

RESOLUTION NO. 2007- 31  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR MARSH HARBOR AT PALM VALLEY UNIT THREE

WHEREAS, MARSH AHRBOR DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as MARSH HARBOR AT PALM VALLEY 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, 5 and 6.

Section 2. A Construction Bond in the amount of \$486,544.00 has been filed with the Clerk of Courts office.

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 6<sup>th</sup> day of February, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

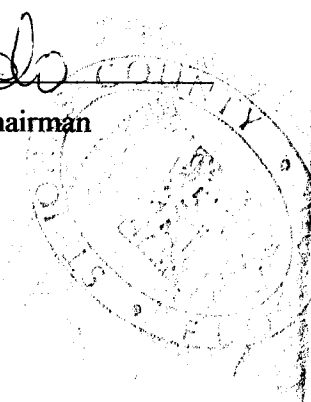
BY: Ben Rich  
Ben Rich, Chairman

ATTEST: Cheryl Strickland

Cheryl Strickland

Deputy Clerk

RECORDATION DATE 2/8/07

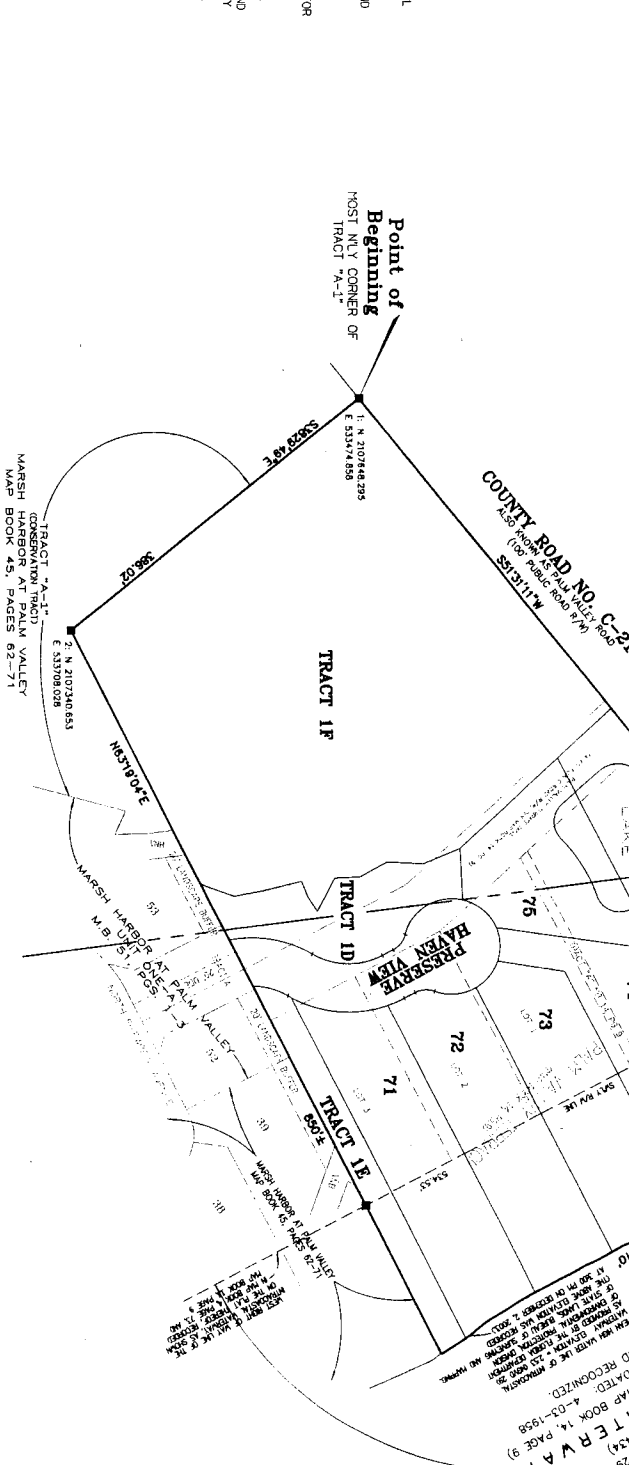
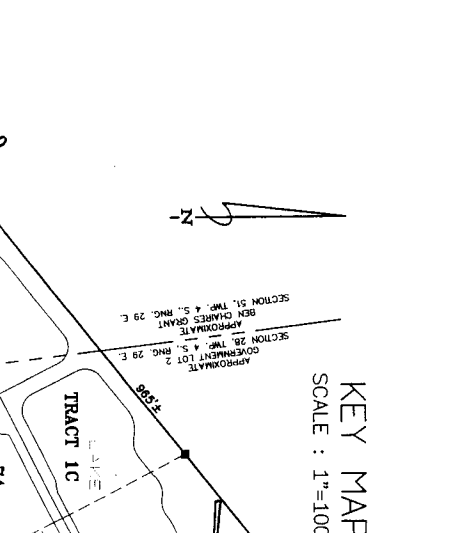
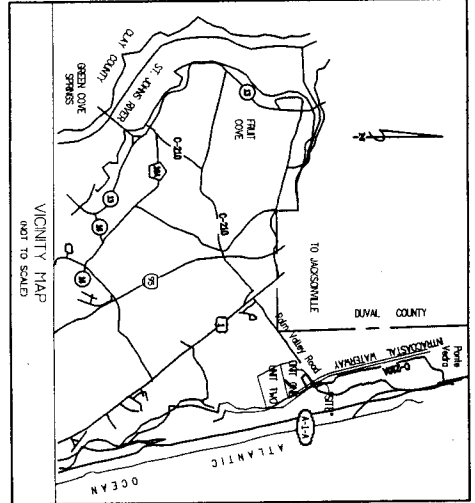


# Marsh Harbor At Palm Valley Unit Three

A REPEAT OF ALL OF LOTS 1, 2, 3, AND TRACT A AND A PORTION OF PALM VALLEY TERRACE DRIVE VA 60 FOOT RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF PALM VALLEY TERRACE, MAP BOOK 14, PAGE 9 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SECTION 28, AND A PORTION OF THE BEN CHARES GRANT, SECTION 51, TOGETHER WITH A PORTION OF THE INTRACOASTAL WATERWAY VA 500 FOOT RIGHT-OF-WAY AS SHOWN IN MAP BOOK 4, PAGE 73, AND MAP BOOK 14, PAGE 9 OF SAID PUBLIC RECORDS, ALL IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

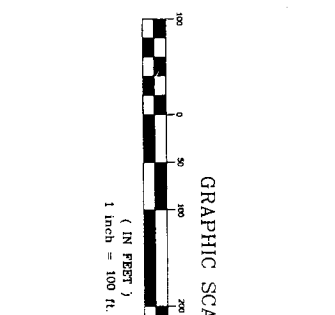
## General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY B.V.M. LINE OF COUNTY ROAD 210 AS S51°31'11" W.
2. THE INTENDED USE OF THESE COORDINATES IS FOR ONE BASE VALUE. THE COORDINATE VALUES LISTED HEREON FOR THESE COORDINATE POINTS ARE BASED ON THE U.S.S. CONTROL POINTS (GAMBN 21, AND MOOREPORT GPS BASED ON NORTH AMERICAN DATUM 1983/1990 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET)
3. NOTICE: THIS PLAT IS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE SUBDIVISION. THE OFFICIAL RECORD OF THE SUBDIVISION IS THE ORIGINAL RECORD OF THE SUBDIVISION. THERE MAY BE OTHER GRAPHIC OR DIGITAL FORMS OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.0931)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE TABLE SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. THE LAKES AND TOP OF BANK SHOWN HEREON ARE FOR THE PICTORIAL ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FACILITY A DRAINAGE EASEMENT.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS: PERPETUAL RIGHT AND EASEMENT TO EXCAVATE, CUT AWAY OR REMOVE ANY PART OR ALL THEREOF FROM THE TO THE AS MAY BE REQUIRED AT ANY TIME FOR THE CONSTRUCTION AND MAINTENANCE OF THE INTRACOASTAL WATERWAY AND THE FURTHER PERPETUAL RIGHT AND EASEMENT TO USE ANY PORTION FOR THE DEPOSIT OF DEBRIDED MATERIAL, AND FOR SUCH OTHER PURPOSES AS MAY BE REQUIRED IN THE PRESERVATION AND MAINTENANCE OF THE INTRACOASTAL WATERWAY, AS ACQUIRED BY THE UNITED STATES OF AMERICA IN CIVIL ACTION NO. 147-2 U.S. CIVIL IN THE U.S. DISTRICT COURT OF THE UNITED STATES IN AND FOR THE SOUTHERN DISTRICT OF FLORIDA.
9. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES 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, 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 WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED, FROM TIME TO TIME, BY THE APPROPRIATE GOVERNMENTAL AGENCIES.



### LEGEND

0	SEPARATE CONTROL POINT	PC	POINT OF CURVATURE
1	STANDARD POINT (UB 3731)	PRC	POINT OF REVERSE CURVATURE
2	4" x 4" CONCRETE MONUMENT	RP	RADIUS POINT
3	STAMPED PRT. LB 3731	C4	TABULATED CURVE DATA
4	WETLAND JURISDICTION LINE	L4	TABULATED LINE DATA
5	F.L.	C	CENTERLINE
6	APPROXIMATE TOP OF BANK	R/W	RIGHT-OF-WAY
7	FLORIDA POWER & LIGHT	EA-EE	JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
8	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT	EA-EE	JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
9	SEPARATE CONTROL POINT	UD	UNOBSTRUCTED DRAINAGE EASEMENT
10	SEPARATE CONTROL POINT		



PREPARED BY:  
**CLARY & ASSOCIATE**  
PROFESSIONAL ENGINEERS AND SURVEYORS  
2400 GUNN PARK ROAD  
SUITE 200  
JACKSONVILLE, FLORIDA 32207  
904.720.2123