

RESOLUTION NO. 2018- 93
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERWOOD BY DEL WEBB PHASE 3D UNIT 2.**

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN 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 Riverwood By Del Webb Phase 3D Unit 2.

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 \$1,431,776.02 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$253,493.06 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 3 day of April, 2018.

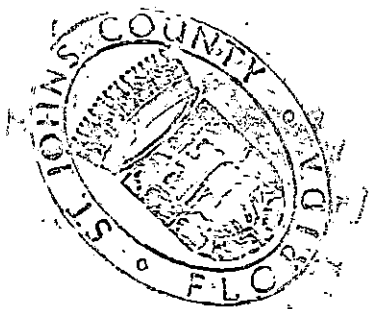
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad

RENDITION DATE 4/5/18

Pam Halterman
Deputy Clerk



RIVERWOOD BY DEL WEBB PHASE 3D UNIT 2

A PORTION OF SECTION 16, TOGETHER WITH A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

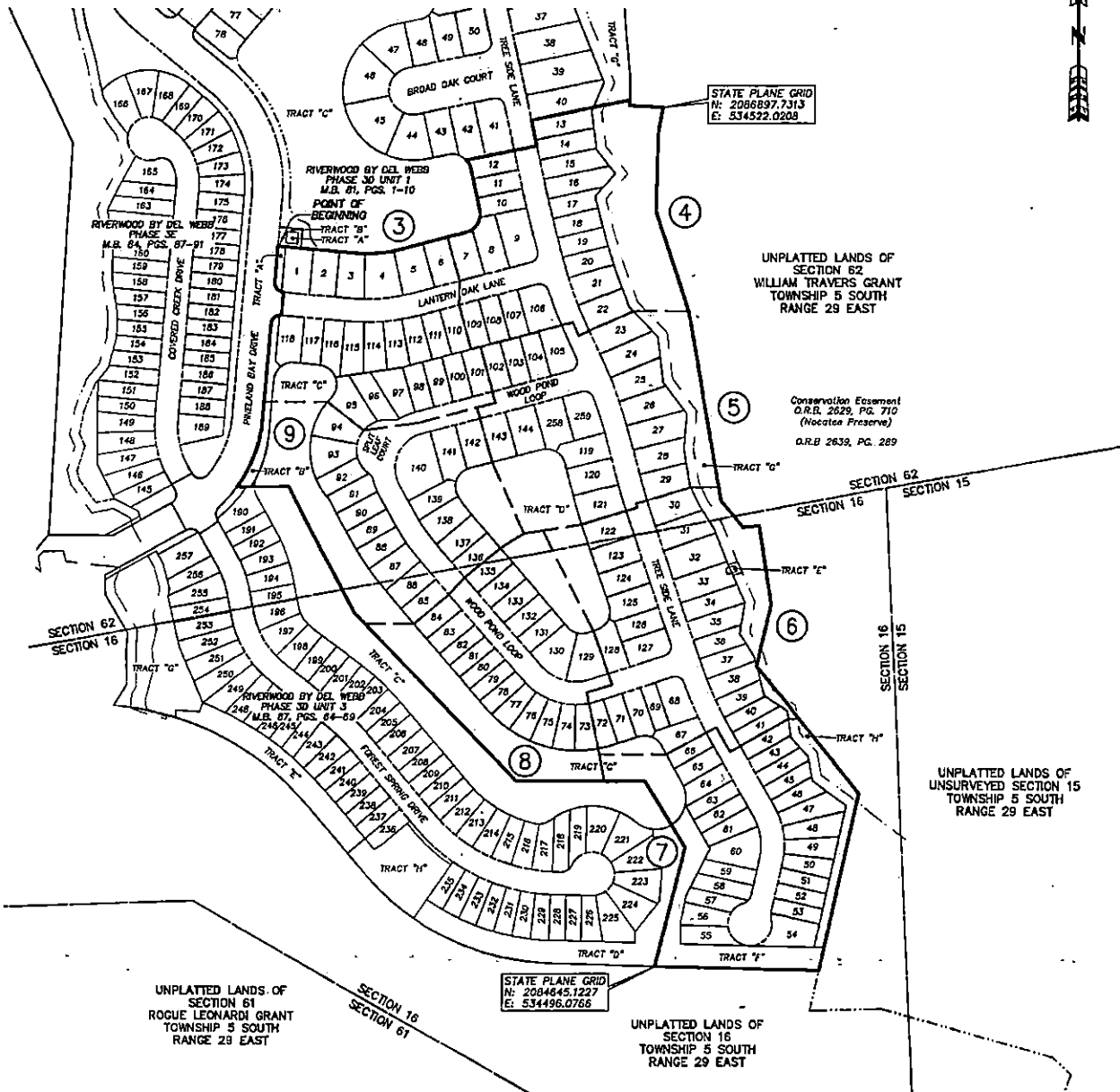
MAP BOOK PAGE

SHEET 2 OF 9 SHEETS



NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Riverwood by Del Webb Phase 3D Unit 1 as being South 84°45'52" East.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "BART" (FPRN Station 0251) (St. Johns) coordinates: N 2077204.810 E 463207.072 Coordinate Datum: State Plane values reference Florida East Zone. North American Datum 1983 (2011) and are in U.S. survey feet.
- 3) **NOTE:** This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
- 4) The easements shown hereon and designated as "unobstructed" shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the authorized personnel. The construction of driveways and the installation of fences, hedges and landscaping is permissible but **SUBJECT TO REMOVAL** by the authorized personnel at the expense of each lot owner for the removal and/or replacement of such items.
- 5) Tracts "a" and "h" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material on land/ri or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
- 6) Upland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot covered width, but not less than 10 feet.
- 7) Lands depicted hereon subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1975 and Official Records Book 3672, page 914 of the Public Records of St. Johns County, Florida, and as amended.
- 8) Lands depicted hereon subject to Term, Conditions, Easements and Restrictions recorded in Official Records Book 3255, Page 459 of the Public Records of St. Johns County, Florida.



UNPLATTED LANDS OF SECTION 62 WILLIAM TRAVERS GRANT TOWNSHIP 5 SOUTH RANGE 29 EAST

Conservation Easement O.R.B. 2629, PG. 710 (Nocatee Preserve) O.R.B. 2639, PG. 289

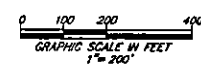
UNPLATTED LANDS OF UNSURVEYED SECTION 15 TOWNSHIP 5 SOUTH RANGE 29 EAST

UNPLATTED LANDS OF SECTION 61 ROGUE LEONARDI GRANT TOWNSHIP 5 SOUTH RANGE 29 EAST

UNPLATTED LANDS OF SECTION 16 TOWNSHIP 5 SOUTH RANGE 29 EAST

LEGEND

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| □ | NOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED |
| ■ | NOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED |
| ● | PERMANENT REFERENCE MONUMENT |
| ■ | C.M. CONCRETE MONUMENT |
| ■ | P.C.P. PERMANENT CONTROL POINT |
| ■ | L.B. LICENSED BUSINESS |
| ○ | P.C. POINT OF CURVATURE |
| ○ | P.T. POINT OF TANGENCY |
| ○ | P.C.C. POINT OF COMPOUND CURVATURE |
| ○ | P.R.C. POINT OF REVERSE CURVATURE |
| ○ | P.O.C. POINT ON CURVE |
| R | RADIUS |
| Δ | CENTRAL ANGLE |
| L | ARC LENGTH |
| CB | CHORD BEARING |
| CH | CHORD DISTANCE |
| CI | TABULATED CURVE DATA |
| LI | TABULATED LINE DATA |
| R/W | RIGHT OF WAY |
| C/L | CENTRLINE |
| N/T | NON-TANGENT |
| (NR) | NON-RADIAL |
| M.B. | MAP BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.G. | PAGE |
| ESMT. | EASEMENT |
| FP. | FLORIDA POWER & LIGHT |
| ③ | SHEET REFERENCE NUMBER |
| --- | MATCHLINE |
| ▨ | DENOTES NATURAL VEGETATED UPLAND BUFFER |



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624