDS BOOK
 - ENCL. SHEET REFERENCE NUMBERS
 - DENOTES CHANGED UPLAND PRESERVATION AREA AND NATURAL/VEGETATIVE UPLAND BUFFER

MAP BOOK PAGE
SHEET 2 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinate or indicated hereon and are based on the Northern line of Section 5 as being North 89°28'19" East.
 - 2) Subsequent to the recording of this plat, the plat is the official depiction of the actual boundaries of the property as shown on the plat. There may be authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the records of the county clerk.
 - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "YEEB" (Stationary 2) coordinates:
N 2182926.373 E 428822.630 above N U.S. survey feet Point East Zone 18 North American Datum (NAD83) (NRS 2011).
 - 4) Tracts "3", "4", "5", "6", "7", "8", "9", "10", "11" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. The purpose of the conservation easement is to preserve the natural resources of the property and to provide for the following activities and uses:
(a) Construction of parking buildings, roads, signs, sidewalks or other structures.
(b) Dumping or placing of trash, waste, or other refuse on land or other structures.
(c) Removing, destroying or trimming trees, shrubs, or other vegetation.
(d) Removing, destroying or trimming trees, shrubs, or other vegetation.
(e) Removing, destroying or trimming trees, shrubs, or other vegetation.
(f) Removing, destroying or trimming trees, shrubs, or other vegetation.
(g) Removing, destroying or trimming trees, shrubs, or other vegetation.
(h) Removing, destroying or trimming trees, shrubs, or other vegetation.
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(v) Removing, destroying or trimming trees, shrubs, or other vegetation.
(w) Removing, destroying or trimming trees, shrubs, or other vegetation.
(x) Removing, destroying or trimming trees, shrubs, or other vegetation.
(y) Removing, destroying or trimming trees, shrubs, or other vegetation.
(z) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - 5) Upland Buffer adjacent to wetlands are to remain natural, undisturbed, and unimproved.
 - 6) Unimproved adjacent to wetlands are to remain natural, undisturbed, and unimproved.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8850
CERTIFICATE OF AUTHORIZATION NO. LB 2824