

RESOLUTION NO. 2018- 193
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN-PARCEL 13

WHEREAS, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Rivertown-Parcel 13.

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 **\$3,503,548.00** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$630,154.50** 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 17th day of July, 2018.

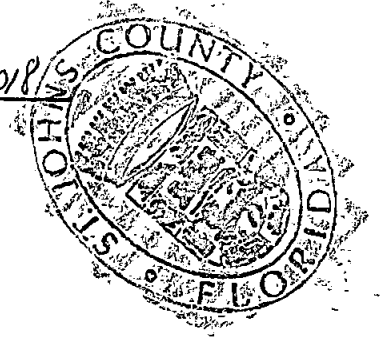
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron
Paul M. Waldron, Vice Chairman

ATTEST: Hunter S. Conrad

Robin L. Platt
Deputy Clerk

RENDITION DATE 7/19/2018



RIVERTOWN - PARCEL 13

BEING A REPLAT OF A PORTION OF "INDIAN GRASS DRIVE", AS SHOWN ON THE PLAT OF "RIVERTOWN-GARDEN DISTRICT-SECTION 1", AS RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET THREE (3) of THIRTEEN (13) SHEETS

SEE SHEET THREE (3) FOR GENERAL NOTES AND KEY MAP

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

GENERAL NOTES

1) BOUNDARIES SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/AND 1983 (1993), FLORIDA EAST ZONE, (ZONE 20), U.S. FEET AS NOTED THEREIN IN GENERAL NOTE No. 7, AND FOR THE INDIVIDUALLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS RECORDED AND RECORDED BY THAT SURVEYOR UNDER HIS "HATWAY SURVEYORS" LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3661, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS IN 733274 "C".

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 FUNCTIONS 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) METHOD THIS PLAT, AS RECORDED IN ITS OFFICIAL FORM, IS THE OFFICIAL DOCUMENT OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL BE IN FULL COMPLIANCE WITH ANY OTHER INSTRUMENTS BY ANY OTHER CARRIER OR INITIAL PART 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.

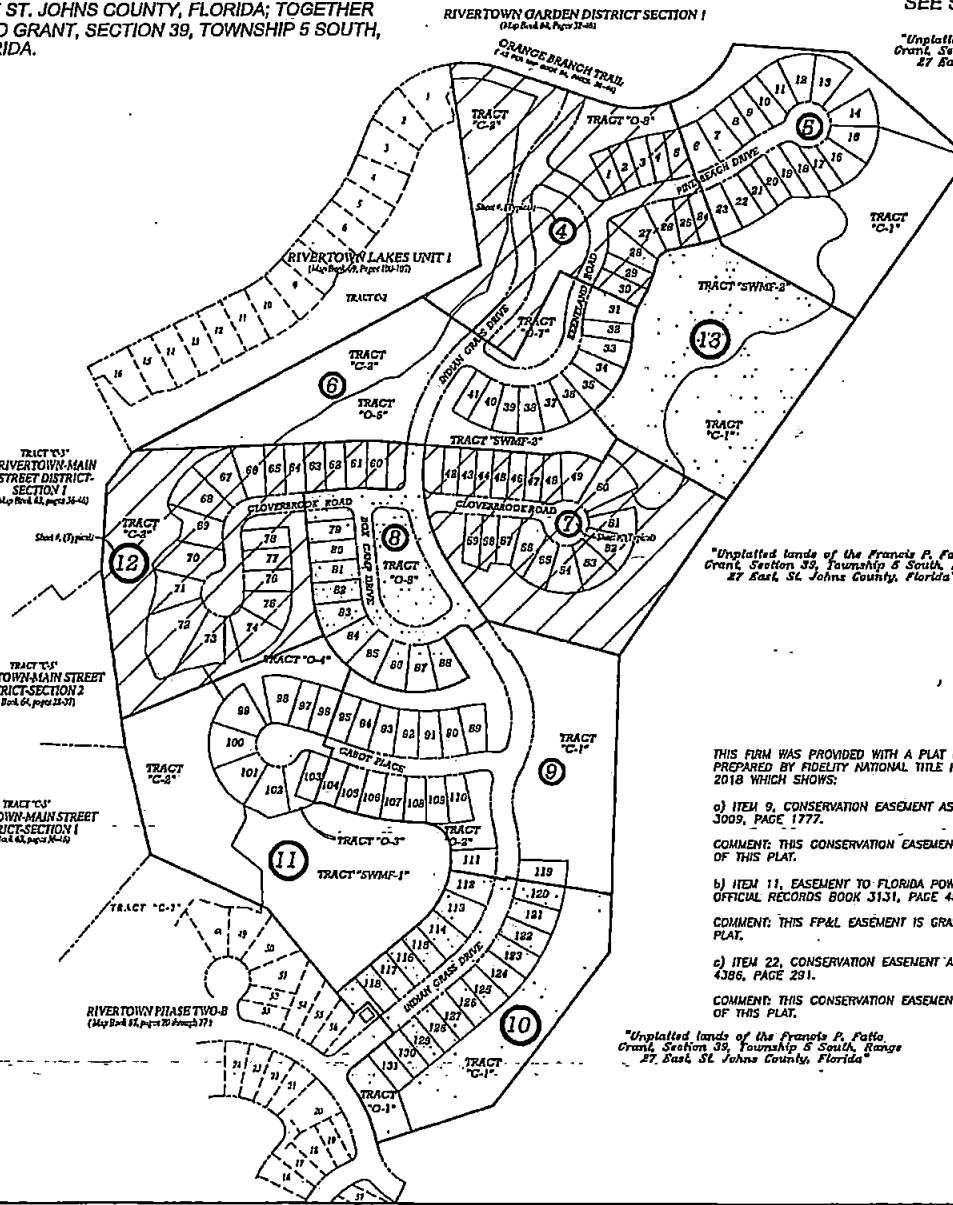
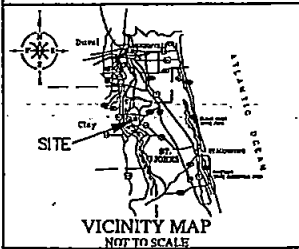
5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLAND AREAS AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS.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

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

6) UPLAND BUFFER ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, UNDEVELOPED AND UNDISTURBED.

7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/AND 1983 (1993), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR OS BASE MAPPING PURPOSES ONLY. BY THE ST. JOHNS COUNTY OF COURTESY, ANY OTHER USE, BOOKS THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR OWN INTENDED USE.

8) THE ST. JOHNS COUNTY OF CONTROL MONUMENTS USED TO DETERMINE THE COORDINATE SYSTEM HEREON WERE AS FOLLOWS:
a) CONTROL POINT "C11", WITH A PUBLISHED COORDINATE VALUE OF N: 2068.83220181, AND E: 435.522336248
b) CONTROL POINT "C12", WITH A PUBLISHED COORDINATE VALUE OF N: 2068.83220181, AND E: 435.522336248
c) CONTROL POINT "C13", WITH A PUBLISHED COORDINATE VALUE OF N: 2068.83220181, AND E: 435.522336248



ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PERM	PERMANENT REFERENCE MONUMENT
CONTR	CONCRETE CONTROL POINT
CONTRM	CONCRETE MONUMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPING
AND	AND
R	RANGE
DELTA	DELTA/CENTRAL ANGLE/ARC LENGTH
CHORD	CHORD BEARING
CD	CHORD DISTANCE
BL	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PCG	POINT OF COMPASS CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TRM	TOWNSHIP
RAB	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	FAULATED CURVE TABLE
LES	FAULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
MAP	MAP BOOK
PL	PLAT PAGE
PA	PAGE
LEA	LEA EASEMENT
LEA-E	LEA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
SWMP	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◆	MONUMENT OR CONTROL POINT WITH PERM, STAMPED WITH LD AND
◇	SET BY A LICENSED BUSINESS WITH PERM, STAMPED WITH LD AND
●	SET BY A LICENSED BUSINESS WITH PERM, STAMPED WITH LD AND

THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 31, 2018 WHICH SHOWS:

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

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.

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

c) ITEM 22, CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4386, PAGE 291.

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

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

Prepared by:
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