

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

RESOLUTION NO. 87-53

WHEREAS, JONES HOMES, INC

as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as GREENWOOD II, 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 to the County,

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. 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 \$ 35,000 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 \$ 3,700 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; 1

- 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 24 day of March, 1987.

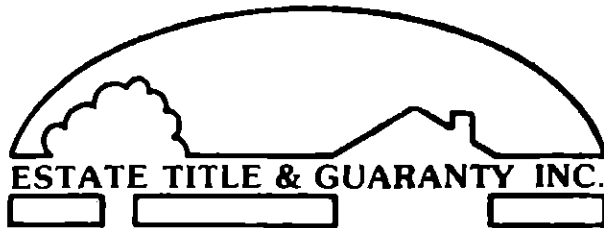
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis L. Lydon  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent  
Deputy Clerk

71 Carrera St.  
St. Augustine, Florida  
32084  
(904) 829-5674



Agent for  
American Pioneer  
Title Insurance  
Carol A. Lagasse, President

February 5, 1987

St. Johns County Board of County Commissioners

Ladies and Gentlemen:

A careful search of the public records of St. Johns County, Florida on the property listed in Exhibit "A" attached hereto and by this reference made a part hereof reveals the following:

OWNER OF RECORD: JONES HOMES, INC.

MORTGAGES: NONE

LIENS: NONE

RESTRICTIONS: Oil, gas and mineral rights held by ITT RAYONIER INC. by virtue of deed recorded in Official Records Book 655, page 1876 of the public records of St. Johns County, Florida. Said reservation does not contain the right to enter and explore.

If I can be of further service, please feel free to call.

Sincerely,

A handwritten signature in cursive script that reads "Carol A. Lagasse".

Carol A. Lagasse  
President

CAL/mdh

Enclosure

EXHIBIT "A"

Commence at the Southwest Corner of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida; Thence run North  $89^{\circ} 09' 01''$  East, along the South line of said Section 19 a distance of 260.52 feet to the East Right of Way of the Florida East Coast Railroad; Thence run North  $09^{\circ} 07' 12''$  West along said Right of Way a distance of 2515.80 feet to the Point of Beginning; Thence continue to run North  $09^{\circ} 07' 12''$  West a distance of 1089.72 feet, Thence run North  $89^{\circ} 48' 43''$  East a distance of 282.38; Thence run N  $88^{\circ} 42' 09''$  East a distance of 417.18 feet to Datil pepper Road; Thence run South  $20^{\circ} 03' 43''$  East, along Datil Pepper Road, a distance of 951.85 feet; Thence South  $19^{\circ} 35' 24''$  East a distance of 189.54 feet; Thence run South  $89^{\circ} 07' 48''$  West a distance of 918.78 feet to the Point of Beginning. Containing 20.030 acres.



**Prosperity Bank**  
of St. Augustine

790 North Ponce de Leon Boulevard • St. Augustine, Florida 32084 • (904) 824-9111

January 22, 1987

IRREVOCABLE LETTER OF CREDIT NO. 2718

St. Johns County Board  
of County Commissioners

We hereby issue our Irrevocable Letter of Credit in your favor for the account of J. W. Jones, 5105 Datil Pepper Road, St. Augustine, Florida 32086, for up to an aggregate amount of \$35,000.00 (thirty-five thousand and no/100 dollars). This credit is available against presentation of your draft on us at sight accompanied by:

- (1) Your signed statement certifying that the amount of your drawing is due you because Mr. Jones has failed to complete the roads in Greenwood Phase 2 subdivision in accordance with plans and specifications.
- (2) Your signed statement certifying your costs to complete said roads in accordance with original plans and specifications.
- (3) Your signed statement of assurance that all funds drawn hereunder will be used immediately and exclusively for the purpose of completing said roads in Greenwood Phase 2 subdivision.
- (4) A certified copy of the recorded plat map of Greenwood Phase 2 subdivision.
- (5) The original of this Letter of Credit.

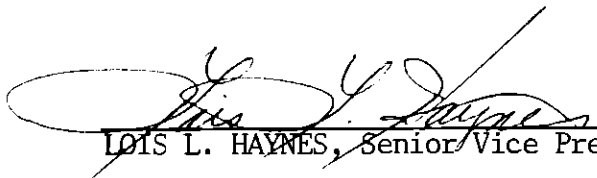
Special Conditions:


- A.) This Letter of Credit is not operative until January 28th, 1987.
- B.) This Letter of Credit is not operative unless the plat of Greenwood Phase 2 subdivision is approved and recorded in the Public Records of St. Johns County.

IRREVOCABLE LETTER OF CREDIT NO. 2718 (Con't)

C.) This Letter of Credit is automatically reduced by work in place performed on said roads, and under no circumstances will a draft hereon be honored in excess of the amount certified in (2) above.

We hereby agree with you that drafts drawn under and in accordance with the terms and conditions of this credit will be duly honored if presented to us on or before September 22, 1987, on which date this credit will expire.

  
LOIS L. HAYNES, Senior Vice President

  
JOHN A. LESTER, President