

MARSH LANDING AT SAWGRASS UNIT FIFTEEN REPLAT

MAP BOOK 25 PAGE 75

SHEET 1 OF 2 SHEETS

BEING A REPLAT OF A PART OF LOTS 2 & 6 TOGETHER WITH ALL OF LOTS 3, 4 & 5
MARSH POINTE PATIO HOMES AT MARSH LANDING UNIT FIFTEEN AS RECORDED IN
MAP BOOK 22, PAGES 58 & 59 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CAPTION

A PART OF LOTS 2 AND 6 TOGETHER WITH ALL OF LOTS 3, 4 AND 5, MARSH POINTE PATIO HOMES AT MARSH LANDING UNIT FIFTEEN, AS RECORDED IN MAP BOOK 22, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 6 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 7 AND ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIDAL WAY, AS ESTABLISHED BY MARSH LANDING AT SAWGRASS UNIT NINE, AS RECORDED IN MAP BOOK 17, PAGES 88 THROUGH 92 OF THE AFOREMENTIONED PUBLIC RECORDS); THENCE N.77°33'03"W., ALONG THE LINE COMMON WITH SAID LOTS 6 AND 7, A DISTANCE OF 58.18 FEET TO A JOG IN SAID COMMON LINE; THENCE N.39°00'51"E, ALONG SAID COMMON LINE, A DISTANCE OF 10.00 FEET; THENCE N.74°10'12"W. A DISTANCE OF 102.68 FEET TO AN INTERSECTION OF THE LINE COMMON TO SAID LOTS 6 AND 7 WITH THE SOUTHEASTERLY LINE OF THE DRAINAGE EASEMENT; THENCE N.77°33'03"W., ALONG A LINE COMMON TO SAID LOTS 6 AND 7, A DISTANCE OF 95.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S.37°26'57"W., ALONG THE NORTHWESTERLY LINES OF SAID LOTS 2 THROUGH 6, A DISTANCE OF 246.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S.37°21'24"E., ALONG THE LINE COMMON TO LOTS 1 AND 2 OF SAID MARSH POINTE PATIO HOMES AT MARSH LANDING UNIT FIFTEEN AND A SOUTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 118.67 FEET; THENCE S.07°38'36"W. A DISTANCE OF 15.00 FEET; THENCE S.34°16'06"E. A DISTANCE OF 81.51 FEET TO A POINT OF INTERSECTION OF A COMMON LINE BETWEEN LOTS 1 AND 2 WITH THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIDAL WAY; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1444.30 FEET, A CHORD BEARING OF N.42°17'46"E., A CHORD DISTANCE OF 409.91 FEET AND AN ARC DISTANCE OF 411.30 FEET TO THE POINT OF BEGINNING.

**CERTIFICATE OF APPROVAL
PLANNING AND ZONING DEPARTMENT**

THE ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT HEREBY APPROVES THIS FINAL PLAT OF MARSH LANDING AT SAWGRASS UNIT FIFTEEN REPLAT ON THIS 25 DAY OF SEPT A.D. 1991

BY: [Signature]
ST. JOHNS COUNTY PLANNING AND ZONING OFFICIAL

**CERTIFICATE OF APPROVAL
COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THIS FINAL PLAT OF MARSH LANDING AT SAWGRASS UNIT FIFTEEN REPLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS 26th DAY OF Sept A.D. 1991.

BY: [Signature]
ST. JOHNS COUNTY ATTORNEY



CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 9th DAY OF October A.D. 1991.

BY: [Signature]
CLERK OF THE CIRCUIT COURT
IN AND FOR ST. JOHNS COUNTY, FLORIDA

**CERTIFICATE OF APPROVAL
AND ACCEPTANCE
BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT THIS PLAT OF MARSH LANDING AT SAWGRASS UNIT FIFTEEN REPLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS 21st DAY OF September A.D. 1991. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: [Signature]
CHAIRMAN, ST. JOHNS COUNTY
BOARD OF COUNTY COMMISSIONERS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FIRST HOTEL INVESTMENT CORPORATION, A DELAWARE CORPORATION IS THE LAWFUL OWNER OF THE ABOVE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS MARSH LANDING AT SAWGRASS UNIT FIFTEEN REPLAT, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR TO THE PUBLIC. ALL EASEMENTS FOR DRAINAGE DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE EASEMENTS OF FIRST HOTEL INVESTMENT CORPORATION, IT'S SUCCESSORS OR ASSIGNS, EXCEPT AS HEREINAFTER PROVIDED. FIRST HOTEL INVESTMENT CORPORATION, IT'S SUCCESSORS OR ASSIGNS, RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE FACILITIES, DITCHES OR OTHERWISE. ANY UTILITY EASEMENTS GRANTED HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(29) OF THE FLORIDA STATUTES (1989), PROVIDED HOWEVER, THAT TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(29), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY FIRST HOTEL INVESTMENT CORPORATION, TO SERVE THE LAND SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS. FIRST HOTEL INVESTMENT CORPORATION, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA OR THE GOVERNING BODY OF ANY MUNICIPALITY HAVING JURISDICTION OVER THE LANDS SHOWN ON THIS PLAT TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF SAID EASEMENTS. ALL EASEMENTS FOR DRAINAGE AND UTILITIES DESIGNATED ON THIS PLAT, SHALL BE MAINTAINED BY THE MARSH POINTE HOMEOWNERS ASSOCIATION, INC.

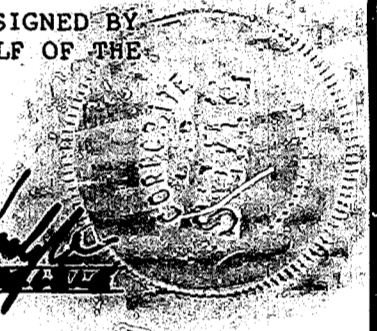
IN WITNESS WHEREOF, FIRST HOTEL INVESTMENT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS IN ITS NAME, ON BEHALF OF THE CORPORATION, AND WITH ITS CORPORATE SEAL AFFIXED THIS 16 DAY OF August, A.D., 1991.

[Signature]
PRINT NAME: [Name]
WITNESS

FIRST HOTEL INVESTMENT CORPORATION

[Signature]
R. GARWOOD WILKINSON
VICE PRESIDENT

[Signature]
PRINT NAME: [Name]
WITNESS

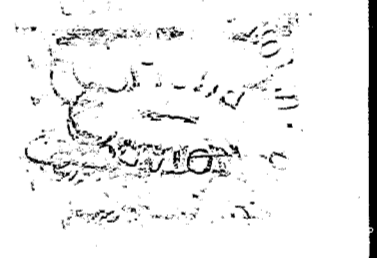


STATE OF Georgia
COUNTY OF St. Johns

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, R. GARWOOD WILKINSON, VICE PRESIDENT OF FIRST HOTEL INVESTMENT CORPORATION, A CORPORATION UNDER THE LAWS OF THE STATE OF DELAWARE, ON BEHALF OF THE CORPORATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND THAT HE AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 12th DAY OF August A.D., 1991.

[Signature]
NOTARY PUBLIC, STATE OF Georgia
PRINT NAME: [Name]
MY COMMISSION EXPIRES: [Date]



DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT WESTINGHOUSE CREDIT CORPORATION, A DELAWARE CORPORATION, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE OURSELVES A PARTY TO THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

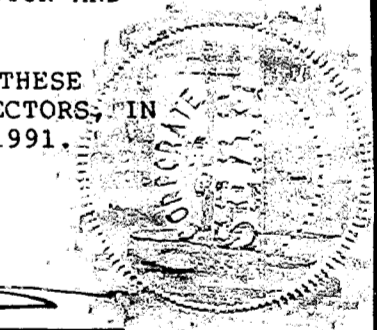
IN WITNESS WHEREOF, WESTINGHOUSE CREDIT CORPORATION, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED, THIS 20th DAY OF August A.D., 1991.

[Signature]
PRINT NAME: [Name]
WITNESS

WESTINGHOUSE CREDIT CORPORATION

[Signature]
DAVID R. PLUE
VICE PRESIDENT

[Signature]
PRINT NAME: [Name]
WITNESS

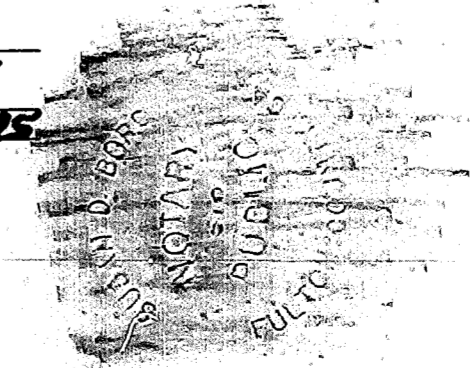


STATE OF Georgia
COUNTY OF St. Johns

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DAVID R. PLUE, VICE PRESIDENT OF WESTINGHOUSE CREDIT CORPORATION, A DELAWARE CORPORATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED HERETO.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT Atlanta, IN THE COUNTY OF St. Johns AND THE STATE OF Georgia, THIS 20th DAY OF August A.D., 1991.

[Signature]
NOTARY PUBLIC, STATE OF Georgia
PRINT NAME: [Name]
MY COMMISSION EXPIRES: [Date]



MARSH LANDING AT SAWGRASS UNIT FIFTEEN REPLAT

MAP BOOK 25 PAGE 76

SHEET 2 OF 2 SHEETS

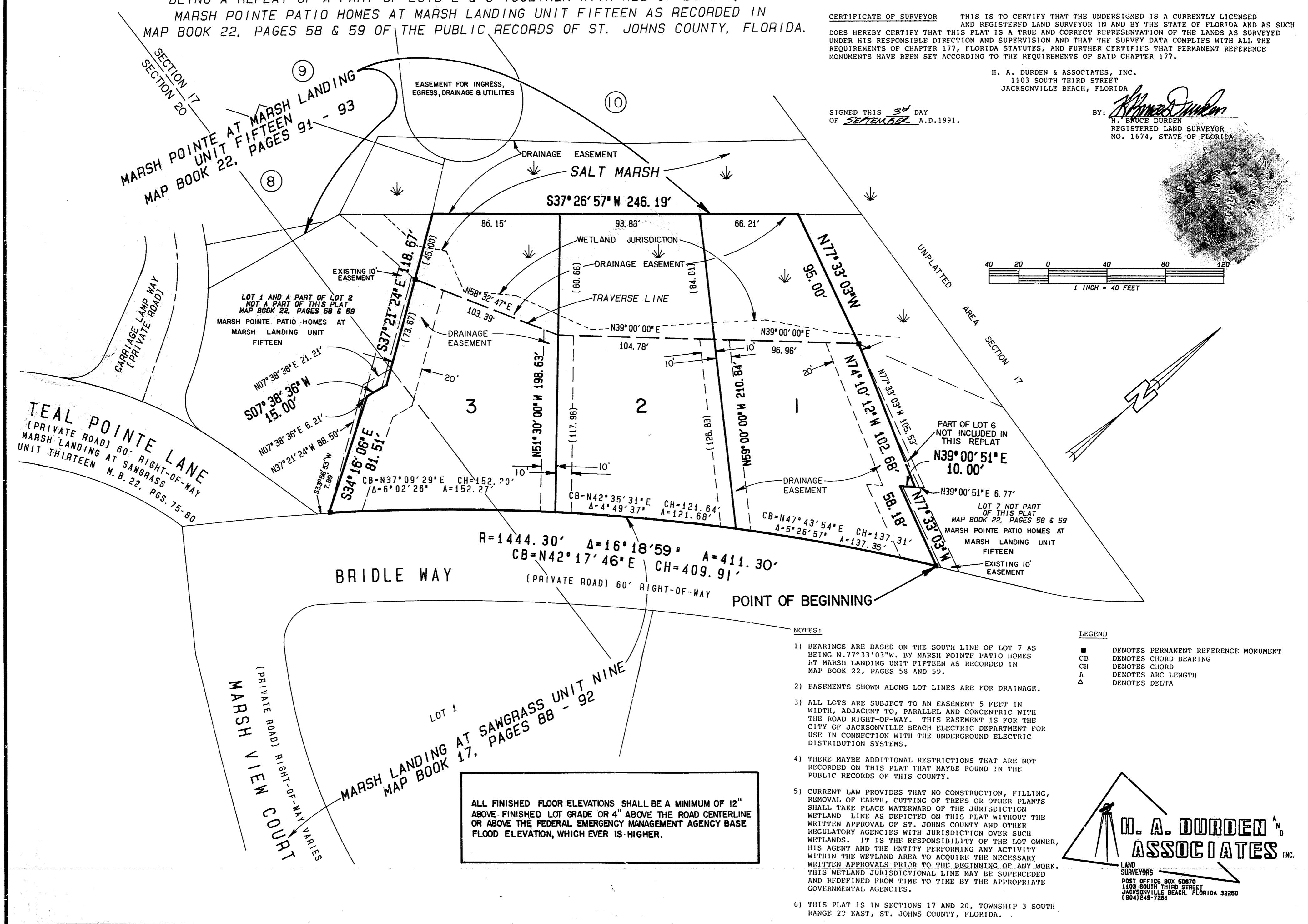
BEING A REPLAT OF A PART OF LOTS 2 & 6 TOGETHER WITH ALL OF LOTS 3, 4 & 5
MARSH POINTE PATIO HOMES AT MARSH LANDING UNIT FIFTEEN AS RECORDED IN
MAP BOOK 22, PAGES 58 & 59 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFICATE OF SURVEY THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177.

H. A. DURDEN & ASSOCIATES, INC.
1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA

SIGNED THIS 3rd DAY
OF SEPTEMBER A.D. 1991.

BY: *H. Bruce Durden*
H. BRUCE DURDEN
REGISTERED LAND SURVEYOR
NO. 1674, STATE OF FLORIDA



ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE FINISHED LOT GRADE OR 4" ABOVE THE ROAD CENTERLINE OR ABOVE THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASE FLOOD ELEVATION, WHICH EVER IS HIGHER.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 7 AS BEING N.77°33'03"W. BY MARSH POINTE PATIO HOMES AT MARSH LANDING UNIT FIFTEEN AS RECORDED IN MAP BOOK 22, PAGES 58 AND 59.
- 2) EASEMENTS SHOWN ALONG LOT LINES ARE FOR DRAINAGE.
- 3) ALL LOTS ARE SUBJECT TO AN EASEMENT 5 FEET IN WIDTH, ADJACENT TO, PARALLEL AND CONCENTRIC WITH THE ROAD RIGHT-OF-WAY. THIS EASEMENT IS FOR THE CITY OF JACKSONVILLE BEACH ELECTRIC DEPARTMENT FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRIC DISTRIBUTION SYSTEMS.
- 4) THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAYBE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND 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 GOVERNMENTAL AGENCIES.
- 6) THIS PLAT IS IN SECTIONS 17 AND 20, TOWNSHIP 3 SOUTH RANGE 22 EAST, ST. JOHNS COUNTY, FLORIDA.

LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT
- CB DENOTES CHORD BEARING
- CH DENOTES CHORD
- A DENOTES ARC LENGTH
- Δ DENOTES DELTA

H. A. DURDEN & ASSOCIATES, INC.
LAND SURVEYORS
POST OFFICE BOX 60670
1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32250
(904) 249-7261