

RESOLUTION NO. 2012- 182
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR HARBOUR ISLAND ESTATES AT MARSH
LANDING UNIT 6.

WHEREAS, FLETCHER REALTY INVESTMENT, INC., a Florida Corporation, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as HARBOUR ISLAND ESTATES AT MARSH LANDING UNIT 6.

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 Required Improvement Bond in the amount of \$238,582.00 has been filed with the Clerk of Courts Office.

Section 3. A Required Improvement Bond for maintenance 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 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.

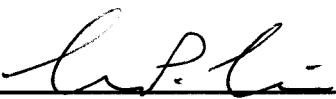
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management 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 17th day of July, 2012.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Mark P. Miner, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 7/19/12



Harbour Island Estates at Marsh Landing Unit Six MAP BOOK PAGE

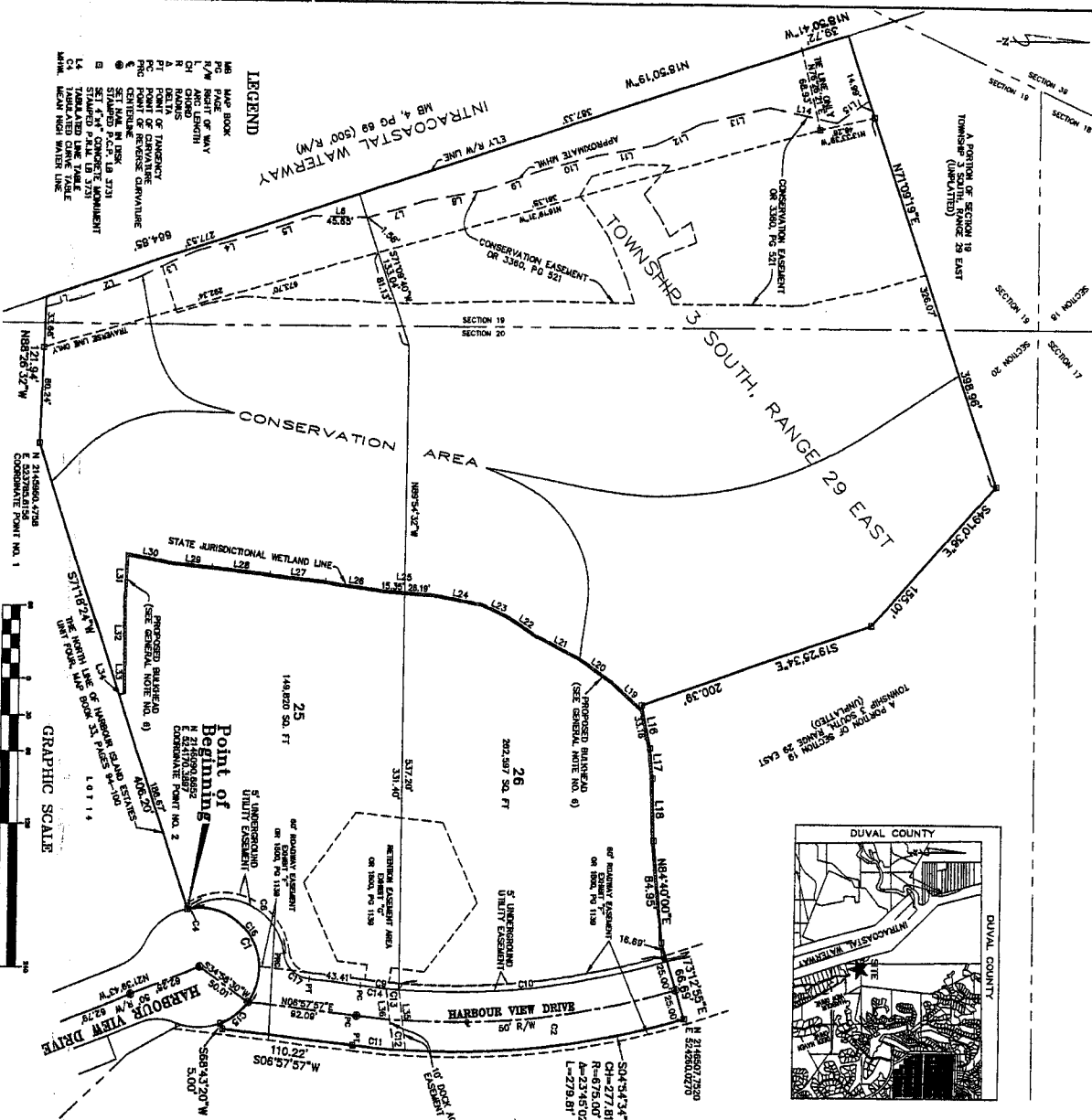
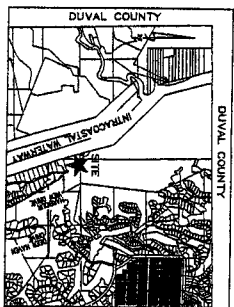
A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

GENERAL NOTES

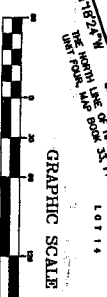
2 LOTS IN THIS UNIT

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF HARBOUR ISLAND ESTATES UNIT FOUR AS SHOWN ON MAP.
2. THE INTENDED USE OF THESE COORDINATES IS FOR THE PURPOSES OF THE ECONOMIC CONTROL, REDEVELOPMENT AND CONSTRUCTION OF THE HARBOUR ISLAND ESTATES UNIT SIX AND COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1980 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET).
3. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL PORTION OF THE RECORDED LOTS DESCRIBED HEREON AND THE ORIGINAL PORTION OF THE RECORDED LOTS DESCRIBED HEREON AND OTHER GRAPHS OR DIGITAL FORMS OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT (FLORIDA STATUTE 171.280).
4. BEARINGS AND DISTANCES SHOWN ON GRAPHS REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TRAVELED CURVE (VALEDS) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
6. A REFERENCE WILL BE INSTALLED LANDWARD FROM THE STATE JURISDICTIONAL LINE AS SHOWN HEREON.
7. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLAND AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTRY PROFESSIONAL ANY ACTIVITY OF THE RECORDED LOTS DESCRIBED HEREON SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND THE ENTRY PROFESSIONAL FROM THE DATE OF RECORDATION OF THIS PLAT TO THE DATE OF THE APPROVAL OF ANY CONSTRUCTION OR OTHER ACTIVITY.



LOT	LENGTH	BEARING	CHORD	DELTA
1	11.2	N 89° 50' 00" W	11.20	0.00
2	11.2	N 89° 50' 00" W	11.20	0.00
3	11.2	N 89° 50' 00" W	11.20	0.00
4	11.2	N 89° 50' 00" W	11.20	0.00
5	11.2	N 89° 50' 00" W	11.20	0.00
6	11.2	N 89° 50' 00" W	11.20	0.00
7	11.2	N 89° 50' 00" W	11.20	0.00
8	11.2	N 89° 50' 00" W	11.20	0.00
9	11.2	N 89° 50' 00" W	11.20	0.00
10	11.2	N 89° 50' 00" W	11.20	0.00
11	11.2	N 89° 50' 00" W	11.20	0.00
12	11.2	N 89° 50' 00" W	11.20	0.00
13	11.2	N 89° 50' 00" W	11.20	0.00
14	11.2	N 89° 50' 00" W	11.20	0.00
15	11.2	N 89° 50' 00" W	11.20	0.00
16	11.2	N 89° 50' 00" W	11.20	0.00
17	11.2	N 89° 50' 00" W	11.20	0.00
18	11.2	N 89° 50' 00" W	11.20	0.00
19	11.2	N 89° 50' 00" W	11.20	0.00
20	11.2	N 89° 50' 00" W	11.20	0.00
21	11.2	N 89° 50' 00" W	11.20	0.00
22	11.2	N 89° 50' 00" W	11.20	0.00
23	11.2	N 89° 50' 00" W	11.20	0.00
24	11.2	N 89° 50' 00" W	11.20	0.00
25	11.2	N 89° 50' 00" W	11.20	0.00
26	11.2	N 89° 50' 00" W	11.20	0.00
27	11.2	N 89° 50' 00" W	11.20	0.00
28	11.2	N 89° 50' 00" W	11.20	0.00
29	11.2	N 89° 50' 00" W	11.20	0.00
30	11.2	N 89° 50' 00" W	11.20	0.00
31	11.2	N 89° 50' 00" W	11.20	0.00
32	11.2	N 89° 50' 00" W	11.20	0.00
33	11.2	N 89° 50' 00" W	11.20	0.00
34	11.2	N 89° 50' 00" W	11.20	0.00
35	11.2	N 89° 50' 00" W	11.20	0.00
36	11.2	N 89° 50' 00" W	11.20	0.00

- LEGEND**
- MB MAP BOOK
 - R/W RIGHT OF WAY
 - CH CHORD
 - RA RADIAL
 - PT POINT OF TANGENCY
 - PC POINT OF CURVATURE
 - CE CENTERLINE
 - SEI SET BACK
 - SC SET BACK
 - SL SET BACK
 - SLI SET BACK
 - SLII SET BACK
 - SLIII SET BACK
 - SLIV SET BACK
 - SLV SET BACK
 - SLVI SET BACK
 - SLVII SET BACK
 - SLVIII SET BACK
 - SLIX SET BACK
 - SLX SET BACK
 - SLXI SET BACK
 - SLXII SET BACK
 - SLXIII SET BACK
 - SLXIV SET BACK
 - SLXV SET BACK
 - SLXVI SET BACK
 - SLXVII SET BACK
 - SLXVIII SET BACK
 - SLXIX SET BACK
 - SLXX SET BACK
 - SLXXI SET BACK
 - SLXXII SET BACK
 - SLXXIII SET BACK
 - SLXXIV SET BACK
 - SLXXV SET BACK
 - SLXXVI SET BACK
 - SLXXVII SET BACK
 - SLXXVIII SET BACK
 - SLXXIX SET BACK
 - SLXXX SET BACK
 - SLXXXI SET BACK
 - SLXXXII SET BACK
 - SLXXXIII SET BACK
 - SLXXXIV SET BACK
 - SLXXXV SET BACK
 - SLXXXVI SET BACK
 - SLXXXVII SET BACK
 - SLXXXVIII SET BACK
 - SLXXXIX SET BACK
 - SLXXXX SET BACK



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