

RESOLUTION NO. 96- 92  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
MARSH CREEK UNIT TEN

WHEREAS, Marsh Creek Development Corporation, 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 Marsh Creek Unit Ten.

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. The Construction Bond is set in the amount of \$96,849.25 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

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 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

11 day of June, 1996.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: 

Its Chair

ATTEST: Carl "Bud" Markel



Deputy Clerk

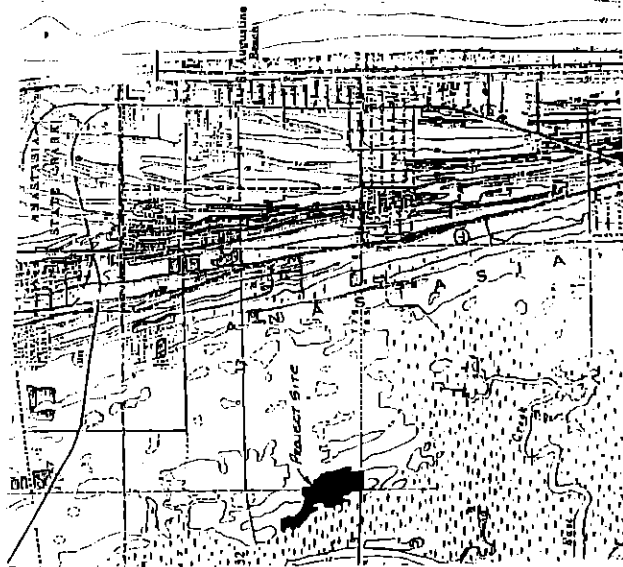
A Replat of A Portion of Marsh Creek Unit Five, as recorded in Map Book 26, Pages 44 through 48, inclusive, and a Portion of Government Lot 5, Section 32, and a Portion of Section 33, Township 7 South, Range 30 East, and a Portion of Government Lot 4, Section 4, Township 8 South, Range 30 East, all lying in St. Johns County, Florida.

# Marsh Creek Unit Ten



Vicinity Map

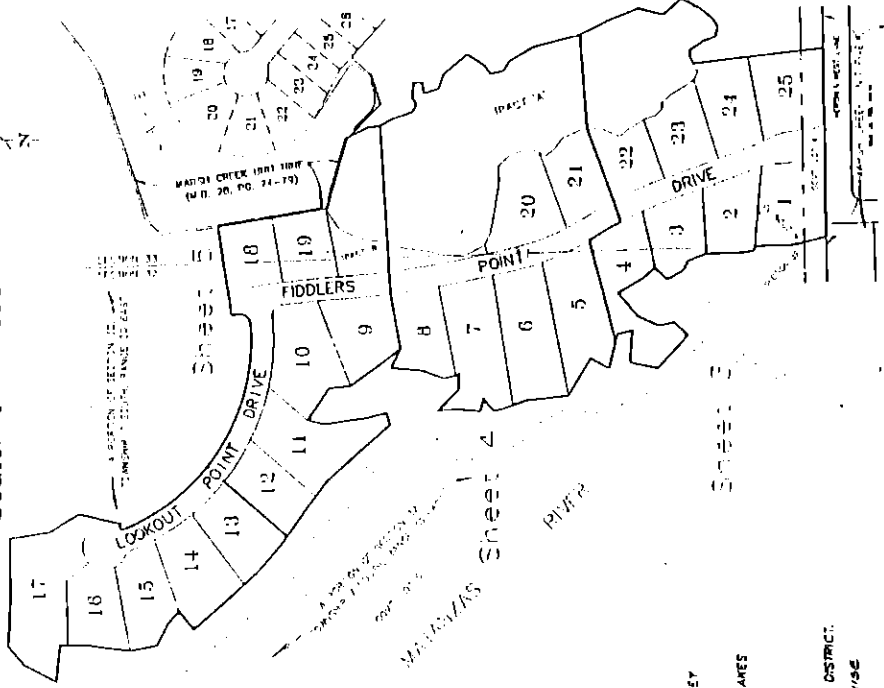
Scale: 1" = 2000'



General Notes

Key Map

Scale: 1" = 200'



- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY SOUTHERLY OF MARSH CREEK UNIT FIVE (N.B. 28, P. 44-48) AS S 397753' E.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
- NOTICES THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- ALL PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE 'A' (EL. 9') AS SHOWN ON FLOOD INSURANCE RATE MAP 125147, COMMUNITY NO. 0227E, ST. JOHNS COUNTY, FLORIDA, DATED JULY 15, 1992. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- JURISDICTIONAL WETLANDS REGULATION: CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
- AN EASEMENT IS RESERVED OVER, UNDER AND ACROSS THE FRONT 10' FEET, AS MEASURED PERPENDICULAR TO THE ROAD RIGHT-OF-WAY, ON ALL LOTS HEREON, TO THE EXTENT ALLOWED BY LAW FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS, AND CABLE TELEVISION SERVICES UNLESS OTHERWISE NOTED.
- LAKE(S) SHOWN HEREON DO NOT REPRESENT AN ACTUAL 'AS-BUILT' SITUATION. THEY ARE BASED ON ENGINEERING PLANS AND ARE FOR PICTORIAL PURPOSES ONLY.
- ALL WETLAND JURISDICTIONAL AREAS REFERENCED OVER ROADWAYS, LOTS, AND LAKES HAVE BEEN PERMITTED FOR FILLING THROUGH THE ARMY CORPS OF ENGINEERS PERMIT NO. 4-109-0060 M 10.
- ALL JURISDICTIONAL WETLAND LINES SHOWN HEREON WERE ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- LOT 10 IS RESTRICTED TO ONE DRIVEWAY ACCESS UNLESS OTHERWISE APPROVED BY ST. JOHNS COUNTY.
- NO CLEARING, FILLING OR TREE CUTTING AIRLINE LANDSCAPE EASEMENTS WITHOUT WRITTEN PERMISSION FROM MARSH CREEK OWNERS ASSOCIATION.

MINIMUM FINISH FLOOR ELEVATION

LOT NUMBER	FINISH FLOOR ELEVATION	LOT NUMBER	FINISH FLOOR ELEVATION
1	8.0	14	8.1
2	8.6	15	8.0
3	8.3	16	8.1
4	8.0	17	8.1
5	8.0	18	8.1
6	8.0	19	8.1
7	8.0	20	8.1
8	8.0	21	8.1
9	8.0	22	8.1
10	8.0	23	8.1
11	8.0	24	8.1
12	8.0	25	8.1

- LEGEND
- RIGHT-OF-WAY
  - WETLAND JURISDICTIONAL LINE
  - PERMANENT CONTROL POINT
  - STAMPED ALLS # 3377
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - TANGENCY
  - MAP BOOK
  - RECORDS VOLUME
  - PAGE(S)
  - EASEMENT
  - ARC LENGTH
- TANGENT
  - RADIUS
  - CHORD
  - DELTA
  - ALGIBUS POINT
  - PERMANENT REFERENCE MONUMENT
  - TABULATED CURVE DATA
  - POINT OF REVERSE CURVE
  - POINT OF COMPOUND CURVE
  - RADIAL LINE



PREPARED BY  
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