

RESOLUTION NO. 2020- 63
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR ARBORS 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 Arbors 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 **\$1,859,513.10** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$752,088.87** 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 3rd day of March, 2020.

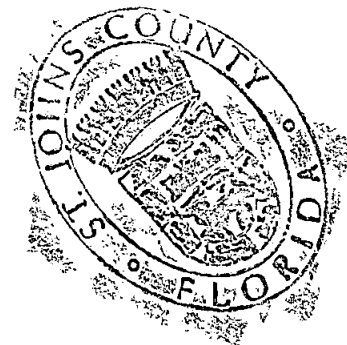
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

[Signature: Pam Halterman]
Deputy Clerk

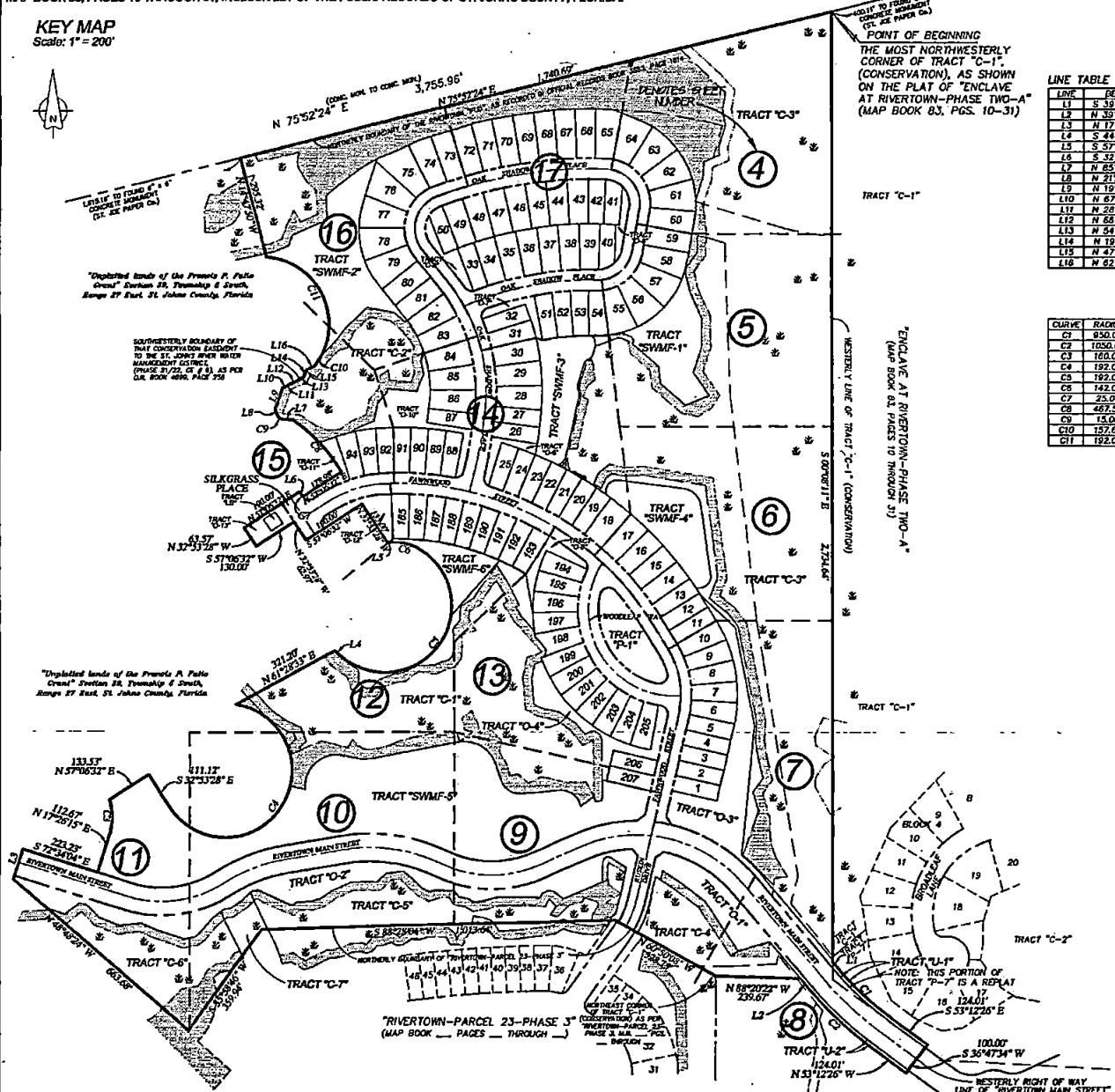
Rendition Date: 3/5/20



Arbors at Rivertown - Phase One

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE FRANCIS P. FATTO GRANT, IN SECTION 39, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF A PORTION OF TRACT "P-7", (PARKOPEN SPACE), AS SHOWN ON THE PLAT OF "ENCLAVE AT RIVERTOWN-PHASE TWO-A", AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

KEY MAP
 Scale: 1" = 200'



LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	S 39°22'54" E	6.33'
L2	N 39°42'54" W	33.43'
L3	N 17°08'48" E	30.00'
L4	S 44°22'31" E	18.22'
L5	S 37°06'52" W	4.66'
L6	S 32°33'26" E	12.60'
L7	N 85°53'43" W	36.65'
L8	N 71°23'33" W	20.86'
L9	N 19°28'04" E	65.28'
L10	N 67°55'51" E	12.69'
L11	N 26°22'49" E	3.22'
L12	N 62°54'53" E	33.33'
L13	N 54°22'57" E	21.23'
L14	N 19°10'16" E	16.50'
L15	N 47°49'07" E	3.78'
L16	N 62°37'27" E	21.59'

CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	850.00'	132°33'	223.71'	S 43°27'46" E	223.19'
C2	1050.00'	132°33'	247.28'	N 46°27'53" W	248.71'
C3	160.00'	36°18'36"	101.40'	N 00°43'04" W	98.71'
C4	192.00'	22°41'56"	763.01'	N 33°15'43" E	351.22'
C5	192.00'	190°29'01"	658.32'	N 37°29'06" E	382.35'
C6	142.00'	33°10'11"	94.60'	N 76°50'50" W	92.85'
C7	25.00'	10°00'18"	4.37'	S 37°53'57" E	4.38'
C8	467.50'	25°02'53"	203.33'	N 42°28'06" W	203.66'
C9	15.00'	64°28'11"	16.87'	N 53°42'59" W	15.99'
C10	157.66'	137°2'51"	38.36'	N 34°04'52" E	36.28'
C11	192.00'	114°10'36"	382.61'	N 29°03'52" W	322.37'

Prepared by:
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