

RESOLUTION NO. 87-184

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

WHEREAS, Aruda Corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Seven Mile Drive and,

WHEREAS, the Owner ~~and Mortgagee~~ <sup>has</sup> have dedicated certain roads, streets, easements, rights-of-way or other areas 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 #6.

Section 2. The dedicated roads, streets, easements, rights-of-way and other areas shown on the plat are conditionally accepted by the Board of County Commissioners of St. Johns County on behalf of the beneficiaries to the dedication. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the roads, streets, easements, rights-of-way or other areas by the County. This acceptance is subject to Section #6.

Section 3. The Construction Bond is waived.

Section 4. The Warranty Bond is waived.

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

Section 6. The approval and acceptance described in Sections 1 and 2 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 8th day of September, 1987.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

ATTEST: CARL "BUD" MARKEL, CLERK

By:

Cheryl Kent  
Deputy Clerk

BY:

Phyllis L. Lydon  
Its Chairman

**PAPPAS & METCALF**  
PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
1901 INDEPENDENT SQUARE  
JACKSONVILLE, FLORIDA 32202

M. LYNN PAPPAS  
JOHN G. METCALF  
THOMAS M. JENKS  
MARK A. REINSCH  
ELAINE M. HOLTSCHNEIDER

September 8, 1987

TELEPHONE  
(904) 353-1980  
TELECOPY  
(904) 353-5217

Board of County Commissioners  
P.O. Drawer 349  
St. Augustine, Florida 32085

RE: Proposed Plat of Seven Mile Drive

Gentlemen:

Based upon the information contained in Title Insurance Company of Minnesota Title Policies No. AW176765 and AW147292 dated November 2, 1984 and June 7, 1983 respectively and Title Insurance Company of Minnesota Title Commitment No. F346989 dated July 31, 1987 as updated by subsequent title search prepared by Freedom Land Title Co., we find that, as of the date of this letter, the title to the land described in the proposed plat of Seven Mile Drive (the "Property") is vested in Arvida Corporation. The legal description of the Property is attached as Exhibit A. Title to the property is subject to the following matters of record in the public records of St. Johns County, Florida:

1. Easement between Fletcher Land Corporation and Jacksonville Electric Authority recorded in Official Records Book 298, page 793, and Assignment recorded in Official Records Book 436, page 103.
2. Memorandum of Utility Service Agreement recorded in Official Records Book 538, page 37 and Waiver recorded in Official Records Book 538, page 56.
3. Declaration of Covenants for the Players Club at Sawgrass recorded in Official Records Book 498, page 508 as amended by instrument recorded in Official Records Book 735 at page 392.
4. Grant of Easement for Electrical Transmission and Distribution Lines filed April 11, 1983 recorded in Official Records Book 579 at page 398 and Grant of Easement for Electrical Transmission and Distribution Lines filed September 30, 1982 recorded in Official Records Book 554 at page 454.

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In addition to the matters discussed in the preceding paragraph, our opinion as to title to the Property is also subject to:

1. The rights of parties in possession, if any.
2. Unrecorded mechanics' or materialmens' liens.
3. Unrecorded easements, if any, above or below the surface.
4. Riparian rights are excepted.
5. St. Johns County taxes assessed subsequent to December 31, 1986.

PAPPAS & METCALF, P.A.

By: 

John G. Metcalf

JGM/pl  
JGM77

# SEVEN MILE DRIVE

A PART OF THE WEIRS OF THOMAS FITCH GRANT,  
SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

**CAPTION** A PART OF THE WEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE POINT OF BEGINNING OF T.P.C. BOULEVARD, AS PLATTED AS PARCEL "A" BY ONE BRIDGE ROADWAYS, AS RECORDED IN MAP BOOK 15, PAGES 42, 43 AND 44 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY AND NORTHEASTERLY ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY BIGHT OF MAY LINE OF SAID T.P.C. BOULEVARD, THE FOLLOWING FIVE COURSES: 8.31°50'55"W, A DISTANCE OF 160.00 FEET; OF 750.00 FEET; NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.52°52'32"E, AND A CHORD DISTANCE OF 480.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; N.71°14'16"W, A DISTANCE OF 80.06 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 950.00 FEET; NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.49°04'56"W, AND A CHORD DISTANCE OF 650.41 FEET TO THE POINT OF BEGINNING; THENCE S.62°13'00"W, A DISTANCE OF 110.55 FEET; THENCE S.35°14'00"W, A DISTANCE OF 167.00 FEET; THENCE N.62°45'00"W, A DISTANCE OF 210.55 FEET; THENCE N.42°20'00"W, A DISTANCE OF 213.51 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.14°27'00"W, AND A CHORD DISTANCE OF 139.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.14°27'00"W, A DISTANCE OF 194.94 FEET; THENCE S.63°39'00"E, A DISTANCE OF 396.75 FEET; THENCE S.30°00'00"W, A DISTANCE OF 170.00 FEET; THENCE S.15°20'00"W, A DISTANCE OF 889.98 FEET; THENCE S.20°18'00"E, A DISTANCE OF 667.67 FEET; THENCE S.10°10'17"W, A DISTANCE OF 241.38 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 555.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.46°48'27"E, AND A CHORD DISTANCE OF 249.99 FEET; THENCE S.56°12'29"W, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 505.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.18°57'51"W, AND A CHORD DISTANCE OF 91.05 FEET; THENCE S.45°51'49"W, A DISTANCE OF 148.49 FEET; THENCE N.43°38'00"W, A DISTANCE OF 89.75 FEET; THENCE N.62°46'47"W, A DISTANCE OF 95.26 FEET; THENCE N.31°37'44"W, A DISTANCE OF 80.00 FEET; THENCE N.27°15'03"W, A DISTANCE OF 14.41 FEET; THENCE N.05°00'00"E, A DISTANCE OF 165.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.52°00'09"W, AND A CHORD DISTANCE OF 149.19 FEET TO A POINT ON SAID CURVE; THENCE S.46°34'39"W, A DISTANCE OF 377.17 FEET TO AN INTERSECTION WITH THE EAST LINE OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION, AS RECORDED IN OFFICIAL RECORDS VOLUME 554, PAGE 454, OF THE ABOVEMENTIONED PUBLIC RECORDS; THENCE N.12°07'10"W, ALONG SAID EAST LINE, A DISTANCE OF 1386.07 FEET; THENCE N.69°06'13"E, A DISTANCE OF 255.44 FEET; THENCE N.18°03'00"E, A DISTANCE OF 324.59 FEET; THENCE N.62°04'00"W, A DISTANCE OF 112.15 FEET; THENCE N.27°58'00"E, A DISTANCE OF 441.52 FEET; THENCE N.67°44'00"E, A DISTANCE OF 251.35 FEET; THENCE N.03°48'00"E, A DISTANCE OF 317.00 FEET; THENCE N.57°48'00"E, A DISTANCE OF 478.00 FEET; THENCE N.19°30'00"E, A DISTANCE OF 448.00 FEET; THENCE N.62°49'18"E, A DISTANCE OF 135.13 FEET TO AN INTERSECTION WITH THE WESTERLY BIGHT OF MAY LINE OF THE FORESAID T.P.C. BOULEVARD; THENCE SOUTHWESTERLY ALONG THE WESTERLY BIGHT OF MAY LINE OF SAID T.P.C. BOULEVARD, THE FOLLOWING FIVE COURSES: SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2050.00 FEET, A CHORD BEARING OF S.31°19'48"E, AND A CHORD DISTANCE OF 296.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; S.35°28'56"E, A DISTANCE OF 280.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET; SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.25°52'42"E, AND A CHORD DISTANCE OF 380.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; S.16°16'28"E, A DISTANCE OF 65.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 850.00 FEET; SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.21°25'51"E, AND A CHORD DISTANCE OF 152.80 FEET TO THE POINT OF BEGINNING. CONTAINING 69.04 ACRES.

CERTIFICATE OF APPROVAL  
PLANNING DEPARTMENT

THE ST. JOHNS COUNTY PLANNING DEPARTMENT HEREBY APPROVES THIS FINAL  
PLAT OF SEVEN MILE DRIVE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 1987.

BY: ST. JOHNS COUNTY PLANNING OFFICIAL

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT A DELMAR CUP FLORIDA, IS THE LAND OWNER OF THE ABOVE DRIVE, AND THAT IT HAS CAUSED THE ABOVE TO ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AND DEDICATED TO THE COUNTY TOGETHER WITH THE EASEMENTS FOR DRAINAGE AND THE SOLE EXCLUSIVE PROPERTY OF AVIWA HEREINAFTER PROVIDED. AVIWA CORPORATION ANY TIME TO CONVEY SAID PARCEL "A", THE PROPERTY OWNERS ASSOCIATION, AVIWA COMPANY AND EGRESS OVER ALL RIGHTS OF WAY CONSTRUCTING OR MAINTAINING ANY DRAINAGE HEREINAFTER PROVIDED. AVIWA CORPORATION THE LOTS SHOWN ON THIS PLAT AND THEIR GUARANTEE SERVICES, POLICE AND OTHER AUTHORITY REPRESENTATIVES OF THE UTILITIES AUTHORITY THIS PLAT, HOLDERS OF MORTGAGE LEND ON SAID PARCEL FROM TIME TO TIME DESIGNATE THE MORTGAGEE AS THE MORTGAGEE OF THE UNRESTRICTED AND ABSOLUTE RIGHT TO DEED THE LANDS SHOWN ON THIS PLAT. AVIWA CORPORATION, FLORIDA OR THE GOVERNING BODY OF THIS PLAT TO DEDICATE TO THE PUBLIC ALL

IN WITNESS WHEREOF, AVIWA CORPORATION, STATE OF FLORIDA HAS CAUSED THESE PRESENTS AUTHORITY OF THE BOARD OF DIRECTORS IN THE CITY OF Delmar, A.D., 1987.

*Delmar*  
WITNESS

STATE OF FLORIDA I HEREBY CERTIFY TO  
COUNTY OF ST. JOHNS DULY AUTHORIZED TO  
DECLARED, VICE PRES

AUTHORIZED TO DO BUSINESS IN THE STATE OF  
AND WHO EXECUTED THE FOREGOING DEDICATION  
FREELY AND VOLUNTARILY AS SUCH OFFICER FOR  
APPLIED HERETO THE OFFICIAL SEAL OF SAID C  
WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS

*Notary Public, State of Florida*  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES 11-15-1991