

RESOLUTION NO. 2018- 126
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN – PARCEL 23 – PHASE 1.

WHEREAS, MATTAMY JACKSONVILLE, LLC, A DELAWARE 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 Rivertown – Parcel 23 – Phase 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 \$3,763,609.05 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$566,703.15 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 May , 2018.

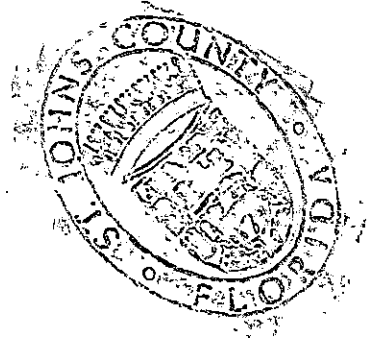
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

RENDITION DATE 5/3/18



RIVERTOWN - PARCEL 23 - PHASE 1
 A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT,
 SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1983), FLORIDA EAST ZONE, (ZONE 807), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 2, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS RECORDED AND RECORDED IN THAT MATRITY DEED TO MATRITY RIVERTOWN, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3063, PAGE 1814 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°32'24" E.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN ALL CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE EOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REVERTED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

- 6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- 7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1983), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. IF THE ST. JOHNS COUNTY GIS DEPARTMENT, ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR OWN INTENDED USE.

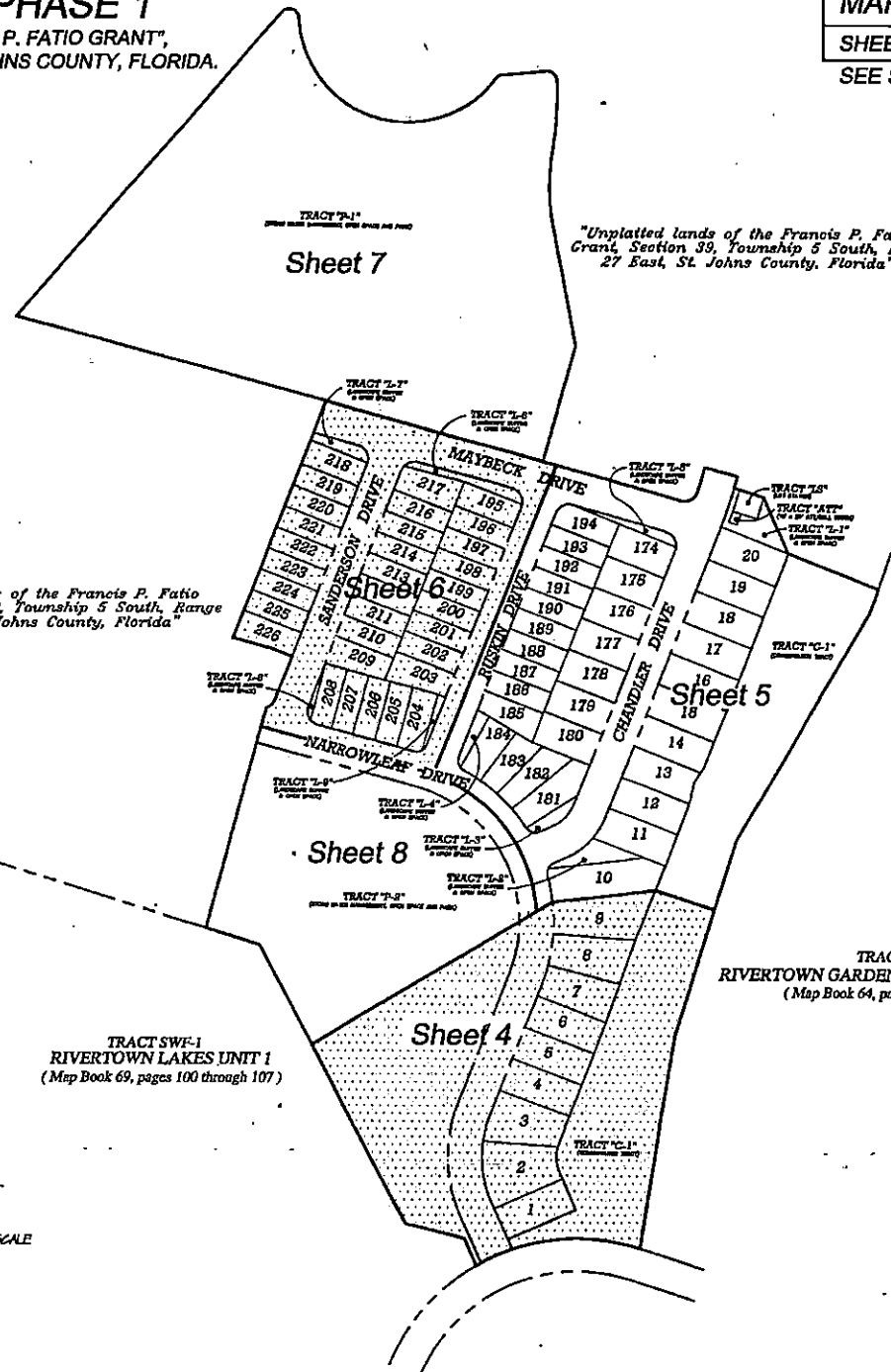
THE ST. JOHNS COUNTY GIS CONTROL POINTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:

- a) CONTROL POINT "0113", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,068,937.270191, AND E(4): 455,708.927478
- b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,068,070.342691, AND E(4): 457,528.338248

"Unplatted lands of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida"

TRACT SWF-1
 RIVERTOWN LAKES UNIT 1
 (Map Book 69, pages 100 through 107)

"Unplatted lands of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida"



ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PLP	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
AD	ARC
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CD	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PCC	POINT OF COMPASS CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNC	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
MD	MAP BOOK
PA	PLAT BOOK
FE	PAGE
JE-E	JEAN ELECTRIC EASEMENT
JE-E-E	JEAN EASEMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◆	SET #1 - CONCRETE MONUMENT WITH PERM. STAMPED PLAT, LB AND
◇	PLAT #1 - CONCRETE MONUMENT WITH PERM. STAMPED PLAT, LB AND
●	SET PK. MAIL A PERM. STAMPED PLAT, LB AND

TRACT C-1
 RIVERTOWN GARDEN DISTRICT-SECTION 1
 (Map Book 64, pages 38 through 46)

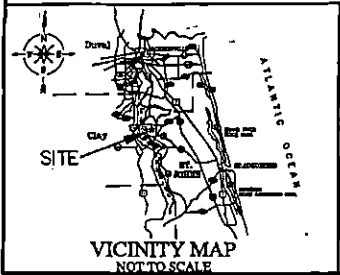
THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 31, 2018, AND IS SUBJECT TO THE FOLLOWING EASEMENTS:

- a) ITEM # 9, CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3009, PAGE 1777.

SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

- b) ITEM # 11, EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3131, PAGE 483.

SURVEYOR'S COMMENT: THIS FP&L EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.



Prepared by:
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