

RESOLUTION NO. 2018- 249
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RESERVE AT GREENBRIAR – PHASE ONE A REPLAT**

WHEREAS, MATTAMY FLORIDA, 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 Reserve at Greenbriar – Phase One A Replat.

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 for construction is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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.

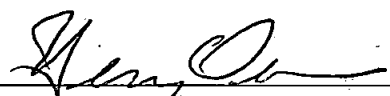
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

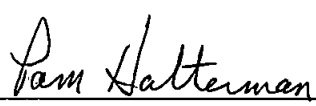
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 21st day of August, 2018.

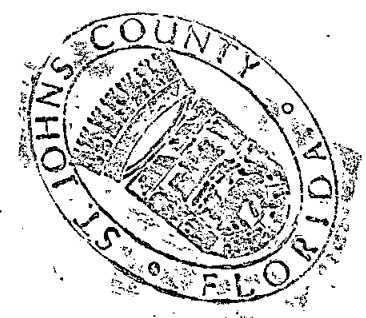
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

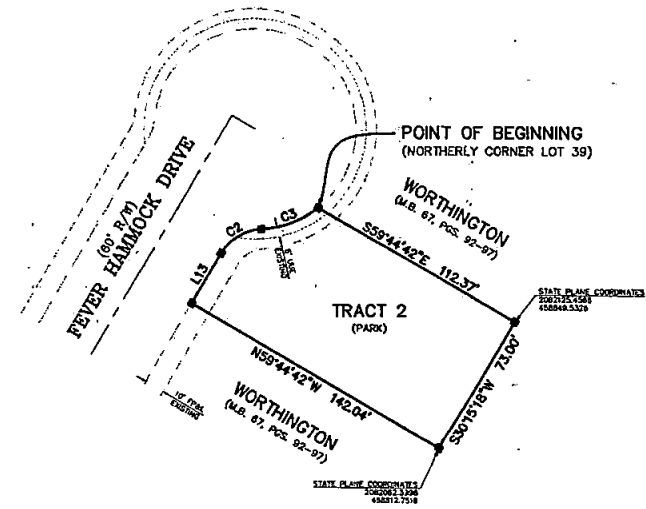
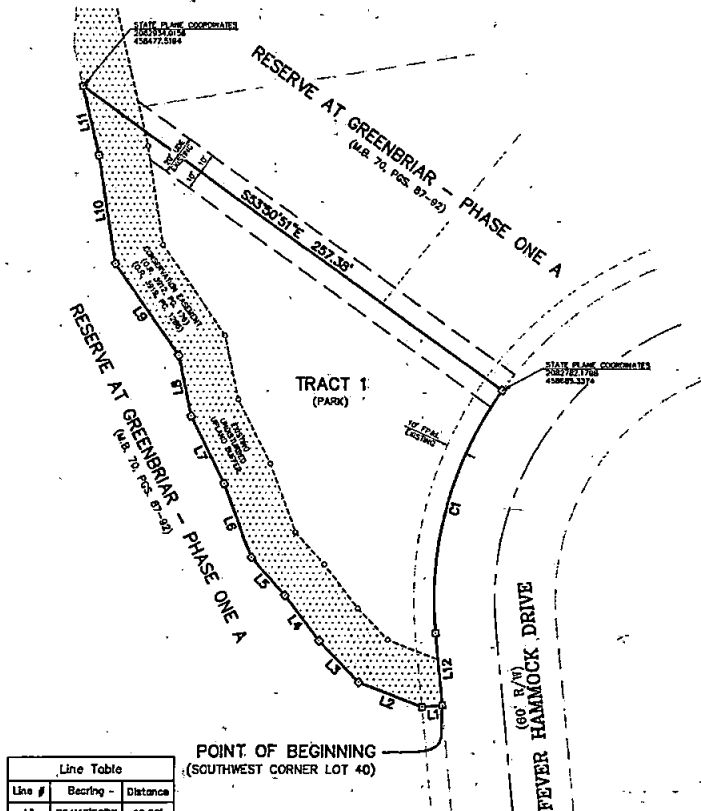
RENDITION DATE 8/24/18



RESERVE AT GREENBRIAR - PHASE ONE A REPLAT

MAP BOOK ___ PAGE ___
SHEET 2 OF 2 SHEETS

BEING A REPLAT OF LOTS 39 AND 40, ACCORDING TO THE PLAT OF RESERVE AT GREENBRIAR - PHASE ONE A, AS RECORDED IN MAP BOOK 70, PAGES 87 THROUGH 92 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND LYING WITHIN THE FRANCIS PHILIP FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



Line #	Bearing	Distance
L1	S84°48'56"W	10.00'
L2	N88°26'50"W	33.54'
L3	N43°23'33"W	28.44'
L4	N36°45'53"W	28.24'
L5	N40°41'35"W	25.18'
L6	N20°08'49"W	39.59'
L7	N28°33'52"W	37.41'
L8	N11°25'51"W	30.87'
L9	N34°31'28"W	55.84'
L10	N08°31'29"W	54.77'
L11	N12°51'06"W	35.50'
L12	S05°13'04"E	38.21'
L13	N30°51'18"E	28.94'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	180.00'	40°54'47"	128.53'	123.82'	S15°14'19"W
C2	25.00'	56°00'30"	24.44'	23.48'	N58°15'33"E
C3	50.00'	34°45'14"	30.33'	29.87'	N68°53'11"E

- LEGEND
- O.R. - DENOTES OFFICIAL RECORDS BOOK
 - M.B. - DENOTES MAP BOOK
 - PG(S) - DENOTES PAGE(S)
 - UDR - DENOTES UNDEVELOPED DRAINAGE EASEMENT
 - UUE - DENOTES UNDERGROUND UTILITY EASEMENT
 - FP&L - DENOTES FLORIDA POWER & LIGHT
 - - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS FROM LB6991"
 - - DENOTES FOUND 4"x4" CONCRETE MONUMENT "BTS FROM LB6991"
 - - DENOTES FOUND OR SET NAIL & DISC "BTS FROM LB6991"

GENERAL NOTES

- Bearings are based upon the East line of Lot 40, according to the plat of Reserve at Greenbriar - Phase One A, as recorded in Map Book 70, pages 87-92 of the Public Records of St. Johns County, Florida, being S53°30'51"E.
- All plotted 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.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted 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 this county.
- Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this 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, his agents and the entity performing any activity within this area to obtain the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and reclassified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
- Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.
- There exists a blanket utility easement, recorded in Official Records Book 3592, page 1125 of the Public Records of St. Johns County, Florida, encumbering Tract 2, as shown on this plat, along with Tract "C", according to the plat of Worthington, recorded in Map Book 67, pages 92-97 of the Public Records of St. Johns County, Florida. Tract 2, as shown on this plat, was formerly a portion of Tract "C", according to said plat of Worthington.
- There exists a utility easement restriction recorded in Official Records Book 3592, page 1159 of the Public Records of St. Johns County, Florida, encumbering Tract 2, as shown on this plat, along with Tract "C", according to the plat of Worthington, recorded in Map Book 67, pages 92-97 of the Public Records of St. Johns County, Florida. Tract 2, as shown on this plat, was formerly a portion of Tract "C", according to said plat of Worthington.



PREPARED BY:
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