

RESOLUTION NO. 2019- 128
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN – WHISTLING STRAITS DRIVE – PHASE 2.**

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 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 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 April, 2019.

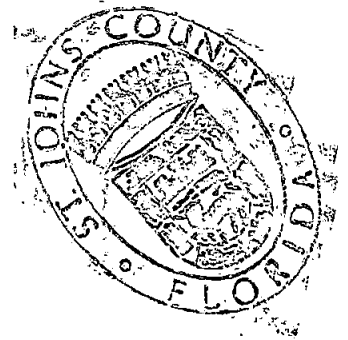
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 4/18/19



Rivertown - Whistling Straits Drive - Phase 2

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.

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

CURVE DATA FOR THE PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	27°49'57"	36.43'	N 24°37'02" W	38.07'
C2	225.00'	54°07'58"	212.58'	N 37°46'12" W	204.78'
C3	125.00'	29°46'22"	64.95'	N 79°43'22" W	64.23'
C29	25.00'	92°17'59"	40.27'	N 20°34'17" W	36.66'

LINE DATA FOR THE PLAT BOUNDARY

L21	N 66°44'42" W	20.10'
L22	N 65°04'33" W	101.04'
L23	S 34°55'37" W	76.31'

LINE DATA FOR THE PLAT BOUNDARY

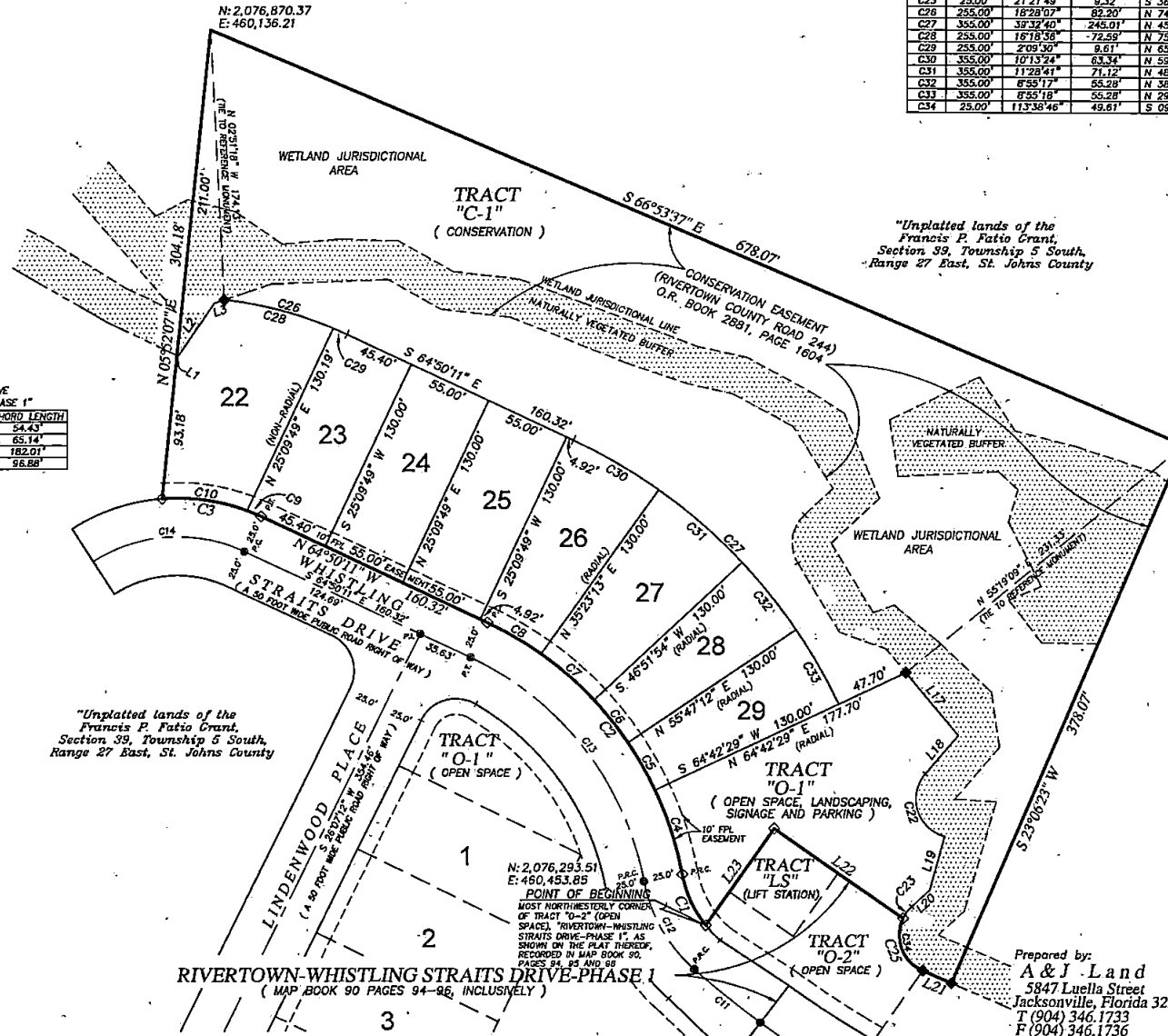
LINE	BEARING	DISTANCE
L1	S 84°12'48" E	1.00'
L2	N 33°32'15" E	41.33'
L3	N 71°40'08" E	6.65'
L17	S 39°39'35" E	52.38'
L18	S 40°19'06" W	32.58'
L19	S 15°30'02" W	38.12'
L20	S 46°55'58" W	15.72'

CURVE DATA FOR THIS PLAT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	225.00'	14°35'18"	57.29'	N 17°59'52" W	57.13'
C5	225.00'	7°52'13"	35.03'	N 29°45'56" W	35.00'
C6	225.00'	8°55'17"	35.03'	N 38°40'27" W	35.00'
C7	225.00'	11°23'41"	45.08'	N 48°52'27" W	45.00'
C8	225.00'	10°13'24"	40.15'	N 59°43'29" W	40.09'
C9	125.00'	4°24'23"	9.61'	N 67°02'22" W	9.61'
C10	125.00'	29°21'59"	55.34'	N 81°55'54" W	54.89'
C22	25.00'	115°18'04"	50.31'	S 17°20'16" E	42.24'
C23	25.00'	21°21'49"	9.72'	S 36°16'23" W	9.27'
C26	255.00'	10°23'07"	62.20'	N 74°04'14" W	61.84'
C27	355.00'	39°32'40"	245.01'	N 45°03'51" W	240.16'
C28	255.00'	18°18'38"	72.59'	N 75°08'59" W	72.34'
C29	255.00'	2°09'30"	9.61'	N 65°54'56" W	9.61'
C30	355.00'	10°13'24"	63.34'	N 59°43'29" W	63.26'
C31	355.00'	11°23'41"	71.12'	N 48°52'27" W	71.00'
C32	355.00'	8°55'17"	55.28'	N 38°40'27" W	55.22'
C33	355.00'	7°55'18"	55.28'	N 29°45'10" W	55.22'
C34	25.00'	113°38'46"	49.81'	S 09°53'49" E	41.87'

CURVE DATA FOR CENTERLINE OF WHISTLING STRAITS DRIVE
(AS PER PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1")

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	825.00'	4°59'27"	54.44'	S 91°12'47" E	54.43'
C12	100.00'	38°00'51"	66.35'	S 29°42'38" E	65.14'
C13	200.00'	54°07'58"	182.96'	N 37°46'12" W	182.01'
C14	100.00'	37°55'40"	101.13'	S 86°11'29" W	96.88'



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

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N: 2,076,293.51
E: 450,453.85
POINT OF BEGINNING
MOST NORTHEASTLY CORNER
OF TRACT "O-2" (OPEN SPACE)
"RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1" AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 90, PAGES 94, 95 AND 96

Prepared by:
A & J Land Surveyors, Inc.
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