

RESOLUTION NO. 95-178 \_\_\_  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
MARSH LANDING UNIT TWENTY-SEVEN REPLAT NUMBER ONE

WHEREAS, William Greenberg and Phillis Greenberg, husband and wife are lawful owners of a part of the caption lands; Angelo V. Esposito and Ellen J. Esposito, husband and wife, are lawfull owners of a part of the caption lands; Massey Builders of the Beaches, Inc. , a Florida Corporation, are lawful owners of a part of the caption lands; and Fletcher Realty III, Inc., a Florida Corporation, Inc., as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat know as Marsh Landing Unit Twenty-Seven Replat Number 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, 4, 5, and 6.

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 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 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 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  
10 day of October, 1995.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Barbara Ward  
Its Chair

ATTEST: Carl "Bud" Markel

Erma Sacetti

Deputy Clerk

# MARSH LANDING AT SAWGRASS UNIT TWENTY-SEVEN REPLAT NUMBER ONE

MAP BOOK PAGE

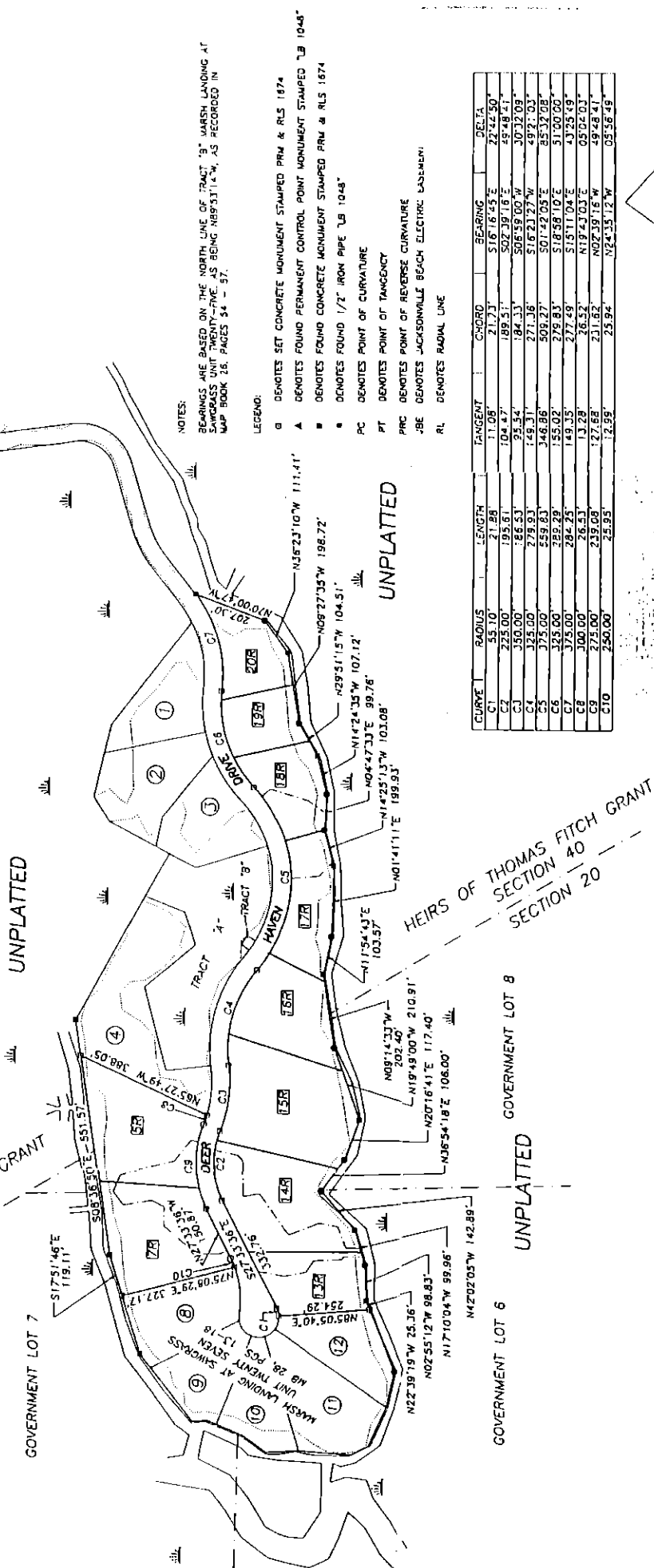
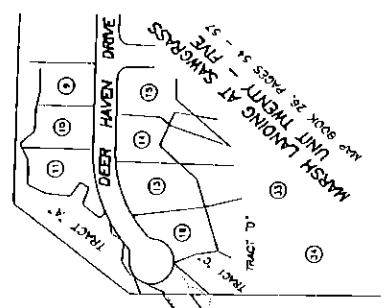
SHEET 3 OF 5 SHEETS

BEING A REPLAT OF LOTS 5 THROUGH 7 AND LOTS 13 THROUGH 23, MARSH LANDING AT SAWGRASS UNIT TWENTY-SEVEN AS RECORDED IN MAP BOOK 28, PAGES 13 THROUGH 18 OF THE ST. JOHNS COUNTY PUBLIC RECORDS; FORMERLY A PART OF GOVERNMENT LOT 6, 7 AND 8, SECTION 20; AND A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

PRELIMINARY  
SEP 14 1995  
K. A. JUDSON & ASSOC., INC.



GRAPHIC SCALE  
( IN FEET )  
1 inch = 200 ft.



NOTES:

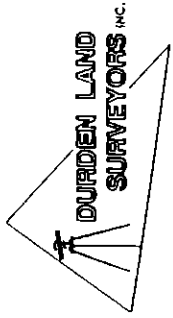
BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "B" MARSH LANDING AT SAWGRASS UNIT TWENTY-FIVE, AS BEING 89°53'11.2"W, AS RECORDED IN MAP BOOK 28, PAGES 24 - 27.

LEGEND:

- DENOTES SET CONCRETE MONUMENT STAMPED PRM & RLS 1874
- ▲ DENOTES FOUND PERMANENT CONTROL POINT MONUMENT STAMPED "B" 1048"
- DENOTES FOUND CONCRETE MONUMENT STAMPED PRM & RLS 1874
- DENOTES FOUND 1/2" IRON PIPE "B" 1048"
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- PRC DENOTES POINT OF REVERSE CURVATURE
- BE DENOTES JACKSONVILLE BEACH ELECTRIC BASELINE
- RL DENOTES RADIAL LINE

CURVE	RADIUS	LENGTH	ARC/CHORD	CHORD	BEARING	DELTA
C1	45.10'	11.08'	21.73'	21.73'	S19°18'12"E	22°46'30"
C2	45.10'	11.08'	21.73'	21.73'	S02°18'10"E	35°45'54"
C3	45.10'	11.08'	21.73'	21.73'	S08°37'00"W	20°32'09"
C4	45.10'	11.08'	21.73'	21.73'	S18°23'27"W	55°32'09"
C5	45.10'	11.08'	21.73'	21.73'	S01°42'00"E	31°00'00"
C6	45.10'	11.08'	21.73'	21.73'	S13°11'04"E	43°25'49"
C7	45.10'	11.08'	21.73'	21.73'	N02°39'16"W	49°46'41"
C8	45.10'	11.08'	21.73'	21.73'	N24°25'12"W	05°56'49"
C9	45.10'	11.08'	21.73'	21.73'	N02°39'16"W	49°46'41"
C10	45.10'	11.08'	21.73'	21.73'	N24°25'12"W	05°56'49"

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



DURIDEN LAND SURVEYORS INC.  
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