

RESOLUTION NO. 94- 22
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
REVISED PLAT OF LOTS 6, 7 & 8 OF THE HARBOUR
AT MARSH LANDING UNIT FIVE

WHEREAS, Fletcher Realty III, Inc., a Florida Corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Revised Plat of Lots 6, 7 & 8 of The Harbour at Marsh Landing Unit Five.

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.

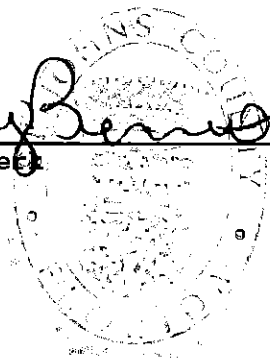
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 8th day of February, 1994.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Debra Roberts
Its Chair

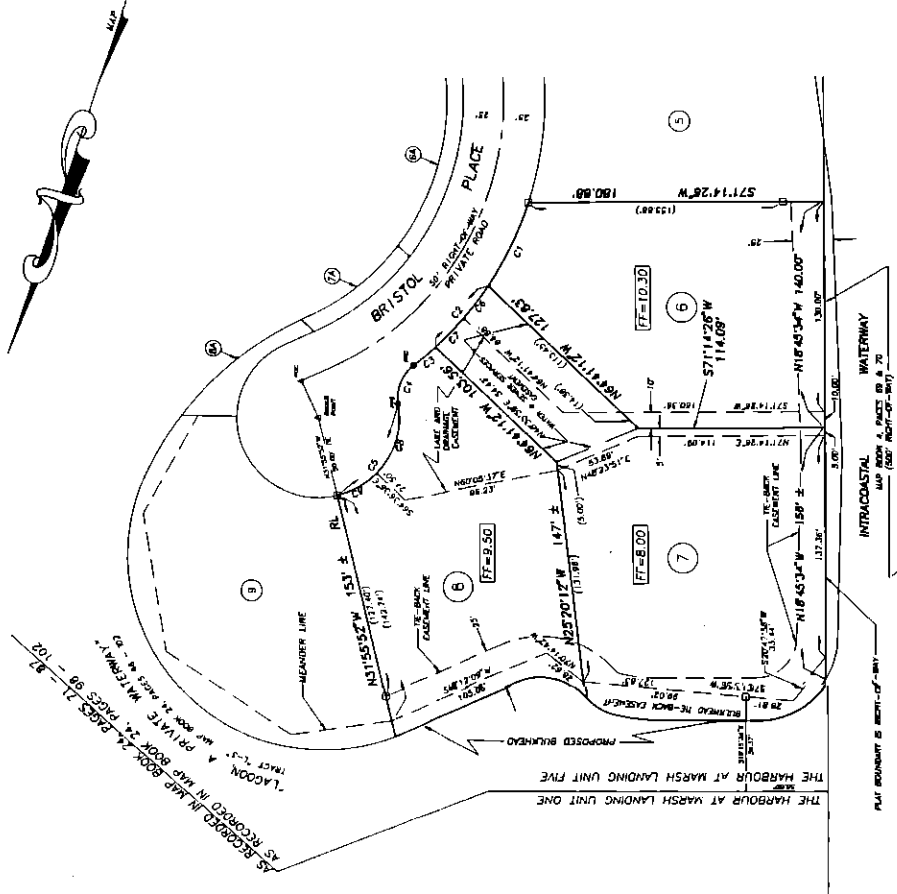
ATTEST:

Amy Bernier
Deputy Clerk



BEING A REPLAT OF LOTS 6, 7, & 8, THE HARBOUR AT MARSH LANDING UNIT FIVE AS RECORDED IN MAP BOOK 24, PAGES 98 THROUGH 102 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

PRELIMINARY
JAN 12 '94
H. A. Durden & Assoc., Inc.



CURVE	CT	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
	1	207.45'	57.08'	28.72'	24.80'	N07°21'13"E	18°15'51"
	2	50.70'	25.22'	50.08'	N27°10'24"E	18°15'51"	18°15'51"
	3	8.09'	16.18'	8.09'	N11°36'27"E	05°09'58"	05°09'58"
	4	30.00'	75.32'	48.32'	N14°58'31"E	86°11'15"	86°11'15"
	5	207.45'	25.18'	12.61'	28.17'	N16°43'07"E	06°59'18"
	6	207.45'	25.07'	12.57'	28.07'	N25°39'07"E	06°59'18"
	7	30.00'	28.93'	14.46'	30.15'	N41°14'14"E	32°42'14"

- NOTES:
- 1.) LOTS 7 & 8 ABUT A LAGOON AND ARE DIMENSIONED TO A EACH LOT DIMENSIONED TO THE LAGOON. THE DIMENSIONS SHOWN SHALL BE THE LANDWARD FACE OF THE CONSTRUCTED BULKHEAD. THE SIDE LOT LINE DIMENSIONS WITHIN PARENTHESES ARE TO THE MEANDER LINE.
 - 2.) LOTS 6, 7 & 8 FRONT ON THE INTRACASTAL WATERWAY AND HAVE LAND WATERWARD OF THE RIGHT-OF-WAY LINE. THE LOT OWNERS WILL HAVE THE RIGHT TO USE THAT LAND BETWEEN THE RIGHT-OF-WAY AND THE BULKHEAD AS CONSTRUCTED. THESE RIGHTS WILL BE LIMITED TO THE WATERWARD PROJECTION OF THE SUB LOT LINES.
 - 3.) BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL WATERWAY AS BEING N 16°43'07" W. FROM THE POINT OF BEGINNING OF THIS WATERWAY. THIS WAS DETERMINED FROM U.S. ARMY CORPS OF ENGINEERS MONUMENTATION WHICH IS PURPORTED TO BE ON THE MERCATOR GRID SYSTEM.
 - 4.) ALL LOTS ABUT A ROAD RIGHT-OF-WAY AND ARE SUBJECT TO AN EASEMENT 5 FEET IN WIDTH, ADJACENT TO, PARALLEL AND CONCERNING WITH SAID RIGHT-OF-WAY. THIS EASEMENT IS FOR THE CITY OF JACKSONVILLE BEACH ELECTRIC DEPARTMENT FOR CONNECTION WITH THE UNDERGROUND ELECTRIC DISTRIBUTION SYSTEMS.
 - 5.) CHAPTER 177.09(28) FLORIDA STATUTES REQUIRES THAT ALL PLANTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR TELEPHONE, CABLE TELEVISION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

- LEGEND:
- RL DENOTES LOT LINES THAT ARE PARALLEL TO THE ROAD RIGHT-OF-WAY
 - PM DENOTES PERMANENT REFERENCE MONUMENT
 - CP DENOTES PERMANENT CONTROL POINT
 - PC DENOTES POINTS OF CURVATURE, POINTS OF ANGECY, ANGLE POINTS
 - POC DENOTES POINTS OF CURVATURE
 - PC DENOTES POINT OF CURVATURE
 - FRC DENOTES POINT OF REVERSE CURVATURE
 - FF=8.00 DENOTES THE REQUIRED FINISH FLOOR ELEVATION

