

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

RESOLUTION NO. 88-103

WHEREAS, Coastal Concepts Inc & First Pioneer Corp., as Owner, have applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as _____
SOLANO CAY 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. 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 \$ 204,710³⁵ 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 \$ ZERU 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 of 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 12th day of April , 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence D. Hartley
Its Chairman

Carl "Bud" Markel, Clerk

ATTEST: Lynn M. McDonald
Deputy Clerk

LAW OFFICES
SMITH & HULSEY
1800 FLORIDA NATIONAL BANK TOWER
POST OFFICE BOX 53315
JACKSONVILLE, FLORIDA 32201-3315

CINDY L. ANDERSON
MYRNA A. BEELER
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C. GUY BOND
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JOHN R. BYERS
PATRICIA L. DEE
WILLIAM W. DEEM
PHILLIP I. DILLINGHAM
GAIL G. FAGAN
GUY O. FARMER, II
ANDREW J. FARMBUSH
CHARLES R. GLASHEEN
MARLENE HAMMOCK
EARL B. HANSON, JR.
JEANNE E. HELTON
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MARK HULSEY
CYNTHIA C. JACKSON
MARGARET JARRELL-COLE

KAREN B. JENNEMANN
G. PRESTON KEYES
WILLIAM E. KUNTZ
M. RICHARD LEWIS, JR.
RAYMOND R. MAGLEY
CARLA M. MARTIN
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LISA S. ODOM
PAUL I. PERCZ
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GAYLE S. REINSCH
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JOEL BETTEMBRINI, JR.
TIM E. SLEETH
JOHN R. SMITH, JR.
JAMES J. TAYLOR, JR.
TIMOTHY W. VOLPE
WADDELL A. WALLACE, III
HARRY M. WILSON, III

LLOYD SMITH
(1015-1887)
TELEPHONE
904-359-7700
TELEX
6289-6562

March 31, 1988

St. Johns County Commission
St. Augustine, Florida 32084

Re: Solano Cay, a 90 lot subdivision located in
St. Johns County, Florida; Part of Government
Lot 9, Section 21, Township 3 South, Range 29
East, St. Johns County, Florida

Gentlemen:

This supplements our letter to you of March 21, 1988
wherein we gave you our opinion of title for the referenced
property as of March 11, 1988.

It is our opinion that, as of March 31, 1988 at 5:00
p.m., none of the matters set forth in our letter of March
21, 1988 have changed.

If you need further information, please do not hesitate
to call.

Sincerely yours,


Charles Guy Bond

CGB:sd

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LLOYD SMITH
(1915-1987)
TELEPHONE
904-359-7700
TELEX
6269-6562

March 21, 1988

St. Johns County Commission
St. Augustine, Florida 32084

Re: Solano Cay, a 90 lot subdivision located in
St. Johns County, Florida; Part of Government
Lot 9, Section 21, Township 3 South, Range 29
East, St. Johns County, Florida

Gentlemen:

We have reviewed the title to the land described on the referenced plat and as described on Exhibit "A" attached hereto. In rendering this opinion, we have relied upon a search furnished us by Lawyer's Title Insurance Corporation.

It is our opinion that, as of March 11, 1988 at 5:00 p.m., record title to such land was vested in Coastal Concepts, Inc. and First Pioneer Corporation, both Florida corporations, d/b/a Solano Cay Joint Venture, a Florida joint venture, subject to the following encumbrances:

*I've asked
for another
update*

1. Ad valorem taxes for the year 1988 and thereafter.
2. Mortgage executed by Coastal Concepts, Inc. and First Pioneer Corporation, both Florida corporations, d/b/a as Solano Cay Joint Venture to First Federal Savings and Loan Association of Jacksonville, dated June 23, 1986 and recorded in Official Records Book 709, beginning at page 353 of the public records of St. Johns County, Florida, as modified by Mortgage Modification and Spreading Agreement dated October 31, 1986, recorded in Official Records Book 724, page 649 of said public records. Such mortgage is now held of record by Florida National Bank.
3. Mortgage executed by Coastal Concepts, Inc. and First Pioneer Corporation, both Florida corporations, d/b/a Solano Cay Joint Venture in favor of First Federal Savings and Loan Association of Jacksonville, dated June 23, 1986,

LAW OFFICES
SMITH & HULSEY

and recorded in Official Records Book 709, beginning at page 375 of the current public records of St. Johns County, Florida, as modified by Mortgage Modification and Spreading Agreement dated October 31, 1986, recorded in Official Records Book 724, page 646 of said public records.

4. Financing Statement in favor of First Federal Savings and Loan Association filed June 30, 1986 in Official Records Book 709, page 372 of the public records of St. Johns County, Florida.

Our opinion is given to those persons, and is limited to those matters as are required by law as a condition precedent to the recording of the plat and may not be relied upon by any other person or for any other purpose.

Respectfully,



Charles Guy Bond

CGB:sd

**LOT 9, SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA**

CAPTION

A parcel of land, being a portion of Government Lot 9, Section 21, Township 3 South, Range 27 East, St. Johns County, Florida, being more particularly described, as follows:

Exhibit A

For a point of reference, commence at the Southwesterly corner of Lot 1, Solano Woods, according to plat recorded in Map Book 16, Page 10, of the Public Records of St. Johns County, Florida, said corner lying on the Northerly right of way line of Solano Road (a 60-foot right of way, as now established); run thence S-88°36'36"W., along said right of way, a distance of 25.00 feet to the point of beginning; thence continue along said right of way, S-88°36'36"W. a distance of 91.62 feet; run thence N-01°23'24"W. a distance of 20.00 feet; run thence N-11°26'12"W. a distance of 379.32 feet; run thence N-49°07'54"W. a distance of 258.86 feet; run thence a distance of 379.32 feet; run thence N-49°07'54"W. a distance of 50.22 feet; run N-81°39'25"W. a distance of 145.57 feet; run thence N-62°33'47"W. a distance of 50.22 feet; run thence N-28°11'12"W. a distance of 13.30 feet; run thence N-48°42'15"W. a distance of 37.68 feet; run thence N-30°13'54"W. a distance of 42.02 feet; run thence N-01°18'44"E. a distance of 3.73 feet; run thence N-57°16'38"W. a distance of 39.95 feet; run thence N-26°52'16"W. a distance of 45.18 feet; run thence N-01°46'13"W. a distance of 52.89 feet; run thence N-53°49'13"W. a distance of 23.86 feet; run thence N-10°14'31"W. a distance of 75.57 feet; run thence N-22°49'07"W. a distance of 30.12 feet; run thence N-20°35'55"W. a distance of 14.94 feet; run thence N-67°50'11"W. a distance of 45.80 feet; run thence N-26°36'59"W. a distance of 27.16 feet; run thence N-68°41'17"W. a distance of 9.67 feet; run thence N-77°38'38"W. a distance of 45.21 feet; run thence N-3°23'41"W. a distance of 44.36 feet; run thence N-8°26'12"E. a distance of 54.48 feet; run thence N-04°41'00"E. a distance of 61.30 feet; run thence N-08°58'32"E. a distance of 49.90 feet; run thence a distance of 61.30 feet; run thence N-29°24'37"W. a distance of 125.47 feet to a point which lies on the Southerly line of Deleon Shores, according to plat recorded in Map Book 12, N-41°25'48"W. a distance of 36.20 feet; run thence N-29°24'37"W. a distance of 125.47 feet to a point which lies on the Southerly line of Deleon Shores, according to plat recorded in Map Book 12, Page 36, of the Public Records of St. Johns County; run thence N-89°48'41"E., along said line and along the Southerly line of Deleon Shores Unit II, according to plat recorded in Map Book 11, Page 89, of the Public Records of said County, a distance of 855.57 feet; run thence S-01°23'24"E., along a line parallel with and 25 feet West (when measured at right angles thereto) of the West line of aforementioned Solano Woods, a distance of 1,327.74 feet to the point of beginning. The land thus described contains 14.53 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that the undersigned, Coastal Concepts, Inc. and First Pioneer Corporation, Florida corporations, d/b/a Solano Cay Joint Venture, the "Developer", is the lawful owner of all the property described in the caption hereon, known as Solano Cay Subdivision and that it has caused the same to be surveyed and subdivided and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands is dedicated to St. Johns County, Florida or to the public. All of the property designated on this plat as Tracts 1, 2, 3, 4, 5, and 6, and all easements shown on this plat are and shall remain privately owned and the sole and exclusive property of the Developer and its successors and grantees, if any, of said tracts and easements. The Developer hereby grants to the present and future owners of the lots and other lands shown on this plat and to their guests, invitees, and domestic help, and to delivery, pickup, and fire protection services, police and other United States mail carriers, representatives

Witness:
Rachel Cagle
Komon M. Sandrich

Witness:
James A. Bennett
Kimberly J. Hudson

STATE OF FLORIDA, COUNTY OF

The foregoing instrument by Michael P. Blevins, Senior Loan Association of Jacksonville

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I requirements of Chapter 17 Johns County, Florida, on

CERTIFICATE OF APPROVAL AND


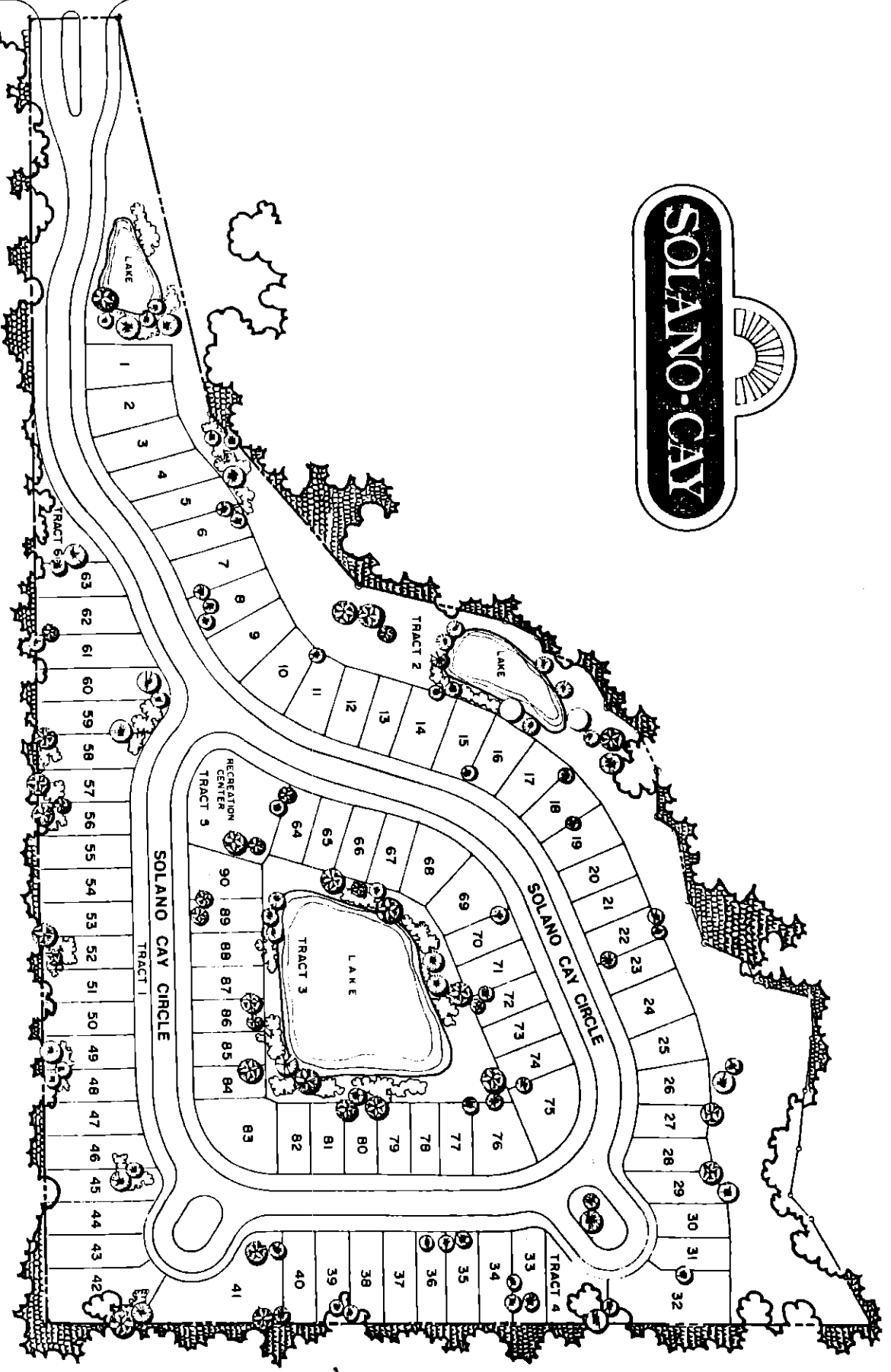
THIS IS TO CERTIFY that on County Commissioners of St be deemed as requiring for

ATTEST:

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY that Johns County, Florida, th

SOLANO ROAD



MASTER SITE PLAN