

RESOLUTION NO. 2006- 411
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR MARSHALL CREEK DRI UNIT MV-3 REPLAT

WHEREAS, JOHN KENNY CONSTRUCTION COMPANY, A FLORIDA CORPORATION, JOAN B. MIER, JAMES T. POWELL & WENDY M. POWELL, husband and wife, SEAN M. ANTHONY & AMBER L. ANTHONY, husband and wife, AND CHRISTOPHER J. MCEWEN & JENNIFER G. MCEWEN, husband & wife, 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 MV-3 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, 5 and 6.

Section 2. No Construction Bond will be required..

Section 3. No Maintenance Bond will 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 Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

Section 6. 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 31 day of October, 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
JAMES E. BRYANT, Its Chairman

ATTEST: Cheryl Strickland

Patricia A. Grande
Deputy Clerk

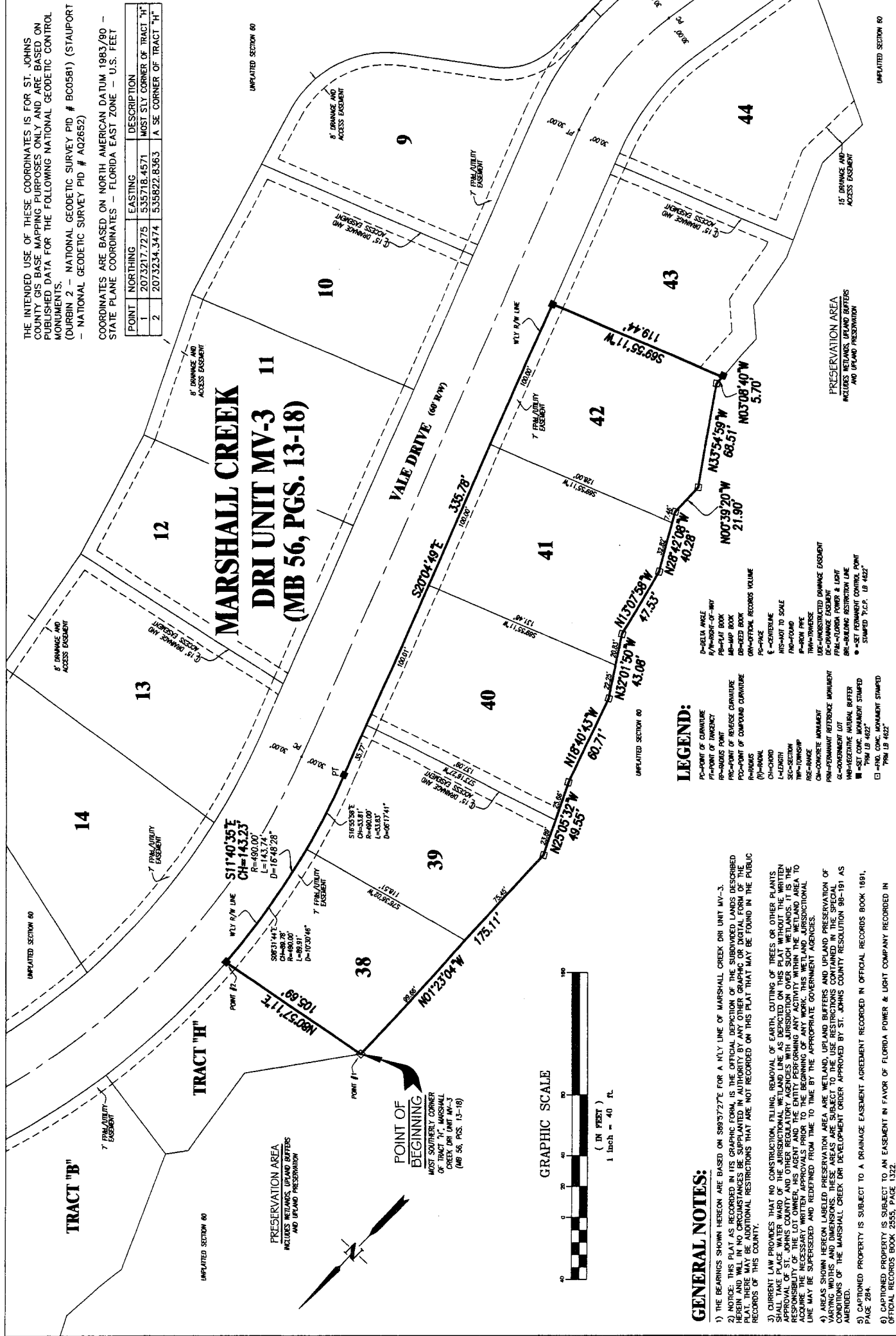
RENDITION DATE 11-16-06

Marshall Creek DRI Unit MV-3 Replat

BEING A PORTION OF SECTION 60, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND ALSO BEING A REPLAT OF LOTS 38 THROUGH 42, MARSHALL CREEK DRI UNIT MV-3, ACCORDING TO MAP BOOK 56, PAGES 13 THROUGH 18 OF THE PUBLIC RECORDS OF SAID COUNTY

THE INTENDED USE OF THESE COORDINATES IS FOR ST. JOHNS COUNTY GIS BASE MAPPING PURPOSES ONLY AND ARE BASED ON PUBLISHED DATA FOR THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS:
 (DURBIN 2 - NATIONAL GEODETIC SURVEY PID # BC0581) (STAUPORT - NATIONAL GEODETIC SURVEY PID # A22652)
 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET

POINT	NORTHING	EASTING	DESCRIPTION
1	2075217.7275	535718.4571	MOST S.W. CORNER OF TRACT "H"
2	2075234.3474	535822.8363	A SE CORNER OF TRACT "H"



LEGEND:

- PC-POINT OF CURVATURE
- PI-POINT OF INTERSECT
- PI-INDICIS POINT
- PC-POINT OF REFUGE CURVATURE
- PC-POINT OF COMPOUND CURVATURE
- PAR-ARC
- PH-ARC
- CH-CORRIDOR
- L-LENGTH
- P-PIECE
- W-TOWNSHIP
- RS-RANGE
- CM-COMPOSITE MONUMENT
- PR-PERMANENT REFERENCE MONUMENT
- GP-GEOREFERENCED LOT
- WB-WETLAND BUFFER
- UB-UPLAND BUFFER
- SET CONC. MONUMENT STAMPED 7/94 19 4627
- 1/4 CONC. MONUMENT STAMPED 7/94 19 4627
- D-DELTA ANGLE
- R/W-RIGHT-OF-WAY
- PI-PILOT BOOK
- MB-MAP BOOK
- DB-DEED BOOK
- GR-GRAPHER'S RECORDS VOLUME
- PH-PLAT
- ε-CENTRIDE
- MS-SHOT TO SCALE
- PR-ROAD
- P-RON PFE
- UN-UNCONNECTED DRAINAGE EASEMENT
- DE-DRAINAGE EASEMENT
- FR-FLORIDA POWER & LIGHT
- BL-BUILDING RESTRICTION LINE
- SET PERMANENT CONTROL POINT STAMPED 7/94 19 4627

GENERAL NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON S893727°E FOR A N.T.Y. LINE OF MARSHALL CREEK DRI UNIT MV-3.
- 2) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN. WHEN ANY DISCREPANCIES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE SHALL BE NO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL BE PERMITTED ON THESE AREAS WITHOUT THE 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 WITHIN THE JURISDICTIONAL LINE MAY BE SUPERSEDED AND RECEIVED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
- 4) AREAS SHOWN HEREON LABELED PRESERVATION AREA ARE WETLAND, UPLAND BUFFERS AND UPLAND PRESERVATION OF WETLANDS. THESE AREAS ARE SUBJECT TO THE USE RESTRICTIONS CONTAINED IN THE SPECIAL CONDITIONS OF THE MARSHALL CREEK DRI DEVELOPMENT ORDER APPROVED BY ST. JOHNS COUNTY RESOLUTION 90-191 AS AMENDED.
- 5) CAPTIONED PROPERTY IS SUBJECT TO A DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1891, PAGE 284.
- 6) CAPTIONED PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2555, PAGE 1322.