

RESOLUTION NO. 2016- 72
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERWOOD BY DEL WEBB PHASE 3C UNIT 1.**

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 3C Unit 1.

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 \$2,016,323.72 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$485,419.09 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:

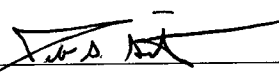
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 15th day of March, 2016.

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

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

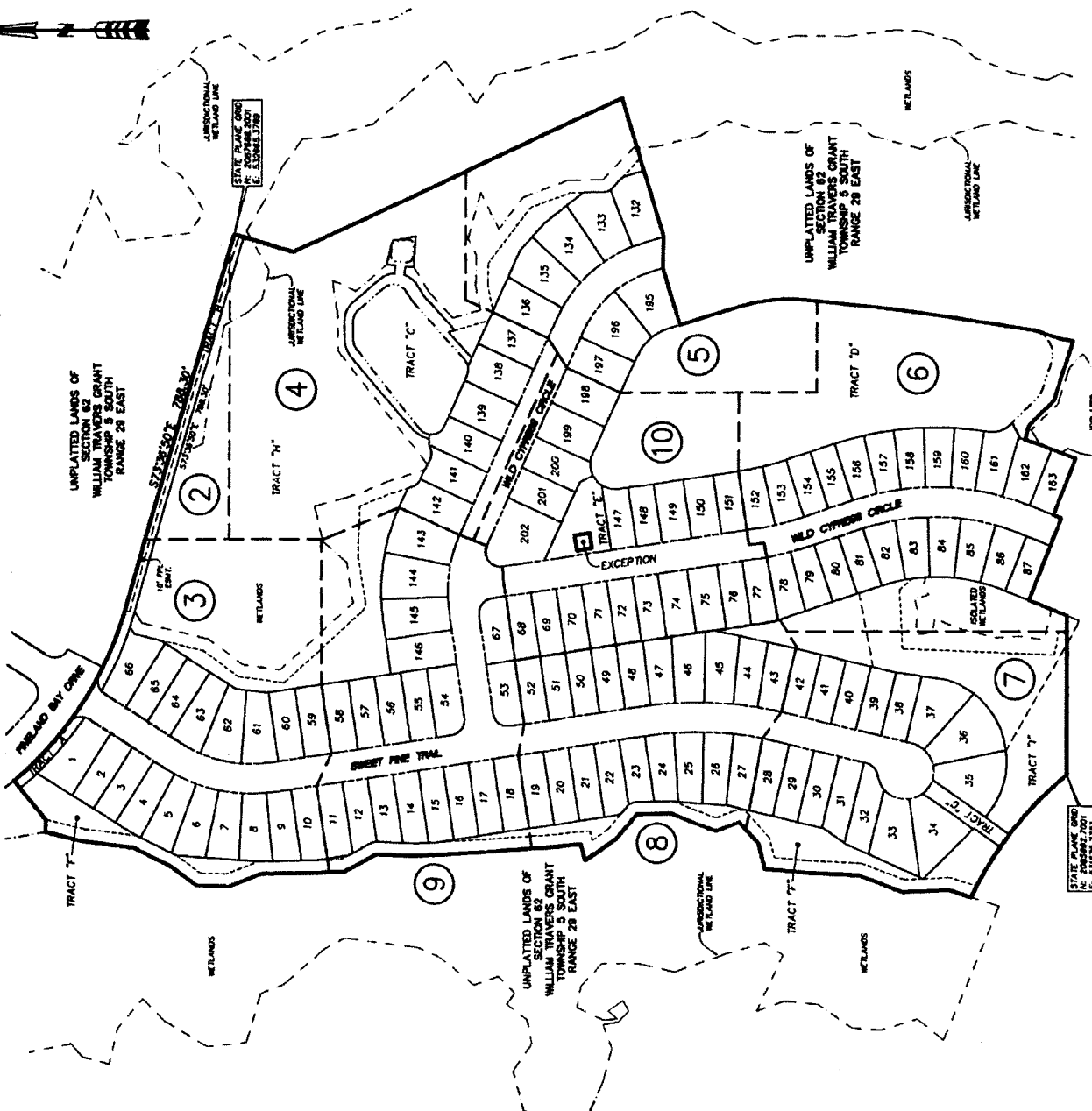

Deputy Clerk

RENDITION DATE 3/17/16



RIVERWOOD BY DEL WEBB PHASE 3C UNIT 1
A PORTION OF SECTION 82 OF THE WILLIAM TRAVERS GRANT,
TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinate as indicated herein and are based on the Eastern Termination of Pineda Bay Drive at being South 283°14' West.
 - 2) Measurements based on GRS 1983 within of the following National Geospatial Survey Control Station: North American Datum (NAD83) (NAD83 2011). Station: 14535772E, 14535772N.
 - 3) Measurements based on the State Plane coordinate as indicated herein and are based on the Eastern Termination of Pineda Bay Drive at being South 283°14' West.
 - 4) The measurements shown herein and depicted as unobstructed easements shall remain fully unobstructed by any permanent improvements which may impede the use of said easements for the purposes intended hereon. All easements shall be SUBJECT TO REMOVAL BY the authorized personnel at the expense of each lot owner for the removal and/or reconstruction of any structure or improvement on the easement.
 - 5) The easements shown herein and depicted as unobstructed easements, shall remain fully unobstructed by any improvements that may impede the use and access of said easements for the purposes intended hereon.
 - 6) Florida Statute 179, Section 179.01, of the St. Johns River Water Management District. Any activity in or on the easement shall be consistent with the purposes of the construction use of the easement. The construction department expressly prohibits the following activities and uses:
 - (a) Construction of any building, road, sign, sidewalk or other obstructing, utilities or break, levee or roadway or other structures or structures.
 - (b) Dumping or placing of any material or material as defined in Chapter 62A, Florida Statutes, or any other material, or other materials.
 - (c) Excavation, grading or removing earth, rock, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (d) Any activity that would impede the use of the easement for the purposes intended hereon.
 - (e) Any activity that would impede the use of the easement for the purposes intended hereon.
 - (f) Any activity that would impede the use of the easement for the purposes intended hereon.
 - (g) Any activity that would impede the use of the easement for the purposes intended hereon.
 - (h) Any activity that would impede the use of the easement for the purposes intended hereon.
 - 7) Unplatted lands adjacent to easements are to remain unimproved, vegetative, and unobstructed and remain in their natural state. Any activity in or on the easement shall be consistent with the purposes of the construction use of the easement. The construction department expressly prohibits the following activities and uses:
 - (a) Construction of any building, road, sign, sidewalk or other obstructing, utilities or break, levee or roadway or other structures or structures.
 - (b) Dumping or placing of any material or material as defined in Chapter 62A, Florida Statutes, or any other material, or other materials.
 - (c) Excavation, grading or removing earth, rock, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (d) Any activity that would impede the use of the easement for the purposes intended hereon.
 - (e) Any activity that would impede the use of the easement for the purposes intended hereon.
 - (f) Any activity that would impede the use of the easement for the purposes intended hereon.
 - (g) Any activity that would impede the use of the easement for the purposes intended hereon.
 - (h) Any activity that would impede the use of the easement for the purposes intended hereon.
 - 8) Official Records Book 3328, Page 179 and Official Records Book 3328, Page 271 of the Public Records of St. Johns County, Florida.
 - 9) Official Records Book 3328, Page 459 of the Public Records of St. Johns County, Florida.



- LEGEND**
- DENOTES SET P.A.M. 4"x4" C.M.
 - UNLESS OTHERWISE NOTED STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED P.A.M. CONCRETE MONUMENT
 - UNLESS OTHERWISE NOTED PERMANENT REFERENCE MONUMENT
 - △ CONCRETE MONUMENT
 - ▲ UNLESS OTHERWISE NOTED LEASED MONUMENT POINT
 - POINT OF INTERSECTION
 - POINT OF TANGENCY
 - POINT OF BEGINNING
 - POINT ON CURVE
 - ARC LENGTH
 - CHORD BEARING
 - TABULAR CURVE DATA
 - TABULATED LINE DATA
 - RIGHT OF WAY
 - UNPLATTED LANDS
 - MAP BOOK
 - OFFICIAL RECORDS BOOK
 - FACE SHEET
 - FLORIDA POWER & LIGHT
 - SHEET REFERENCE NUMBER
 - MATCHLINE
 - DENOTES NATURAL VEGETATED UPLAND BUFFER
 - DENOTES UPLAND BUFFER

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.R. 3854