

RESOLUTION NO. 2008-300  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR KESSLER REPLAT OF LOT 11

WHEREAS, KEITH A. KESSLER AND LISA C. KESSLER, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision plat known as KESSLER REPLAT OF LOT 11.

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.

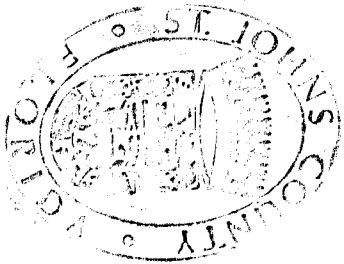
Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

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 14<sup>th</sup> day of October, 2008.



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Cyndi Stevenson  
Cyndi Stevenson, Vice Chair

ATTEST: Cheryl Strickland

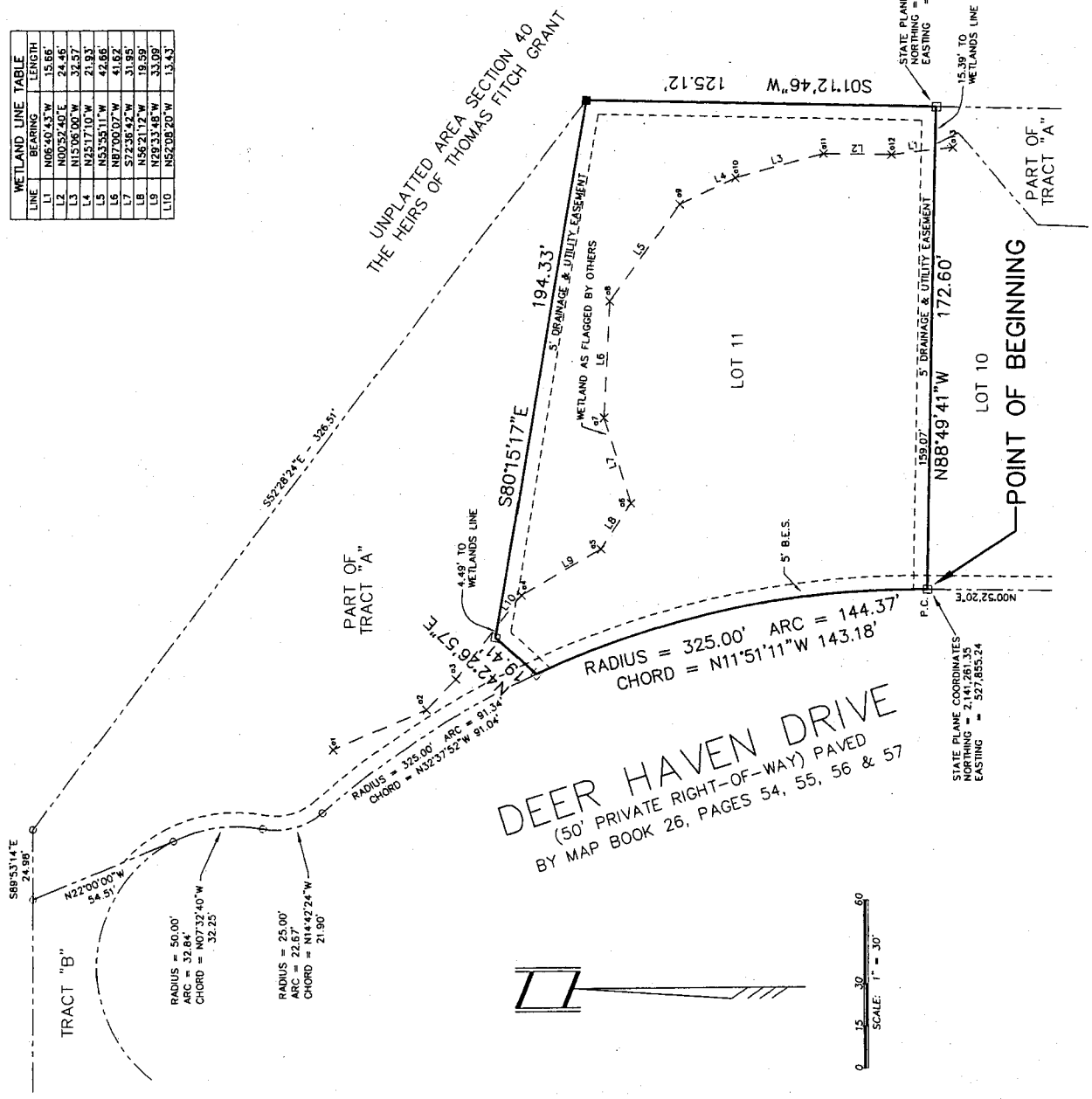
Pam Halterman  
Deputy Clerk

RENDITION DATE 10/16/08

# KESSLER REPLAT OF LOT 11

PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, BEING A REPLAT OF LOT 11 AND A PART OF TRACT "A", MARSH LANDING AT SAWGRASS UNIT TWENTY-FIVE, AS RECORDED IN MAP BOOK 26, PAGES 54, 55, 56 AND 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LINE	BEARING	LENGTH
L1	N06°40'43"W	15.66'
L2	N00°52'49"E	24.46'
L3	N15°06'00"W	32.57'
L4	N25°17'10"W	21.93'
L5	N53°58'11"W	42.66'
L6	N87°00'07"W	41.62'
L7	S72°38'42"W	31.95'
L8	N56°21'12"W	19.59'
L9	N29°33'45"W	33.09'
L10	N52°08'20"W	13.43'



- LEGEND:**
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4" X 4" X 24" CONCRETE MONUMENT, STAMPED LB3672
  - DENOTES FOUND 4" X 4" CONCRETE MONUMENT, STAMPED LB1048
  - X<sup>48</sup> DENOTES WETLAND FLAG NUMBER

- ABBREVIATIONS**
- P.C. DENOTES POINT OF CURVATURE
  - LB DENOTES LICENSED BUSINESS
  - 5' B.E.S. DENOTES 5 FOOT BEACHES ENERGY SERVICE EASEMENT

- NOTES:**
- 1.) BEARINGS BASED ON THE CHORD OF THE WEST LINE OF LOT 11, BEING NORTH 11°51'11" WEST, AS PER THE PLAT OF MARSH LANDING AT SAWGRASS UNIT TWENTY-FIVE AS RECORDED IN MAP BOOK 26, PAGES 54 THROUGH 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  - 2.) THE STATE PLANE COORDINATES SHOWN ARE IN U.S. SURVEY FEET, FLORIDA EAST ZONE (0801), HAD 1983 DATUM FOR THE ESTABLISHED POINTS AND HAVE NO RELATIONSHIP WITH THE BEARINGS SHOWN HERON.

**JURISDICTIONAL WETLANDS REGULATION:**

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS 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, 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 MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL 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.

