

RESOLUTION NO. 2018- 340
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RESERVE AT GREENBRIAR – PHASE TWO C

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 Two C.

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 \$1,754,124.39 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$290,147.55 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:

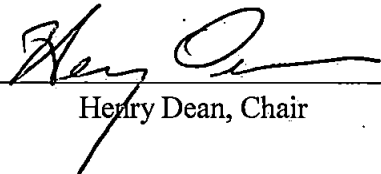
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 16 day of October, 2018.

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

BY: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 10/18/18



RESERVE AT GREENBRIAR - PHASE TWO C

A TRACT OF LAND BEING A PORTION OF THE FRANCIS PHILIP FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE NICOLL OR MOREMAN TRACT IN SAID GRANT AND A PORTION OF THE SOUTH 1/2 OF THE LEONORA T. COLT TRACT AND A PORTION OF THE SOPHIA FATTO TRACT, ALL LYING IN SAID GRANT, ST. JOHNS COUNTY, FLORIDA

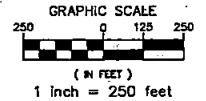
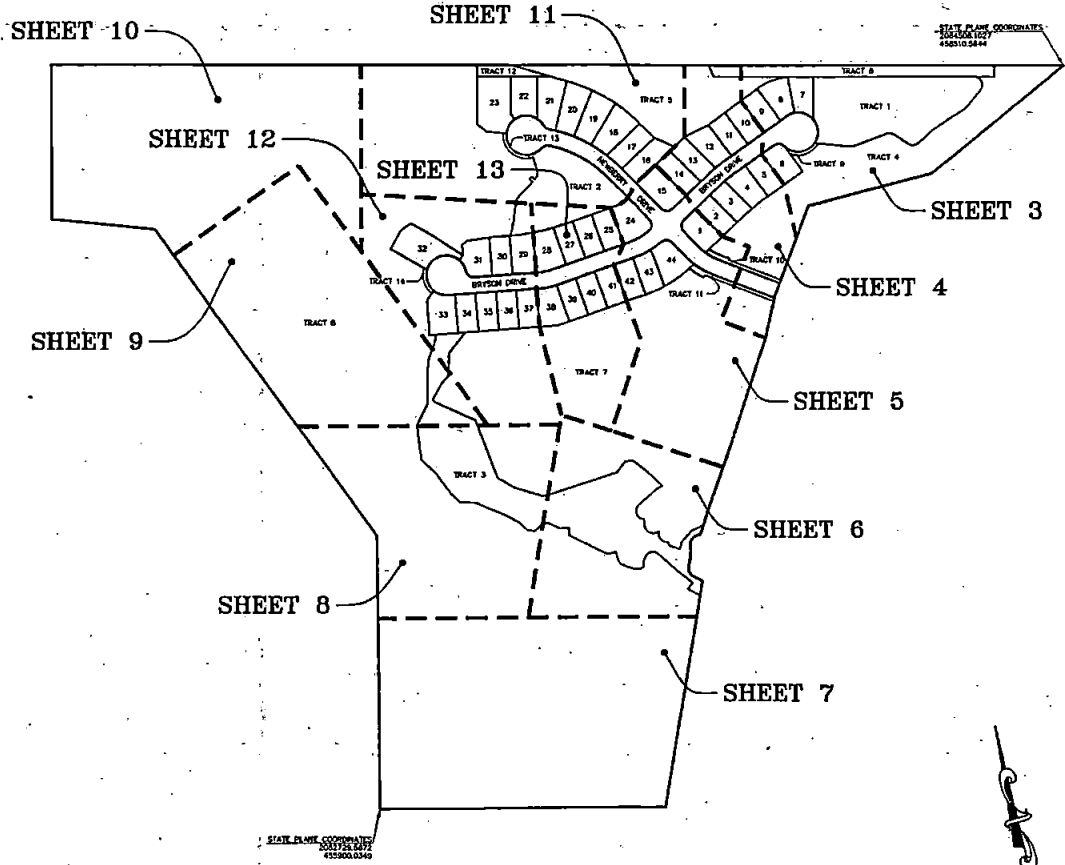
MAP BOOK ___ PAGE ___
SHEET 2 OF 13 SHEETS

LEGEND

- O.R. - DENOTES OFFICIAL RECORDS BOOK
- M.B. - DENOTES MAP BOOK
- PG(S). - DENOTES PAGE(S)
- UDE - DENOTES UNOBTSTRUCTED DRAINAGE EASEMENT
- UPDE - DENOTES UNOBTSTRUCTED PRIVATE DRAINAGE EASEMENT
- SWMP - DENOTES STORMWATER MANAGEMENT FACILITY
- PC - DENOTES POINT OF CURVATURE
- PRC - DENOTES POINT OF REVERSE CURVATURE
- PT - DENOTES POINT OF TANGENCY
- PI - DENOTES POINT OF INTERSECTION
- PCC - DENOTES POINT OF COMPOUND CURVATURE
- RP - DENOTES RADIUS POINT
- (R) - DENOTES RADIAL
- (NR) - DENOTES NON-RADIAL
- - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB6991"
- - DENOTES FOUND 4"x4" CONCRETE MONUMENT "BTS PRM LB6991", (UNLESS NOTED OTHERWISE)
- - DENOTES SET AND/OR FOUND NAIL & DISC "BTS PCP LB6991"
- DEV - DENOTES DEVELOPMENT
- R/W - DENOTES RIGHT-OF-WAY
- FP&L - DENOTES FLORIDA POWER & LIGHT
- DENOTES WETLANDS
- DENOTES UNDISTURBED UPLAND BUFFER
- DENOTES UPLAND PRESERVATION

GENERAL NOTES

1. Bearings are based upon the North line of Tracts 12 and 27, according to the plat of Reserve at Greenbriar - Phase One B, as recorded in Map Book 70, pages 83-104 of the Public Records of St. Johns County, Florida, being S83°59'46"W.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
4. 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.
5. 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 superseded 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.
6. Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetlands 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 acquire the necessary written approval prior to the beginning of any work. The jurisdictional wetlands shown hereon may be superseded and re-certified at any time, by the appropriate authorities.
7. 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.
8. Upland buffers and Upland Preservation adjacent to wetlands are to remain natural, vegetative and undisturbed.



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION LB #6991
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