

RESOLUTION NO. 2017- 332
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERWOOD BY DEL WEBB PHASE 3D UNIT 3.

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, 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 3D Unit 3.

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 \$510,440.32 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$90,763.70 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:

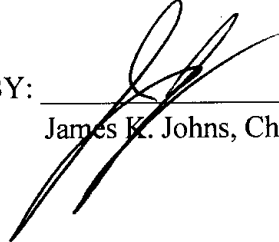
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

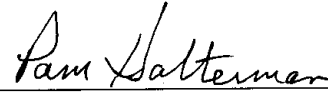
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of October, 2017.

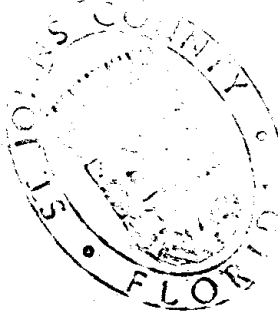
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad

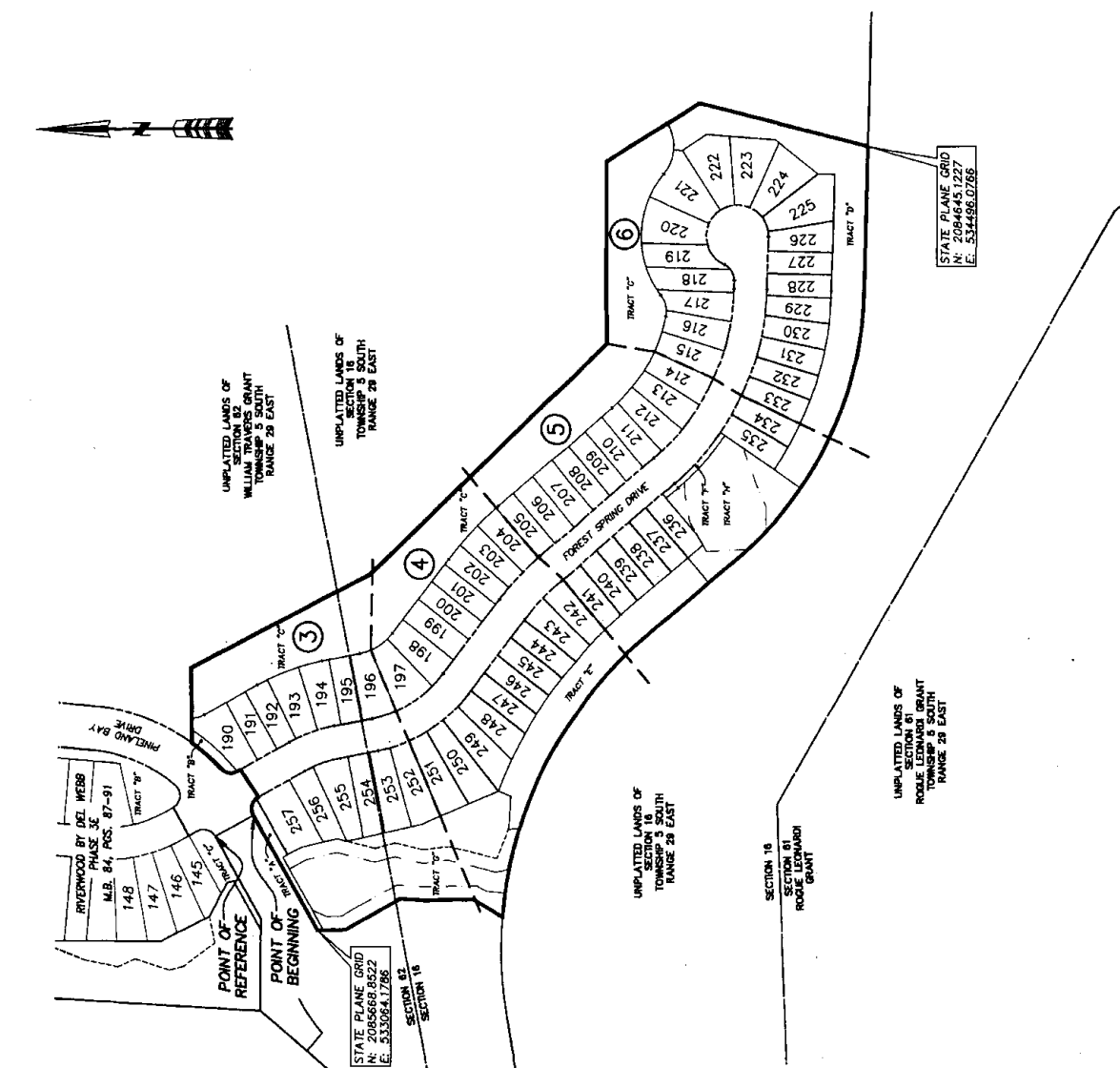

Deputy Clerk

RENDITION DATE 10/5/17



RIVERWOOD BY DEL WEBB PHASE 3D UNIT 3
A PORTION OF SECTION 16, TOGETHER WITH A PORTION OF SECTION 62 OF THE
WILLIAM TRAVERS GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

- NOTES**
- Boundaries shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southwesterly terminus of Pineland Bay Drive as being South 28°31'31" East.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control Station 107179 (St. Johns) coordinates: N: 077504.810 E: 463307.072
 - North American Datum 1983 (2011) and are in U.S. survey feet.
 - NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands and is subject to all laws, regulations, ordinances, rules, and regulations, whether by any other public or private agency, that may be applicable to the land. It is the responsibility of the purchaser of this plat to verify that the land is subject to all applicable laws, regulations, ordinances, rules, and regulations, whether by any other public or private agency, that may be applicable to the land. The purchaser of this plat is advised that the use of the conservation easement area is inconsistent with the purpose of the conservation easement and is prohibited. The conservation easement expressly prohibits the following activities or other structures on or above the ground:
 - Dumping or placing soil or other substances or materials as landfill or dumping or placing of any other substance or material as a solid waste.
 - Removal, destruction or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, sand, rock or other material substances in such a manner as to affect the surface.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, and conservation, or fish and wildlife habitat preservation.
 - Activities that permit the land or water area to remain predominantly in its natural condition.
 - Activities that are detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - Use of pesticides to maintain the site to remain adjacent to, within, or on the site, and undisturbed and unremoved to a 25 foot average width, but not less than 10 feet.
 - Lands depicted hereon subject to Developer and Utility Service Agreement recorded in Official Records Book 3872, Page 84, of the Public Records of St. Johns County, Florida.
 - Lands depicted hereon subject to Term, Conditions, Easements and Restrictions recorded in Official Records Book 3325, Page 458, of the Public Records of St. Johns County, Florida.



- LEGEND**
- ROUTES SET P.P.M. 4"x4" C.M. STAMPED L.B.#224.
 - DENOTES OTHERWISE NOTED UNLESS OTHERWISE NOTED.
 - DENOTES FOUND P.P.M. 4"x4" C.M. UNLESS OTHERWISE NOTED.
 - DENOTES SET P.P.M. 4"x4" C.M. UNLESS OTHERWISE NOTED.
 - ▲ CONCRETE MONUMENT.
 - ◆ PERMANENT CONTROL POINT.
 - ◆ LICENSED BUSINESS.
 - ◆ L.B. (L.B.#224).
 - ◆ P.T. POINT OF TANGENCY.
 - ◆ P.R.C. POINT OF REVERSE CURVATURE.
 - ◆ R.O.C. RADIUS CURVE.
 - ▲ CENTRAL ANGLE.
 - ▲ ANGLED BOUNDARY.
 - CB CHORD DISTANCE.
 - CH CHORD BEARING.
 - CT TABULATED CURVE DATA.
 - CT CURVE DATA.
 - CT RIGHT OF WAY.
 - R/W CENTERLINE.
 - N/T NON-TANGENT.
 - (NB) NON-RADIAL.
 - O.R.B. OFFICIAL RECORDS BOOK.
 - PG. PAGE.
 - FLORIDA POWER & LIGHT COMPANY.
 - FB#1 SHEET REFERENCE NUMBER.
 - ③ MATCHLINE.
 - ▨ DENOTES NATURAL VEGETATED UPLAND BUFFER.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8650
CERTIFICATE OF AUTHORIZATION NO. L.B. 5624

