

RESOLUTION NO. 2020- 160
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR HIGHPOINTE AT
RIVERTOWN - PHASE ONE.

WHEREAS, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL – PURPOSE GOVERNMENT, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as HighPointe at RIVERTOWN - PHASE ONE.

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 **\$830,642.74** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$347,887.05** 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.

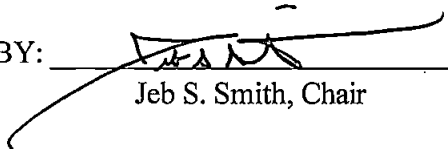
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 7th day of April, 2020.

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

BY: _____


Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk of Court


Deputy Clerk

RENDITION DATE APR 9 2020



HighPointe at RIVERTOWN - PHASE ONE

A PARCEL OF LAND BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

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

TRACT "C-4"
(CONSERVATION TRACT)
SEE SHEET SIX (6)

TRACT "C-2"
(CONSERVATION TRACT)

TRACT "SWMF-1"
(STORM WATER MANAGEMENT FACILITY)

TRACT "C-1"
(CONSERVATION TRACT)

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

TRACT "O-1"
(OPEN SPACE)

TRACT "O-3"
(OPEN SPACE)

TRACT "O-2"
(OPEN SPACE)

TRACT "O-4"
(OPEN SPACE)

TRACT "O-3"
(OPEN SPACE)

TRACT "SWMF-2"
(STORM WATER MANAGEMENT FACILITY)

TRACT "O-3"
(OPEN SPACE)

TRACT "C-3"
(CONSERVATION TRACT)

TRACT "C-5"
(CONSERVATION TRACT)
SEE SHEET EIGHT (8)

TRACT "SWMF-3"
(STORM WATER MANAGEMENT FACILITY)

TRACT "C-5"
(CONSERVATION TRACT)
SEE SHEET SEVEN (7)

TRACT "C-3"
(CONSERVATION TRACT)

TRACT "C-5"
(CONSERVATION TRACT)

TRACT "O-6"
(OPEN SPACE)

TRACT "C-3"
(CONSERVATION TRACT)

TRACT "O-3"
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MAP BOOK _____ PAGE _____
SHEET THREE (3) of EIGHT (8) SHEETS
SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS



LONGLEAF PINE PARKWAY
COUNTY ROAD 244
SPECIAL PERMITS DEED
04-BOOK-304, PAGE 129
SPECIAL PERMITS DEED
04-BOOK-304, PAGE 246

CURVE TABLE FOR OVERALL BOUNDARY

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|-------------|------------|---------------|--------------|
| C1 | 459.00' | 61°31'29" | 492.05' | S 59°50'20" W | 469.54' |
| C2 | 1,735.00' | 23°15'53" | 704.49' | S 00°44'43" W | 688.56' |
| C3 | 3,365.00' | 11°07'02" | 691.72' | S 06°49'09" W | 690.64' |

KEYSTONE CORNERS
SOULEAVARD
(A VARIANTE WITH PLATTE ROAD 244)
(AS PER MAP BOOK 04, P. 129)

Prepared by:
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