

RESOLUTION NO. 2018- 341
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN – PARCEL 23 – PHASE 1A.

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 1A.

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 16 day of October, 2018.

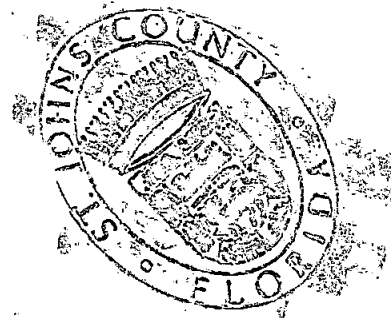
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

Sam Salterano
Deputy Clerk

RENDITION DATE 10/18/18



RIVERTOWN - PARCEL 23 - PHASE 1A

BEING A REPLAT OF LOTS 204, 205, 206, 207 AND 208, TOGETHER WITH TRACTS "L-8" AND "L-9", (LANDSCAPING BUFFER AND OPEN SPACE), "RIVERTOWN - PARCEL 23 - PHASE 1", ALL AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 91, PAGES 23 THROUGH 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING SITUATED WITHIN 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 (1990), FLORIDA EAST ZONE (ZONE 90), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 7, AND FOR THE NORTHERLY MENTIONED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTHEW RIVERTOWN, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 308, PAGE 194 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 DOES NOT APPLY TO INDUCE 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 CONJUNCTION 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 HEREIN 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 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 WETLAND 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 DUTY PERFORMANCE ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDISTRICTED 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 (1990), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE 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 OWN INTENDED USE.

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

- a) CONTROL POINT "C117", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,066,837.270151, AND E(4): 458,765.927478
- b) CONTROL POINT "C114", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,066,070.542891, AND E(4): 457,526.338248

THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JULY 23, 2016, 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 DOES NOT AFFECT THE PLAT, AND WILL BE REMOVED FROM THE PLAT TITLE LETTER.

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

SURVEYOR'S COMMENT: THIS FPLM EASEMENT DOES NOT AFFECT THE PLAT, AND IT WILL BE REMOVED FROM THE PLAT TITLE LETTER.

- c) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF RIVERTOWN-PARCEL 23-PHASE 1, RECORDED IN MAP BOOK 91, PAGE 23, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S COMMENTS: ALL EASEMENTS SHOWN ON PREVIOUS PLAT ARE 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"

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

RIVERTOWN-PARCEL 23-PHASE 1A

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

TRACT C-4
RIVERTOWN GARDEN DISTRICT-SECTION 1
(Map Book 64, pages 38 through 46)

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
FRM	PERMANENT REFERENCE MONUMENT
FPLM	PERMANENT CONTROL POINT
CON	CONCRETE MONUMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/ARC LENGTH
LD	LAND DISTANCE
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.O.C.	POINT OF COUNTER CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
T.M.P.	TOWNSHIP
R.N.E.	RANGE EAST
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
MAP	MAP BOOK
PB	PLAT BOOK
PL	PAGE
ML	MATCH LINE
EA-E	EA EASEMENT
EA-E	EA EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
ESMT	EASEMENT
SRMWD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◆	SET #1 # CONCRETE MONUMENT WITH REF. STAMPED TYPAL, LD AND
◇	STAMP #1 # CONCRETE MONUMENT WITH REF. STAMPED TYPAL, LD AND
●	SET #1, N.E. & D.K. STAMPED TYPAL, LD AND

