

RESOLUTION NO. 86- 77

WHEREAS, The Plantation Developers, as owner, has tendered a Deed of Dedication of Easement, date July 2, 1986, to the Board of County Commissioners of St. Johns County, Florida, conveying to the County a 25 foot easement as described therein;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above described Deed of Dedication of Easement is hereby accepted by the Board of County Commissioners of St. Johns County, Florida.

Section 2. The Clerk is instructed to record the document in the official public records of St. Johns County with the \$20.00 provided therewith.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 8th day of July, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Francis W. Brubaker
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kent
Deputy Clerk

DEED OF DEDICATION
OF
EASEMENT FOR PUBLIC BEACH ACCESS , PEDESTRIAN
WALKWAY, CRASH GATE AND VEGETATION BUFFER

THIS DEED OF DEDICATION is made this 2nd day of July, 1986, by THE PLANTATION DEVELOPERS, a Florida general partnership, whose address is Suite 600, 1300 Building, 1300 Gulf Life Drive, Jacksonville, Florida 32207, (hereinafter the "Grantor") unto the COUNTY OF ST. JOHNS, STATE OF FLORIDA, a political subdivision of the State of Florida, (hereinafter the "Grantee"), whose address is St. Johns County Courthouse, St. Augustine, Florida 32084.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One Dollar in hand paid to the Grantor, receipt whereof is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys unto the Grantee, its successors and assigns forever, a non-exclusive easement over and across the northerly 25 feet of Lot 1-S, Ocean Front Dunes at Ponte Vedra Beach, as recorded in Plat Book 13, pages 69 and 70, of the current public records of St. Johns County, Florida (the "Easement Area"), for the following purposes and uses:

(a) A pedestrian walkway to and from the beach for use by the public;

(b) For ingress and egress by emergency vehicles to and from the beach (but not to be used by any other vehicles of any kind whatsoever) and for the installation, maintenance and replacement of a crash gate; and

(c) For the planting, replacing and maintaining of trees, shrubs and other vegetation.

THIS INSTRUMENT WAS PREPARED BY:

David M. Foster, Esquire
Rogers, Towers, Bailey, Jones & Gay
1300 Gulf Life Drive, Suite 800
Jacksonville, Florida 32207

The Grantor further agrees that it shall, simultaneously with the construction by the Grantor of an Owners' Park facility on the remainder of Lot 1-S, Ocean Front Dunes at Ponte Vedra Beach, construct the following improvements within the Easement Area: (i) a crash gate; (ii) a vegetation buffer; and (iii) a concrete pedestrian walkway.

By acceptance of this Easement, the Grantee agrees to operate and maintain such improvements in an orderly manner and in a good state of repair for the purposes allowed under this Easement. The Grantee shall be deemed to have accepted this Easement by the recordation hereof in the public records of St. Johns County, Florida.

This Easement shall automatically, without any further action by any person or entity other than the Grantor, become null and void and of no force or effect if the Grantor files for record in the St. Johns County public records a written notice that (i) there has occurred any of the events described in paragraph 6 of those certain Declaration of Covenants and Restrictions dated the 30th day of June, 1986, issued by the Grantor and recorded under Clerk's No. 86-16119 on the 30th day of June, 1986, in the St. Johns County Public Records, or (ii) that said Declaration of Covenants and Restrictions has otherwise become null and void. The purpose of the provision contained in this paragraph is to cause this Easement to

become null and void automatically if the aforesaid Declaration of Covenants and Restrictions becomes null and void.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered in the presence of:

THE PLANTATION DEVELOPERS, a Florida general partnership, acting through Florida Title Group, Inc., its Managing General Partner

[Signature]
Joyce L. Casey
As to Grantor

By: [Signature]
Vice President

STATE OF FLORIDA)
 :SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 2nd day of July, 1986, by H. R. James, the Vice President of Florida Title Group, Inc., the Managing General Partner of The Plantation Developers, a Florida general partnership, on behalf said corporation and of the partnership.

[Signature]
Notary Public, State of Florida

My Commission expires:

Notary Public, State of Florida
My Commission Expires Sept. 6, 1987