RESOLUTION NO. 2018-______ RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR RIVERTOWN ESTATE LOTS PHASE 2.

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 2.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

<u>Section 1.</u> 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.

<u>Section 2</u>. A Required Improvements Bond in the amount of \$1,710,574.98 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$442,296.14 will be required for maintenance.

<u>Section 4.</u> 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 aforenamed subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

<u>Section 5.</u> 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.

<u>Section 6.</u> 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 cond herein shall be deemed to have been met.	itions described
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this	Ile # day of

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

ATTEST: Hunter S. Conrad

2018.

RENDITION DATE 1/18/18

Deputy Clerk



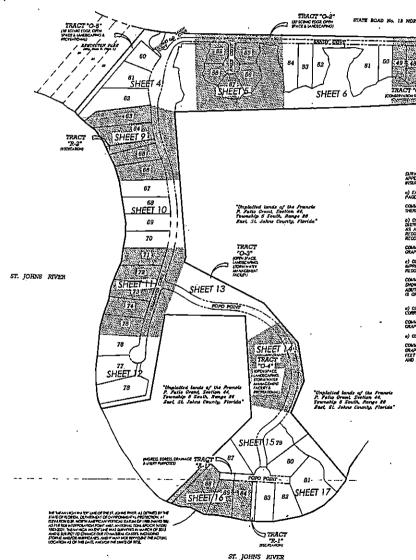
Rivertown Estate Lots Phase 2

A portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, together with a portion of Lot 1, CLAREMONT TRACT, lying within aforesaid Section 44, all in St. Johns County, Florida.



BRAPHIC SCALE SCALE (" = 300

> TRACT "O-1" PACE & LANGE CANAL PACE & LANGE CANAL P.



SURVEYOR'S COMMENTS RECARDING THE SOMEDIAE 8-4 MEMS (EASEMBLES), THAT APPEARED ON THE PLAT PROPERTY INFORMATION REPORT, PREPARED BY CHICAGO TITLE MISSIGNATE COMPANY, DATED AUGIST 11, 2017.

SHEET 8

a) EASEMENT AND AGREEMENT RECORDED MARCH 7, 1981 IN OFFICIAL RECORDS BOOK 4.
PAGE 56.

COMMENT: THIS EASEMENT WILL BE TERMINATED BEFORE THIS PLAT IS RECORDED, AND THEREFORE IS NOT SHOWN AT THIS TOLE.

b) CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED INSURABER 30, 2007 IN OFFICIAL RECORDS 2004 3009, PAGE 177 AS ALMONDED BY ALMOMENT TO CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1912, PAGE 1882 AND CONSERVATION EASEMENT RECORDED IN OFFICIAL PERCORDS BOOK 1912, PAGE 1882.

COMMOND. THIS COMERNATION EASINGATE DOES AFFECT THE BURLET PROPERTY AND IS CHARGEALLY SHOWN ON THE FACE OF THIS FEAT, ON SHEETS 5-11 AND 15-12, O CONSERVATION EASINGAT IN FAVOR OF THE BOARD OF TRUSTEES OF THE INTERNAL APPROXIMENT FAND OF THE STATE OF FLOROA RECORDED MAY 8, 2011 M OFFICIAL.

COMMENT THE EASILENT DOES AFFECT THE SIRRECT PROPERTY, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT, THIS EASILENT AFFECTS THE TIDI (10) FIRST ABSTROW THE "NEW HIGH WATER" DIE, OH THE UPLAND SIDE OF THE PROPERTY, AND IS CARPIFICALLY SHOWN ON SECTIO 9-12, 10 AND 17.

a) conservation easement recorded in official records book 4371, page 825 and corrected in official records book 4377, page 712,

COMMENT: THIS CONSERVATION EASEMENT DOES AFFECT THE SUBJECT PROPERTY, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT, ON SHEETS 4 AND 9-13.

e) CONSERVATION EASTMENT RECORDED IN OFFICIAL PECCEPS BOOM 4384, PAGE 1284. COMMENT: THE CONSERVATION EASTMENT OFFS AFFECT FIRE SEASE(IT PROPERTY AND IS COMPACIALLY SHOWN ON THE FACE OF THE PLANT IN SEASONING THOSE THE IN-FIELD ABSTRAIN THE "MEAN HOST WATER" LINE, ON THE UPLAND SIZE OF THE PROPERTY, AND IS CAPACILLY SHOWN ON SEXTER 34–12, I AND 17.

MAP BOOK ___PAGE_

Sheet Three (3) of Seventeen (17) Sheets

CEMERAL MOTES

1) DEMBRGS SHOWN HEREON, ARE BASED ON THE STATE OF FLOWERS, STATE PLANE COORDINATES, MORTH ALERDANI DATAM/AND 1835 (1990), FLOWERS, EAST ROWN, FLOWERS, FLOW SOIL, U.S. FEET AS NOTED BELLOW M DEMBRUK HOTE NO. 7, AND TOP THE WINDOWN DEMBRICAN PRODUCED HOTE TO BASED AND BEAUTHOUSED OF THE "WINDOWN DEMOCRACIES," IS SECSIORED AND PRODUCED HIS TRAIT REPRESENTED TO MATTHAN PROPERTIES LLC, AS RECORDED HIS DEMOCRACIAN PARTIES AND PRODUCED OF STATE AND PRODUCED HIS TRAIT REPRESENTED AND STATE AND S

2) ALL PATTED UTLITE DESCRIPTS SHALL PROMP THAT SHOT LASSERITS SHALL ALSO BE LASSERITS FOR THE CONSTRUCTION, MERILATION, MAINTENDER, AND OPERATION OF CALLE TELEVISION ESPICES SHALL INCREMENCE, AND DEPARTION OF CALLE TELEVISION SCHOOLS SHALL INCREMENT AND ADMINISTRATION OF MERILATION CONTROLLED AND EXPRICES SHALL INCREMENT AND ADMINISTRATION OF A PRICE TREPTY, IT SHALL OF DOLLY RESPONSE FOR THE CHARLES THE FACILITY OF A PRICE TREPTY, IT SHALL OF DOLLY RESPONSE FOR THE PARTIES OF A PRICE TREPTY, IT SHALL OF DOLLY RESPONSE FOR THE PARTIES OF A PRICE TREPTY OF THE PARTIES O

3) CERTAIN EASONDITE ARE RESERVED FOR FLORIDA POWER & LIGHT (FPAL) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION EYSTEM.

4) NOTO: THIS PLAT, AS RECORDED IN ITS GRAPHO FORM, IS THE OFFICIAL DENOTION OF THE SUBDIVIDED LANDS DESCRIBED HEREM AND WILL IN HIS ERCOMISTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DISTR 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. JOHN'S COUNTY, FLORIDA

5) CHERNY LAW PROPACES INTO NO CONSTRUCTION, PLAIRS, RESURVAL OF EARTH, CUTTING OF TREES OF DIFFER THE CHAIRS SHALL BE ALL PLAIRS SHALL BE ALL PLAIRS SHALL BE ALL PLAIRS SHALL BE ALL PLAIRS. AS CONTROL OF THE ST. WHITE APPROVAL OF THE ST. WHIST SHALL BE ALL PLAIRS AS CONTROL OF THE ST. WHITE APPROVAL OF THE ST. WHITE APPROXIMATION OF THE ST. WHITE APPROVAL OF THE ST. WHITE APPROXIMATION OF THE ST. WHITE APPROVAL OF THE ST. WHITE APPROVAL OF THE ST. WHITE APPROVED AND THE THE FIRM THE OF THE ST. WHITE APPROXIMATION OF THE ST. WHITE APPROVAL OF THE ST. WHITE APPROVED AND THE THE FIRM THE OF THE ST. WHITE APPROVAL OF THE ST. WHITE APPROV

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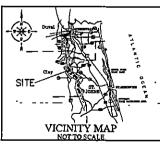
3) CONTROL POINT "CILS", INTH A PUBLISHED COORDINATE VALUE OF MEJY. ZOBE, \$37.270151, AND E/s): \$3,738.839748.

5) CONTROL POINT "CIT4". INTH A PUBLISHED COORDINATE VALUE OF MEJY. ZOBE, \$75.542891, AND E/s-47.575.814.915.

6) CURVE AND DRE TABLES SHOWN ON EACH SHEET ARE APPLICABLE TO THAT SHEET CHLY.
9) LOT DRES ARE NON-HADAL TO THE CURROUT ROTH OF MAY DRE, DRESS DESIGNATED AS BEING FADALL.
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THIS GRAPHIC REPRESENTATION OR DEPICTION DOCS NOT REPRESENT AN ACTUAL "AS BURLY" CONDITION.





Prepared by:

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