

RESOLUTION NO. 2020- 8
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR RIVERTOWN –
PARCEL 23 – PHASE 3.

WHEREAS, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Rivertown - Parcel 23 - Phase 3.

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 **\$457,942.31** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$366,766.61** 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:

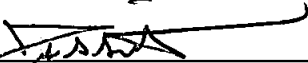
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.


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: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

Deputy Clerk

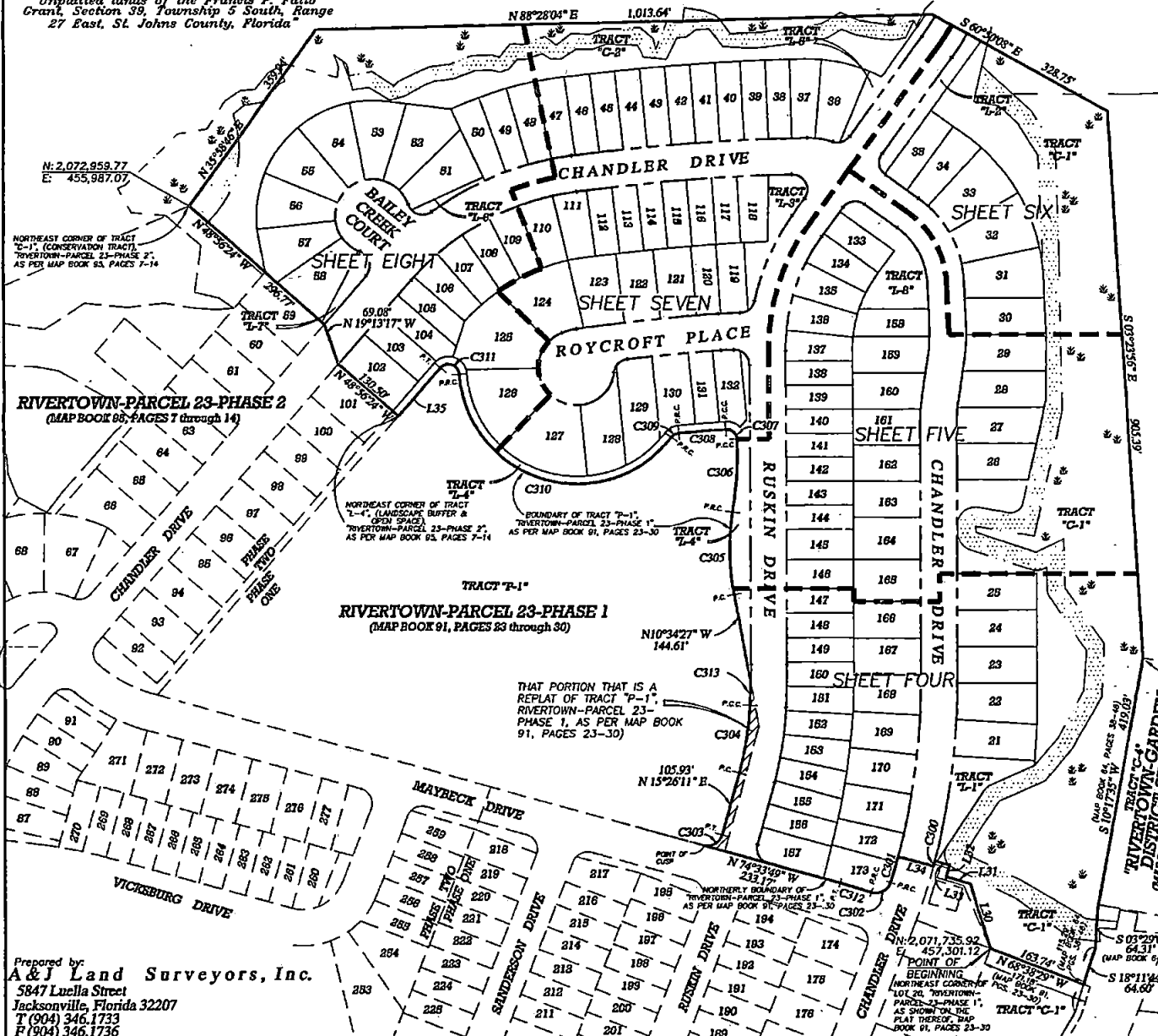
RENDITION DATE 1/23/20



RIVERTOWN - PARCEL 23 - PHASE 3

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "P-1" (STORM WATER MANAGEMENT, OPEN SPACE, PARK), "RIVERTOWN-PARCEL 23-PHASE 1, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 91, PAGES 23 THROUGH 30 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH 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"



MAP BOOK ____ PAGE
 SHEET THREE (3) of EIGHT (8) SHEETS
 SEE SHEET TWO (2) FOR LEGEND,
 GENERAL NOTES, ABBREVIATIONS and
 PLAT TITLE LETTER COMMENTS
 SEE SHEET THREE (3) FOR KEY MAP



LINE TABLE FOR THIS PLAT BOUNDARY

LINE	BEARING	DISTANCE
L30	N 16°55'28" W	111.28'
L31	N 73°20'59" W	49.97'
L32	N 15°00'04" E	20.01'
L33	N 73°20'59" W	23.02'
L34	N 75°08'55" W	60.00'
L35	S 41°03'38" W	106.17'

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

CURVE TABLE FOR THIS PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C300	979.03'	0°30'41"	8.74'	S 14°37'45" W	8.74'
C301	918.03'	2°48'43"	44.57'	S 16°16'27" W	44.56'
C302	25.00'	60°42'57"	35.59'	S 63°07'02" W	35.59'
C303	25.00'	50°00'00"	35.27'	N 60°26'11" E	35.26'
C304	810.00'	12°40'18"	112.79'	N 09°08'02" E	112.50'
C305	398.24'	18°48'04"	137.40'	N 00°53'28" E	138.72'
C306	840.50'	10°53'30"	122.13'	N 03°44'37" E	121.94'
C307	17.50'	02°50'46"	28.21'	N 47°53'51" W	28.23'
C308	2863.65'	1°32'57"	27.43'	S 85°09'58" W	27.43'
C309	17.50'	47°57'40"	14.65'	S 60°24'20" W	14.22'
C310	192.50'	140°18'07"	471.36'	N 73°22'28" W	362.13'
C311	17.50'	135°40'01"	41.44'	N 71°06'23" W	32.41'
C312	1030.00'	7°59'04"	53.33'	N 73°04'47" W	53.35'
C313	1370.00'	1°37'27"	38.63'	N 01°57'10" E	38.63'

HATCHING USED IN THIS PLAT

HATCHING	DEFINITION
[Symbol]	DESIGNATES PLATTED BOUNDARIES SUBJECT TO PROPOSED METLANS
[Symbol]	DESIGNATES PROPOSED METLANS

Prepared by:
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