

RESOLUTION NO. 2004- 180
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR MARSHALL CREEK DRI VILLAGE CENTER
UNIT THREE

WHEREAS, MARSHALL CREEK, LTD., 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 MARSHALL CREEK DRI VILLAGE CENTER UNIT THREE.

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 has been submitted to the Clerk of Courts' office in the amount of \$413,206.08.

Section 3. A Maintenance 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 a forenamed subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

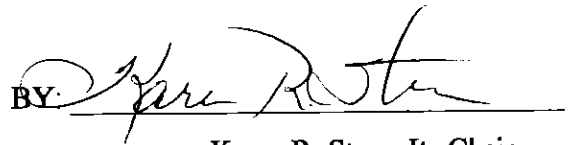
Section 5. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

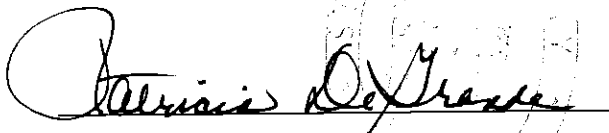
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 20th day of July, 2004.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Karen R. Stern, Its Chair

ATTEST: Cheryl Strickland


Deputy Clerk

Marshall Creek DRI Village Center Unit Three

BEING A PORTION OF THE TERESA MARSHALL GRANT, SECTION 33, TOWNSHIP 5 SOUTH, RANGE 29 EAST, A PORTION OF TRACT "C" AND A PORTION OF MIDWAY STREET, MARSHALL CREEK DR VILLAGE CENTER UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 43, PAGES 74 AND 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

THE INTENDED USE OF THESE COORDINATES IS FOR ST. JOHNS COUNTY OR BASE MAPPING PURPOSES ONLY AND ARE BASED ON PUBLISHED DATA FOR THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS: MONUMENT 2 - NATIONAL GEODETIC SURVEY PFD # 802291 (STALPONT - NATIONAL GEODETIC SURVEY PFD # 422822)

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983 / 83 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET

POINT	NORTHINGS	EASTINGS	DESCRIPTION
1	2684704.4814	635824.4988	EAST CORNER OF LOT 10 (M844)
2	2684704.5770	635824.6300	WEST BAY CORNER OF TRACT C



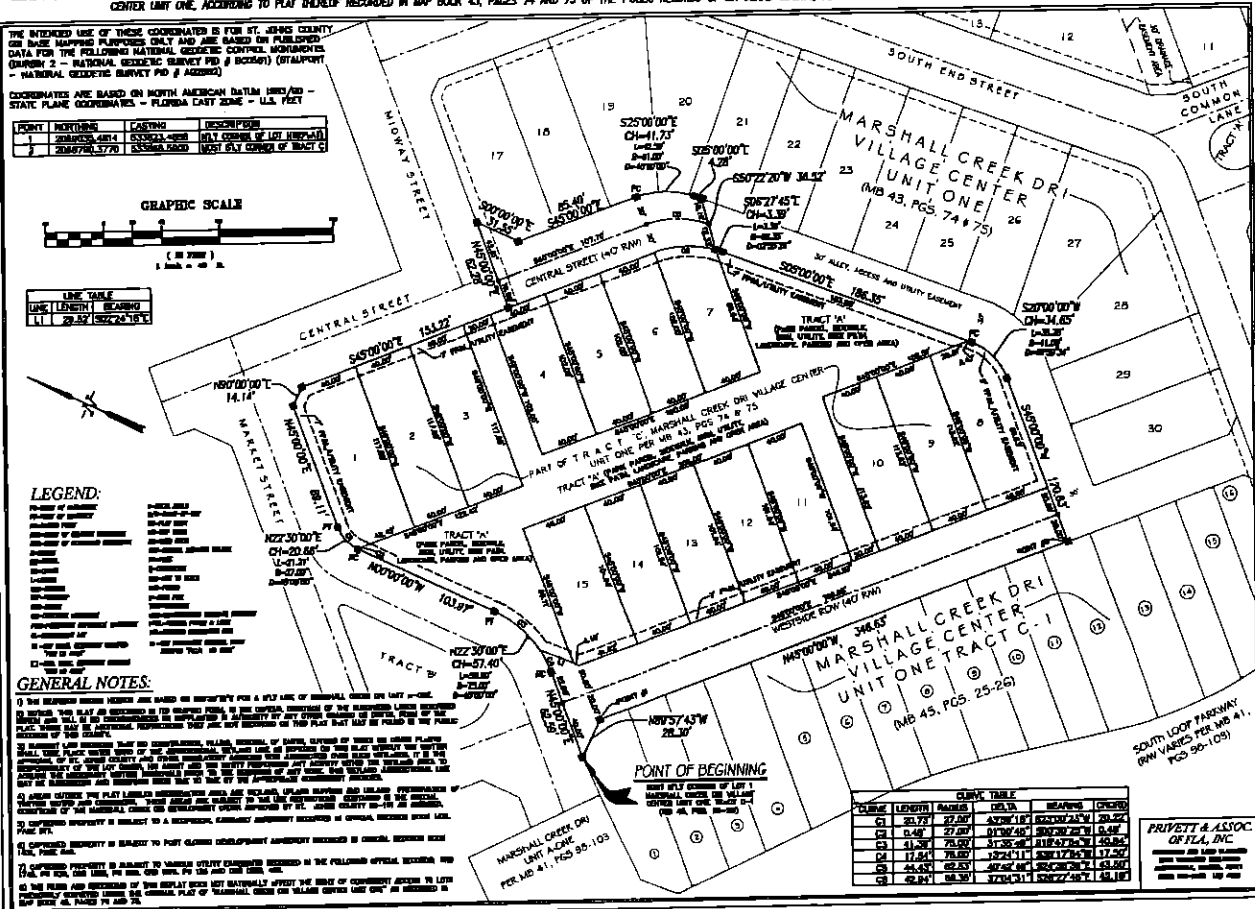
LINE LENGTH	BEARING
1.1	28.22 (S22°26'16"E)

LEGEND:

- Property of Marshall Creek DRI Village Center
- Property of Tract 'A'
- Property of Tract 'B'
- Property of Tract 'C'
- Property of Tract 'D'
- Property of Tract 'E'
- Property of Tract 'F'
- Property of Tract 'G'
- Property of Tract 'H'
- Property of Tract 'I'
- Property of Tract 'J'
- Property of Tract 'K'
- Property of Tract 'L'
- Property of Tract 'M'
- Property of Tract 'N'
- Property of Tract 'O'
- Property of Tract 'P'
- Property of Tract 'Q'
- Property of Tract 'R'
- Property of Tract 'S'
- Property of Tract 'T'
- Property of Tract 'U'
- Property of Tract 'V'
- Property of Tract 'W'
- Property of Tract 'X'
- Property of Tract 'Y'
- Property of Tract 'Z'

GENERAL NOTES:

- 1) THE BEARING AND DISTANCE ARE BASED ON THE POINT OF BEGINNING OF THE ORIGINAL GRANT ON LOT 10-108.
- 2) THESE BEARINGS AND DISTANCES ARE BASED ON THE ORIGINAL GRANT ON LOT 10-108. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE BEARINGS AND DISTANCES AGAINST THE ORIGINAL GRANT ON LOT 10-108. THE BEARINGS AND DISTANCES ARE NOT GUARANTEED BY THE ENGINEER OR SURVEYOR.
- 3) ANY PART OF THIS MAP WHICH IS NOT SHOWN IN THE ORIGINAL GRANT ON LOT 10-108 IS NOT TO BE CONSIDERED A PART OF THE ORIGINAL GRANT ON LOT 10-108. THE BEARINGS AND DISTANCES ARE NOT GUARANTEED BY THE ENGINEER OR SURVEYOR.
- 4) THESE BEARINGS AND DISTANCES ARE BASED ON THE ORIGINAL GRANT ON LOT 10-108. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE BEARINGS AND DISTANCES AGAINST THE ORIGINAL GRANT ON LOT 10-108. THE BEARINGS AND DISTANCES ARE NOT GUARANTEED BY THE ENGINEER OR SURVEYOR.
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CURVE	LENGTH	ANGLE	DATA	BEARING	CHORD
C1	35.72	27.50	87°27'18"	S22°26'16"W	29.224
C2	10.46	27.50	04°07'46"	S22°26'16"W	8.616
C3	41.38	78.50	31°30'46"	S11°23'36"W	45.824
C4	17.84	78.50	12°24'11"	S20°12'26"W	17.267
C5	44.53	62.30	27°42'46"	S20°26'16"W	53.567
C6	29.82	62.30	37°04'31"	S22°26'16"W	45.187

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