

RESOLUTION NO. 97-48 _____
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
HARBOUR ISLAND ESTATE LOTS UNIT ONE

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 Harbour Island Estates Unit One.

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 in the amount of \$560,597.40 has been filed.

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
25 day of March, 1997

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____

Its Chair

ATTEST: Cheryl Strickland

Anna Parthi

Deputy Clerk

HARBOUR ISLAND ESTATES UNIT ONE

A REPLAT OF THE FORMER PLAT OF 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 AS VACATED BY RESOLUTION NO. 97-12 AND RECORDED IN OFFICIAL RECORDS 1218, PAGE 1310 AND BEING A PART OF GOVERNMENT LOTS 4, 5, 6, AND 8, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA

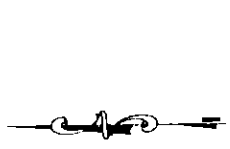
PRELIMINARY
MAR 03 1997

DURDEN LAND SURVEYORS, INC.

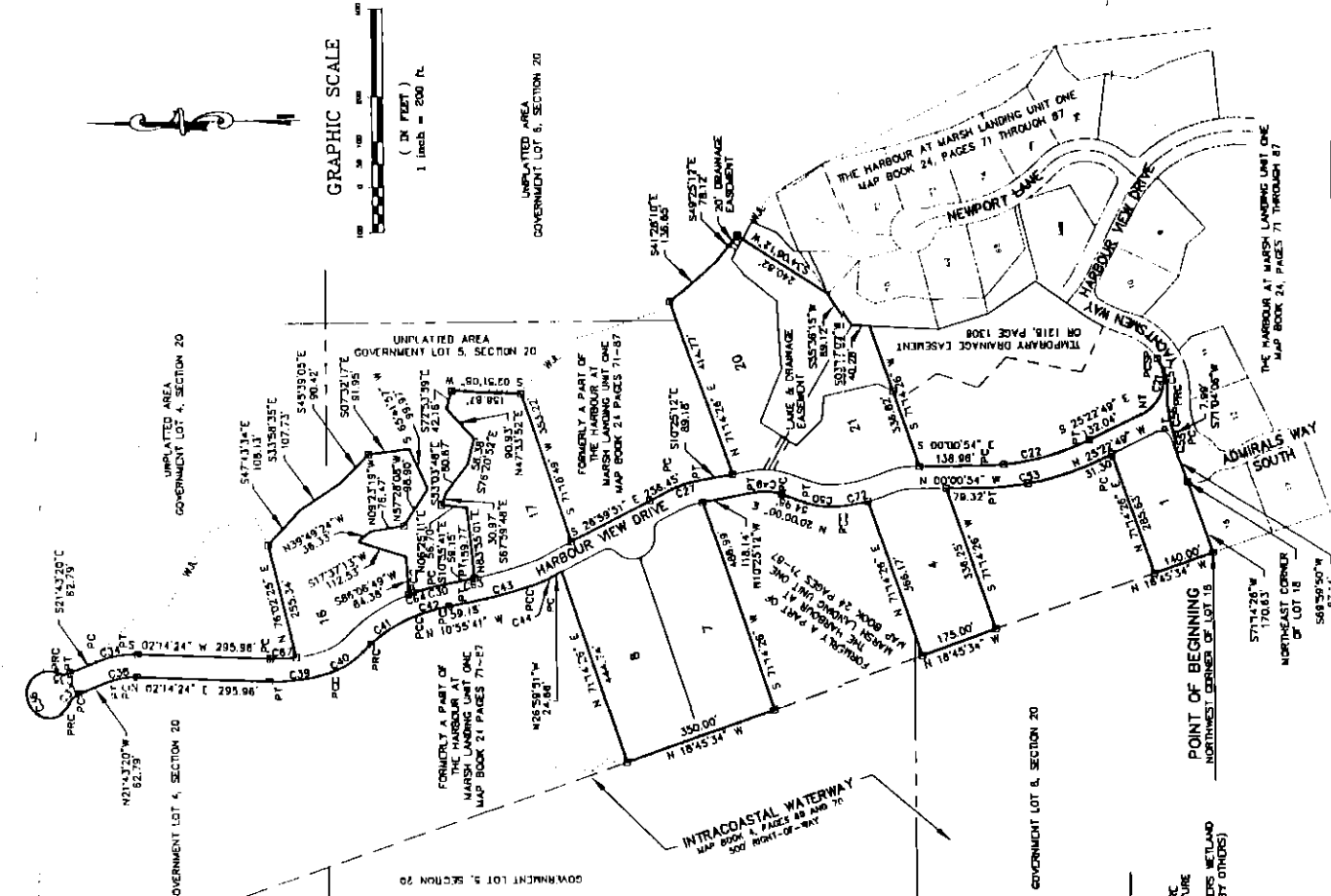
NOTES: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES

- 1.) BEARINGS ARE BASED ON THE EAST-WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS BEING N 18°43'20" W. FROM THE NORTHWEST CORNER OF BIG CYPRESS SUBDIVISION. THIS WAS DETERMINED FROM U.S. ARMY CORPS OF ENGINEERS MONUMENTATION WHICH IS PURPORTED TO BE ON THE MERCATOR GRID SYSTEM.
- 2.) 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 INTENT OF THIS PLAT TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDERIVED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 3.) ALL LOTS FRONTING ON THE INTRACOASTAL WATERWAY THAT HAVE LAND WATERWARD OF THE RIGHT-OF-WAY AND THE BULKHEAD LINE SHALL BE LIMITED TO THE WATERWARD PROJECTION OF THE SIDE LOT LINES. THESE RIGHTS WILL BE LIMITED TO THE WATERWARD PROJECTION OF THE SIDE LOT LINES.
- 4.) CORNER LOTS WILL BE ALLOWED TO HAVE DRIVEWAY CONNECTIONS ON ONE STREET ONLY.
- 5.) ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UTILITIES OVER A 5 FOOT WIDE STRIP ADJACENT TO, PARALLEL, AND CONCENTRIC WITH, THE ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT. UTILITIES INCLUDE ELECTRIC, WATER, SEWER, TELEPHONE AND CABLE TELEVISION.
- 6.) ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND ABOVE-GROUND APPURTENANCES OVER A 10 FOOT WIDE STRIP ADJACENT TO, PARALLEL, AND CONCENTRIC WITH, THE ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- 7.) NONE OF THE LOT LINES ON THIS PLAT ARE RADIAL.
- 8.) LOT NUMBERS ARE NOT IN SEQUENCE. THEY ARE IN ACCORDANCE WITH A COUNTY APPROVED LOT LAYOUT.



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.



- LEGEND:**
- PC DENOTES POINT OF CURVATURE
 - PT DENOTES POINT OF TANGENCY
 - PRC DENOTES POINT OF REVERSE CURVATURE
 - PCC DENOTES POINT OF COMPOUND CURVATURE
 - PCSP DENOTES POINT OF CURVATURE
 - MC DENOTES U.S. ARMY CORPS OF ENGINEERS WETLAND JURISDICTIONAL LINE (AS DETERMINED BY DTIC/DO)
 - NT DENOTES NON-TANGENT

CURVE	FRADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	87.52	143.50	100.45	131.87	S 74°31'17" E	53°27'54"
C22	175.00	51.83	35.44	50.48	S 14°12'30" E	16°24'38"
C23	225.00	74.47	51.30	74.41	S 11°59'30" E	20°07'39"
C24	225.00	94.10	67.25	93.17	S 09°44'20" E	23°57'43"
C25	40.00	30.35	18.06	29.81	S 00°08'18" W	13°17'43"
C26	80.00	33.45	17.46	29.81	S 00°08'18" W	13°17'43"
C27	175.00	73.18	37.13	72.43	N 08°44'20" W	13°27'43"
C28	400.00	138.44	99.87	137.75	N 07°40'27" W	18°18'44"
C29	175.00	88.17	64.11	85.54	N 31°44'10" W	30°17'40"
C30	350.00	152.18	117.51	150.79	N 32°28'10" W	35°59'48"
C31	1025.00	151.17	80.75	161.01	N 13°23'58" W	08°00'55"
C32	200.00	24.84	12.34	24.63	N 23°10'03" W	07°03'38"
C33	118.98	63.71	33.63	62.86	N 04°17'24" E	30°23'17"
C34	175.00	73.30	37.14	72.57	N 09°01'01" E	13°57'37"
C35	518.00	274.33	191.01	274.68	N 03°54'52" W	51°39'04"
C36	235.84	64.80	43.84	64.07	S 82°03'46" W	21°50'21"
C37	138.31	9.35	45.24	85.99	S 74°56'17" W	30°32'21"
C38	973.00	9.35	45.24	85.99	S 74°56'17" W	30°32'21"
C39	375.00	8.57	4.26	8.56	S 11°12'34" E	00°33'45"
C40	350.00	57.89	37.85	57.85	S 19°47'23" E	07°18'05"
C41	375.00	68.69	34.44	68.60	N 02°12'59" W	10°28'45"

