

RESOLUTION NO. 87-41

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

ARVIDA CORPORATION

WHEREAS, \_\_\_\_\_, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as OCEAN RIDGE and,

WHEREAS, the Owner has 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 set in the amount of \$111,817 and shall be submitted to the Clerk of Courts for his approval prior to recording the plat.

Section 4. The Warranty Bond is set in the amount of \$ ZERO 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 approval described in Section #1 and the Acceptance described in Section #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 and approved by him. 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 acceptance 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 10th day of March, 1987.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis L. Lydon  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent  
Deputy Clerk

**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

TELEPHONE  
(904) 353-1980

March \_\_\_\_\_, 1987

Board of County Commissioners  
Post Office Drawer 349  
St. Augustine, Florida 32085

RE: Proposed Plat of Ocean Ridge

Gentlemen:

Based upon the information contained in Title Insurance Company of Minnesota Title Policy No. A2R120136, dated December 31, 1986, as updated by a subsequent title search performed at our request, we find that, as of the date of this letter, the title to the land described in the proposed plat of Ocean Ridge (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. Declaration of Restrictions dated January 21, 1987 and recorded in Official Records Book 732 at page 1527 of the public records of St. Johns County, Florida.
2. Coastal Construction Control Line established by the Florida Department of Natural Resources pursuant to Chapter 161, Florida Statutes.
3. The rights of the public, if any, to use any part of the property seaward of the natural line of vegetation or of the extreme high water line.
4. Easement for Ingress and Egress dated March 4, 1987, and recorded in Official Records Book 737, at page 162 of the public records of St. Johns County, Florida.

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 materialmen's liens.

Board of County Commissioners  
March \_\_, 1987  
Page Two

3. Unrecorded easements, if any, above or below the surface.
4. Riparian rights to submerged lands, if any.
5. St. Johns County taxes assessed subsequent to December 31, 1986.

PAPPAS & METCALF, P.A.

By: \_\_\_\_\_  
John G. Metcalf

JGM/ch  
C36

# OCEAN RIDGE

A PORTION OF SECTION 2, TOWNSHIP 4 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

## CAPTION

A PART OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 203, PONTE VEDRA BOULEVARD (A 120 FOOT WIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BEACH CLUB VILLA CONDOMINIUMS AS RECORDED IN OFFICIAL RECORDS VOLUME 524, PAGE 755 OF THE BEACH CLUB VILLA CONDOMINIUMS AND ITS EASTERLY PROJECTION THEREOF TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN A DISTANCE OF 647 FEET, MORE OR LESS; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED BOUNDARY A DISTANCE OF 600 FEET MORE OR LESS; THENCE SOUTH 77°34'41" WEST ALONG SOUTHERLY LINE A DISTANCE OF 415 FEET, MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 203, PONTE VEDRA BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 28°21'17" WEST A DISTANCE OF 104.40 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1069.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 150.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 32°23'18" WEST AND A CHORD DISTANCE OF 150.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°25'19" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 392.02 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 77°34'41" EAST ALONG THE WESTERLY PROJECTION OF AFORMENTIONED SOUTHERLY LINE OF BEACH CLUB VILLA CONDOMINIUMS A DISTANCE OF 21.89 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

## ADOPTION

THIS IS TO AUTHORIZE LANDS, HEREIN SURVEYED AND ADOPTED AS TO THE COURSE FOR DRAINAGE PROPERTY OF ARIYDA COMPANY TIME TO CONVEY OCEAN RIDGE PERSON OR ENTITY AND SAID ITS SUCCESSORS RIGHT OF TITLE FOR THE PURPOSE OR OTHERWIS PRESENT AND FUTURE, DELTA UNITED STATES CORPORATION, AND SUCH OTHER NON-EXCLUSIVE RIGHTS OF THE PONTE VEDRA BOULEVARD AND MORTGAGE DISTURBANCE HEREBY RESERVE OF THE BOARD OF ANY MUNICIPALITY TO THE PUBLIC.

CERTIFICATE OF APPROVAL  
PLANNING NEGOTIATION

IN WITNESS  
IN THE STATE  
ON THIS 11th DAY

**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

TELEPHONE  
(904) 353-1880

March ~~8~~<sup>10</sup>, 1987  
*jm*

Board of County Commissioners  
Post Office Drawer 349  
St. Augustine, Florida 32085

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Board of County Commissioners

March/2, 1987

Page Two

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PAPPAS & METCALF, P.A.

By: John G. Metcalf  
John G. Metcalf

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