

RESOLUTION NO. 85-79

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

WHEREAS Carl Reese, Inc and Clayton S. Johnston and Jean S. Johnston as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Johnston Oaks, and,

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 #5.

SECTION 2. The Construction Bond is waived

SECTION 3. The Warranty Bond is waived.

SECTION 4. The Clerk is instructed to file the title opencor.

SECTION 5. The approval described in Section #1, 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 21st day of May, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Harry W. ...*

Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk

Norman P. Freedman

PROFESSIONAL ASSOCIATION
ATTORNEY AT LAW

JACKSONVILLE, FLORIDA 32211

May 6th, 1985

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

Re: JOHNSTON OAKS,
St. Johns County, Florida

Gentlemen:

Pursuant to the request of Mr. and Mrs. Clayton S. Johnston, we have made a search of the Official Records of St. Johns County, Florida pertaining to the property sought to be platted, and we certify to you as follows:

Legal Description:

See attached Exhibit "A".

Owners of Record:

Parcels 1 and 5	Carl Reese, Inc. 4540 Southside Boulevard, Suite 7 Jacksonville, Florida 32216
Parcels 2, 3 and 4	Clayton S. Johnston and Jean S. Johnston, his wife 768 Fruit Cove Road Mandarin, Florida 32223

Encumbrances:

Mortgage from Clayton S. Johnston and Jean S. Johnston, his wife

May 6, 1985

to Citizens Federal Savings and Loan Association of Jacksonville, dated August 1, 1980 and recorded in Official Records Book 459, page 765, public records of St. Johns County, Florida; Note and Mortgage Modification Agreement and Partial Release of Mortgage recorded Official Records Book 657, page 169; Subordination Agreement recorded Official Records Book 660, page 1127, public records of St. Johns County, Florida; and

Mortgage from Clayton S. Johnston and Jean S. Johnston, his wife, to Community Savings and Loan Association, dated April 10, 1984 and recorded in Official Records Book 639, page 322, public records of St. Johns County, Florida; Subordination Agreement recorded Official Records Book 657, page 174, public records of St. Johns County, Florida; and Subordination Agreement recorded in Official Records Book 660, page 1128, public records of St. Johns County, Florida.

Mortgage and Security Agreement by Carl Reese, Inc., to Florida National Bank, dated April 20, 1983 and recorded in Official Records Book 581, page 408, public records of St. Johns County, Florida; Mortgage Modification and Spreading Agreement, dated August 17, 1983 and recorded in Official Records Book 599, page 554; Mortgage Modification and Spreading Agreement, dated September 28, 1983 and recorded in Official Records Book 609, page 2; Extension Agreement dated April 20, 1984 and recorded in Official Records Book 643, page 383; Mortgage Modification and Receipt for Future Advances dated November 21, 1984 and recorded in Official Records Book 660, page 1131; and Mortgage Modification and Spreading Agreement, dated November 21, 1984 and recorded in Official Records Book 660, page 1134, all of the public records of St. Johns County, Florida.

Subject to:

An Agreement as to private road dated January 7, 1966 and recorded in Official Records Book 82, page 597, public records of St. Johns County, Florida.

Disclaimer from Board of County Commissioners as to private road, dated September 19, 1966 and recorded in Official Records

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Book 91, page 527, public records of St. Johns County,
Florida.

Taxes:

Taxes for the year 1984 in the amount of \$3,031.52 are
paid. Receipt #3242.

Very truly yours,

A handwritten signature in black ink, appearing to read 'N. P. Freedman', written in a cursive style.

NORMAN P. FREEDMAN

NPF:np

CAPTION

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 4 SOUTH, RANGE 26 EAST AND A PORTION OF GOVERNMENT LOT 5, SECTION 31, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID LANDS ALSO BEING A PORTION OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 82, PAGE 600 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF FRUIT COVE ROAD (AN 80 FOOT RIGHT OF WAY) AND AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, NATURE'S HAMMOCK, AS RECORDED IN MAP BOOK 12, PAGE 82 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $86^{\circ}32'27''$ WEST, ALONG THE SOUTHERLY BOUNDARY OF BLOCK 3, OF SAID NATURE'S HAMMOCK, 1000.0 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $86^{\circ}32'27''$ WEST, ALONG SAID SOUTHERLY BOUNDARY OF BLOCK 3, NATURE'S HAMMOCK, 510.0 FEET; THENCE SOUTH $2^{\circ}37'57''$ EAST, 219.87 FEET TO A POINT IN THE CENTERLINE OF OAKVALE ROAD (A 30 FOOT ROAD DISCLAIMED BY THE COUNTY IN 1966); THENCE NORTH $86^{\circ}35'00''$ EAST ALONG SAID CENTERLINE OF OAKVALE ROAD, 510.0 FEET; THENCE NORTH $2^{\circ}37'57''$ WEST, 220.25 FEET TO THE POINT OF BEGINNING.