

RESOLUTION NO. 2019- 6
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RESERVE AT GREENBRIAR – PHASE TWO D

WHEREAS, MATTAMY FLORIDA, 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 Reserve at Greenbriar – Phase Two D.

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 \$1,502,924.43 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$214,880.10 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.

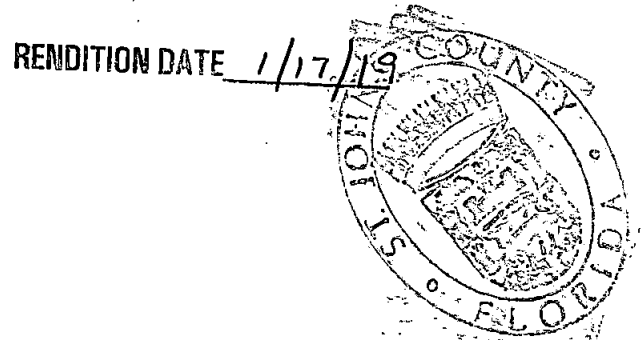
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15 day of January, 2019.

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

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

ATTEST: Hunter S. Conrad

Sam Halterman
Deputy Clerk



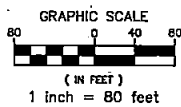
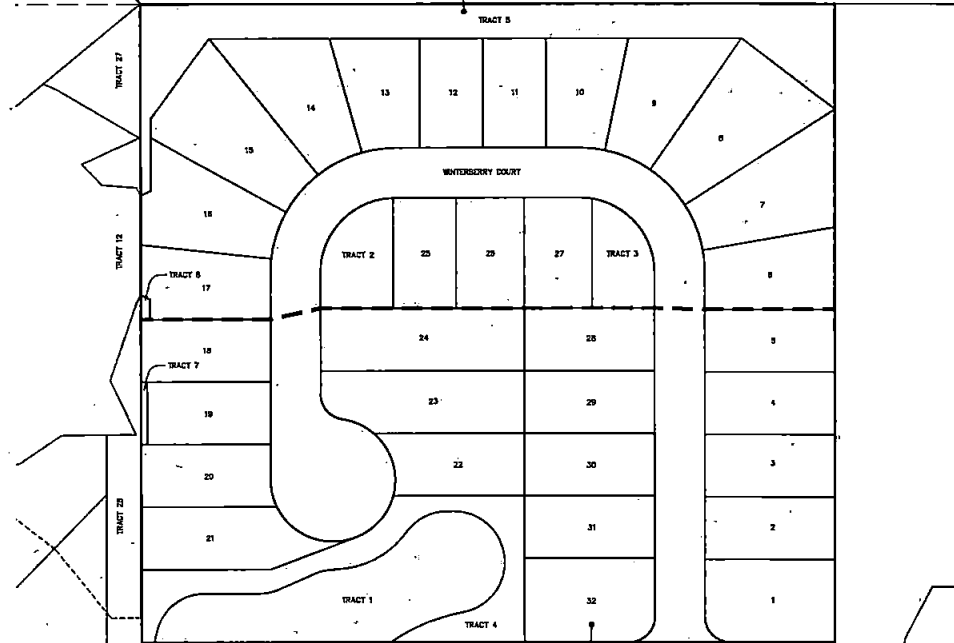
RESERVE AT GREENBRIAR - PHASE TWO D

A TRACT OF LAND BEING THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4321, PAGE 1926 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND LYING WITHIN THE SOUTH 1/2 OF THE LEONORA T. COLT TRACT, LYING WITHIN THE FRANCIS PHILIP PATIO GRANT, SECTION 39, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET 2 OF 4 SHEETS

STATE PLANE COORDINATES
2044267127
436310.5444

SHEET 3



- LEGEND**
- O.R. - DENOTES OFFICIAL RECORDS BOOK
 - M.S. - DENOTES MAP BOOK
 - PG(S). - DENOTES PAGE(S)
 - UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
 - SWAF - DENOTES STORMWATER MANAGEMENT FACILITY
 - UDAE - DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
 - UPDE - DENOTES UNOBSTRUCTED PRIVATE DRAINAGE EASEMENT
 - PC - DENOTES POINT OF CURVATURE
 - PRC - DENOTES POINT OF REVERSE CURVATURE
 - PT - DENOTES POINT OF TANGENCY
 - PI - DENOTES POINT OF INTERSECTION
 - PCC - DENOTES POINT OF COMPOUND CURVATURE
 - RP - DENOTES RADIUS POINT
 - LB - DENOTES LANDSCAPE BUFFER
 - (NR) - DENOTES NON-RADIAL
 - (R) - DENOTES RADIAL
 - - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB6991"
 - - DENOTES FOUND 4"x4" CONCRETE MONUMENT "BTS PRM LB6991"
 - - DENOTES FOUND OR SET NAIL & DISC "BTS POP LB6991"
 - DEV - DENOTES DEVELOPMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - F/P&L - DENOTES FLORIDA POWER & LIGHT
 - SUCUD - DENOTES ST. JOHNS COUNTY UTILITY DEPARTMENT
 - - DENOTES WETLANDS
 - - DENOTES UNDISTURBED UPLAND BUFFER
 - - DENOTES UPLAND PRESERVATION

GENERAL NOTES

1. Bearings are based upon the West line of Tract 37, according to the plot of Reserve at Greenbriar - Phase One A, as recorded in Map Book 70, pages 97-92 of the Public Records of St. Johns County, Florida, being S131°19'19"W.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damage.
5. NOTICE: 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.
6. Current law provides that no construction, filing, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plot without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and reclassified at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/80 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GS purposes only.
8. Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.

SHEET 4

STATE PLANE COORDINATES
2044267127
436310.5444



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION LB #9991
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