

RESOLUTION NO. 2020- 7
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR RETREAT AND
WESTLAKE AT RIVERTOWN.

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 Retreat and Westlake at Rivertown.

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 **\$872,385.54** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$447,333.86** 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 21st day of January, 2020.

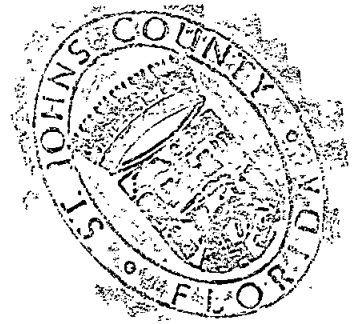
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

[Signature: Pam Halterman]
Deputy Clerk

RENDITION DATE 1/23/20



Retreat and Westlake at Rivertown

NOTE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "C-1", (CONSERVATION) AS SHOWN ON THE PLAT OF "RIVERTOWN-PARCEL 23-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 96, PAGES 7 THROUGH 14 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A REPLAT OF TRACT "S-4", (STORMWATER MANAGEMENT FACILITY/MAINTENANCE/DRAINAGE) AS SHOWN ON THE PLAT OF "RIVERTOWN-MAIN STREET DISTRICT-SECTION 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 28 THROUGH 37 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO" GRANT, LYING WITHIN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 28 EAST, AND A PORTION OF THE "FRANCIS P. FATIO" GRANT LYING IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

SHEET THREE (3) OF SEVEN (7) SHEETS

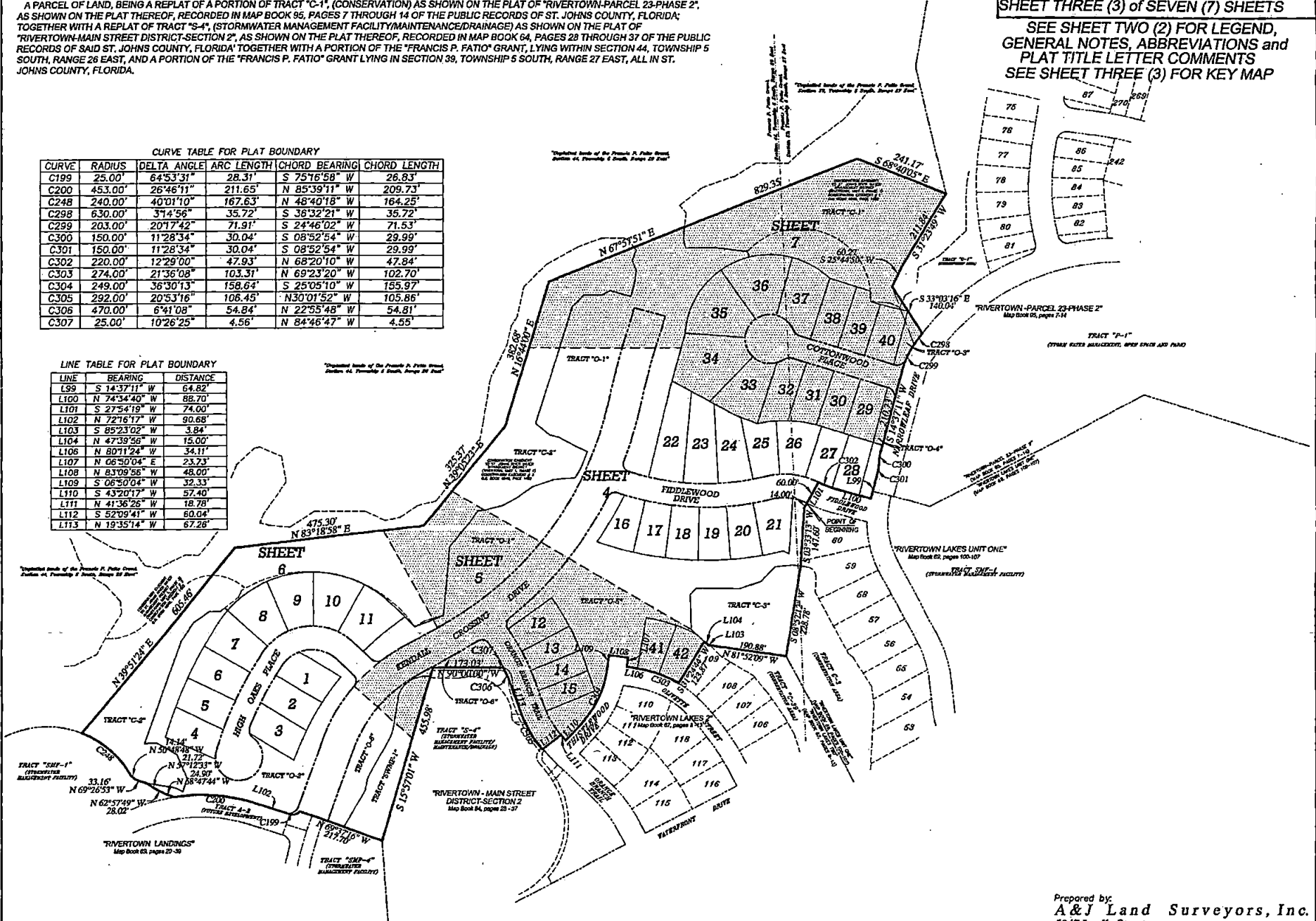
SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C199	25.00'	64°53'31"	28.31'	S 75°16'58" W	26.83'
C200	453.00'	26°46'11"	211.65'	N 85°39'11" W	209.73'
C248	240.00'	40°01'10"	167.63'	N 48°40'18" W	164.25'
C298	630.00'	3°14'56"	35.72'	S 38°32'21" W	35.72'
C299	203.00'	20°17'42"	71.91'	S 24°46'02" W	71.53'
C300	150.00'	11°28'34"	30.04'	S 08°52'54" W	29.99'
C301	150.00'	11°28'34"	30.04'	S 08°52'54" W	29.99'
C302	220.00'	12°29'00"	47.93'	N 68°20'10" W	47.84'
C303	274.00'	21°36'08"	103.31'	N 69°23'20" W	102.70'
C304	249.00'	36°30'13"	156.64'	S 25°05'10" W	155.97'
C305	292.00'	20°53'16"	106.45'	N 30°01'52" W	105.86'
C306	470.00'	6°41'08"	54.84'	N 22°55'48" W	54.81'
C307	25.00'	10°26'25"	4.56'	N 84°46'47" W	4.55'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L99	S 14°37'11" W	64.82'
L100	N 74°34'40" W	88.70'
L101	S 27°54'19" W	74.00'
L102	N 72°16'17" W	90.88'
L103	S 85°23'02" W	3.84'
L104	N 47°39'56" W	15.00'
L106	N 80°11'24" W	34.11'
L107	N 06°50'04" E	23.73'
L108	N 83°09'56" W	48.00'
L109	S 06°50'04" W	32.33'
L110	S 43°20'17" W	57.40'
L111	N 41°36'26" W	18.78'
L112	S 52°09'41" W	60.04'
L113	N 19°35'14" W	67.26'



Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736