

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

RESOLUTION NO. 88-100

WHEREAS, McCormick Oaks & Associates, 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 Ponte Vedra, Block 29 and,

WHEREAS, the Owner and Mortgagee 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. DELETED

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 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 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 12th day of April, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
Its Chairman

Carl "Bud" Markel, Clerk

ATTEST: Lynn M. McDonald
Deputy Clerk

DATE: April 5, 1988

TO: Martin, Ade, Birchfield and Mickler, P.A.
P.O. Box 59
Jacksonville, Florida 32201

ATTENTION: Chip Cranford, Esquire

O & E SEARCH #15,164 CONTINUED

LEGAL DESCRIPTION: Block Thirty-three (33), PONTE VEDRA, being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof. EXCEPTING THEREFROM that portion of caption land deeded to John W. Watts and Barbara H. Watts, his wife in instrument dated October 28, 1987 and filed November 3, 1987 and recorded in Official Records Book 762 page 654 AND MORTGAGE dated October 28, 1987 and filed November 3, 1987 in Official Records Book 762 page 656.

A search of the public records as maintained in the Office of the Clerk of the Circuit Court and records as maintained in this office reveals the apparent record title holder to be McCormick Dake and Associates, Inc. by virtue of Warranty Deed dated July 17, 1984 and filed July 25, 1984 and recorded in Official Records Book 651 page 1779 of the public records of St. Johns County, Florida.

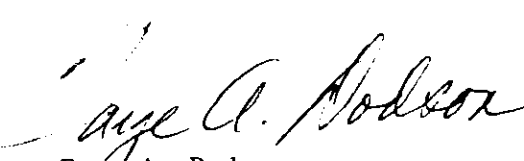
JUDGMENTS/PROBATES: None

ENCUMBRANCES: Mortgage dated February 16, 1984 and recorded in Official Records Book 628 page 490 AS MODIFIED in Official Records Book 651 page 1781 of the public records of St. Johns County, Florida.

TAXES: Taxes for the year 1987 are paid. Taxes are assessed at \$4,711.47 with no exemptions allowed. Parcel Account #1056818-0010.

PERIOD OF SEARCH: March 7, 1988 to March 29, 1988.

IN FURNISHING THIS INFORMATION THE ST. JOHNS COUNTY TITLE AND ABSTRACT COMPANY ASSUMES NO MONETARY LIABILITY. THE COMPANY DOES NOT UNDERTAKE TO GIVE OR EXPRESS ANY OPINION AS TO THE VALIDITY OR EFFECT OF THE INSTRUMENTS LISTED HEREIN.


Faye A. Dodson
Senior Abstractor

FD:lc

ST. JOHNS COUNTY ABSTRACT COMPANY

LAW OFFICES

MARTIN, ADE, BIRCHFIELD & JOHNSON, P. A.

3000 INDEPENDENT SQUARE

POST OFFICE BOX 59

JACKSONVILLE, FLORIDA 32201

RALPH H. MARTIN
JAMES L. ADE
W. O. BIRCHFIELD
WILLIAM A. VAN NORTWICK, JR.
JOHN D. MILTON, JR.
STEPHEN H. DURANT
JOHN S. BENSON
DENNIS E. HAYES
SHARON S. ROBERTS
STEPHEN D. HALKER
BARBARA CHRISTIE JOHNSTON
RANDAL C. FAIRBANKS
STEVEN R. SPARKS
JEFFREY J. GIGUERE
SCOTT G. SCHILDBERG
SUSAN SEEREITER GOOSTING
PARRER B. SMITH
ROBERT A. DUCHEMIN

TELEPHONE
(904) 354-2050

TELECOPIER
(904) 354-5842

L. PETER JOHNSON
OF COUNSEL

April 6, 1988

Board of County Commissioners
St. Johns County, Florida

Re: Block 29, Ponte Vedra

Gentlemen:

We are counsel to McCormick Dake and Associates, Incorporated, a Florida corporation and in connection therewith have been requested to prepare an opinion to you regarding the referenced plat. Based upon our review of St. Johns County Title and Abstract Company ownership and encumbrance search No. 15,164 and such other matters as we deem necessary, but without any independent review of the public records, we are of the opinion that:

1. Record title to the property more particularly described on Exhibit A attached hereto and made a part hereof was vested in McCormick Dake and Associates, Incorporated, a Florida corporation (owner), as of March 29, 1988, at 5:00 p.m.

2. The mortgage and other encumbrances of record effecting the property as of March 29, 1988, are as follows:

(a) Mortgage dated February 16, 1984, in favor of Florida National Bank and recorded in Official Records Book 628, page 490 of the public records of St. Johns County, Florida, as modified.

(b) Taxes for 1987 and previous years have been paid.

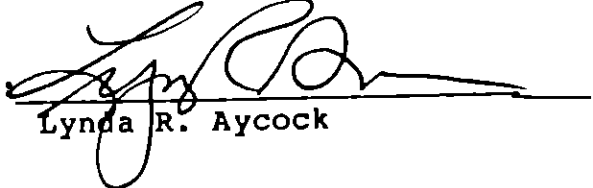
For your information, we include a copy of the referenced ownership and encumbrance search. The opinions

Board of County Commissioners
Page 2
April 6, 1988

expressed herein are for the sole benefit of the Board of County Commissioners, St. Johns County, Florida and may not be relied upon by any other party for any purpose whatsoever.

Sincerely,
MARTIN, ADE, BIRCHFIELD &
MICKLER, P.A.

By


Lynda R. Aycock

MARTIN, ADE, BIRCHFIELD & JOHNSON, P. A.
JACKSONVILLE, FLORIDA

EXHIBIT A *for*

CAPTION

A PART OF GOVERNMENT LOT 5, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SAID GOVERNMENT LOT 5, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORONA ROAD (A.K.A. STATE ROAD NO. 210, FORMERLY PALM VALLEY ROAD, A 100.0 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH $01^{\circ}-42'-30''$ WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 5, 587.28 FEET TO THE SOUTHWESTERLY CORNER OF UTILITY LOT, PONTE VEDRA, AS SHOWN ON PLAT RECORDED IN MAP BOOK 12, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $88^{\circ}-17'-30''$ EAST, ALONG THE SOUTHERLY LINE OF SAID UTILITY LOT, 10.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF LEMASTER DRIVE (AS SHOWN ON SAID PLAT OF PONTE VEDRA), SAID POINT LYING IN A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}-00'-00''$, AN ARC DISTANCE OF 204.20 FEET (CHORD BEARING AND DISTANCE OF SOUTH $46^{\circ}-42'-30''$ EAST, 183.85 FEET) TO ITS POINT OF TANGENCY; THENCE NORTH $88^{\circ}-17'-30''$ EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID LEMASTER DRIVE, 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 175.29 FEET; THENCE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $71^{\circ}-59'-35''$, AN ARC DISTANCE OF 220.25 FEET (CHORD BEARING AND DISTANCE OF SOUTH $55^{\circ}-42'-43''$ EAST, 206.05 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 43.23 FEET; THENCE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ} 00' 00''$, AN ARC DISTANCE OF 67.91 FEET (CHORD BEARING AND DISTANCE OF SOUTH $25^{\circ}-17'-05''$ WEST, 61.14 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CORONA ROAD; THENCE SOUTH $70^{\circ}-17'-05''$ WEST, ALONG SAID RIGHT-OF-WAY, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 617.70 FEET; THENCE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}-53'-37''$, AN ARC DISTANCE OF 52.76 FEET (CHORD BEARING AND DISTANCE OF SOUTH $67^{\circ}-50'-17''$ WEST, 52.74 FEET); THENCE NORTH $16^{\circ}-36'-40''$ WEST, 127.29 FEET; THENCE SOUTH $77^{\circ}-53'-48''$ WEST, 120.00 FEET; THENCE SOUTH $03^{\circ}-06'-12''$ EAST, 188.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CORONA ROAD, SAID POINT LYING IN A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 617.70 FEET; THENCE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}-34'-56''$, AN ARC DISTANCE OF 157.21 FEET (CHORD BEARING AND DISTANCE OF SOUTH $42^{\circ}-15'-43''$ WEST, 156.78 FEET) TO THE POINT OF BEGINNING.

CONTAINING 122204.47 SQUARE FEET OR 2.81 ACRES.

DATE: March 23, 1988

TO: Martin, Ade, Birchfield and Mickler, P.A.
P.O. Box 59
Jacksonville, Florida 32201

ATTENTION: Chip Cranford, Esquire

O & E SEARCH #15,164

LEGAL DESCRIPTION: Block Thrity-three (33), PONTE VEDRA, being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof. **

A search of the public records as maintained in the Office of the Clerk of the Circuit Court, and records as maintained in this office reveals the apparent record titleholder to be McCormick Dake and Associates, Incorporated by virtue of Warranty Deed dated July 17, 1984 and filed July 25, 1984 and recorded in Official Records Book 651 page 1779 of the public records of St. Johns County, Florida.**

**EXCEPTING THEREFROM that portion of caption land deeded to John W. Watts and Barbara H. Watts, his wife, dated October 28, 1987 and filed November 3, 1987 and recorded in Official Records Book 762 page 654 AND MORTGAGE dated October 28, 1987 and filed November 3, 1987 in Official Records Book 762 page 656. (copies attached)


JUDGMENTS/PROBATES: None

ENCUMBRANCES: Mortgage dated February 16, 1984 and recorded in Official Records Book 628 page 490 AS MODIFIED in Official Records Book 651 page 1781 of the public records of St. Johns County, Florida (copy attached).

TAXES: Taxes for the year are paid. Taxes are assessed at \$4,711.47 with no exemptions allowed. Parcel Account #1056818-0010.

PERIOD OF SEARCH: July 25, 1984 to March 7, 1988.

IN FURNISHING THIS INFORMATION THE ST. JOHNS COUNTY TITLE AND ABSTRACT COMPANY ASSUMES NO MONETARY LIABILITY. THE COMPANY DOES NOT UNDERTAKE TO GIVE OR EXPRESS ANY OPINION AS TO THE VALIDITY OR EFFECT OF THE INSTRUMENTS LISTED HEREIN.


Faye A. Dodson
Senior Abstractor

ST. JOHNS COUNTY ABSTRACT COMPANY

EXHIBIT "A"

A parcel of land, located in Government Lot 5, Section 27, Township 3 South, Range 29 East, St. Johns County, Florida. Said parcel being more particularly described as follows:

For point of beginning, commence at the point of intersection of the Westerly boundary of said Government Lot 5, with the Northwesterly right of way line of Corona Road (formerly Palm Valley Road, Florida State Road No. 210, a 100-foot right of way at this location), and run N-1°42'30"W., along said Westerly boundary of Government Lot 5, a distance of 587.28 feet to a point located at the Southwesterly corner of Utility Lot, Ponte Vedra, as shown on the Plat recorded in the public records of said County, in Map Book 12, pages 1 and 2; run thence N-88°17'30"E., across the Southerly boundary of said Lot, a distance of 10.00 feet to a point on the Westerly ;right of way line of LeMaster Drive, as said drive is shown on said Plat of Ponte Vedra, Block 28, recorded in said Map Book 12, pages 1 and 2; run thence Southeasterly, Easterly and Southerly, along said right of way line, as follows: first course, along the arc of a curve, concave Northeasterly and having a radius of 100.00 feet, a chord distance of 183.85 feet to the point of tangency of said curve, the bearing of the aforementioned chord being S-46°42'30"E.; second course, N-88°17'30"E. a distance of 220.00 feet to a point of curvature; third course, along the arc of a curve, concave Southwesterly and having a radius of 175.29 feet, a chord distance of 206.05 feet to a point of compound curvature, the bearing of the aforementioned chord being S-55°42'43"E.; fourth course, Southwesterly, along the arc of a curve, concave Northwesterly and having a radius of 43.25 feet, a chore distance of 61.14 feet to a point of tangency located in the Northwesterly right of way line of said Corona Road the bearing of the aforementioned chord being S-25°17'05"W.; run thence Southwesterly, along said Northwesterly right of way line, as follows: first course, S-70°17'05"W. a distance of 204.53 feet to a point of curvature; second course, along the arc of a curve, concave South-easterly and having a radius of 617.695 feet, a chord distance of 374.72 feet to the point of beginning, the bearing of the aforementioned chord being S-52°37'38"W.

87 29877

Prepared by:
FRED L. AHRAM, JR.
Buschman and Ahern
2215 S. 3rd Street, Suite 101
Jacksonville Beach, Florida 32250

CORPORATE
WARRANTY DEED

THIS INDENTURE, Made this 28 day of October, A.D. 19 87 BETWEEN

McCormick Dake and Associates, Inc.

a corporation organized and existing under the laws of the State of Florida
Grantor, and John W. Watts and Barbara H. Watts, his wife

Whose Post Office Address is:
33 Corona Road, Ponte Vedra Beach, Florida 32082 . Grantee.
WITNESSETH: that the said Grantor, for and in consideration of the sum of ten and 00/100 Dollars and other
valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said Grantee, their heirs and assigns forever, the following described land,
situate, lying and being in the County of St. Johns . State of Florida, to wit

See Exhibit 'A' attached hereto and by this reference made
a part hereof.

Documentary Tax Pd. \$ 233.75
\$ 0 Intangible Tax Pd.
Carl "Bud" Barkel, Clerk St. Johns
County 371, D.C.

Subject to covenants, restrictions and easements of record. Subject also to taxes for 19 87 and subsequent
years.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the
lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be hereto affixed the day and year first above written.

McCormick Dake and Associates, Inc.

Gerald L. Dake
Gerald L. Dake

Signed and Sealed in Our Presence:

[Signature]

[Signature]

Its PRESIDENT
(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28 day of October
19 87 by Gerald L. Dake, PRESIDENT

of McCormick Dake and Associates, Inc.
a Florida corporation, on behalf of the corporation.

Notary Public
My commission expires:

RETURN TO GRANTEE

87-1019

EXHIBIT "A"

A PART OF GOVERNMENT LOT 8, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF UTILITY LOT, PONTE VEDRA AS SHOWN ON PLAT THEREOF RECORDED IN MAP BOOK 12, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ON THE WESTEALY LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH $81^{\circ}-42'-36''$ EAST, ALONG SAID WESTERLY LINE, 200.00 FEET; THENCE NORTH $77^{\circ}-53'-40''$ EAST, 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $77^{\circ}-53'-40''$ EAST, 120.00 FEET; THENCE SOUTH $16^{\circ}-36'-40''$ EAST, 127.29 FEET TO A POINT ON THE NORTHEASTLY RIGHT-OF-WAY OF CORONA ROAD (A.R.A. STATE ROAD 9258, FORMERLY PALM VALLEY ROAD, A 100 FOOT RIGHT-OF-WAY), SAID POINT ALSO LYING IN A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 617.70 FEET; THENCE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $12^{\circ}-20'-20''$, AN ARC DISTANCE OF 170.76 FEET (CHORD BEARING AND DISTANCE OF SOUTH $57^{\circ}-22'-59''$ WEST, 170.21 FEET); THENCE NORTH $63^{\circ}-04'-12''$ WEST, 100.00 FEET TO THE POINT OF BEGINNING.

FILED & RECORDED IN
ST. JOHNS COUNTY, FLORIDA
NOV 3 1927

1927 NOV -3 AM 11:36

Clifford H. Haskel
CLERK OF THE COURT

(Space Above This Line For Recording Date)

The instrument was prepared by:
KAREN WILL
SECURITY FIRST FEDERAL
1821 SECURITY 1ST BLVD.
DAYTONA BEACH, FLA.

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on OCTOBER 28, 19 87

The mortgagor is JOHN W. WATTS AND BARBARA H. WATTS, HIS WIFE

("Borrower").

This Security Instrument is given to SECURITY FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, which is organized and existing under the laws of United States of America, and whose address is 501 N. GRANDVIEW DAYTONA BEACH, FLA.

("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED THIRTY TWO THOUSAND SEVEN HUNDRED FIFTY DOLLARS & NO DIMES (U.S. 132,750.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument

("Note"), which provides for monthly payments, with full debt, if not paid earlier, due and payable on MAY 1, 2018. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

ST. JOHNS County, Florida.

SEE ATTACHED EXHIBIT "A"

Documentary Tax Pd. \$ 199.30
\$ 265.50 Intangible Tax Pd.
Carl "Bud" Marsel, Clerk St. Johns
County By: AMU D.C.

which has the address of 33 CORONA ROAD PONTE VEDRA BCH
32082
Florida 32082 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, mines, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrance of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with varied variations by jurisdiction to constitute a uniform security instrument covering real property.

EXHIBIT "A"

A PART OF GOVERNMENT LOT 8, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF UTILITY LOT, PONTE VEDRA AS SHOWN ON PLAT THEREOF RECORDED IN MAP BOOK 12, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ON THE WESTERLY LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH $81^{\circ}-42'-30''$ EAST, ALONG SAID WESTERLY LINE, 288.00 FEET; THENCE NORTH $77^{\circ}-53'-40''$ EAST, 106.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $77^{\circ}-53'-40''$ EAST, 120.00 FEET; THENCE SOUTH $18^{\circ}-34'-40''$ EAST, 127.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CORONA ROAD (A.K.A. STATE ROAD 6210, FORMERLY PALM VALLEY ROAD, A 100 FOOT RIGHT-OF-WAY), SAID POINT ALSO LYING IN A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 617.78 FEET; THENCE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}-50'-20''$, AN ARC DISTANCE OF 176.76 FEET (CHORD BEARING AND DISTANCE OF SOUTH $97^{\circ}-26'-18''$ WEST, 176.21 FEET); THENCE NORTH $83^{\circ}-04'-12''$ WEST, 106.62 FEET TO THE POINT OF BEGINNING.

FILED AND RECORDED IN
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

1987 NOV -3 AM 11: 37

Carl [Signature] Munkel
CLERK OF DISTRICT COURT