RESOLUTION NO. 2018-__95_ RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR RIVERTOWN-PARCEL 12-GARDEN DISTRICT SOUTH

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 12-Garden District South.

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 \$98,307.93 has been filed with the Clerk's office.

<u>Section 3.</u> A Required Improvements Bond in the amount of \$87,046.76 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:

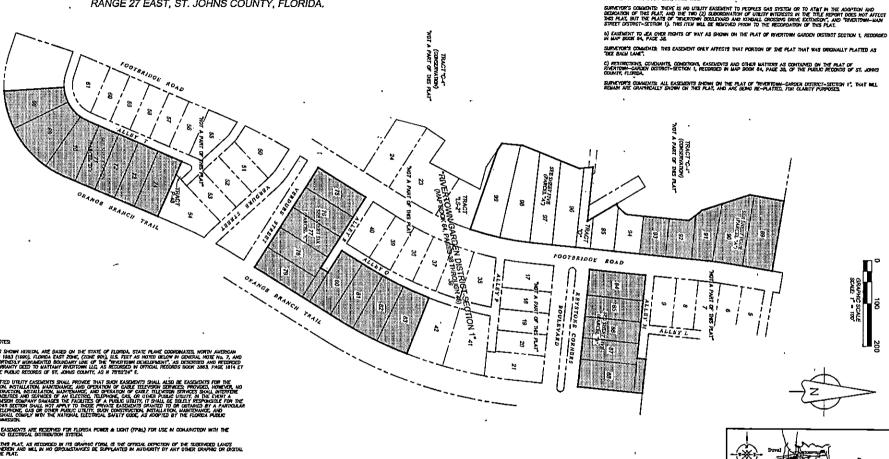
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 conditions described herein shall be deemed to have been met.	
ADOPTED by the Board of County Commis	sioners of St. Johns County, Florida, this day of
	BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
	BY: Mensy Dean, Chair
ATTEST: Hunter S. Conrad	
Pam Halterman	RENDITION DATE 4/5/18
Deputy Clerk	

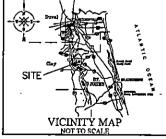
RIVERTOWN - PARCEL 12 - GARDEN DISTRICT SOUTH

A PARCEL OF LAND, BEING A REPLAT OF LOTS 1 - 4, 10-16, 22, 43-49 AND 62-66, TOGETHER WITH TRACT "P-51" (POCKET PARK), AND "BEE BALM LANE", (A 20 FOOT PRIVATE ALLEY RIGHT OF WAY), ALL AS SHOWN ON THE PLAT OF "RIVERTOWN-GARDEN DISTRICT-SECTION 1", AS RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46, INCLUSIVELY, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO LYING WITHIN A PORTION OF THE FRANCIS P. FATIO GRANT" SECTION 39, TOWNSHIP 5 SOUTH RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA,



PROPERTY OF THE REST.

FOR THE PROPERTY OF THE



MAP BOOK ____ PAGE

SURVEYOR'S COMMENTS REGARDING THE PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED ANNUARY A. 2018.

O) NON DECLUSION DITLIFF LEXTHORY EXPENDED TO PERFORM ONE STORE AND ATAST FOR THE RESTALLATION AND MEMPHOLOGY OF UTILITIES AS AT TOOM ON THE AFT OF PORTION OF ADMITS AS AT TOOM OF THE AFT OF PORTION OF A TOOM OF THE ATAST AS SUDDEMANDED OF UTILITY MEMPHOLOGY IN CONTROL RECORDED ONE SUBJ. PAGE 1008.

SHEET THREE (3) of SEVEN (7) SHEETS

Prepared by: A & J Land Surveyors, Inc. 5847 Luclla Street Jacksonville, Florida 32207 T 904.346.1733' F 904.346.1736

8) CURVE AND LINE TABLES SHOWN ON EACH SHEET ARE APPLICABLE TO THAT SHEET ONLY.

8) LOT LINES ARE MON-RADIAL TO THE CURVED RIGHT OF MAY LINE, UNLESS DESIGNATED AS BEING RADIAL.

10) THE STORMATER MANAGEMENT FACURES, CRAPHONILY SHOWN HEREM AS LIKES, TOP OF BANK, AND HEADWILLS, ARE A GOLFFOI DEPICTION OF THE LIKES. TOP OF SHOW, MAYOR HEADWALL, AND MISS GOTIANED FROM A DIGITAL OR ELECTROMICA DISCOURTED TO THE SHOP, BY THE SHORMEDISHED FROM OF PROCESS.

THIS INCLUDED, MICROSCICIONAL, LINE AND UPLANO BUFFER MAY BE SUPERISCIPED AND REDUCTIVED FROM TIME TO TIME BY THE APPROPRIATE CONTENSIONAL AGENCIES.

OS UPLANO BUFFERS ADJACENT TO WETLAND APRISCICTIONAL AREAS ARE TO REMAN NATURAL, VEGETATIVE AND APPRISCIPENTS.

POINT "CITS", WITH A PUBLISHED COORDINATE VALUE OF MYS: 2,008,837,270151, AND ESSI-

THIS GRAPHIC REPRESENTATION OR DOPICTION DOES NOT REPRESENT AN ACTUAL "AS BUILT" CONDITION.