

RESOLUTION NO. 95-81  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
MALLARD LANDING UNIT 4

WHEREAS, Mallard Landing Phases III and IV, Limited Partnership, a Florida Limited Partnership, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Mallard Landing Unit 4.

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 2, 4, and 5.

Section 2. The Construction Bond is set in the amount of \$21,374.00 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond is set in the amount of \$7,593.00.

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 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 9th day of May, 1995.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

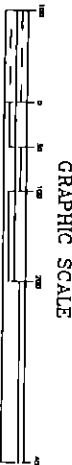
BY: Barbara Ward  
its Chairman

ATTEST: Carl "Bud" Markel, Clerk  
Jenna Parretti  
Deputy Clerk

# MALLARD LANDING UNIT 4

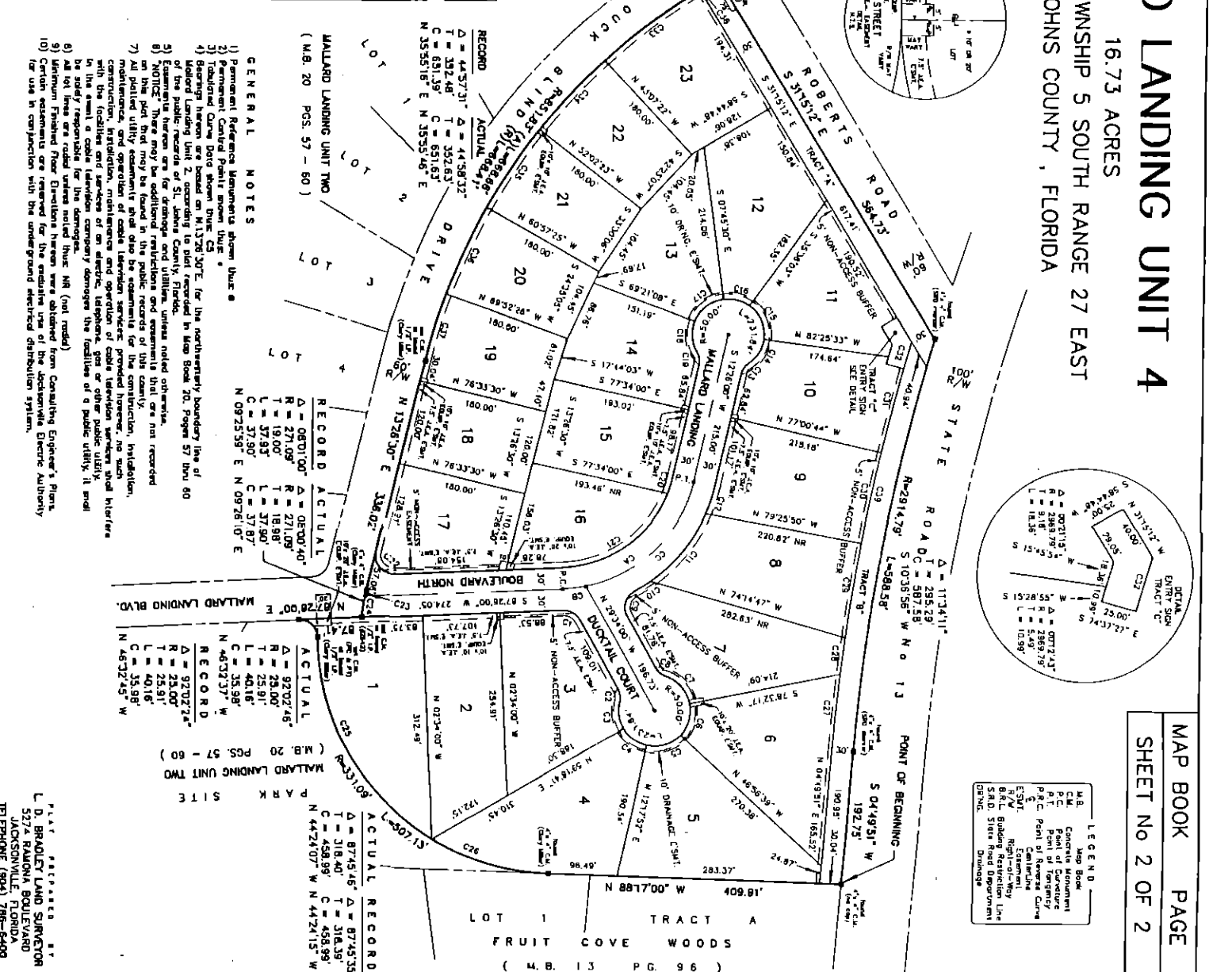
16.73 ACRES

SECTION 42 TOWNSHIP 5 SOUTH RANGE 27 EAST  
ST. JOHNS COUNTY, FLORIDA



MINIMUM FINISHED FLOOR ELEVATION	RECORD	ACTUAL
1	23.50	23.50
2	23.50	23.50
3	23.50	23.50
4	23.50	23.50
5	23.50	23.50
6	23.50	23.50
7	23.50	23.50
8	23.50	23.50
9	23.50	23.50
10	23.50	23.50
11	23.50	23.50
12	23.50	23.50
13	23.50	23.50
14	23.50	23.50
15	23.50	23.50
16	23.50	23.50
17	23.50	23.50
18	23.50	23.50
19	23.50	23.50
20	23.50	23.50
21	23.50	23.50
22	23.50	23.50
23	23.50	23.50

CURVE	BEARING	LENGTH	TANGENT	CHORD	BEARING	DATA
C1	193.00°	253.36	149.83	237.43	S 49°58'00" W	73707.00'
C2	193.00°	253.36	149.83	237.43	S 49°58'00" W	091332.12'
C3	193.00°	253.36	149.83	237.43	S 49°58'00" W	63272.28'



- RECORD ACTUAL**
- 1) Permanent Reference Monuments shown above
  - 2) Monument Control Point shown above
  - 3) Bearings herein are based on NAD 83 STATE for the north-south boundary line of Mallard Landing Unit 2, according to plat recorded in Map Book 70, Page 57 thru 60 of the public records of St. Johns County, Florida.
  - 4) Easements herein are for drainage and utility, unless noted otherwise.
  - 5) Easements herein are for drainage and utility, unless noted otherwise.
  - 6) NOTICE: There may be additional restrictions and easements that are not recorded on this plat that may be found in the public records of this county.
  - 7) The utility easement shown on this plat is for the construction, installation, maintenance, and operation of cable television, telephone, and other utilities with the facilities and services of an electric, telephone, gas or other public utility. It shall be solely responsible for the damages.
  - 8) All lot lines are solid unless noted that they are not.
  - 9) All lot lines are solid unless noted that they are not.
  - 10) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority for use in conjunction with the underground electrical distribution system.
- GENERAL NOTES**

**RECORD ACTUAL**

MALLARD LANDING UNIT TWO (M.B. 20 PGS. 57 - 60)

**RECORD ACTUAL**

MALLARD LANDING UNIT TWO (M.B. 20 PGS. 57 - 60)

**RECORD ACTUAL**

MALLARD LANDING UNIT TWO (M.B. 20 PGS. 57 - 60)

PLAT PREPARED BY  
L. D. BRADLEY LAND SURVEYOR  
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