RESOLUTION NO. 2015-165 RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR MARSHALL CREEK DRI UNIT EV-4/EV-5B.

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 plat known as Marshall Creek DRI Unit EV-4/EV5-B.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

<u>Section 1.</u> 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.

<u>Section 2</u>. A Required Improvements Bond in the amount of \$2,501,586.17 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$376,896.50 will be required for maintenance.

<u>Section 4.</u> 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 aforenamed subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

<u>Section 5.</u> 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.

<u>Section 6.</u> 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 2nd day of _______, 2015.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Y: _____

Priscille L. Bennett, Chai

ATTEST: Cheryl Strickland

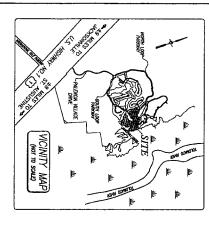
Deputy Clerk

RENDITION DATE 6/5/15



MARSHALLCREE DRIEV-4 H 5B

(A PORTION OF THE CLARA P. ARNAU GRANTS, SECTIONS 44 AND 54; A PORTION OF THE JUANNA PAREDES GRANT, SECTION 55 AND A PORTION OF THE THERESA MARSHALL GRANT, SECTION 59; ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.)



GENERAL NOTES:

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FOLLOWING NATIONAL GEODETIC CONTROL LICANUMENTS:

UNIBN 7 - M.G.S. PA JOCOST

LATINOS 2005/SASDOS* H

LANGINOS 6177-143/195 W

SAUE FLANE COZOMANIES (FACIOL):

MORTINICA 2005/ASCADO (M.S. SURVEY FEET)

SCLUE FLOTDE GISSOSSOS

DATULE. MADER (1989)

LONGTUDE 81207 (ACOSEST W
STATE PLANE CONDUNATES (FLOROL):
NORTHING ZOULHARDERSON (G. S. SURVEY FEET)
EASTING 549728.2004 (G. SURVEY FEET)
SCALE FACTURE (A00988416
DATULE HADES (1880) STAUPORT -- N.G.S. PID #AQ2652 LATITUDE 29'57'25.61287' N

2) AVAIGE. THIS PART, AS RECORDED IN IT'S CHAPME (DRUM, ES THE OPTION, DETERMINED LANDS EXCORDED HERMAN AND MILL IN IN GEOMETHINGS SHEPFAMITES IN AUTHORITY BY ANY OTHER CHAPME OF INSTALL TORN OF THE FLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT HERE MAY RECORDED ON THIS FLAT THAT MAY BE TOUND IN THE PUBLIC RECORDED OF THIS FLAT THAT MAY BE TOUND IN THE PUBLIC RECORDED OF TST. JOHNS COMPTY.

A CORRET LAM PROMESS THAT HE CONSTRUCTION, FLUIG, REMOVAL OF EARTH, CUTTING OF THESE
AS CORRET PLANTS SHALL LIKE PLACE WHICH PROME OF ANY MERSCRIPPAN, BETLAND WERE
BIRDLET THE WRITTEN APPROVAL OF ST., JAMES COMM'T MAD OTHER REGULATION AGAINETS WHITH
ARROTECTION OFFICE STOCK WILLIAMS IS TO THE RESUMMENT OF THE COMMEN HAS HER
AGENT MAD THE SHITTY PERFORMEN ANY ACTIVITY WHITH THE WETLAND AREAS TO ACCOUNT THE SHITT APPROVAL THE SHITTY OF THE ESCHAMBO OF ANY MINEY THE WETLAND
ARROTECTIONAL LINE MAY BE SUPPRESIDED AND RELIEFMEND FROM THE TO THE BY THE
APPROPRIATE ROTEOGRAPH ACROSSORY.

AREAS SNOWN HOTECH LABODD PRESERVATION AREA ARE WETLAND, UPLAND BUTTORS AND WEARD PRESERVATION OF WARNO WOODS AND DIRECTORS: THE SAMESA ARE SUBJECT TO THE USE RESTRUCTIONS CONTINUED AT HE SECULAL CONDITIONS OF THE WASHEST CORED BY CEYLLOHADYT ORDER APPROVED BY ST. JONES COUNTY RESOLUTION 98-191, AS ANDRODED

S.) Phissiant to special compinon 3 of the imashal orecx by designeying order and designed and learld in the subgrisory construction flave special designed of the flave special order flave special on the Litts of depending of the Play Lots of Soom Syall wantaw the embands are of the Eustino Tradegraphop ste play Lots of Soom Syall wantaw the embands are: of the Disting that campy presentation notes on the Litest approach decisions of the Litest approach deci

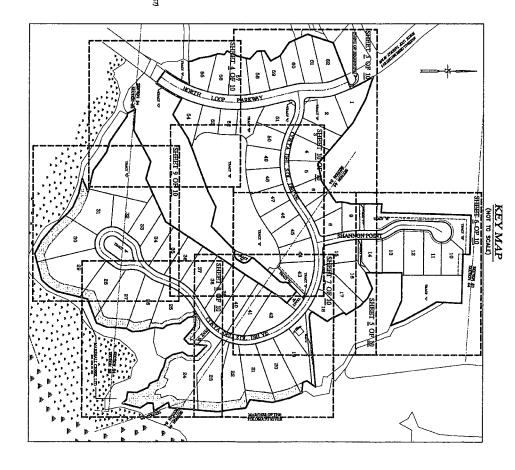
UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

7.) TOTAL NUMBER OF LOTS = 62 AND 17 TRACTS TOTAL AREA = ±59.54 ACRES

A) INTERIOR SECTION LINES AND GOVERNMENT LOT LINES SHOWN HEREON WERE PLOTTED FROM VARIOUS AVAILABLE HAPS.

9.) SEE DRAINING BY THIS FIRM, DRAINING No. B-11-001 FOR BOUNDARY SURVEY OF SUBJECT PROPERTY.

10.) ALL CURVILHEAR LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.



LEGEND:

PC-PONT OF CURNAUME
PC-PONT OF CHARACT

RP-BOALS PONT

RP-BOALS COMPONED CURNAUME

PCC-PONT OF COMPONED CURNAUME

RC-PONT OF COMPONED CURNAUME

D-DELTA MIGLE
R/M-RESTIT-OF-MAY
PB-PLAT BOOK
MB-MED BOOK
DB-OED BOOK
DB-OED BOOK PG=PAGE © =CENTERINE NTS=NOT TO SCALE FND=FDUND TYP=TYPKOLL

PRIV LB 4204" PRI LB 4622" RMANAT REFERENCE MONUMEN RENNMENT LOT rl.=Billang restriction line r=dranige exsert Pal=Florda Poner & Light de=unobstricted draninge exserti

O -SET PERMANENT CONTROL POINT STRAPED "P.C.P. LB 4204" O -SET RON PIPE & CAP



LICENSED SURVEY
FRU M. 168, GA.
1201 SHADOWLAWA OR
ST. MARYS, GEORGIA ST.
(912) 882-3738

PRELIMINARY 4-20-15

MAP BOOK SHEET 2 OF 10 SHEETS _, PAGE