

RESOLUTION NO. 95- 211
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
THE HARBOUR AT MARSH LANDING
UNIT THREE REPLAT NUMBER TWO

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 know as The Harbour at Marsh Landing Unit Three Replat Number Two.

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, and 5.

Section 2. 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 12th day of December, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Donald Jordan
Its Chair - Donald Jordan

ATTEST: Carl "Bud" Markel, Clerk

Juanne Carter
Deputy Clerk

THE HARBOUR AT MARSH LANDING UNIT THREE REPLAT NUMBER TWO

MAP BOOK PAGE

SHEET 2 OF 4 SHEETS

BEING A REPLAT OF A PART OF TRACT "D-2" THE HARBOUR AT MARSH LANDING UNIT ONE AS RECORDED IN MAP BOOK 24, PAGES 71 THROUGH 87 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PART OF THE HARBOUR AT MARSH LANDING UNIT THREE AS RECORDED IN MAP BOOK 24, PAGES 88 THROUGH 92 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PART OF THE HARBOUR AT MARSH LANDING UNIT FOUR AS RECORDED IN MAP BOOK 24, PAGES 93 THROUGH 97 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; FORMERLY IN THE HANDS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

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

PRELIMINARY
NOV 23 1995
H. A. JORDEN & ASSOC., INC.

CERTIFICATE OF APPROVAL
PLANNING AND ZONING DEPARTMENT

THE ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT HEREBY APPROVES THIS PLAT OF THE HARBOUR AT MARSH LANDING UNIT THREE REPLAT NUMBER TWO ON THIS _____ DAY OF _____, 1995.

BY: _____
ST. JOHNS COUNTY PLANNING AND ZONING OFFICIAL

CERTIFICATE OF
COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF THE HARBOUR AT MARSH LANDING UNIT THREE REPLAT NUMBER TWO HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 1995.

BY: _____
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THIS PLAT OF THE HARBOUR AT MARSH LANDING UNIT THREE REPLAT NUMBER TWO HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 1995.

BY: _____
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL
AND ACCEPTANCE BOARD
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF THE HARBOUR AT MARSH LANDING UNIT THREE REPLAT NUMBER TWO HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 1995. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: _____
CHAIRMAN, ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

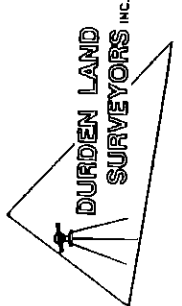
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR. THAT I HAVE COMPLETED A SURVEY OF THE LANDS AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN FOUND OR SET IN ACCORDANCE WITH SECTION 177.06 (1), AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.081 (8).

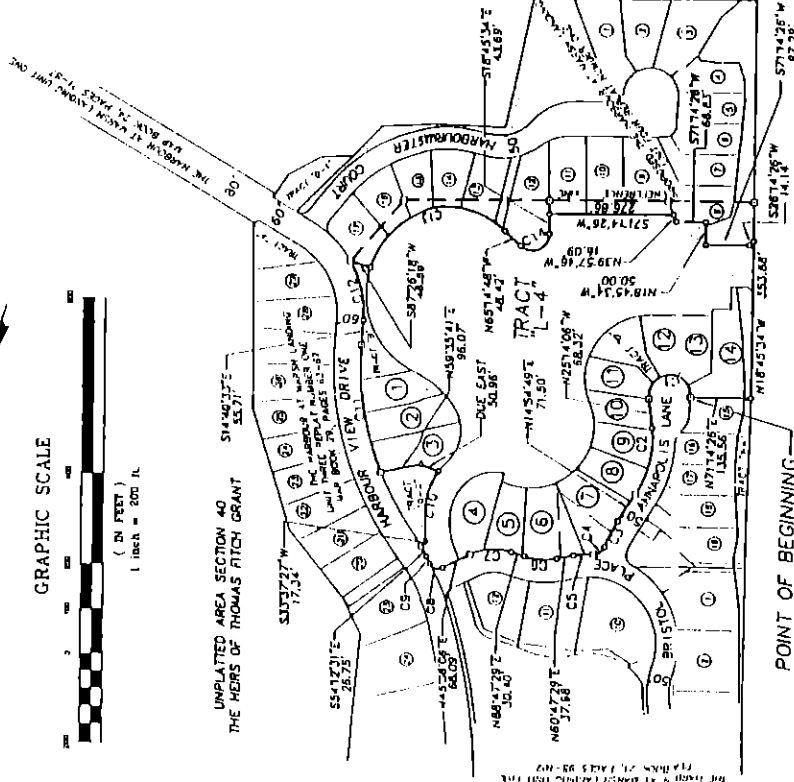
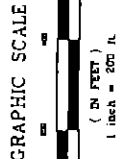
H. BRUCE DURDEN, SR.
PROFESSIONAL LAND SURVEYOR
NO. 1674 STATE OF FLORIDA
SIGNED _____ : 1995
SURVEYOR'S SEAL

LEGEND:

- O DENOTES CHANGE OF DIRECTION
- C DENOTES SET CONCRETE MONUMENT STAMPED RLS 1574
- M DENOTES FOUND CONCRETE MONUMENT STAMPED RLS 1574
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- PRC DENOTES POINT OF REVERSE CURVATURE
- PCC DENOTES POINT OF COMPOUND CURVATURE
- BE DENOTES JACKSONVILLE BEACH ELECTRIC EASEMENT
- NT DENOTES NON-TANGENT
- RL DENOTES RADIAL LINE
- WL DENOTES A FORMER WETLAND JURISDICTION LINE



1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32236
(904) 241-7111 FAX (904) 241-1232



INTRACOASTAL WATERWAY
MAP BOOK 4, PAGES 69 & 70
500' RIGHT-OF-WAY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	185.18	615.76	98.87	N52°24'35"E	187°17'04"
C2	225.00	157.66	62.22	154.46	N05°00'18"W	4°08'55"
C3	275.00	84.38	32.34	64.23	N07°19'24"W	7°24'48"
C4	25.00	31.50	18.23	28.46	N37°36'08"E	72°12'13"
C5	200.00	45.07	22.63	44.88	N67°14'51"E	72°54'43"
C6	150.00	73.30	37.40	72.88	N74°42'29"E	28°00'00"
C7	125.00	94.23	49.48	92.01	N67°14'47"E	83°11'23"
C8	362.55	22.17	65.00	33.17	N07°08'44"E	6°30'21"
C9	382.55	20.08	60.00	30.00	S52°44'32"E	6°30'21"
C10	183.47	83.47	10.05	159.57	S06°30'43"E	2°35'58"
C11	651.77	257.88	285.11	527.45	S77°45'37"E	2°10'08"
C12	230.00	135.68	89.85	133.72	S31°34'33"E	6°10'08"
C13	193.94	392.19	309.54	556.49	S57°49'27"W	112°46'00"
C14	38.00	63.55	68.47	68.83	S47°59'48"W	132°30'48"