

RESOLUTION NO. 2004- 168
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR MARSHALL CREEK DRI VILLAGE CENTER
UNIT FOUR

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 subdivision plat known as MARSHALL CREEK DRI VILLAGE CENTER UNIT FOUR.

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, and 5.

Section 2. A Construction Bond has been submitted to the Clerk of Courts' office in the amount of \$517,150.52.

Section 3. A Maintenance Bond 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 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 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.

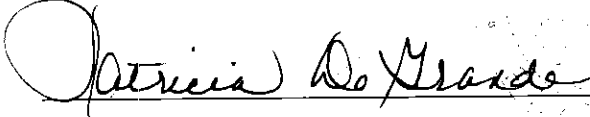
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 13th day of July, 2004.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Karen R. Stern, Its Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 7-19-04

Marshall Creek DRI Village Center Unit Four

BEING A PORTION OF THE THERESA MARSHALL GRANT, SECTION 53, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE
SHEET 2 OF 3 SHEETS

GENERAL NOTES:

- 1) THE DRAWING SHALL BE USED AS A GUIDE FOR THE CONSTRUCTION OF THE IMPROVED LOTS AND SHALL NOT BE USED AS A BASIS FOR THE CONSTRUCTION OF ANY OTHER IMPROVEMENTS.
- 2) THE IMPROVED LOTS SHALL BE CONVEYED TO THE BUYER BY DEED AND SHALL BE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THIS DRAWING.
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POINT OF BEGINNING
MOST WELY CORNER OF ATHLETIC CONSERVATION AREA '12' OR 2135, PG 1656

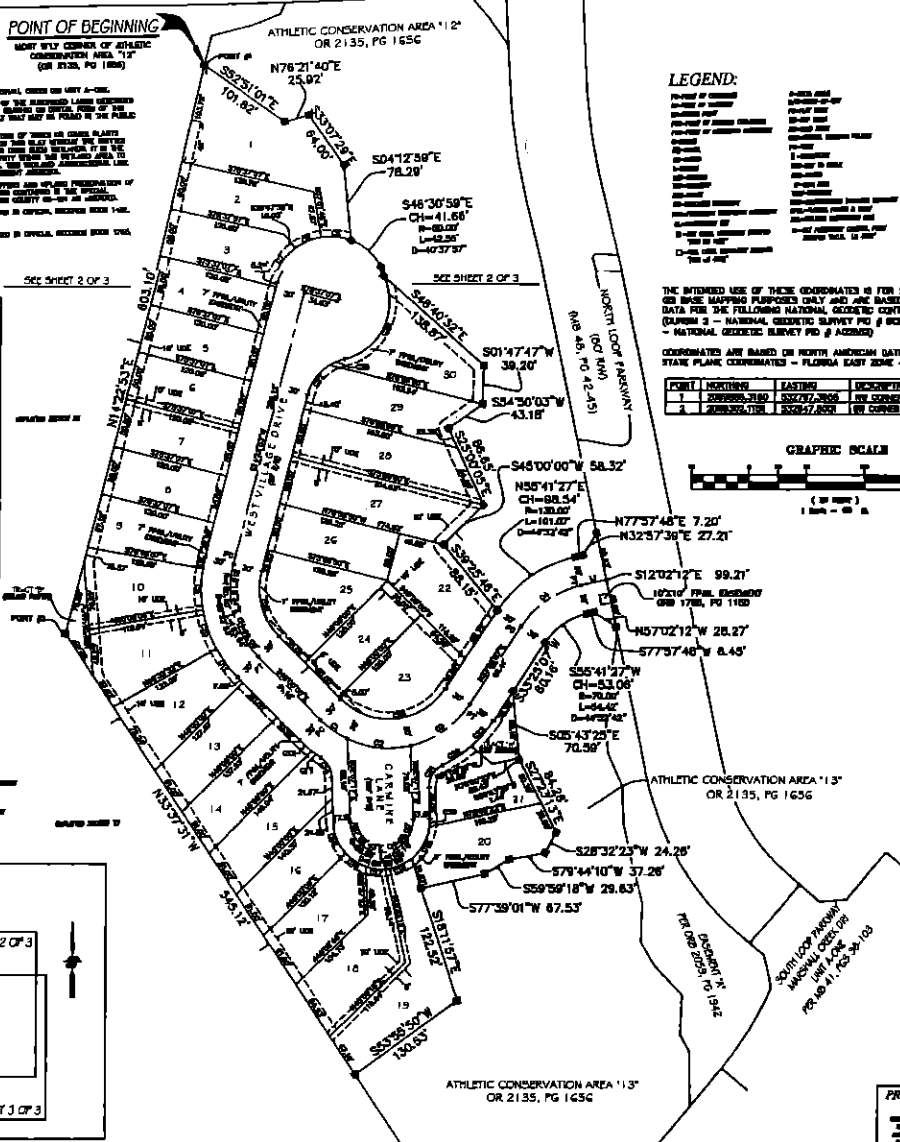
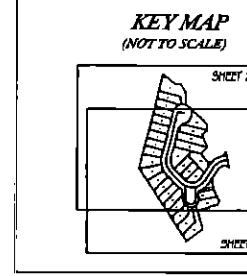
LEGEND:

Property Line	1/4" = 100'
Right of Way	1/4" = 100'
Utility Line	1/4" = 100'
Survey Line	1/4" = 100'
Other	1/4" = 100'

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000
9	10,000	10,000	10,000
10	10,000	10,000	10,000
11	10,000	10,000	10,000
12	10,000	10,000	10,000
13	10,000	10,000	10,000
14	10,000	10,000	10,000
15	10,000	10,000	10,000
16	10,000	10,000	10,000
17	10,000	10,000	10,000
18	10,000	10,000	10,000
19	10,000	10,000	10,000
20	10,000	10,000	10,000
21	10,000	10,000	10,000
22	10,000	10,000	10,000
23	10,000	10,000	10,000
24	10,000	10,000	10,000
25	10,000	10,000	10,000
26	10,000	10,000	10,000
27	10,000	10,000	10,000
28	10,000	10,000	10,000
29	10,000	10,000	10,000
30	10,000	10,000	10,000

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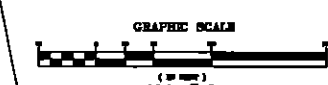
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THE INTENDED USE OF THESE COORDINATES IS FOR ST. JOHNS COUNTY OR STATE MAPPING PURPOSES ONLY AND ARE BASED ON PUBLISHED DATA FOR THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS: (DATUM 3 - NATIONAL GEODETIC SURVEY PG # 1656) (STATION 1 - NATIONAL GEODETIC SURVEY PG # 1656)

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/80 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET

POINT	NORTHING	EASTING	DESCRIPTION
1	208888.3180	183707.3800	SW CORNER OF LOT 1
2	208890.7180	183717.8200	SW CORNER OF TRACT 6



PRIVETT & ASSOC. OF FLA. INC.