

RESOLUTION NO. 95- 82
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
MALLARD LANDING UNIT 3

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 3.

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 \$149,893.00 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 \$32,845.00.

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, 19 95.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Barbara Ward
Its Chairman

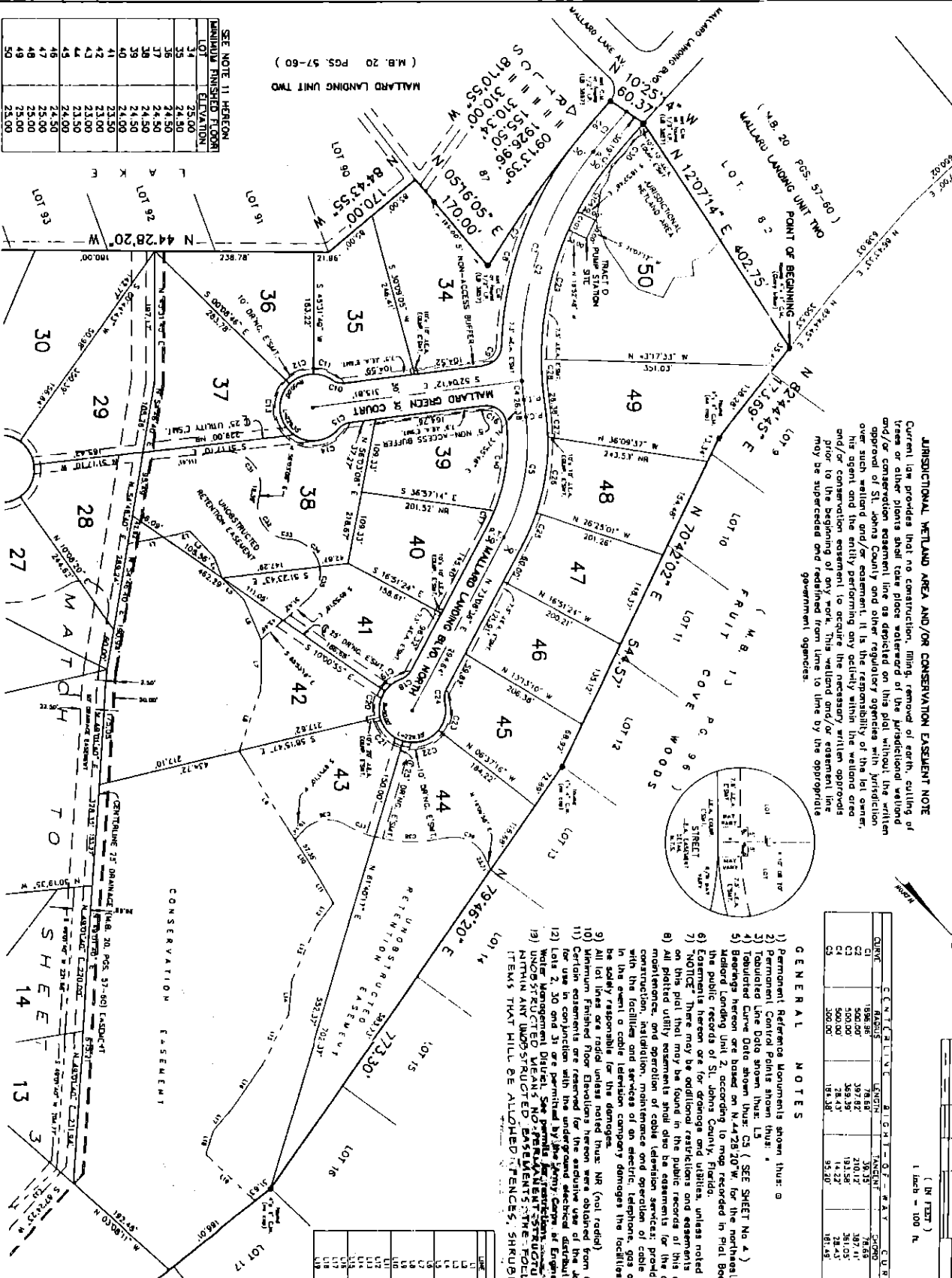
ATTEST: Carl "Bud" Markel, Clerk
Irma Paethi
Deputy Clerk

MALLARD LANDING UNIT 3

55.56 ACRES

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

JURISDICTIONAL WETLAND AREA AND/OR CONSERVATION EASEMENT NOTE
Current law provides that no construction, mining, removal of earth, cutting of trees or other plans shall take place within the jurisdictional wetland and/or conservation easement line as depicted on this plat without the written approval of St. Johns County and other regulatory agencies with jurisdiction over such wetland and/or easement. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area and/or conservation easement to acquire the necessary written approvals prior to the beginning of any work. This wetland and/or easement line may be superseded and redefined from time to time by the appropriate governmental agencies.

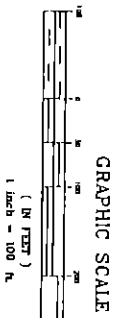


SEE NOTE 11 HEREON

LOT	AREA	ELEVATION
31	23.00	
32	24.50	
33	24.50	
34	24.50	
35	24.50	
36	24.50	
37	24.50	
38	24.50	
39	24.50	
40	24.00	
41	23.00	
42	23.00	
43	23.00	
44	23.00	
45	23.00	
46	23.00	
47	23.00	
48	23.00	
49	23.00	
50	23.00	

LINE	BEARING	LENGTH	ANGLE	BEARING	LENGTH	BEARING	LENGTH
C1	S 89° 13' 39" W	102.53	90°	N 09° 13' 39" E	102.53	S 89° 13' 39" W	102.53
C2	S 89° 13' 39" W	102.53	90°	N 09° 13' 39" E	102.53	S 89° 13' 39" W	102.53
C3	S 89° 13' 39" W	102.53	90°	N 09° 13' 39" E	102.53	S 89° 13' 39" W	102.53
C4	S 89° 13' 39" W	102.53	90°	N 09° 13' 39" E	102.53	S 89° 13' 39" W	102.53
C5	S 89° 13' 39" W	102.53	90°	N 09° 13' 39" E	102.53	S 89° 13' 39" W	102.53

- GENERAL NOTES**
- 1) Permanent Reference Monuments shown thus: \odot
 - 2) Permanent Control Points shown thus: \bullet
 - 3) Tabulated Line Data shown thus: L5
 - 4) Tabulated Curve Data shown thus: C5 (SEE SHEET No. 4)
 - 5) Bearings hereon are based on N 4° 28' 20" W, for the northeasterly boundary line of Mallard Landing Unit 2, according to map recorded in Plat Book 20, Pages 57 thru 80 of the public records of St. Johns County, Florida.
 - 6) Easements hereon are for drainage and utilities, unless noted otherwise.
 - 7) 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.
 - 8) All plotted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such utility easement shall be used for electric, telephone, gas or other public utility. In the event cable television service is installed, the contractor shall be responsible for the demarcation of the facilities of a public utility. It shall be solely responsible for the demarcation of the facilities of a public utility.
 - 9) All lot lines are radial unless noted thus: NR (not radial)
 - 10) Minimum Finished Floor Elevations hereon were obtained from Consulting Engineer's Plans.
 - 11) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority for use in conjunction with the underground electrical distribution system.
 - 12) Lots 2, 30 and 31 are permitted by the Agency, Corps of Engineers and St. Johns River Water Management District. See permits for construction of structures on these lots.
 - 13) UNOBSERVED BOUNDARIES AND UNOBSERVED EASEMENTS WILL BE ALLOWED WITHIN ANY UNOBSERVED EASEMENTS, SHROUBBERY OR HEDGES.



LINE	CONSERVATION EASEMENT	AREA
L1	N 09° 13' 39" E	102.53
L2	N 09° 13' 39" E	102.53
L3	N 09° 13' 39" E	102.53
L4	N 09° 13' 39" E	102.53
L5	N 09° 13' 39" E	102.53
L6	N 09° 13' 39" E	102.53
L7	N 09° 13' 39" E	102.53
L8	N 09° 13' 39" E	102.53
L9	N 09° 13' 39" E	102.53
L10	N 09° 13' 39" E	102.53
L11	N 09° 13' 39" E	102.53
L12	N 09° 13' 39" E	102.53
L13	N 09° 13' 39" E	102.53
L14	N 09° 13' 39" E	102.53
L15	N 09° 13' 39" E	102.53
L16	N 09° 13' 39" E	102.53
L17	N 09° 13' 39" E	102.53
L18	N 09° 13' 39" E	102.53
L19	N 09° 13' 39" E	102.53
L20	N 09° 13' 39" E	102.53

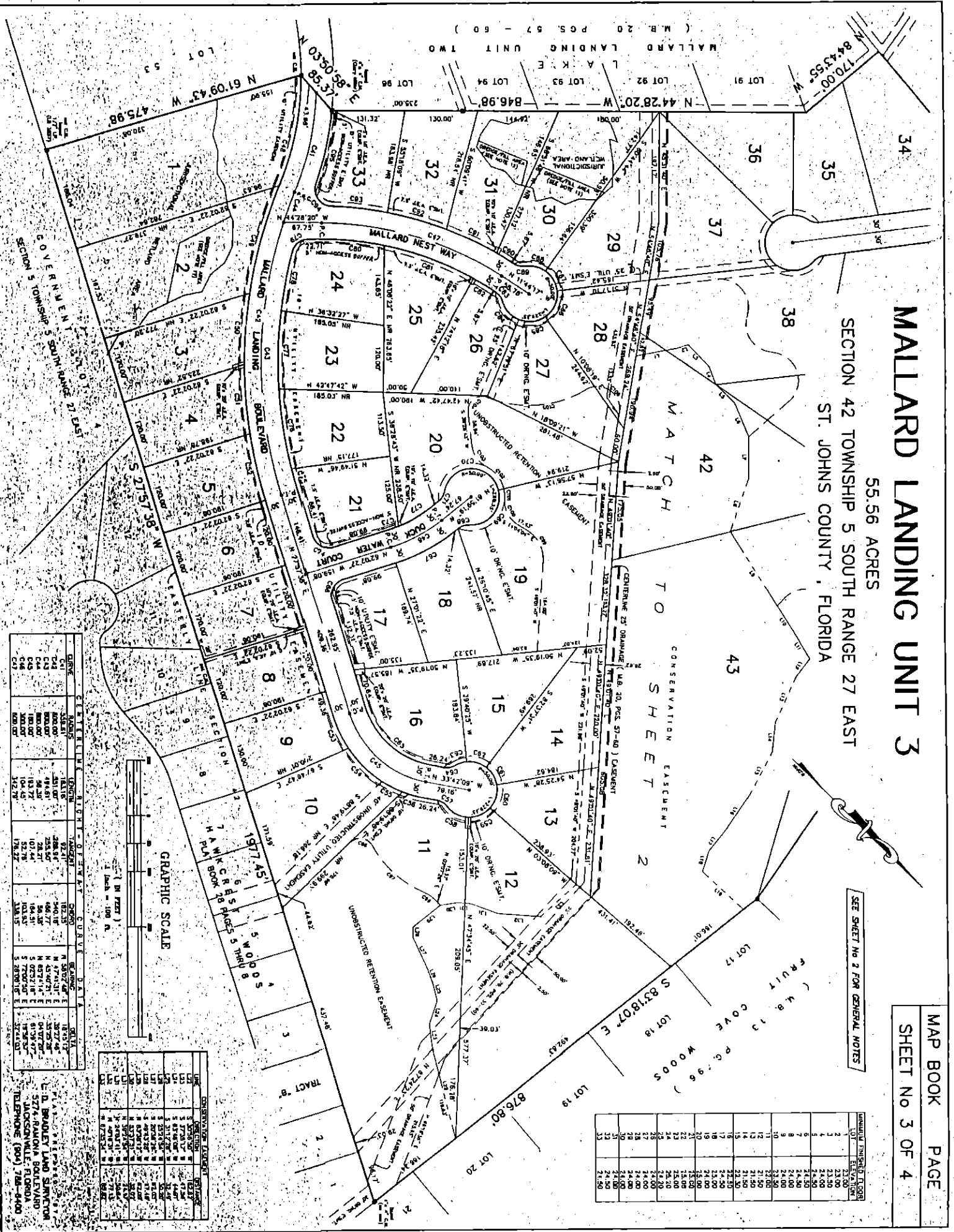
L. D. BRADLEY LAND SURVEYOR
5374 RAMONA BOULEVARD
JACKSONVILLE, FLORIDA
TELEPHONE (904) 798-6400

MALLARD LANDING UNIT 3

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

SEE SHEET No 2 FOR GENERAL NOTES

LOT	AREA (ACRES)	AREA (SQ. FT.)
1	2.100	145,440
2	2.100	145,440
3	2.100	145,440
4	2.100	145,440
5	2.100	145,440
6	2.100	145,440
7	2.100	145,440
8	2.100	145,440
9	2.100	145,440
10	2.100	145,440
11	2.100	145,440
12	2.100	145,440
13	2.100	145,440
14	2.100	145,440
15	2.100	145,440
16	2.100	145,440
17	2.100	145,440
18	2.100	145,440
19	2.100	145,440
20	2.100	145,440
21	2.100	145,440
22	2.100	145,440
23	2.100	145,440
24	2.100	145,440
25	2.100	145,440
26	2.100	145,440
27	2.100	145,440
28	2.100	145,440
29	2.100	145,440
30	2.100	145,440
31	2.100	145,440
32	2.100	145,440
33	2.100	145,440
34	2.100	145,440
35	2.100	145,440
36	2.100	145,440
37	2.100	145,440
38	2.100	145,440
39	2.100	145,440
40	2.100	145,440
41	2.100	145,440
42	2.100	145,440
43	2.100	145,440
44	2.100	145,440
45	2.100	145,440
46	2.100	145,440
47	2.100	145,440
48	2.100	145,440
49	2.100	145,440
50	2.100	145,440
51	2.100	145,440
52	2.100	145,440
53	2.100	145,440
54	2.100	145,440
55	2.100	145,440
56	2.100	145,440
57	2.100	145,440
58	2.100	145,440
59	2.100	145,440
60	2.100	145,440



GRAPHIC SCALE
1" = 100'

LINE	DESCRIPTION	BEARING	DISTANCE	AREA (ACRES)	AREA (SQ. FT.)
C1	...	N 89° 57' 47" E	182.35	0.0000	0.0000
C2	...	N 89° 57' 47" E	182.35	0.0000	0.0000
C3	...	N 89° 57' 47" E	182.35	0.0000	0.0000
C4	...	N 89° 57' 47" E	182.35	0.0000	0.0000
C5	...	N 89° 57' 47" E	182.35	0.0000	0.0000
C6	...	N 89° 57' 47" E	182.35	0.0000	0.0000
C7	...	N 89° 57' 47" E	182.35	0.0000	0.0000

LINE	DESCRIPTION	BEARING	DISTANCE	AREA (ACRES)	AREA (SQ. FT.)
D1	...	N 89° 57' 47" E	182.35	0.0000	0.0000
D2	...	N 89° 57' 47" E	182.35	0.0000	0.0000
D3	...	N 89° 57' 47" E	182.35	0.0000	0.0000
D4	...	N 89° 57' 47" E	182.35	0.0000	0.0000
D5	...	N 89° 57' 47" E	182.35	0.0000	0.0000
D6	...	N 89° 57' 47" E	182.35	0.0000	0.0000
D7	...	N 89° 57' 47" E	182.35	0.0000	0.0000

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