

RESOLUTION NO. 86-7

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

WHEREAS The Plantation Developers, a Florida general 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 The Plantation at Ponte Vedra Unit I.

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~~ <sup>in the amount of</sup>  
\$2,185,460<sup>00</sup> shall be provided.

SECTION 3. The Warranty Bond ~~is waived.~~ shall be  
\$95,020<sup>00</sup>

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

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 7th day of JANUARY, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis J. Brubaker  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kerit  
Deputy Clerk

ROGERS, TOWERS, BAILEY, JONES & GAY

A PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

1300 GULF LIFE DRIVE

JACKSONVILLE, FLORIDA 32207

(904)398-3911

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BETTE TOWERS MILLER  
JAMES W. McLEAN  
FRED W. RINGEL  
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CLYDE A. REESE, JR.  
JOHN B. CHANDLER, JR.  
ALLAN T. GEIGER  
SAMUEL L. LOPRELL  
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(904) 222-7200  
FRANK L. JONES

PLEASE REPLY:  
JACKSONVILLE

December 20, 1985

Board of County Commissioners  
c/o James Sisco, Esquire  
Post Office Box 1533  
St. Augustine, Florida 32084

RE: Proposed Plat of The Plantation at Ponte Vedra,  
Unit One, Title Plat Letter

Dear Mr. Sisco:

This is to certify that we have reviewed title policy No. AW187470 (our file number TICM 85440) issued to The Plantation Developers, a Florida general partnership. The title policy has an effective date of December 13, 1985 and covers property which includes the proposed plat and other properties. Our review indicated, based upon said title policy, that the apparent record title to said lands is in the name of The Plantation Developers, a Florida general partnership. Said policy reflects that the property was not then encumbered by any Mortgage, however, we note that the signature page of the plat has a signature line for Sun Bank, N.A. It is our understanding that Sun Bank, N.A. will be joining in on the execution of the plat and intends to encumber the property with a Mortgage prior to the recording of the plat. The policy further reflects that the real estate taxes for 1985 are due and payable.

Said policy reflects covenants, restrictions, easements and mineral rights, as more specifically described in the policy.

We note that a portion of Old Palm Valley Road (formerly know as State Road R10) lies within the platted property, however this is not shown on the plat. A petition to close Old Palm Valley road has been presented to the Board of County Commissioners of St. Johns County in which a public hearing is now set for January 7, 1986. It is our understanding that the Old Palm Valey road will

ROGERS, TOWERS, BAILEY, JONES & GAY

James Sisco, Esquire  
December 20, 1985

Page Two

be relocated as shown in the plat subject to an agreement submitted with the Petition to Vacate Old Palm Valley Road.

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes, and is not to be used for any other purpose. Exhibit A attached hereto reflects legal description of proposed plat of the Plantation at Ponte Vedra, Unit One.

Very truly yours,

ROGERS, TOWERS, BAILEY, JONES & GAY

By: James W. Daniels

JHD/klw

CURTAIN

A portion of Government Lots 6, 7, 11, 12 and 13, Section 10, Township 4 South, Range 29 East, a portion of the Francis X. Sanchez Grant, Section 44, a portion of the Joseph S. Sanchez Grant, Section 43, and a portion of Section 16, all being within said Township 4 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows: COMMENCE at the intersection of the Northerly line of said Government Lot 6, Section 10, with the Westerly right of way line of State Road No. A-1-A and/or State Road 203 (also known as the Ponte Vedra Bypass Road); thence South 25°44'20" East along said Westerly right of way line, 752.89 feet to the point of curvature of a curve to the right, also being the POINT OF BEGINNING; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 50.00 feet, an arc distance of 72.77 feet, said arc being subtended by a chord bearing and distance of South 15°57'11" West, 86.51 feet to the point of reverse curvature of a curve concave Southeasterly and having a radius of 383.97 feet, an arc distance of 84.61 feet, said arc being subtended by a chord bearing and distance of South 51°19'58" West, 84.44 feet to the point of reverse curvature of a curve to the right; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 310.58 feet, an arc distance of 253.05 feet, said arc being subtended by a chord bearing and distance of South 68°21'39" West, 246.10 feet to the point of tangency of said curve; thence North 88°17'55" West, 183.26 feet to the point of curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 456.50 feet, an arc distance of 355.49 feet, said arc being subtended by a chord bearing and distance of South 69°23'31" West, 346.58 feet to the point of tangency of said curve; thence South 47°04'57" West, 94.76 feet to the point of curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 283.53 feet, an arc distance of 249.60 feet, said arc being subtended by a chord bearing and distance of South 21°51'49" West, 241.61 feet to the point of tangency of said curve; thence South 03°21'19" East, 18.75 feet to the point of curvature of a curve to the right; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 25.00 feet, an arc distance of 39.35 feet, said arc being subtended by a chord bearing and distance of South 41°43'54" West, 35.41 feet to the point of reverse curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 231.98 feet, an arc distance of 108.31 feet, said arc being subtended by a chord bearing and distance of South 73°26'37" West, 107.33 feet to the point of compound curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 332.69 feet, an arc distance of 11.09 feet, said arc being subtended by a chord bearing and distance of South 59°06'48" West, 11.09 feet to the point of reverse curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northerly and having a radius of 25.00 feet, an arc distance of 32.42 feet, said arc being subtended by a chord bearing and distance of North 84°41'48" West, 30.19 feet to the point of reverse curvature of a curve to the left; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 372.83 feet, an arc distance of 80.25 feet, said arc being subtended by a chord bearing and distance of North 52°10'50" West, 60.18 feet to the point of tangency of said curve; thence North 56°48'36" West, 205.39 feet; thence South 42°02'46" West, 60.52 feet to an intersection with the arc of a curve leading Southerly; thence Southerly along and around the arc of a curve concave Westerly and having a radius of 25.00 feet, an arc distance of 38.21 feet, said arc being subtended by a chord bearing and distance of South 10°35'56" East, 34.60 feet to the point of tangency of said curve; thence South 33°11'24" West, 45.22 feet to the point of curvature of a curve to the right; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 143.03 feet, an arc distance of 149.91 feet, said arc being subtended by a chord bearing and distance of South 63°12'54" West, 143.14 feet; thence South 03°14'23" West, 60.00 feet; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 203.03 feet, an arc distance of 212.79 feet, said arc being subtended by a chord bearing and distance of North 63°12'54" East, 203.18 feet to the point of tangency of said curve; thence North 33°11'24" East, 45.00 feet to the point of curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 25.00 feet, an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of North 78°11'24" East, 35.36 feet to the point of tangency of said curve; thence South 56°48'36" East, 105.76 feet to the point of curvature of a curve to the right; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 312.83 feet, an arc distance of 36.30 feet, said arc being subtended by a chord bearing and distance of South 53°29'08" East, 36.28 feet to the point of compound curvature of a curve to the right; thence Southerly along and around the arc of a curve concave Westerly and having a radius of 25.00 feet, an arc distance of 39.47 feet, said arc being subtended by a chord bearing and distance of South 04°56'02" East, 35.50 feet to the point of reverse curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 332.69 feet, an arc distance of 87.79 feet, said arc being subtended by a chord bearing and distance of South 32°44'01" West, 87.54 feet; thence North 70°52'54" West, 102.24 feet; thence South

37°59'55" West, 775.00 feet; thence South 49°21'49" East, 232.67 feet to an intersection with the arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 941.56 feet, an arc distance of 101.26 feet, said arc being subtended by a chord bearing and distance of South 31°45'24" West, 101.21 feet; thence North 49°21'49" West, 236.63 feet; thence South 71°05'06" West, 218.40 feet; thence South 46°58'30" West, 102.59 feet; thence South 18°26'06" West, 142.30 feet; thence South 15°29'09" East, 189.27 feet; thence South 82°03'48" East, 348.77 feet to an intersection with the arc of a curve leading Southerly; thence Southerly along and around the arc of a curve concave Easterly and having a radius of 941.56 feet, an arc distance of 100.42 feet, said arc being subtended by a chord bearing and distance of South 03°00'54" West, 100.37 feet; thence North 82°03'48" West, 384.79 feet; thence South 45°35'20" West, 153.40 feet; thence South 10°18'17" West, 167.71 feet; thence South 27°11'59" East, 221.71 feet; thence South 83°30'12" East, 458.93 feet; thence South 06°44'53" East, 100.00 feet; thence South 83°30'12" West, 445.30 feet; thence South 14°30'01" East, 253.10 feet; thence South 14°02'11" West, 371.08 feet; thence South 62°58'52" East, 201.08 feet to an intersection with the arc of a curve leading Southerly; thence Southerly along and around the arc of a curve concave Easterly and having a radius of 297.56 feet, an arc distance of 45.04 feet, said arc being subtended by a chord bearing and distance of South 00°57'17" East, 45.00 feet to the point of reverse curvature of a curve to the right; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 25.00 feet, an arc distance of 34.99 feet, said arc being subtended by a chord bearing and distance of South 34°48'00" West, 32.20 feet to the int of tangency of said curve; thence South 74°53'28" West, 4.72 feet; thence North 55°39'37" West, 204.77 feet; thence South 48°05'43" West, 403.95 feet; thence South 43°04'53" West, 745.00 feet; thence South 46°55'07" East, 200.51 feet to an intersection with the arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 910.75 feet, an arc distance of 32.04 feet, said arc being subtended by a chord bearing and distance of South 40°00'04" West, 32.04 feet to the point of reverse curvature of a curve to the left; thence continue Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 477.46 feet, an arc distance of 18.03 feet, said arc being subtended by a chord bearing and distance of South 39°55'37" West, 18.03 feet; thence North 46°55'07" West, 203.22 feet; thence South 54°58'15" West, 115.06 feet; thence South 09°51'57" West, 116.73 feet; thence South 12°54'27" East, 246.22 feet; thence North 81°36'24" East, 104.27 feet to an intersection with the arc of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 477.46 feet, an arc distance of 254.73 feet, said arc being subtended by a chord bearing and distance of South 11°23'13" East, 251.72 feet to the point of tangency of said curve; thence South 26°40'15" East, 90.00 feet to the point of curvature of a curve to the left; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 757.22 feet, an arc distance of 308.06 feet, said arc being subtended by a chord bearing and distance of South 38°19'32" East, 305.94 feet to the point of tangency of said curve; thence South 49°58'49" East, 166.95 feet to the int of curvature of a curve to the right; thence Southerly along and around the arc of a curve concave Westerly and having a radius of 25.00 feet, an arc distance of 38.39 feet, said arc being subtended by a chord bearing and distance of South 05°59'21" East, 34.73 feet to the point of reverse curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 827.23 feet, an arc distance of 74.50 feet, said arc being subtended by a chord bearing and distance of South 35°25'20" West, 74.48 feet to the point of reverse curvature of a curve to the right; thence continue Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 140.71 feet, an arc distance of 58.88 feet, said arc being subtended by a chord bearing and distance of South 44°49'47" West, 58.45 feet to the point of tangency of said curve; thence South 56°49'02" West, 28.75 feet to the point of curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 25.00 feet, an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of North 1149'02" East, 35.36 feet to the point of tangency of said curve, also being the Easterly right of way line of Old Palm Valley Road and/or State Road No. 210 (as relocated, a 100 foot right of way); thence South 33°10'58" East, along said Easterly right of way line, 110.00 feet to the point of curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 25.00 feet, an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of North 1149'02" East, 35.36 feet to the point of tangency of said curve; thence North 56°49'02" East, 28.75 feet to the

(CAPTION CONTINUED)

point of curvature of a curve to the left; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 200.71 feet, an arc distance of 83.99 feet, said arc being subtended by a chord bearing and distance of North 44°49'47" East, 83.38 feet to the point of reverse curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 767.23 feet, an arc distance of 62.91 feet, said arc being subtended by a chord bearing and distance of North 35°11'29" East, 62.90 feet to the point of compound curvature of a curve to the right; thence Easterly along and around the arc of a curve concave Southerly and having a radius of 25.00 feet, an arc distance of 42.24 feet, said arc being subtended by a chord bearing and distance of North 85°56'41" East, 37.39 feet; thence North 40°55'33" East, 60.10 feet to an intersection with the arc of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 822.77 feet, an arc distance of 58.58 feet, said arc being subtended by a chord bearing and distance of North 47°56'27" West, 58.57 feet to the point of tangency of said curve; thence North 49°58'49" West, 161.43 feet; thence North 26°37'42" East, 130.00 feet; thence North 43°50'07" West, 150.00 feet; thence North 08°54'30" East, 75.00 feet; thence North 70°41'38" East, 120.00 feet; thence South 81°31'42" East, 160.00 feet; thence North 83°15'09" East, 508.27 feet; thence North 481°00'46" East, 225.00 feet; thence North 12°31'44" West, 184.39 feet; thence North 47°54'39" West, 208.87 feet; thence South 55°18'17" West, 158.11 feet; thence South 86°56'57" West, 847.32 feet to an intersection with the arc of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 417.46 feet, an arc distance of North 33°26'18" East, 110.00 feet to the point of reverse curvature of a curve to the left; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 970.75 feet, an arc distance of 154.46 feet, said arc being subtended by a chord bearing and distance of North 36°27'03" East, 154.29 feet to the point of tangency of said curve; thence North 31°27'03" East, 154.29 feet to the point of tangency of said curve; thence North 31°53'34" East, 21.72 feet; thence North 62°59'06" East, 64.39 feet; thence North 75°22'45" East, 475.40 feet; thence North 30°15'23" East, 416.77 feet; thence North 38°30'50" East, 167.30 feet to an intersection with the arc of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 726.78 feet, an arc distance of 757.50 feet, said arc being subtended by a chord bearing and distance of South 73°05'15" East, 723.68 feet to the point of tangency of said curve; thence North 12°56'47" West, 60.00 feet to the point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 866.78 feet, an arc distance of 694.96 feet, said arc being subtended by a chord bearing and distance of North 73°05'15" West, 663.93 feet to the point of tangency of said curve; thence North 43°13'43" West, 36.22 feet to the point of curvature of a curve to the right; thence Northerly along and around the arc of a curve concave Easterly and having a radius of 237.56 feet, an arc distance of 357.05 feet, said arc being subtended by a chord bearing and distance of North 00°10'18" West, 324.38 feet to the point of tangency of said curve; thence North 42°53'06" East, 175.43 feet to the point of curvature of a curve to the left; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 462.51 feet, an arc distance of 400.66 feet, said arc being subtended by a chord bearing and distance of North 18°04'07" East, 388.25 feet to the point of tangency of said curve; thence North 06°44'53" West, 469.14 feet to the point of curvature of a curve to the right; thence Northerly along and around the arc of a curve concave Easterly and having a radius of 881.56 feet, an arc distance of 125.11 feet, said arc being subtended by a chord bearing and distance of North 02°40'57" West, 125.00 feet; thence South 81°35'30" East, 506.33 feet; thence North 86°11'05" East, 118.43 feet; thence North 48°21'59" East, 180.62 feet; thence North 08°07'48" East, 176.78 feet; thence North 32°11'45" West, 159.53 feet; thence North 63°26'06" West, 100.62 feet; thence South 79°12'57" West, 106.89 feet; thence South 88°50'11" West, 252.10 feet; thence North 73°03'21" West, 133.18 feet to an intersection with the arc of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 881.56 feet, an arc distance of 140.15 feet, said arc being subtended by a chord bearing and distance of North 34°46'56" East, 140.00 feet; thence South 63°39'42" East, 180.36 feet; thence North 40°36'11" East, 293.36 feet; thence North 58°54'41" East, 229.92 feet; thence North 14°02'11" East, 144.31 feet; thence North 18°58'14" West, 169.19 feet to an intersection with the arc of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 150.00 feet, an arc distance of 80.41 feet, said arc being subtended by a chord bearing and distance of North 29°35'11" West, 60.00 feet; thence North 89°04'09" West, 160.81 feet to an intersection with the arc of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 171.98 feet, an arc distance of 106.34 feet, said arc being subtended by a chord bearing and distance of North 77°46'56" East, 104.66 feet to the point of tangency of said curve; thence South 84°30'15" East, 511.25 feet to a point hereinafter referred to as Reference Point "A"; thence North 05°29'45" West, 60.00 feet; thence North 84°30'15" West, 435.63 feet to the point of curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 25.00 feet, an arc

distance of 41.56 feet, said arc being subtended by a chord bearing and distance of North 36°52'56" West, 36.94 feet to the point of compound curvature of a curve to the right; thence continue Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 140.55 feet, an arc distance of 62.83 feet, said arc being subtended by a chord bearing and distance of North 23°32'47" East, 62.31 feet to the point of compound curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 199.71 feet, an arc distance of 104.63 feet, said arc being subtended by a chord bearing and distance of 51°21'42" East, 103.44 feet to the point of reverse curvature of a curve to the left; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 240.68 feet, an arc distance of 107.95 feet, said arc being subtended by a chord bearing and distance of North 53°31'17" East, 107.05 feet to the point of tangency of said curve; thence North 40°40'20" East, 51.12 feet to the point of curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 307.80 feet, an arc distance of 215.77 feet, said arc being subtended by a chord bearing and distance of North 60°45'18" East, 211.38 feet to the point of compound curvature of a curve to the right; thence Easterly along and around the arc of a curve concave Southerly and having a radius of 377.74 feet, an arc distance of 143.69 feet, said arc being subtended by a chord bearing and distance of South 88°15'52" East, 142.83 feet to the point of reverse curvature of a curve to the left; thence continue Easterly along and around the arc of a curve concave Northerly and having a radius of 357.24 feet, an arc distance of 140.10 feet, said arc being subtended by a chord bearing and distance of South 88°36'04" East, 139.20 feet to the point of tangency of said curve; thence North 80°09'51" East, 18.23 feet to the point of curvature of a curve to the left; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 248.32 feet, an arc distance of 223.44 feet, said arc being subtended by a chord bearing and distance of North 54°23'14" East, 215.97 feet to the point of reverse curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 124.78 feet, an arc distance of 52.68 feet, said arc being subtended by a chord bearing and distance of North 40°42'16" East, 52.29 feet to the point of compound curvature of a curve to the right; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 50.00 feet, an arc distance of 88.54 feet, said arc being subtended by a chord bearing and distance of South 76°28'13" East, 77.42 feet to the point of tangency of said curve, also being the Southeasterly right of way line of aforesaid State Road No. A-1-A; thence North 25°44'20" West, along said Southwesterly right of way line, 184.56 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of Government Lots 7, 10, 11, 13 and 14, Section 10, a portion of Section 15, a portion of the Francis X. Sanchez Grant, Section 44, all being in Township 4 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows: BEGIN at the aforesaid and described Reference Point "A"; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 320.96 feet, an arc distance of 35.02 feet, said arc being subtended by a chord bearing and distance of South 81°22'43" East, 35.00 feet; thence South 23°57'09" West, 141.44 feet; thence South 40°48'54" East, 581.38 feet; thence South 49°34'26" East, 354.68 feet; thence South 29°21'28" East, 183.58 feet; thence North 90°00'00" West, 185.00 feet to the point of curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 395.39 feet, an arc distance of 84.98 feet, said arc being subtended by a chord bearing and distance of South 83°50'35" West, 84.82 feet; thence North 06°42'19" East, 50.00 feet; thence North 55°08'25" West, 751.34 feet; thence South 29°44'42" West, 161.25 feet; thence South 10°18'17" East, 223.61 feet; thence South 17°01'27" East, 162.90 feet; thence South 48°48'19" East, 203.28 feet; thence South 04°46'19" East, 534.84 feet; thence South 15°56'43" East, 208.30 feet; thence South 68°07'31" East, 266.98 feet; thence North 53°07'48" East, 137.33 feet; thence North 07°45'55" East, 222.04 feet; thence North 09°02'22" West, 445.53 feet; thence North 06°42'19" East, 198.55 feet to an intersection with the arc of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 335.39 feet, an arc distance of 93.00 feet, said arc being subtended by a chord bearing and distance of North 82°03'22" East, 92.71 feet to the point of tangency of said curve; thence South 90°00'00" East, 185.00 feet; thence South 07°56'37" East, 434.17 feet; thence South 00°00'00" West, 180.00 feet; thence South 19°18'19" West, 175.0 feet; thence North 87°24'28" East, 213.51 feet to an intersection with the arc of a curve leading Southeasterly; thence along and around the arc of a curve concave



[REDACTED]

Northeasterly and having a radius of 1621.02 feet, an arc distance of 277.8 feet, said arc being subtended by a chord bearing and distance of ~~South 5°26'36" East, 212.85 feet~~ to the point of reverse curvature of a curve to the right; thence Southerly along and around the arc of a curve concave Westerly and having a radius of 438.68 feet, an arc distance of 239.07 feet, said arc being subtended by a chord bearing and distance of South 04°43'46" East, 236.13 feet to the point of tangency of said curve; thence South 10°52'59" West, 125.65 feet to the point of curvature of a curve to the right; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 795.44 feet, an arc distance of 431.84 feet, said arc being subtended by a chord bearing and distance of South 26°26'08" West, 426.55 feet to the point of compound curvature of a curve to the right; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 698.13 feet, an arc distance of 840.18 feet, said arc being subtended by a chord bearing and distance of South 76°27'56" West, 790.39 feet to the point of tangency of said curve; thence North 69°03'27" West, 117.30 feet to the point of curvature of a curve to the left; thence Westerly along and around the arc of a curve concave Southerly and having a radius of 850.55 feet, an arc distance of 503.08 feet, said arc being subtended by a chord bearing and distance of North 86°00'07" West, 495.78 feet to the point of tangency of said curve; thence South 77°03'13" West, 242.69 feet; thence South 12°56'47" East, 60.00 feet; thence North 77°03'13" East, 242.69 feet to the point of curvature of a curve to the right; thence Easterly along and around the arc of a curve concave Southerly and having a radius of 790.55 feet, an arc distance of 467.59 feet, said arc being subtended by a chord bearing and distance of South 86°00'07" East, 460.81 feet to the point of tangency of said curve; thence South 69°03'27" East, 117.30 feet to the point of curvature of a curve to the left; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 758.13 feet, an arc distance of 848.79 feet, said arc being subtended by a chord bearing and distance of North 78°52'07" East, 805.15 feet to the point of reverse curvature of a curve to the right; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 25.00 feet, an arc distance of 41.75 feet, said arc being subtended by a chord bearing and distance of South 85°21'35" East, 37.08 feet; thence North 35°05'08" East, 62.68 feet to an intersection with the arc of a curve leading Northerly; thence Northerly along and around the arc of a curve concave Easterly and having a radius of 25.00 feet, an arc distance of 33.38 feet, said arc being subtended by a chord bearing and distance of North 00°44'27" East, 30.96 feet to the point of reverse curvature of a curve to the left; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 855.44 feet, an arc distance of 419.73 feet, said arc being subtended by a chord bearing and distance of North 24°56'22" East, 415.53 feet to the point of tangency of said curve; thence North 10°52'59" East, 125.65 feet to the point of curvature of a curve to the left; thence Northerly along and around the arc of a curve concave Westerly and having a radius of 498.68 feet, an arc distance of 271.77 feet, said arc being subtended by a chord bearing and distance of North 04°43'46" West, 268.42 feet to the point of reverse curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 1561.02 feet, an arc distance of 266.93 feet, said arc being subtended by a chord bearing and distance of North 15°26'36" West, 266.61 feet to the point of tangency of said curve; thence North 10°32'40" West, 178.64 feet; thence North 70°48'23" East, 200.00 feet; thence North 01°31'58" West, 100.00 feet; thence North 76°03'23" East, 159.58 feet; thence North 52°35'41" East, 214.01 feet; thence North 07°07'30" West, 241.87 feet; thence North 66°021'15" West, 196.98 feet; thence South 48°39'08" West, 166.51 feet; thence North 61°23'22" West, 62.65 feet; thence North 34°41'43" East, 158.11 feet; thence North 26°22'06" West, 348.26 feet; thence North 59°34'36" East, 75.00 feet; thence North 36°11'36" West, 508.04 feet; thence North 29°44'4" West, 241.87 feet; thence North 10°37'11" West, 162.79 feet; thence South 61°31'26" West, 513.54 feet to an intersection with the arc of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 380.96 feet, an arc distance of 181.72 feet, said arc being subtended by a chord bearing and distance of North 70°50'21" West, 180.00 feet to the point of tangency of said curve; thence South 05°29'45" East, 60.00 feet to the POINT OF BEGINNING.

CONSTRUCTION LIABILITY BOND

KNOW ALL MEN BY THESE PRESENTS:

That THE PLANTATION DEVELOPERS, a Florida general partnership, authorized to transact business in the State of Florida, hereinafter referred to as "Owner", is held and firmly bound unto St. Johns County, Florida, hereinafter referred to as the "County", in the sum of \$2,185,460.00 for payment of which it binds itself, its successors and assigns firmly by these presents.

WHEREAS, Owner will be constructing, in conjunction with its planned project, certain streets, paving, swales, culverts, storm drains and other drainage facilities pertinent to that certain subdivision described as Unit 1, The Plantation at Ponte Vedra, a subdivision according to the plat thereof recorded in Map Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_ of the Current Public Records of St. Johns County, Florida, and the Owner is obligated to protect the County against liability for failure to complete such improvements for a period of one year from January 3, 1986.

NOW, THEREFORE, the condition of this obligation is such that if the Owner shall promptly and faithfully protect the County against any liability for failure to complete the Improvements for a period of one year from January 3, 1986, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The County shall notify Owner in writing on any liability for which County is liable and Owner may be responsible and shall specify in said notice a reasonable period of time (not less than sixty (60) days) within which Owner shall have to satisfy or in good faith contest said liability. If Owner fails to satisfy or in good faith contest said liability, then County shall have the right to satisfy said liability, and Owner shall pay all costs and expenses incurred by County in satisfying such liability; including but not limited to, the engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of Owner's failure to satisfy such liability. In addition, County shall have the right to contract for the correction

of any defect giving rise to such liability and, upon acceptance of the lowest responsible bid, Owner shall become immediately liable for the amount of said bids; and in the event the County commences legal proceedings for the collection thereof, interest shall accrue on said amount at a rate of twelve percent (12%) per annum, beginning at the commencement of said legal proceedings.

In the event that the County commences suit for the collection of any sums due hereunder and is the prevailing party in such suit, the Owner agrees to pay all costs incurred by the County, including attorneys' fees.

Executed this 3<sup>RD</sup> day of January, 1986.

THE PLANTATION DEVELOPERS,  
a Florida General Partnership, by  
its Managing Partner:  
FLORIDA TITLE GROUP, INC.

By: W M Lamm  
Its Vice President

Received for St. Johns County,  
Florida, this 7<sup>th</sup> day of  
January, 1986

By: Francis M Brubaker  
Chairman  
Board of County Commissioners  
of St. Johns County, Florida

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That THE PLANTATION DEVELOPERS, a Florida general partnership, hereinafter referred to as "Owner", is held and firmly bound unto St. Johns County, Florida, hereinafter referred to as the "County", in the sum of \$95,020 for payment of which it binds itself, its successors and assigns firmly by these presents.

WHEREAS, Owner is constructing certain improvements, including streets, paving, swales, culverts, storm drains and other drainage facilities pertinent to that certain subdivision described as Unit 1, The Plantation at Ponte Vedra, a subdivision according to the plat thereof recorded in Map Book \_\_\_\_\_, Pages \_\_\_\_ through \_\_\_\_ of the Current Public Records of St. Johns County, Florida, and Owner is obligated to protect the County against any defects resulting from faulty materials, faulty workmanship or faulty design of said improvements and to maintain said improvements for a period of twenty four (24) months from January 3, 1986.

NOW, THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully protect the County against any defects resulting from faulty materials, faulty workmanship or faulty design of the aforesaid improvements and maintain said improvements for a period of two (2) years from January 3, 1986, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The County shall notify Owner in writing of any defect for which Owner is responsible and shall specify in said notice a reasonable period of time (not less than sixty (60) days) within which Owner shall have to correct said defect. If Owner fails to correct the defect, then County shall have the right to correct said defect, and Owner shall pay all costs and expenses incurred by County in correcting such defect; including but not limited to, the engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of Owner's failure to correct such defect. In addition, County shall have the right to contract for the correction of any

defect and, upon acceptance of the lowest responsible bid, Owner shall become immediately liable for the amount of said bids; and in the event County commences legal proceedings for the collection hereof, interest shall accrue on said amount at a rate of twelve percent (12%) per annum, beginning at the commencement of said legal proceedings.

In the event that the County commences suit for the collection of any sums due hereunder, the Owner agrees to pay all costs incurred by the County, including attorneys' fees.

Executed this 3<sup>rd</sup> day of January, 1986.

THE PLANTATION DEVELOPERS,  
a Florida General Partnership by  
its Managing Partner:  
FLORIDA TITLE GROUP, INC.

By: W. M. Brannen  
Its Vice President

Received for St. Johns County,  
Florida, this 7<sup>th</sup> day of  
January, 1986

By: Francis J. Brubaker  
Chairman  
Board of County Commissioners  
of St. Johns County, Florida