

RESOLUTION NO. 2002- 8
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
MARSHALL CREEK DRI UNIT C-ONE REPLAT

WHEREAS, Marshall Creek LTD., a Florida Limited Partnership, and John Kenny Construction Company, a Florida Corporation, as Owners, have applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Marshall Creek DRI Unit C-One Replat.

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, 3, 4, and 5.

Section 2. A Construction Bond is not required.

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, and 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.
- e) Office of the County Surveyor

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) and e) 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 22nd day of January, 2002.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Marc A. Jacalone
Marc A. Jacalone, Its Chair

ATTEST: Cheryl Strickland

Cheryl Strickland
Deputy Clerk

RENDITION DATE 1-24-02



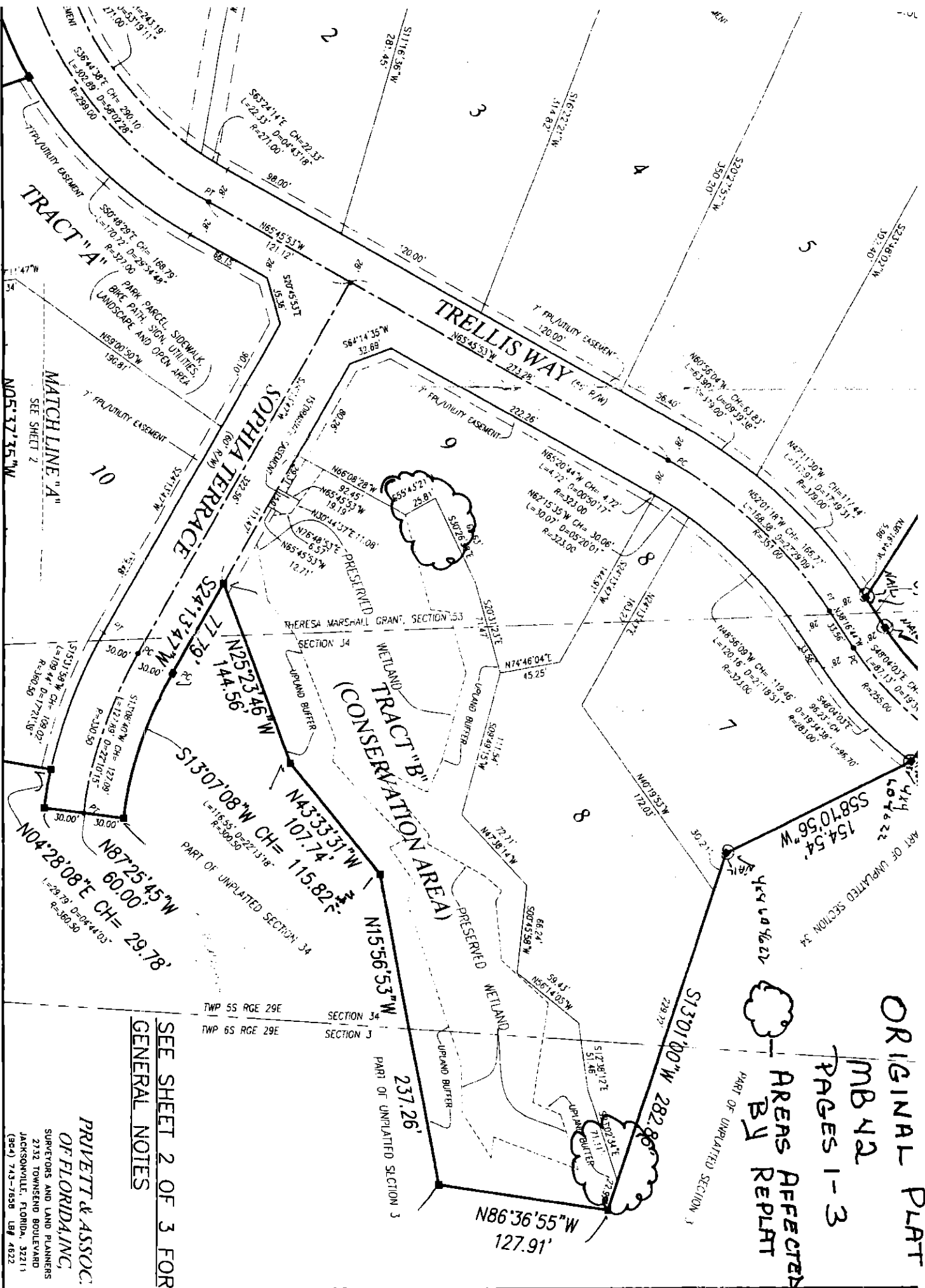
MARSHALL CREEK DRI
UNIT CONVE

ORIGINAL PLAT

MB 42

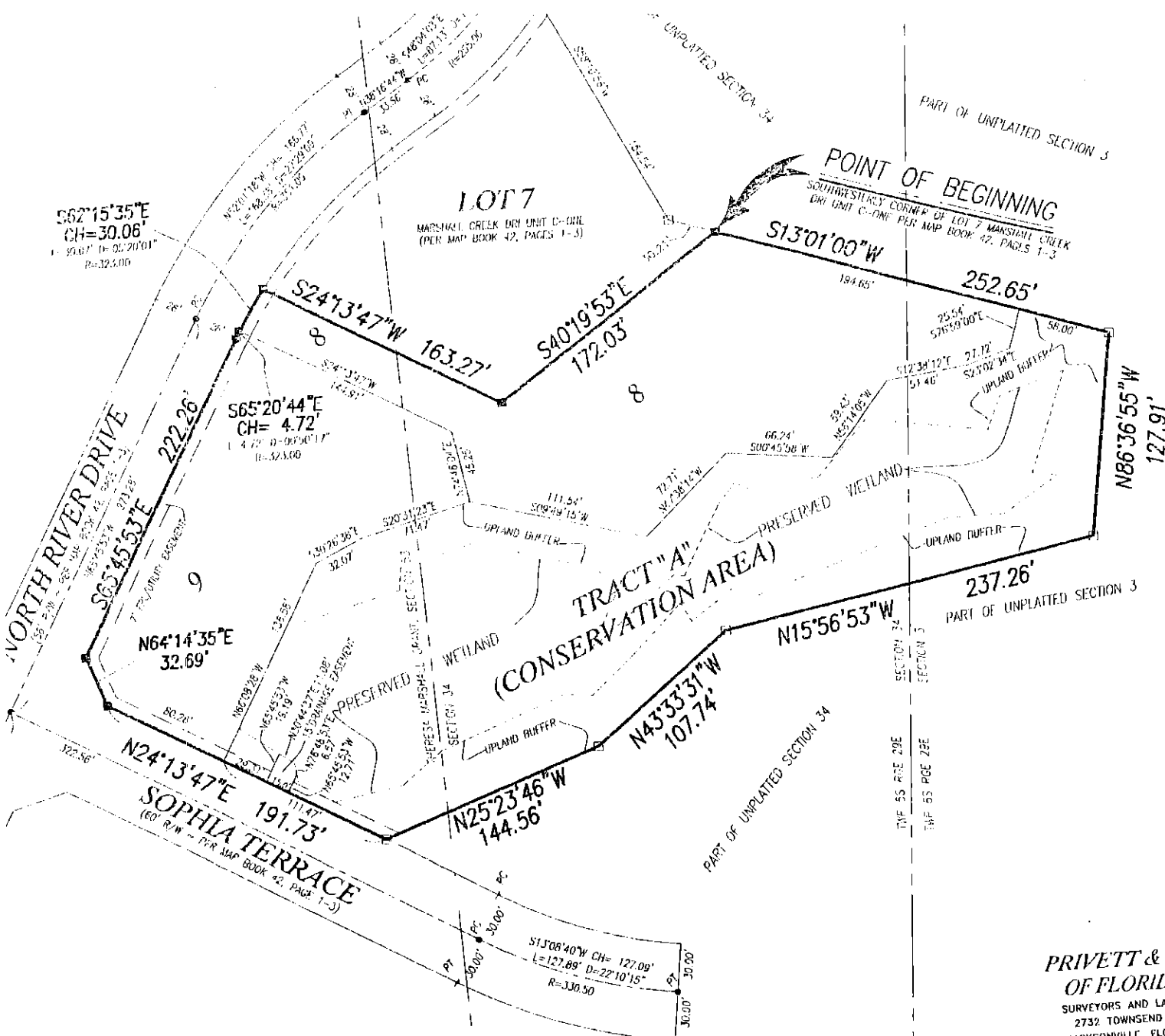
PAGES 1-3

AREAS AFFECTED BY REPLAT



SEE SHEET 2 OF 3 FOR
GENERAL NOTES

PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA 32211
(904) 743-7598 LB# 4822



S62°15'35"E
CH=30.06'
L=99.61' D=91.20'01"
P=323.00

S65°20'44"E
CH=4.72'
L=4.72' D=96.90'11"
P=323.00

N24°13'47"E 191.73'
SOPHIA TERRACE
(60' R/W - PER MAP BOOK 42, PAGE 1-3)

LOT 7
MARSHALL CREEK DR UNIT C-ONE
(PER MAP BOOK 42, PAGES 1-3)

**TRACT "A"
(CONSERVATION AREA)**

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 7 MARSHALL CREEK
DR UNIT C-ONE PER MAP BOOK 42, PAGES 1-3

**PRIVETT & ASSO
OF FLORIDA, INC.**
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32227
(904) 743-7858 LD# 4622

Marshall Creek DRI Unit C-One Replat

MAP BOOK PAGE
SHEET 2 OF 2 SHEETS

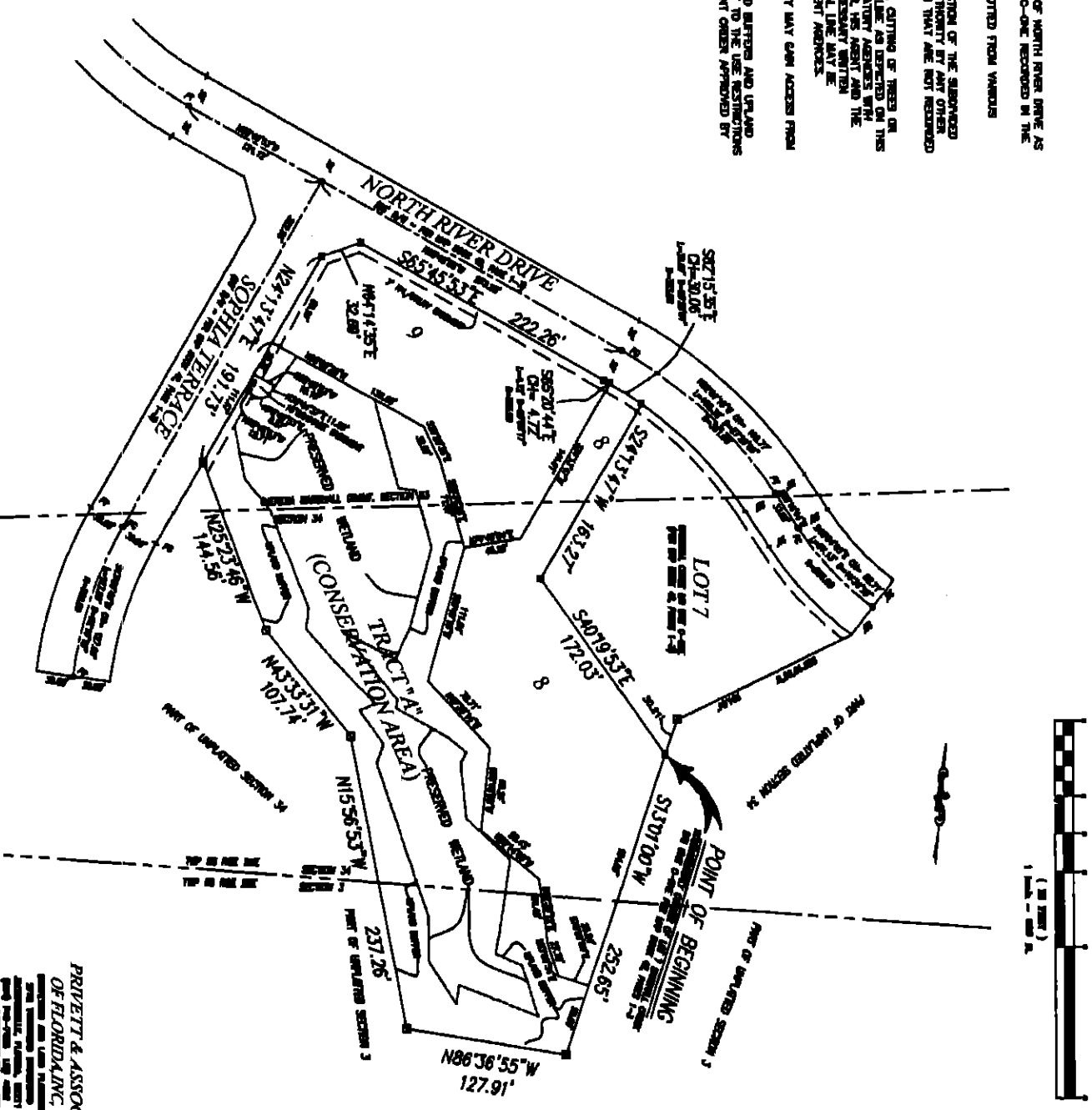
BEING A PORTION OF THE MARSHALL CREEK, A PORTION SECTION 53 AND SECTION 34, TOWNSHIP 5 SOUTH, RANGE 29 EAST AND A PORTION OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 29 EAST AND BEING A REPLAT OF LOTS 8, 9 AND TRACT B, MARSHALL CREEK DR UNIT C-ONE ACCORDING TO MAP BOOK 42, PAGES 1-3 OF THE OFFICE RECORDS OF ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

- 1) THE BEARING SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF NORTH RIVER DRIVE AS BEING SURVEYED BY EAST, ACCORDING TO MAP OF MARSHALL CREEK ONE UNIT C-ONE RECORDED IN THE OFFICE RECORDS OF ST. JOHNS COUNTY IN MAP BOOK 42 PAGES 1-3.
- 2) INTERIOR SECTION LINES AND GOVERNMENT LOT LINES SHOWN HEREON WERE PLOTTED FROM VARIOUS AVAILABLE DATA.
- 3) NOTES THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LOTS AND ARE NOT TO BE CONSIDERED AS SUPPLEMENTED IN AUTHORITY BY ANY OTHER DESCRIPTION OR DEEDAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN 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 TO OBTAIN ALL NECESSARY APPROVALS FROM ANY AGENCY WITHIN THE WETLAND AREA TO OBTAIN JURISDICTIONAL LINE MAY BE APPROVED FROM THE RECORDS OF ST. JOHNS COUNTY AND THE APPROPRIATE GOVERNMENT AGENCIES.
- 5) CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE RIGHT-OF-WAY MAY GAIN ACCESS FROM ONLY ONE RIGHT-OF-WAY.
- 6) AREAS OUTSIDE THE PLAT LABELED PRESERVATION AREA ARE WETLAND, UPLAND BIRCH AND UPLAND PRESERVATION OF WADING BIRDS AND WETLANDS. THESE ARE NOT SUBJECT TO THE USE RESTRICTIONS CONTAINED IN THE SPECIAL CONDITIONS OF THE MARSHALL CREEK DR DEVELOPMENT ORDER APPROVED BY ST. JOHNS COUNTY 88-101 AS AMENDED.

LEGEND:

- 1" = 100'
- 1" = 200'
- 1" = 300'
- 1" = 400'
- 1" = 500'
- 1" = 600'
- 1" = 700'
- 1" = 800'
- 1" = 900'
- 1" = 1000'
- 1" = 1100'
- 1" = 1200'
- 1" = 1300'
- 1" = 1400'
- 1" = 1500'
- 1" = 1600'
- 1" = 1700'
- 1" = 1800'
- 1" = 1900'
- 1" = 2000'
- 1" = 2100'
- 1" = 2200'
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- 1" = 8700'
- 1" = 8800'
- 1" = 8900'
- 1" = 9000'
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- 1" = 9400'
- 1" = 9500'
- 1" = 9600'
- 1" = 9700'
- 1" = 9800'
- 1" = 9900'
- 1" = 10000'



PREVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND ENGINEERS
1000 N. W. 10th Street, Ft. Lauderdale, Florida 33304
Tel: 754-561-1000