

RESOLUTION NO. 97-104  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
MARSH CREEK UNIT 12

WHEREAS, Marsh Creek Development, 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 Twelve.

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 not required.

Section 3. A Warranty Bond will not be 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  
22 day of July, 1997.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_

Its Chair

ATTEST: Cheryl Strickland

Imus Paetti

Deputy Clerk

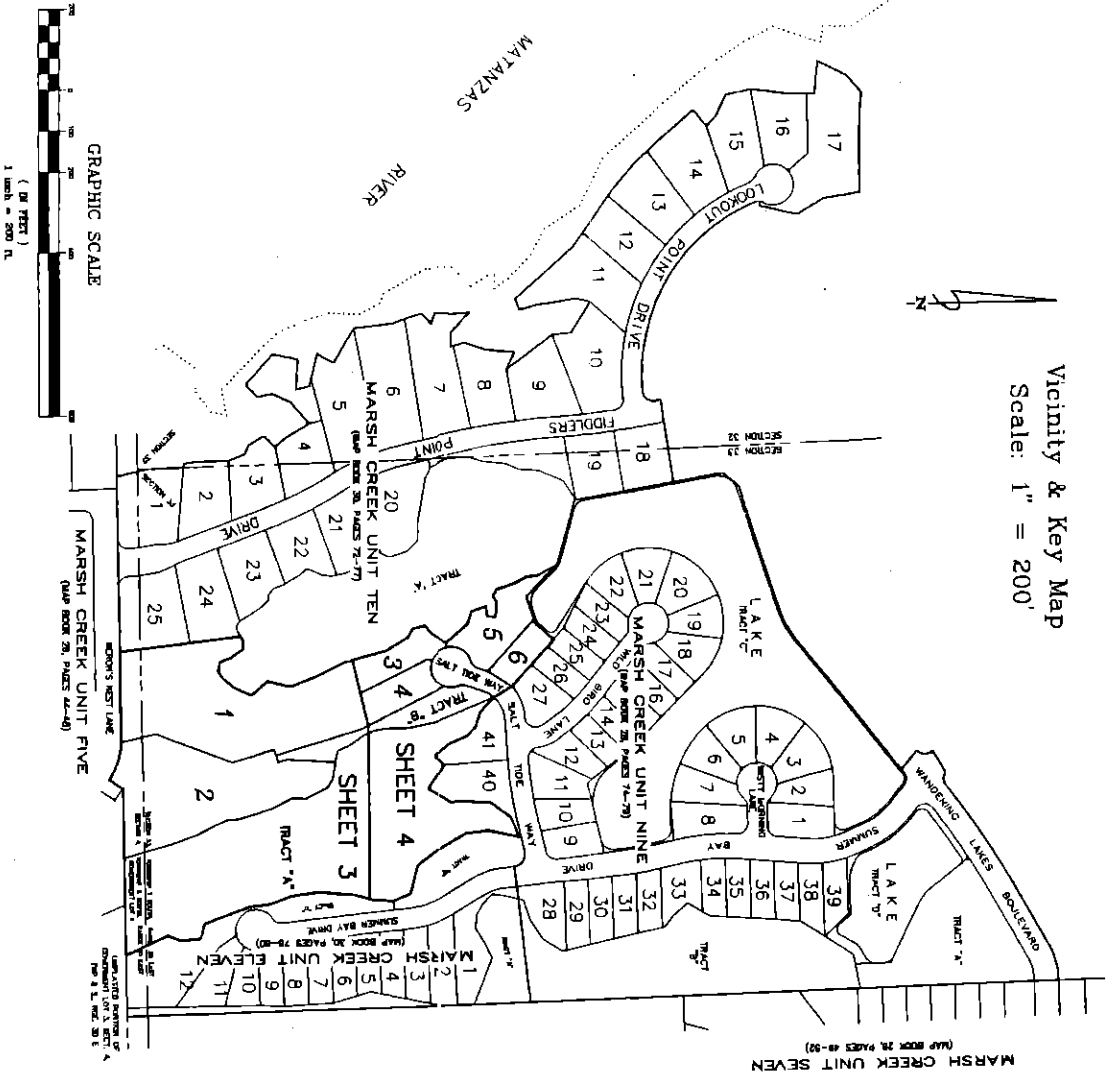


# Marsh Creek Unit Twelve

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

## General Notes

Vicinity & Key Map  
Scale: 1" = 200'

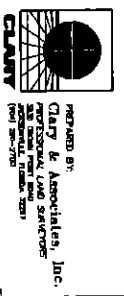


1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY OF MARSH CREEK UNIT FIVE (MAP BOOK 26, PAGES 44-48) AS S 89°17'33" E UNLESS OTHERWISE NOTED HEREON.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND STORMS, UNLESS OTHERWISE NOTED HEREON.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.001)
4. ALL PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "A1" (1.0, 6") AS SHOWN ON FLOOD INSURANCE RATE MAP 12044Z, COMMUNITY NO. 02272E, ST. JOHNS COUNTY, FLORIDA, DATED JULY 14, 1992. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
6. THE PARALLEL CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.

7. JURISDICTIONAL WETLANDS REGULATION: CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHINWARD OF THE JURISDICTIONAL WETLAND LINE AS DETERMINED 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 TO THE BEST OF HIS KNOWLEDGE AND BELIEF TO OBTAIN ALL NECESSARY WRITTEN APPROVALS FROM THE WETLAND AGENCIES OF ANY NATURE, BEFORE ANY ACTIVITY WITHIN THE WETLAND AREAS AND RECORDED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
8. AN EASEMENT IS RESERVED OVER, UNDER AND ACROSS THE FRONT 10 FEET, AS BEARING APPROPRIATE TO THE ROAD RIGHT-OF-WAY, ON ALL LOTS HEREON TO THE CREDIT ALLOWED BY LAW FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND OPERATION OF DRAINAGE, ELECTRIC, SANITARY SEWER, CABLE TELEVISION AND TELEPHONE SERVICES UNLESS OTHERWISE NOTED.
9. LINES SHOWN HEREON DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON DRAINAGE PLANS AND ARE FOR PICTORIAL PURPOSES ONLY.
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.

LEGEND

---	RIGHT-OF-WAY	T	TANGENT
---	BOUNDARY RESTRICTION LINE	R	RADIUS
---	PERMANENT CONTROL POINT	CP	CORNER
---	STAMPED FILE # 3177	RP	RAILS POINT
---	POINT OF TANGENCY	IB	INTERSECTION
---	OPTIONAL RECORDS VOLUME	CA	CONVEYANCE
---	MAP BOOK	PC	POINT OF CURVATURE
---	MAP BOOK (S)	RC	RADIUS OF CURVATURE
---	EASEMENT	RL	RADIAL LINE
---	ARC LENGTH		



PREPARED BY:  
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