

RESOLUTION NO. 85-15

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, EDWARD H. HARDISON JR AND JERRI L HARDISON, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as WYNWOOD LANDING, and,

WHEREAS, the Owner and Mortgagees have dedicated certain roads, streets, easements, rights-of-way or other public areas to the public as shown on the subdivision plat for the uses and purposes thereon stated,

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 is conditionally approved by the Board of County Commissioners of St. Johns County, Florida, subject to Section #7.

Section 2. The dedicated roads, streets, easements, rights-of-way and other public areas shown on the plat are conditionally accepted by the Board of County Commissioners of St. Johns County on behalf of the public. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the roads, streets, easements, rights-of-way or other public areas by the County. This acceptance is subject to Section #7.

Section 3. The Construction Bond in the amount of \$ 25,000⁰⁰, is hereby conditionally accepted, subject to Section #7.

Section 4. The Warranty Bond is set in the amount of \$ 1599⁰⁰ and the record title owner has agreed that it will, upon request, provide such Bond.

Section 5. The Clerk is instructed to file the title OPINION.

Section 6. The Clerk is instructed to accept the Construction Bond subject to Section #7.

Section 7. The approval described in Section #1 and the Acceptances described in Sections #2, 3, and 6 shall not take effect until the plat has been signed by each of the following departments, persons or offices;

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department or Office
- 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 and the construction bond unless waived, has been delivered to the Clerk. 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 and acceptances 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 occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5th day of February, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Fury Walsh*

Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Cheryl Kent*
Deputy Clerk

OPINION OF TITLE

PREPARED FOR:

James Sisco
County Attorney
St. Johns County
St. Augustine, Florida

and

Board of County Commissioners
St. Johns County
St. Augustine, Florida

PROPERTY:

AS DESCRIBED IN SCHEDULE "A"
ATTACHED HERETO AND BY REFERENCE
MADE A PART HEREOF

PREPARED BY:

ROBERT C. KENT
Attorney at Law
1532 Atlantic Boulevard
Jacksonville, Florida 32207

This Opinion of Title, prepared by Robert C. Kent for James Sisco, Esquire, St. Johns County Attorney, upon the real property described on Schedule "A" attached hereto is based upon the following: Abstract of Title prepared by Barker Title & Abstract Company, being Abstract No. 4130, which Abstract covers the period of time from January 31, 1984 to and including January 4, 1985, and a policy of title insurance issued by Chicago Title Insurance Company, being number 10-600-01-01339 dated January 31, 1984.

From my examination of the foregoing Abstract and Policy, fee simple title is vested in Edward H. Hardison, Jr., by virtue of that certain Warranty Deed from Robert L. Southwell and John E. Graham, Jr., which deed is dated January 20, 1984 and recorded January 31, 1984 in Official Records Volume 625 Page 516 of the current public records of St. Johns County, Florida, subject, however, to the following exceptions:

1. The rights and interests of any parties in possession, if any, other than the above named owner.
2. Any facts which an accurate survey of the premises would disclose.
3. Real property taxes for the year 1985.
4. Any rights under the laws of the State of Florida for the protection of mechanics and materialmen not

appearing of record and not required to appear of record.

5. Any zoning restrictions imposed by governmental authority.

6. Any rights arising under or loss resulting from any consumer credit protection, truth-in-lending or similar law.

7. Riparian rights, if any.

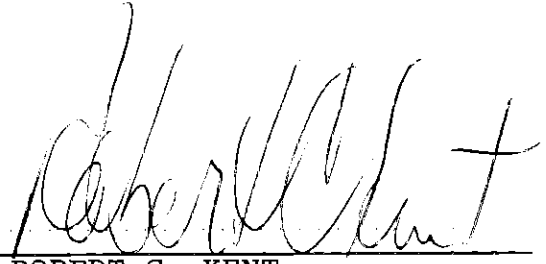
8. No opinion is rendered as to the status of the title of any part of the subject property located under navigable waters, if any.

9. The interest of St. Johns County or public in that certain instrument recorded in Official Records Volume 222, Page 1010, current public records of St. Johns County, Florida.

10. That certain Mortgage executed by Edward H. Hardison, Jr., joined by Jerri L. Hardison, his wife, to Florida Federal Savings and Loan Association, which Mortgage is dated September 21, 1984 and recorded in Official Records Volume 655, page 2083 of the current public records of St. Johns County, Florida, securing a note in the original amount of \$150,000.00.

This is not to be construed as title insurance nor guaranty of title.

DATED January 15, 1985.

A handwritten signature in cursive script, appearing to read "Robert C. Kent", written over a horizontal line.

ROBERT C. KENT
Attorney at Law