

RESOLUTION NO. 94- 123  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
REPLAT OF MAGNOLIA POINT

WHEREAS, Wilbur L. Brown, Jr., Louise M. Brown, Bruce Douglas, and Meri J. Douglas, as Owners, have applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Replat of Magnolia Point.

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 Section 4 and 5.

Section 2. A Construction Bond is not required.

Section 3. A Warranty Bond is not required.

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 has been approved by the County Attorney or Assistant County Attorney.

Section 5. 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 Planning and Zoning Department; and
- d) 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 c) 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 26 day of July, 1994.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: DeLan Roberts  
Its

ATTEST:

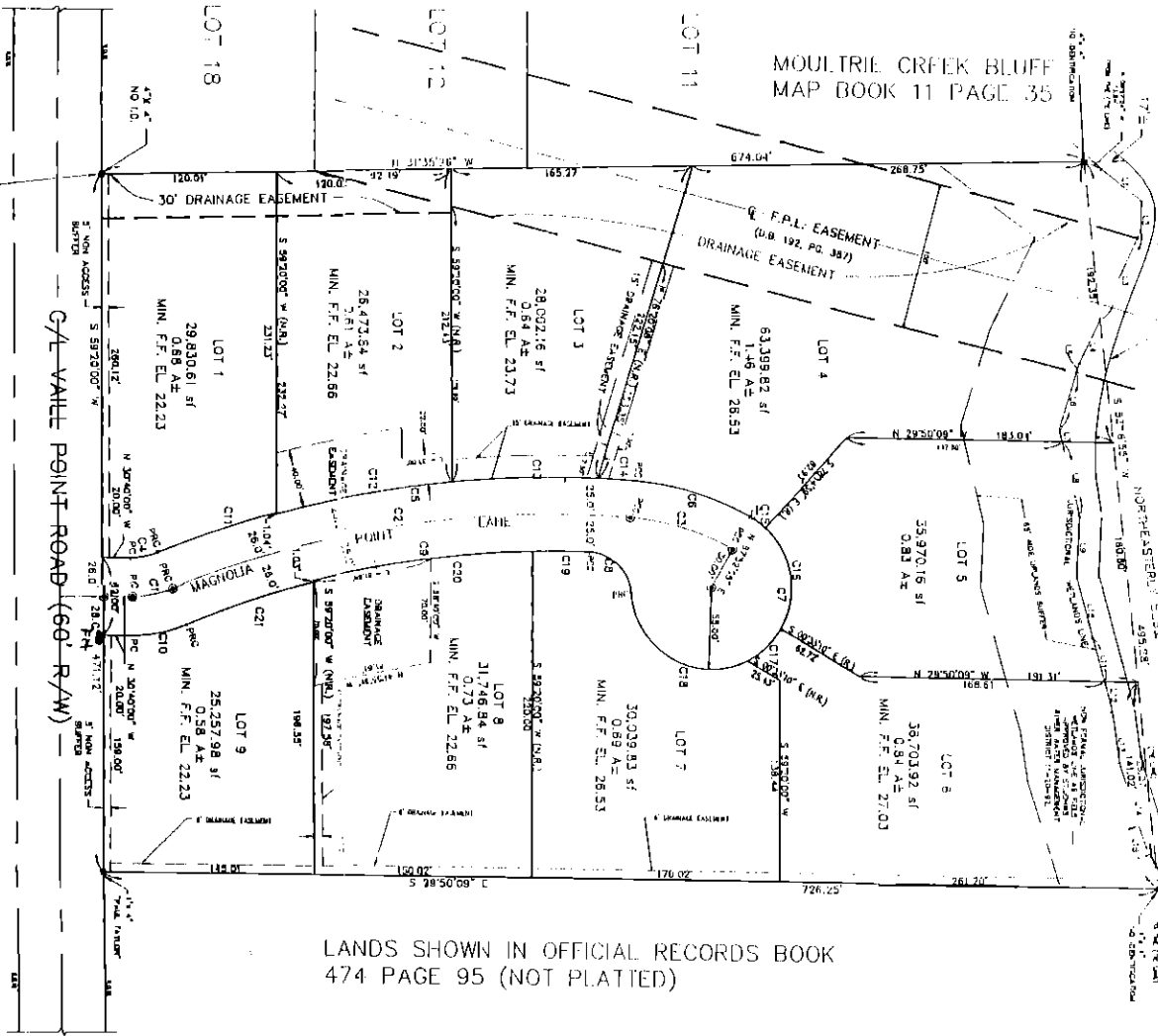
Imma Paetti  
Deputy Clerk

# REPLAT OF Magnolia Point

1 PARCEL OF LAND IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 33 EAST, ST. JOHNS COUNTY, FLORIDA

MOULTRIE CREEK

MOULTRIE CREEK BLUFF  
MAP BOOK 11 PAGE 35



LANDS SHOWN IN OFFICIAL RECORDS BOOK  
474 PAGE 95 (NOT PLATTED)

MAP BOOK PAGE  
SHEET 2 OF 2 SHEETS

**NOTES:**

JURISDICTIONAL WETLANDS REGULATION:  
CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENGINEER DURING THE CONSTRUCTION PERIOD TO OBTAIN AND MAINTAIN THE NECESSARY PERMITS PRIOR TO THE BEGINNING OF ANY WORK ON THE WETLAND. JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

ALL EASEMENTS SHOWN ARE FOR INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES AND UTILITIES (INCLUDING CABLE TELEVISION) UNLESS OTHERWISE NOTED.

THE FRONT 10 FEET OF ALL LOTS IS RESERVED AS AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING FLORIDA POWER AND LIGHT COMPANY AND FUTURE SEWER AND/OR WATER.

CUL DE SAC LOTS MAY HAVE STRICTER SETBACK REQUIREMENTS.

BASIS OF BEARING STRUCTURE

SOUTH 59°20'00" WEST FOR THE NORTH RIGHT OF WAY LINE  
OF VAIL POINT ROAD AS PER THE DEED.

**LEGEND:**

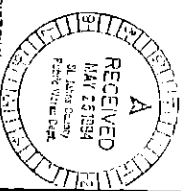
- FOUND PERMANENT REFERENCE MONUMENT;
- PERMANENT CONTROL POINT (P.C.P.)
- RIGHT OF WAY
- MONUMENT
- SURVEYOR IDENTIFICATION
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVE
- CENTERLINE OF P.C.P.S.

**CURVE DATA**

STATION	CHORD	ANGLE	LENGTH	BEARING	CHORD	ANGLE	LENGTH	BEARING
1	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
2	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
3	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
4	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
5	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
6	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
7	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
8	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
9	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
10	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
11	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
12	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
13	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
14	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
15	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
16	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
17	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
18	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
19	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
20	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
21	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
22	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
23	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
24	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
25	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
26	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
27	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
28	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
29	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
30	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
31	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
32	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
33	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
34	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
35	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
36	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
37	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
38	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
39	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
40	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
41	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
42	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
43	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
44	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
45	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
46	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
47	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
48	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
49	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E
50	120.00	90.00	120.00	N 0°00'00" E	120.00	90.00	120.00	N 0°00'00" E

**JURISDICTIONAL WETLANDS UNITS**

UNIT	DESCRIPTION	AREA	PERCENT
1	WATER	120.00	100.00
2	WATER	120.00	100.00
3	WATER	120.00	100.00
4	WATER	120.00	100.00
5	WATER	120.00	100.00
6	WATER	120.00	100.00
7	WATER	120.00	100.00
8	WATER	120.00	100.00
9	WATER	120.00	100.00
10	WATER	120.00	100.00
11	WATER	120.00	100.00
12	WATER	120.00	100.00
13	WATER	120.00	100.00
14	WATER	120.00	100.00
15	WATER	120.00	100.00
16	WATER	120.00	100.00
17	WATER	120.00	100.00
18	WATER	120.00	100.00
19	WATER	120.00	100.00
20	WATER	120.00	100.00
21	WATER	120.00	100.00
22	WATER	120.00	100.00
23	WATER	120.00	100.00
24	WATER	120.00	100.00
25	WATER	120.00	100.00
26	WATER	120.00	100.00
27	WATER	120.00	100.00
28	WATER	120.00	100.00
29	WATER	120.00	100.00
30	WATER	120.00	100.00
31	WATER	120.00	100.00
32	WATER	120.00	100.00
33	WATER	120.00	100.00
34	WATER	120.00	100.00
35	WATER	120.00	100.00
36	WATER	120.00	100.00
37	WATER	120.00	100.00
38	WATER	120.00	100.00
39	WATER	120.00	100.00
40	WATER	120.00	100.00
41	WATER	120.00	100.00
42	WATER	120.00	100.00
43	WATER	120.00	100.00
44	WATER	120.00	100.00
45	WATER	120.00	100.00
46	WATER	120.00	100.00
47	WATER	120.00	100.00
48	WATER	120.00	100.00
49	WATER	120.00	100.00
50	WATER	120.00	100.00



**POINT OF BEGINNING**  
BEING THE SOUTHEAST CORNER  
OF LOT 15

**NOTICE:**  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED  
ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF  
THIS COUNTY.

**DEVINO**  
Associates, Inc.  
ENGINEERS & SURVEYORS  
3808 U.S. 1 SOUTH, SUITE 43  
ST. AUGUSTINE, FLORIDA 32086  
904-797-1907 FAX 904-797-2048