

RESOLUTION NO. 90-3

RESOLUTION OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA
VACATING MARSH LANDING PARKWAY PLAT

90 1560

WHEREAS, the fee-simple owner of all of the real property comprising the Marsh Landing Parkway Plat recorded in Map Book 23, pages 52 through 55 of the official public records of St. Johns County, Florida, desires to vacate said Marsh Landing Parkway Plat; and

WHEREAS, the beneficiary of the plat dedication and the mortgagee of the platted lands joined in the petition to vacate said plat

NOW THEREFORE, be it resolved by the Board of County Commissioners of St. Johns County, Florida:

1. The vacation of the platted lands described in Exhibit A hereof from the aforementioned plat will not affect the ownership or right of convenient access of any other persons within the subdivision.

2. In accordance with Florida Statute §177.101(3) the Marsh Landing Parkway plat as recorded in Map Book 23, page 52, 53, 54 and 55 of the Public Records of St. Johns County, Florida and more particularly set forth on the legal description attached hereto as Exhibit "A", is hereby vacated.

3. The vacation of the Marsh Landing Parkway plat is not inconsistent with the current duly adopted St. Johns County Comprehensive Plan.

4. This Resolution shall become effective immediately upon its adoption.

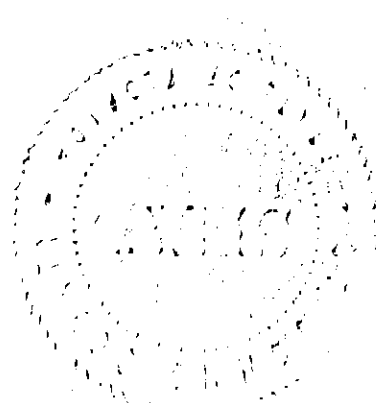
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 9th day of January, 1990.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

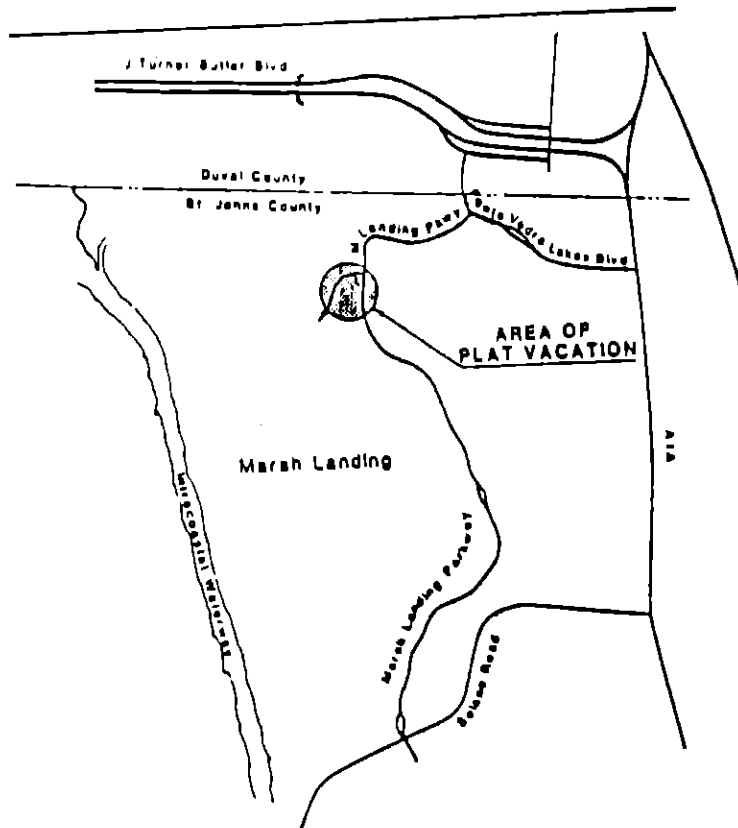
BY: Craig Maguire
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

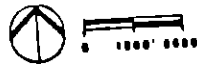
BY: Rosemary Jones
Deputy Clerk



CAPTION PART OF GOVERNMENT LOTS 5, 7 AND 8, SECTION 17, AND A PART OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY (SAID PART OF PINECREST ESTATES BEING VACATED BY ST. JOHNS COUNTY RESOLUTION NO. 88-84), ALL WITHIN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BRIDLE WAY, WITH THE NORTHERLY RIGHT OF WAY LINE OF T.P.C. BOULEVARD NORTH, BOTH AS PLATTED BY MARSH LANDING AT SAWGRASS UNIT NINE AS RECORDED IN MAP BOOK 17, PAGES 88 THROUGH 92 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF N.13°58'12"E., A CHORD DISTANCE OF 124.01 FEET AND AN ARC DISTANCE OF 133.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 410.00 FEET, A CHORD BEARING OF N.23°52'28"W., A CHORD DISTANCE OF 6.79 FEET AND AN ARC DISTANCE OF 6.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.23°24'00"W. A DISTANCE OF 56.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.31°41'04"W., A CHORD DISTANCE OF 158.50 FEET AND AN ARC DISTANCE OF 159.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.39°58'08"W. A DISTANCE OF 379.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.20°05'00"W., A CHORD DISTANCE OF 238.10 FEET AND AN ARC DISTANCE OF 242.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°11'52"W., PARALLEL WITH AND 110 FEET WEST OF THE WEST LINE OF AFORESAID PINECREST ESTATES, A DISTANCE OF 766.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.49°16'20"W., A CHORD DISTANCE OF 37.78 FEET AND AN ARC DISTANCE OF 42.83 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 405.00 FEET, A CHORD BEARING OF S.71°07'31"W., A CHORD DISTANCE OF 148.00 FEET AND AN ARC DISTANCE OF 148.84 FEET TO A POINT ON SAID CURVE; THENCE S.29°24'10"E., RADIAL TO SAID CURVE, A DISTANCE OF 50.00 FEET; THENCE S.55°17'04"W. A DISTANCE OF 65.74 FEET; THENCE N.40°01'42"W., RADIAL TO THE AFORESAID CURVE HAVING A RADIUS OF 405.00 FEET, A DISTANCE OF 50.00 FEET TO A POINT ON SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.22°17'24"W., A CHORD DISTANCE OF 376.29 FEET AND AN ARC DISTANCE OF 391.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.05°23'30"E. A DISTANCE OF 6.28 FEET; THENCE S.84°36'30"W. A DISTANCE OF 50.00 FEET; THENCE N.05°23'30"W. A DISTANCE OF 6.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 455.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.38°59'02"E., A CHORD DISTANCE OF 636.41 FEET AND AN ARC DISTANCE OF 704.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N.41°34'51"E., A CHORD DISTANCE OF 33.31 FEET AND AN ARC DISTANCE OF 36.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.88°48'20"E. A DISTANCE OF 100.02 FEET; THENCE S.00°11'52"E., PARALLEL WITH AND 10 FEET WEST OF THE WEST LINE OF AFORESAID PINECREST ESTATES, A DISTANCE OF 868.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.20°05'00"E., A CHORD DISTANCE OF 170.07 FEET AND AN ARC DISTANCE OF 173.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.39°58'08"E. A DISTANCE OF 379.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 650.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.31°41'04"E., A CHORD DISTANCE OF 187.31 FEET AND AN ARC DISTANCE OF 187.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.23°24'00"E. A DISTANCE OF 56.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.52°44'18"E., A CHORD DISTANCE OF 303.78 FEET AND AN ARC DISTANCE OF 317.47 FEET TO A POINT OF CUSP, SAID POINT OF CUSP BEING AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF AFORESAID T.P.C. BOULEVARD NORTH; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, THE FOLLOWING TWO COURSES: (1) WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1658.60 FEET, A CHORD BEARING OF N.85°40'21"W., A CHORD DISTANCE OF 208.07 FEET AND AN ARC DISTANCE OF 208.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) N.89°16'08"W. A DISTANCE OF 153.27 FEET TO THE POINT OF BEGINNING. CONTAINING 9.32 ACRES MORE OR LESS.



LOCATION MAP



STATE OF FLORIDA
COUNTY OF ST. JOHNS

O.R. 844 PG 0078

I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NUMBER 90-3

RESOLUTION NO. 90-3 adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held January 09, 1990, and recorded in official minutes of said meeting.

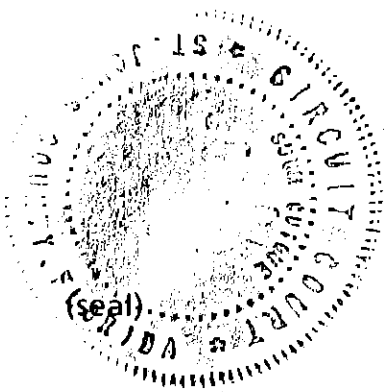
as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 11th day of January, 1990.

CLERK OF THE CIRCUIT COURT
ST. JOHNS COUNTY, FLORIDA
90 JAN 22 PM 1:12
Carl "Bud" Markel
CLERK OF THE CIRCUIT COURT

CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County,
Florida

BY: Connie E. McDaniel
Deputy Clerk-Connie E. McDaniel



APPLICATION FOR PLAT VACATION

The undersigned, fee simple owner of the real property described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property") hereby makes application to the Board of County Commissioners of St. Johns County, Florida to vacate the Marsh Landing Parkway plat; said property is herein after referred to as (the "Property"). The Property is located entirely within the confines of St. Johns County, Florida.

The vacation of the Marsh Landing Parkway plat will not affect the ownership or right of convenient access of any other persons in the subject subdivision as the Applicant owns all of the Property.

None of the streets and rights-of-way within the Marsh Landing Parkway Plat have become highways or improved rights of way necessary for use by the traveling public.

Respectfully submitted.

"APPLICANT"

M.L. PARTNERSHIP, a Florida general partnership

By its General Partner:

Marsh Landing Ventures Ltd., a Florida Limited Partnership

By its General Partner:

Fletcher Realty II, Inc.

By: Stephen J. Melchior
its Vice President

The undersigned, Marsh Pointe Limited Partnership, hereby consents to the requested Marsh Landing Parkway Plat vacation.

Marsh Pointe Limited Partnership

By its General Partner:

Marsh Pointe Development Company

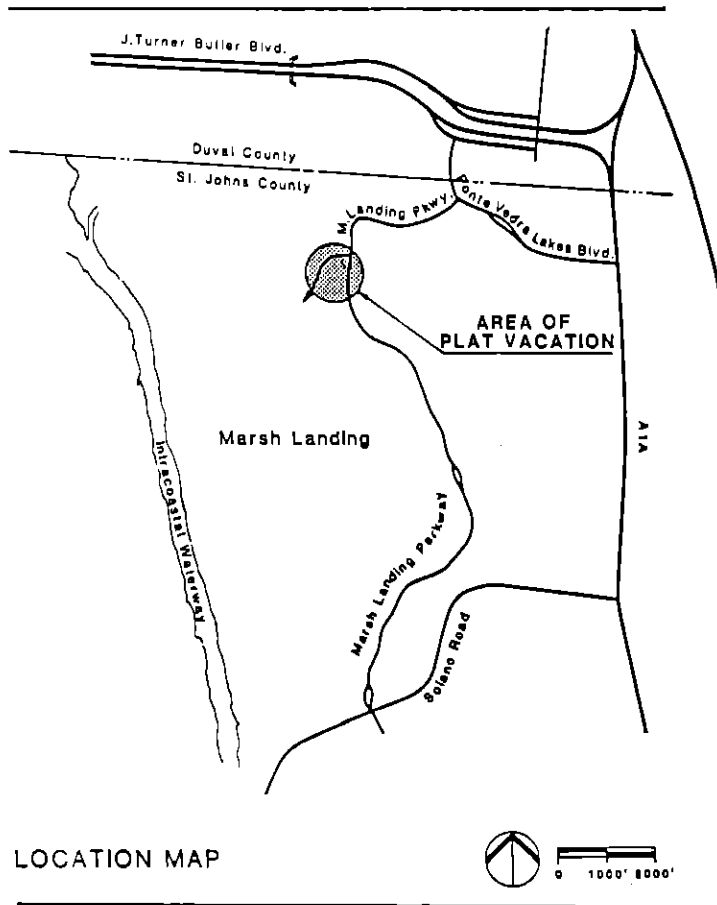
By: [Signature]
its Vice President

PLAT VACATION NOTICE

NOTICE IS HEREBY GIVEN that M. L. Partnership, a Florida Limited Partnership, intends to apply to the St. Johns County Board of County Commissioners to vacate the following described plat known as Marsh Landing Parkway.

DESCRIPTION OF PROPERTY;

Plat of Marsh Landing Parkway as recorded in Map Book 23, Pages 52, 53, 54 and 55 of the Public Records of St. Johns County, Florida.



LOCATION MAP

This application will be considered by the St. Johns County Board of County Commissioners at the following time and place:

January 9, 1990, at 9:40 o'clock am
Auditorium
St. Johns County Administration Building
420 Lewis Speedway (County Road #16-A
and U.S. 1 North)
St. Augustine, Florida

For information concerning this matter contact applicants' attorney, Bruce J. Fletcher, Ulmer, Murchison, Ashby & Taylor, P.A., Post Office Box 479, Jacksonville, Florida 32201, (904) 354-5652; or contact the Secretary to the St. Johns County Board of County Commissioners, Post Office Drawer 300, St. Augustine, Florida 32084.

BJF/FLET/NOTICE