

RESOLUTION NO. 2018-30
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN ESTATE LOTS PHASE 1-A.

WHEREAS, MATTAMY RIVERTOWN, 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 Estate Lots Phase 1-A.

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 \$1,693,845.85 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$323,175.23 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 6 day of February, 2018.

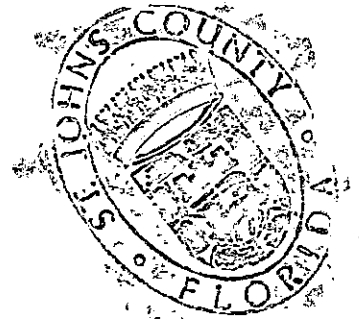
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: *Henry Os*
Chair

ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

RENDITION DATE 2/7/18

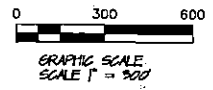


Rivertown Estate Lots Phase 1-A

A portion of the Francis P. Fatjo Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida.

MAP BOOK PAGE

SHEET Three (3) of Eleven (11) SHEETS
SEE SHEET Three (3) for GENERAL NOTES



OVERALL BOUNDARY and KEY MAP TO SHEETS
Scale: 1" = 300'

SURVEYOR'S COMMENTS REGARDING THE SCHEDULE B-E ITEMS (EASEMENTS), THAT APPEARED ON THE PLAT PROPERTY INFORMATION REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 28, 2007.

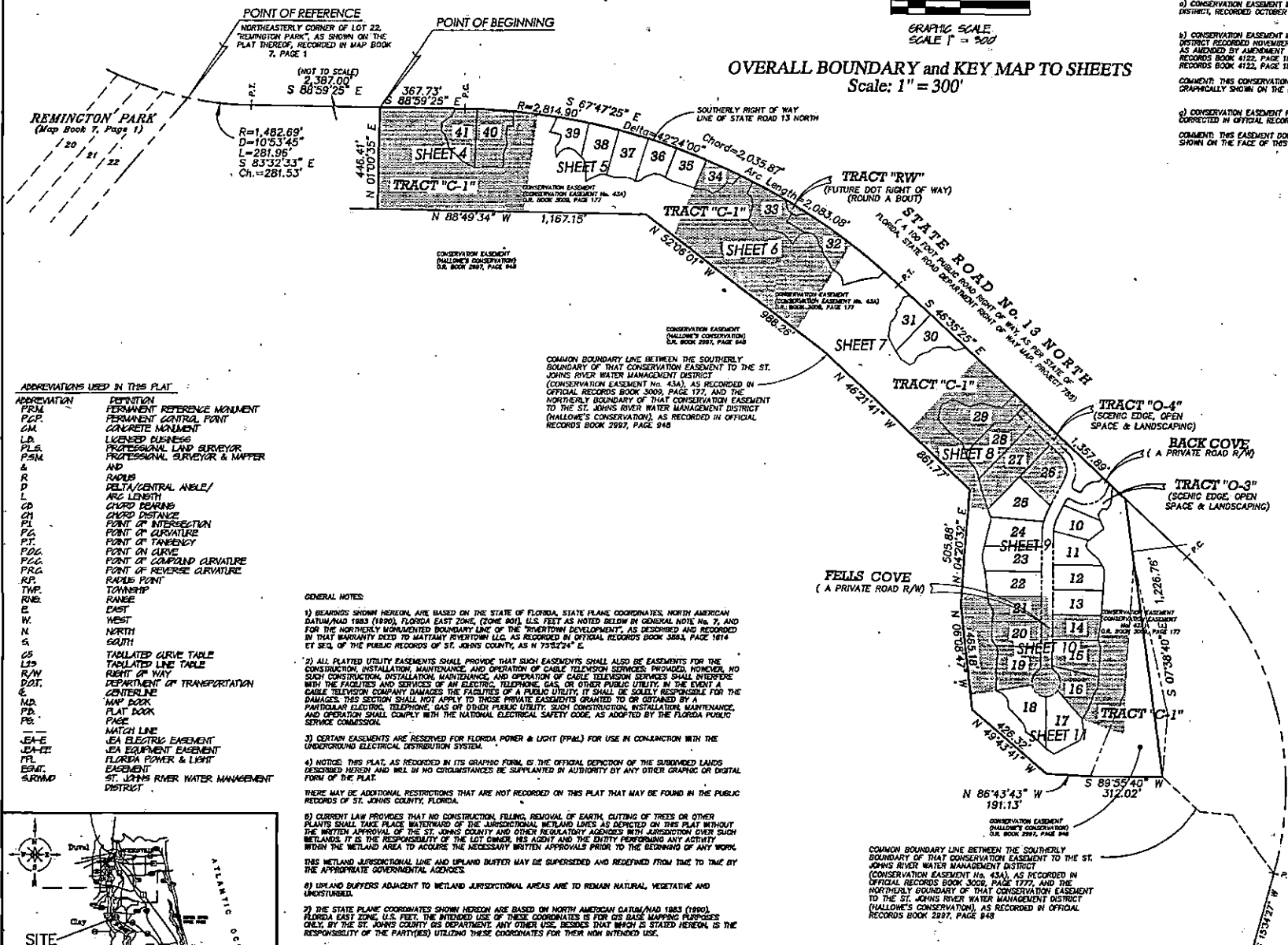
a) CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, RECORDED OCTOBER 22, 2007 IN OFFICIAL RECORDS BOOK 3097, PAGE 948.

b) CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED NOVEMBER 20, 2007 IN OFFICIAL RECORDS BOOK 3008, PAGE 1777, AS AMENDED BY AMENDMENT TO CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1852 AND CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1857.

COMMENT: THIS CONSERVATION EASEMENT DOES AFFECT THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

c) CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4371, PAGE 625 AND CORRECTED IN OFFICIAL RECORDS BOOK 4377, PAGE 718.

COMMENT: THIS EASEMENT DOES AFFECT THE SUBJECT PROPERTY, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.



ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
CA	CONCRETE ANCHOR
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER
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
PCG	POINT OF COMPASS CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TANGENTIAL CURVE TABLE
L2W	TANGENTIAL LINE TABLE
R2W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
MD	MAP BOOK
PD	PLAT BOOK
PG	PAGE
ML	MATCH LINE
EA-E	ELECTRIC EASEMENT
EA-LE	LEAD EASEMENT
FL	FLORIDA POWER & LIGHT
EMT	EASEMENT
SRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

GENERAL NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, (ZONE 80), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHERLY HORIZONTAL BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTHEW RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3884, PAGE 1814 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 73°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. 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 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 ST. JOHNS COUNTY, FLORIDA.

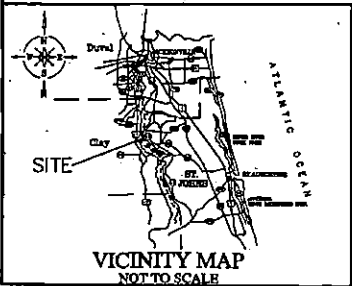
- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL METLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH METLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY WORK WITHIN THE METLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.
- 6) UPLAND BUFFERS ADJACENT TO METLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- 7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS DATA MAPPING PURPOSES ONLY, BY 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 NOW INTENDED USE.

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

- a) CONTROL POINT "0115", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,068,937.270151; AND E(X): 433,788.827479
- b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,068,070.942891; AND E(X): 437,628.335448

8) CURVE AND LINE TABLES SHOWN ON EACH SHEET ARE APPLICABLE TO THAT SHEET ONLY.

9) LOT LINES ARE NON-RADIAL TO THE CURVED RIGHT OF WAY LINE, UNLESS DESIGNATED AS BEING RADIAL.



Prepared by:
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