

RESOLUTION NO. 2018- 94
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1**

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-Whistling Straits Drive-Phase 1.

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 \$751,596.14 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$168,359.86 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.

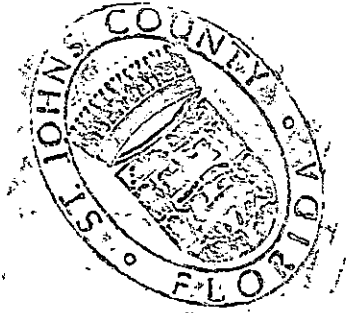
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 4/5/18

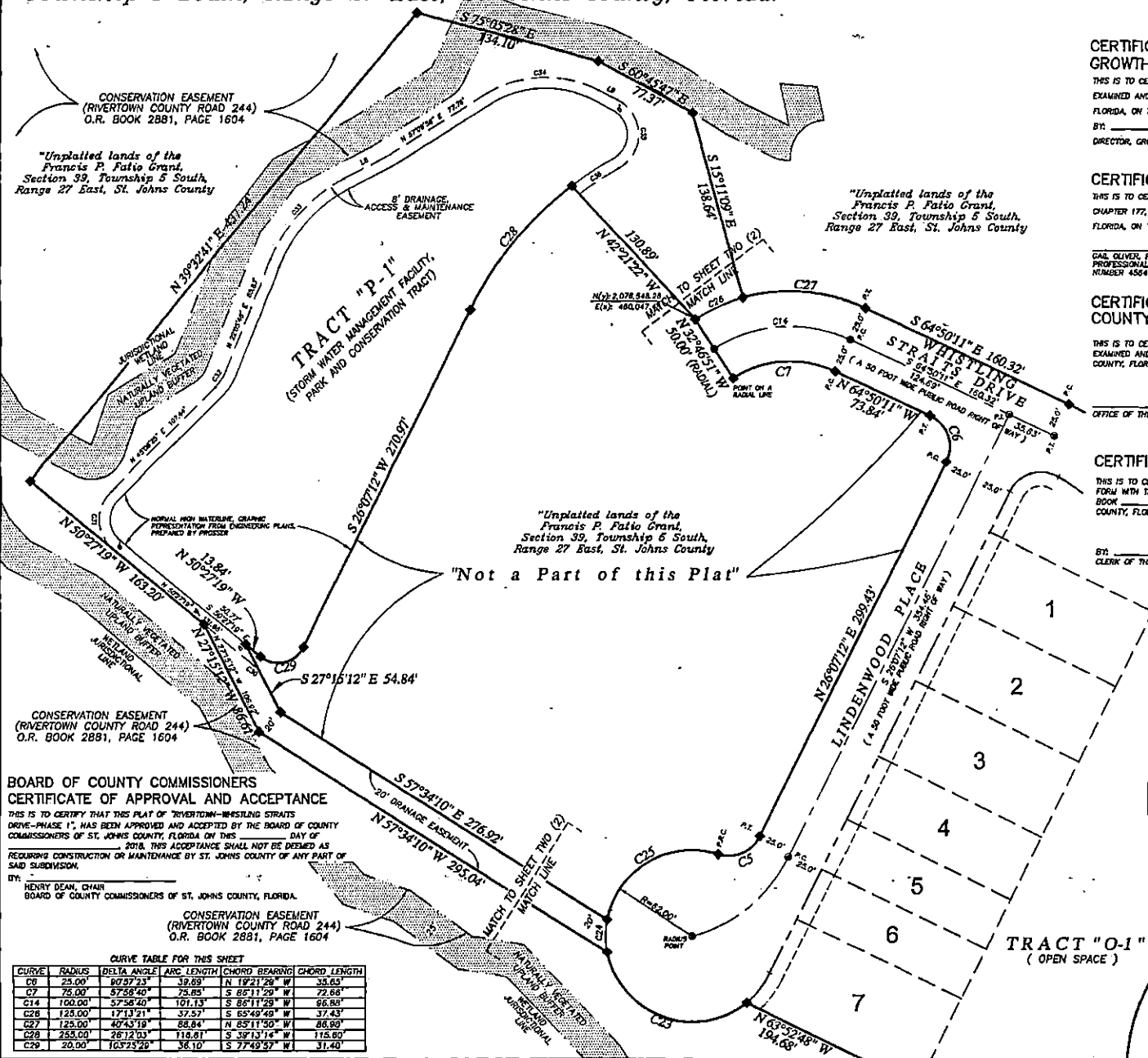


Rivertown - Whistling Straits Drive - Phase 1

A parcel of land, being a portion of the "Francis P. Fatio" Grant, in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

MAP BOOK PAGE

SHEET Three (3) of Three (3) SHEETS
SEE SHEET Two (2) for GENERAL NOTES



CERTIFICATE OF APPROVAL
GROWTH MANAGEMENT DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2018.
BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF PLAT REVIEW
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2018.

GAIL OLIVER, P.L.S. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER, LICENSE NUMBER 4564

CERTIFICATE OF REVIEW
COUNTY ATTORNEY
THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2018.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2018.

BY: _____
CLERK OF THE CIRCUIT COURT

CURVE TABLE FOR 8' WIDE DRAINAGE, ACCESS & MAINTENANCE EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C30	28.00'	85°28'44"	4.13'	S 54°40'41" E	4.12'
C31	28.00'	85°35'44"	48.72'	S 02°39'27" E	41.48'
C32	34.00'	23°02'37"	13.87'	N 33°37'06" E	13.56'
C33	118.00'	39°37'30"	80.80'	S 42°04'33" W	76.27'
C34	83.00'	50°20'01"	87.40'	S 67°19'59" W	83.42'
C35	28.00'	127°44'59"	59.89'	N 01°07'42" W	49.13'
C36	248.95'	7°46'21"	33.56'	S 58°21'40" W	33.47'

LINE TABLE FOR 8' WIDE DRAINAGE, ACCESS & MAINTENANCE EASEMENT

LINE	BEARING	DISTANCE
L8	N 61°33'59" E	37.23'
L9	S 82°30'01" E	15.20'

BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF APPROVAL AND ACCEPTANCE

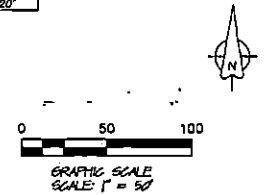
THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2018. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: _____
HENRY DEAN, CHAIR
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

CONSERVATION EASEMENT
(RIVERTOWN COUNTY ROAD 244)
O.R. BOOK 2881, PAGE 1604

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	25.00'	90°37'23"	39.69'	N 19°21'29" W	35.65'
C7	75.00'	57°58'40"	75.85'	S 85°11'29" W	72.66'
C14	100.00'	57°58'40"	101.13'	S 85°11'29" W	96.89'
C26	125.00'	171°13'21"	37.57'	S 63°40'49" W	37.43'
C27	125.00'	40°43'19"	88.84'	N 85°11'50" W	88.89'
C28	250.00'	26°12'03"	118.61'	S 39°13'16" W	115.80'
C29	20.00'	103°23'29"	38.10'	S 77°49'37" W	31.40'



Prepared by:
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