

RESOLUTION NO. 2015- 252  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
RESERVE AT GREENBRIAR PHASE TWO A.

WHEREAS, MATTAMY (JACKSONVILLE) PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat Reserve at Greenbriar Phase Two A.

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 \$1,737,954.30 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$226,689.69 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:

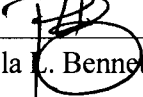
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 1 day of September, 2015.

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

BY:   
Priscilla C. Bennett, Chair

**ATTEST:** Cheryl Strickland

  
Deputy Clerk

**RENDITION DATE** 9/3/2015

# RESERVE AT GREENBRIAR - PHASE TWO A

A TRACT OF LAND LYING WITHIN THE FRANCIS PHILIP PATO GRANT, SECTION 39, TOWNSHIP 6 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE NICOLL OR MOREMAN TRACT IN SAID GRANT AND A PORTION OF THE SOUTH 1/2 OF THE LEONORA T. COLT TRACT IN SAID GRANT, ST. JOHNS COUNTY, FLORIDA

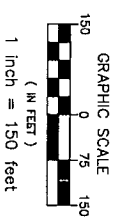
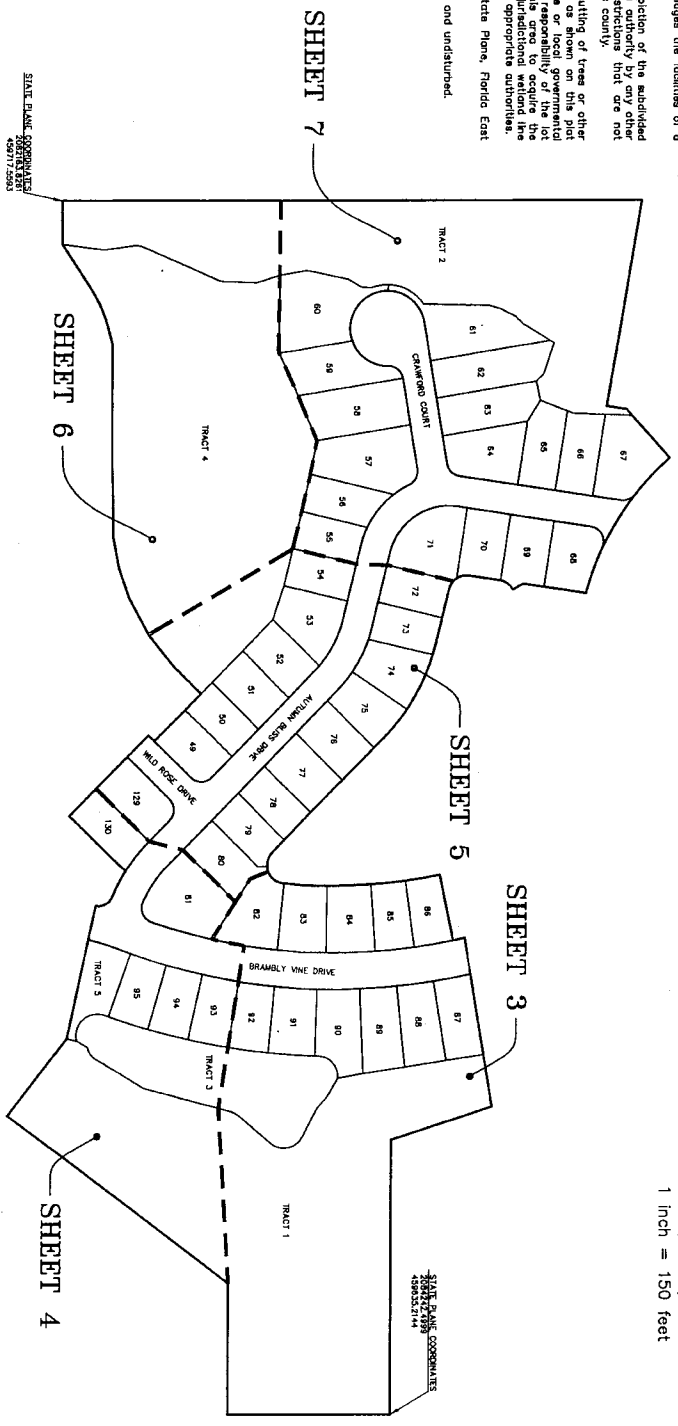
MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 2 OF 7 SHEETS

### GENERAL NOTES

1. Boundaries are based upon the East line of Tract 13, according to the plat of Reserve at Greenbriar - Phase One A, as recorded in Map Book 70, pages 97-92 of the Public Records of St. Johns County, being N137457E.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown herein and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements, including but not limited to, structures, fences, hedges and landscaping, and the same shall be subject to removal at the expense of such lot owner for the removal and/or replacement of such items.
4. All private utility easements shall provide that such easements shall also be easements for the construction, installation, implementation, and operation of cable services, telephone, television services and other services, including but not limited to, the installation, maintenance, and operation of cable services and shall be subject to removal at the expense of such lot owner for the removal and/or replacement of such items.
5. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lots and easements shown hereon and shall be the official record of the subdivision. Any other graphic or digital form of this plat, there may be additional resolutions that are not recorded on this plat that may be found in the public records of this county.
6. Current law provides that no construction, filling, removal of earth, sitting of trees or other plants shall take place within the jurisdiction of the wetland line as shown on this plat without the approval of the county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner to obtain all necessary permits and approvals from the appropriate agencies prior to conducting any activity within this area to ensure the necessary written approval prior to the beginning of any activity. This area may be subject to future state or federal wetland regulations and the boundaries shown hereon may be superseded and reclassified at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 800) in U.S. survey feet and are for GPS purposes only.
8. Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.

LEGEND

U.R.	--- DENOTES UTILTY RECORDS BOOK
U.S.	--- DENOTES UPLAND BUFFER
PG(S)	--- DENOTES PAGE(S)
UDR	--- DENOTES UNOBSERVED DRAINAGE EASEMENT
SMWF	--- DENOTES STORAGE WATER MANAGEMENT FACILITY
PC	--- DENOTES POINT OF BEGINNING CURVATURE
PT	--- DENOTES POINT OF TANGENCY
PI	--- DENOTES POINT OF INTERSECTION
PP	--- DENOTES POINT OF BEGINNING CURVATURE
(R)	--- DENOTES RADIAL
(R)	--- DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRL LB8991"
(R)	--- DENOTES FOUND 4"x4" CONCRETE MONUMENT "BTS PRL LB8991"
DEY	--- DENOTES DEED
R/W	--- DENOTES RIGHT-OF-WAY
FPAL	--- DENOTES FLORIDA POWER & LIGHT
(W)	--- DENOTES WETLANDS
(U)	--- DENOTES UNDISTURBED UPLAND BUFFER



PREPARED BY:  
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