

RESOLUTION NO. 90-150

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Marsh Landing Venture, LTD, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as The Harbour at Marsh Landing Unit Three and,

WHEREAS, the Owner and Mortgagee have dedicated certain roads, streets, easements, rights-of-way or other areas as shown on the subdivision plat for the uses and purposes thereon stated,

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 is conditionally approved by the Board of County Commissioners of St. Johns County, Florida, subject to Section #6.

Section 2. The dedicated roads, streets, easements, rights-of-way and other areas shown on the plat are conditionally accepted by the Board of County Commissioners of St. Johns County on behalf of the beneficiaries to the dedication. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the roads, streets, easements, rights-of-way or other areas by the County. This acceptance is subject to Section #6.

Section 3. The Construction Bond is set in the amount of \$ ZERO and shall be submitted to the Clerk of Courts for his approval prior to recording the plat.

Section 4. The Warranty Bond is set in the amount of \$ ZERO and the record title owner has agreed that it will, upon request, provide such Bond.

Section 5. The Clerk is instructed to file the title opinion.

Section 6. The approval described in Section #1 and the Acceptance described in Section #2 shall not take effect until the plat has been signed by each of the following departments, persons or offices;

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department or Office
- 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 and the construction bond, unless waived, has been delivered to the Clerk and approved by him. 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 and acceptance 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 occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 28th day of August, 1990

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. McGuire
Its Chairman

ATTEST: Connie E. McDaniel
Deputy Clerk



LAW OFFICES

HOLLAND & KNIGHT

401 MANATEE AVENUE WEST
P. O. Box 241
BRADENTON, FLORIDA 34206
(813) 747-5550
FAX (813) 748-6945

800 INDEPENDENT SQUARE
P. O. Box 52687
JACKSONVILLE, FLORIDA 32201
(904) 353-2000
FAX (904) 358-1872

400 NORTH ASHLEY
P. O. Box 1288
TAMPA, FLORIDA 33601
(813) 227-8500
FAX (813) 229-0134

92 LAKE WIRE DRIVE
P. O. Box 32092
LAKELAND, FLORIDA 33802
(813) 682-1161
FAX (813) 688-1166

CABLE ADDRESS
H&K MIA
TELEX 52-2233 MIAMI

1200 BRICKELL AVENUE
P. O. Box 015441
MIAMI, FLORIDA 33101
(305) 374-8500
FAX (305) 374-1164

PLEASE REPLY TO:

Jacksonville

August 24, 1990

800 NORTH MAGNOLIA AVENUE
P. O. Box 1526
ORLANDO, FLORIDA 32802
(407) 425-8500
FAX (407) 423-3397

ONE EAST BROWARD BLVD.
P. O. Box 14070
FORT LAUDERDALE, FLORIDA 33302
(305) 525-1000
FAX (305) 463-2030

BARNETT BANK BLDG.
P. O. DRAWER B10
TALLAHASSEE, FLORIDA 32302
(904) 224-7000
FAX (904) 224-8832

888 SEVENTEENTH STREET, N.W.
SUITE 900
WASHINGTON, D.C. 20006
(202) 955-5550
FAX (202) 955-5564

St. Johns County Commissioner
St. Johns County Courthouse
St. Augustine, Florida 32084

Attention: James Sisco, Esquire

Reference: The Harbour at Marsh Landing, Unit Three

Dear Mr. Sisco:

The undersigned firm represents Marsh Landing Venture, Ltd., a Florida limited partnership. Based upon the search of the public records made by Stewart Title of Jacksonville, Inc., which was based upon a search of the public records of St. Johns County, Florida through August 21, 1990 to the extent the same are maintained in the office of the Clerk of the Circuit Court on the property more fully described on Exhibit A attached hereto and made a part hereof, the record owner of the land described in Exhibit A is Marsh Landing Venture, Ltd. and the lands are subject to the following:

Mortgage from Marsh Landing Venture, Ltd., a Florida limited partnership, and Marsh Landing Business Park, Ltd., a Florida limited partnership, to Lloyds Bank Plc, dated January 19, 1989, recorded January 23, 1989, in Official Records Book 809, page 459, of the public records of St. Johns County, Florida, and as assigned to The Daiwa Bank, Ltd., in Official Records Book 852, page 98, and Official Records Book 852, page 1081.

Financing Statement UCC-1 from Marsh Landing Venture, Ltd., a Florida limited partnership and Marsh Landing Business Park, Ltd., a Florida limited partnership, to Lloyds Bank Plc, recorded January 23, 1989, in Official Records Book 809, page 492, of the public records of St. Johns County, Florida, and as assigned to The Daiwa Bank, Ltd. in Official Records Book 848, page 599, Official Records Book 854, page 1314, and Official Records Book 852, page 1081.

St. Johns County Commissioner
August 24, 1990
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Mortgage from Marsh Landing Venture, Ltd., a Florida limited partnership and Marsh Landing Business Park, Ltd., a Florida limited partnership, to Lloyds Bank Plc, dated January 19, 1989, recorded January 23, 1989, in Official Records Book 809, page 540, of the public records of St. Johns County, Florida, and as assigned to The Daiwa Bank, Ltd. in Official Records Book 852, page 1109.

Covenants, Restrictions and Easements as set forth in Official Records Volume 451, page 751, and Official Records Volume 858, page 972, of the public records of St. Johns County, Florida.

Perpetual Easement as recorded in Foreign Judgment Book 4, page 91.

Memorandum of Utility Service Agreement as recorded in Official Records Volume 538, page 37, of the public records of St. Johns County, Florida.

Jacksonville Electric Authority Easement as recorded in Official Records Book 298, page 793, of the public records of St. Johns County, Florida.

Amended and Restated Marketing Agreement as recorded in Official Records Book 773, page 527, of the public records of St. Johns County, Florida.

Taxes for the year 1990 are not yet due and payable and are not due until November, 1990, and are not delinquent until April, 1991.

This certificate is issued solely for the purposes of complying with Section 177.041, Florida Statutes, St. Johns County Ordinance No. 78-38 as amended from time to time.

Very truly yours,

HOLLAND & KNIGHT



Linda Connor Kane

LCK/mi

THE HARBOUR AT MARSH LANDINGS UNIT THREE

ST. JOHNS COUNTY, FLORIDA

CAPTION PARCEL "A"

A PART OF, THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF BIG CYPRESS SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N.18°45'34"W., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE 500 FOOT RIGHT-OF-WAY OF THE INTRACOSTAL HIGHWAY AS RECORDED IN MAP BOOK 4, PAGES 69 AND 70 OF THE AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 554.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.18°45'34"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 719.85 FEET; THENCE N.71°14'26"E., A DISTANCE OF 265.20 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N.71°29'03"W., A CHORD DISTANCE OF 49.52 FEET AND AN ARC DISTANCE OF 49.65 FEET; THENCE N.25°37'40"E., A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.88°12'34"E., A CHORD DISTANCE OF 138.14 FEET AND A DISTANCE OF 143.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.74°47'29"E., A CHORD DISTANCE OF 96.77 FEET AND AN ARC DISTANCE OF 97.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.88°47'29"E., A DISTANCE OF 10.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.67°11'47"E., A CHORD DISTANCE OF 55.21 FEET AND AN ARC DISTANCE OF 56.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.45°36'06"E., A DISTANCE OF 68.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.04°02'25"E., A CHORD DISTANCE OF 33.17 FEET AND AN ARC DISTANCE OF 36.27 FEET TO A POINT OF CURV AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED HARBOUR VIEW DRIVE A 60 FOOT RIGHT-OF-WAY BY PROPOSED THE HARBOUR AT MARSH LANDING UNIT ONE, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 113.93 FEET AND AN ARC DISTANCE OF 192.55 FEET, A CHORD BEARING OF S.45°51'53"E., A CHORD DISTANCE OF 5.54°12'31"E., A DISTANCE OF 26.75 FEET TO THE MOST NORTHERLY CORNER OF TRACT "D-2" ACCORDING TO THE AFOREMENTIONED PROPOSED PLAT OF THE HARBOUR AT MARSH LANDING UNIT ONE; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY SIDES OF SAID TRACT "D-2" THE FOLLOWING FOUR COURSES: 1) S.33°37'27"W., A DISTANCE OF 17.34 FEET; 2) SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 163.47 FEET; 3) DUE EAST A DISTANCE OF 5.06°30'47"E., A CHORD DISTANCE OF 159.57 FEET AND AN ARC DISTANCE OF 163.47 FEET; 4) DUE EAST A DISTANCE OF 84.55 FEET; 4) N.59°35'41"E., A DISTANCE OF 70.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF HARBOUR VIEW DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 651.77 FEET, A CHORD BEARING OF S.27°00'08"E., A CHORD DISTANCE OF 278.28 FEET AND AN ARC DISTANCE OF 280.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 2) S.14°40'33"E., A DISTANCE OF 55.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET; 3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.35°18'55"E., A DISTANCE OF 70.91 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 193.94 FEET; THENCE SOUTHWESTERLY ALONG 162.14 FEET AND AN ARC DISTANCE OF 165.70 FEET; THENCE N.82°03'28"W., A DISTANCE OF 79.14 FEET TO THE POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5.23 FEET TO A POINT ON A CURVE CONCAVE THE ARC OF SAID CURVE, A CHORD BEARING OF S.51°27'01"W., A CHORD DISTANCE OF 299.90 FEET AND AN ARC DISTANCE OF 342.82 FEET; THENCE N.04°41'44"W., A DISTANCE OF 79.14 FEET TO THE POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 188.94 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.65°27'16"W., A CHORD DISTANCE OF 78.56 FEET AND AN ARC DISTANCE OF 79.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 48.00 FEET, A CHORD BEARING OF S.53°53'33"W., A CHORD DISTANCE OF 91.03 FEET AND AN ARC DISTANCE OF 121.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.18°45'34"E., A DISTANCE OF 38.69 FEET; THENCE S.71°14'26"W., A DISTANCE OF 27.34 FEET; THENCE S.18°45'34"E., A DISTANCE OF 5.00 FEET; THENCE S.71°14'26"W., A DISTANCE OF 332.17 FEET; THENCE N.18°45'34"W., A DISTANCE OF 7.00 FEET; THENCE S.71°14'26"W., A DISTANCE OF 87.29 FEET TO THE POINT OF BEGINNING. CONTAINING 15.20 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LTD. A FLORIDA LIMITED HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT DEDICATED TO THE COUNTY OF ST. JOHNS OR TO THE PUBLIC "N-4", THE WATERWAY (DESIGNATED AS TRACT "L-4"), TRACT PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF MARSH LANDING VENTURE, LTD. ALL EASEMENTS, EXCEPT AS HERINAFTER PROVIDED. ALL EASEMENTS, TELEVISION, INGRESS AND EGRESS DESIGNATED ON THE EXCLUSIVE RIGHTS OF MARSH LANDING VENTURE, LTD. THE HERINAFTER PROVIDED. TRACTS "M-1" THROUGH "M-4" ARE AND "D" ARE TO BE USED FOR INGRESS, EGRESS, LANDSCAPE AND FOR INGRESS, EGRESS, LANDSCAPING, UTILITIES AND PUMPING FACILITIES. TRACTS "DF-1" AND "DF-2" ARE FOR "DF-3" AND "DF-4" ARE FOR DOCKAGE, INGRESS, EGRESS AND SLIPS. TRACTS "S-1" THROUGH "S-75" ARE YACHT MOORING LANDING VENTURE, LTD. THEIR SUCCESSORS OR ASSIGNS. ALL RIGHT-OF-WAYS, LAGOONS OR EASEMENTS DESIGNATED ON MAINTAINING ANY DRAINAGE FACILITIES, LAKES, LAGOONS, UTILITIES OR OTHERWISE, EXCEPT AS HERINAFTER PROVIDED FACILITIES, PRIVATE WATERWAYS, LAKES, LAGOONS, STORM MOORING PILES AND PARKING AREAS ARE TO BE MAINTAINED ASSOCIATION, INC. MARSH LANDING VENTURE, LTD. DOES OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITY REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID MARSH LANDING VENTURE, LTD. MAY FROM TIME TO TIME DESIGNATE INGRESS AND EGRESS OVER AND ACROSS THE RIGHT OF WAYS, PRECEDING PROVISIONS, MARSH LANDING VENTURE, LTD. DENY INGRESS TO ANY PERSON, EXCEPT THE LOT OWNERS AND SHOWN ON THIS PLAT. THE UTILITY EASEMENTS GRANTED HEREON CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SUBJECT TO THE PROVISIONS OF SECTION 177.091(129) OF THE THAT, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091 SPECIFICALLY AUTHORIZED BY MARSH LANDING VENTURE, LTD. HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASE RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA OR JURISDICTION OVER THE LANDS SHOWN ON THIS PLAT TO DEDICATE RIGHT-OF-WAYS, WATERWAYS AND EASEMENTS.

IN WITNESS WHEREOF, MARSH LANDING VENTURE, LTD., A PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, FLETCHER ITS VICE PRESIDENT AND ASSISTANT SECRETARY, BY AND WITH ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS

BY: MARSH LANDING VENTURE
BY: FLETCHER REALTY I

PLAT OF THE HARBOUR AT MARSH LANDING UNIT ONE; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY SIDES OF SAID TRACT "D-2" THE FOLLOWING FOUR COURSES: 1) S.33°37'27"W. A DISTANCE OF 17.34 FEET; 2) SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 215.27 FEET; A CHORD BEARING OF 5.06°30'47"E.; A CHORD DISTANCE OF 159.57 FEET AND AN ARC DISTANCE OF 163.47 FEET; 3) DUE EAST A DISTANCE OF 84.55 FEET; 4) N.59°35'41"E. A DISTANCE OF 70.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF HARBOUR VIEW DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 651.77 FEET. A CHORD BEARING OF 5.27°00'08"E.; A CHORD DISTANCE OF 278.28 FEET AND AN ARC DISTANCE OF 280.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 2) S.14°40'33"E. A DISTANCE OF 55.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET; 3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF 5.35°18'55"E.; A CHORD DISTANCE OF 162.14 FEET AND AN ARC DISTANCE OF 165.70 FEET; THENCE N.82°03'28"W. A DISTANCE OF 70.91 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 193.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF 5.51°27'01"W.; A CHORD DISTANCE OF 299.90 FEET AND AN ARC DISTANCE OF 342.82 FEET; THENCE N.04°41'44"W. A DISTANCE OF 5.23 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 188.94 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.65°27'16"W.; A CHORD DISTANCE OF 78.56 FEET AND AN ARC DISTANCE OF 79.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 48.00 FEET; A CHORD BEARING OF 5.53°53'33"W.; A CHORD DISTANCE OF 91.63 FEET AND AN ARC DISTANCE OF 121.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.18°45'34"E. A CHORD DISTANCE OF 38.69 FEET; THENCE S.71°14'26"W. A DISTANCE OF 27.34 FEET; THENCE S.18°45'34"E. A DISTANCE OF 5.00 FEET; THENCE S.71°14'26"W. A DISTANCE OF 332.17 FEET; THENCE N.18°45'34"W. A DISTANCE OF 70.00 FEET; THENCE S.71°14'26"W. A DISTANCE OF 87.29 FEET TO THE POINT OF BEGINNING. CONTAINING 15.20 ACRES MORE OR LESS.

CAPTION
PARCEL "B"
A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF BIG CYPRESS SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 74, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE N.71°14'23"E., ALONG THE NORTHERLY LINE OF SAID BIG CYPRESS SUBDIVISION, A DISTANCE OF 793.21 FEET; THENCE N.15°02'20"E. A DISTANCE OF 613.70 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HARBOUR VIEW DRIVE AS ESTABLISHED AS A 60.00 FOOT RIGHT-OF-WAY BY THE HARBOUR UNIT ONE AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: 1) HAVING A RADIUS OF 170.00 FEET; 2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.78°17'17"W. A DISTANCE OF 111.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 170.00 FEET; 3) N.14°40'33"W. A DISTANCE OF 55.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 711.77 FEET; 4) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.34°26'32"W.; A CHORD DISTANCE OF 481.42 FEET AND AN ARC DISTANCE OF 491.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 5) N.54°12'31"W. A DISTANCE OF 26.91 FEET; THENCE N.35°47'29"E. A DISTANCE OF 152.71 FEET; THENCE S.57°57'22"E. A DISTANCE OF 190.00 FEET; THENCE S.35°57'28"E. A DISTANCE OF 283.12 FEET; THENCE S.19°10'52"E. A DISTANCE OF 412.54 FEET; THENCE S.15°02'20"W. A DISTANCE OF 17.58 FEET TO THE POINT OF BEGINNING. CONTAINING 3.20 ACRES MORE OR LESS.

LANDING VENTURE, LTD. MAY BE FOR THE DESIGN, INGRESS AND EGRESS OVER AND ACROSS THE RIGHT OF WAYS PRECEDING PROVISIONS, MARSH LANDING VENTURE, LTD. DENY INGRESS TO ANY PERSON EXCEPT THE LOT OWNERS AN MARSH LANDING VENTURE, LTD. MAY CAUSE A DISTURBANCE SHOWN ON THIS PLAT. THE UTILITY EASEMENTS GRANTED HEREIN SUBJECT TO THE PROVISIONS OF SECTION 177.09(129) OF THAT, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09 SPECIFICALLY AUTHORIZED BY MARSH LANDING VENTURE, HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA OR JURISDICTION OVER THE LANDS SHOWN ON THIS PLAT TO DE RIGHT-OF-WAYS, WATERWAYS AND EASEMENTS.

IN WITNESS WHEREOF, MARSH LANDING VENTURE, LTD., A PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, FLETCHER ITS VICE PRESIDENT AND ASSISTANT SECRETARY, BY AND WITH ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS _____

BY: MARSH LANDING VENTURE
BY: FLETCHER REALTY

WITNESS _____ VIRGINIA ASSISTANT

WITNESS _____ ROBERT L. VICE PRES

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS COUNTY OF ST. JOHNS DULY AUTHORIZED TO ADMINISTER R. KIRBY AND ROBERT L. JOHNSON PRESIDENT OF FLETCHER REALTY II, INC, A CORPORATION THE GENERAL PARTNER OF MARSH LANDING VENTURE, LTD. WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGE FREELY AND VOLUNTARILY AS SUCH OFFICERS FOR THE USES AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS _____ D:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____