

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

RESOLUTION NO. 88-104

WHEREAS, Montgomery Land Company, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as \_\_\_\_\_ Greenidge Unit One 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 \$500,250<sup>00</sup> 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 \$25,012<sup>50</sup> 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 O. Hartley  
Its Chairman

Carl "Bud" Markel, Clerk

ATTEST: Lynn M. McDonald  
Deputy Clerk

BOYD & JENERETTE, P.A.

ATTORNEYS AT LAW  
231 EAST ADAMS STREET  
JACKSONVILLE, FLORIDA 32202  
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GREGG L. WIRTZ

KAREN R. COLE  
P. CHRISTOPHER WRENN  
TERRY D. BORK  
JAMES J. PRATT  
OF COUNSEL  
CHARLES T. BOYD, JR.

March 28, 1988

TITLE AND TAX CERTIFICATE

Board of County Commissioners  
of St. Johns County  
St. Johns County Courthouse  
St. Augustine, Florida 32084

RE: Proposed Plat of GREENRIDGE, UNIT ONE

Gentlemen:

This is to certify that we have searched the public records of St. Johns County, Florida, through March 28, 1988, at 5:00 p.m., to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the property described in the caption of the proposed plat of GREENRIDGE, UNIT ONE, and as more particularly described in the attached legal description. This search reveals record title to said land to be in the names of:

MONTGOMERY LAND COMPANY, a Florida Corporation.

We further certify that our search reveals the following mortgage not satisfied or released of record:

Mortgage to Florida National Bank, a national banking association, dated November 3, 1987, and recorded on November 9, 1987, in Official Records Book 763, page 590, of the current public records of St. Johns County, Florida, securing \$2,385,000.00;

Financing Statement to Florida National Bank, a national banking association, dated November 3, 1987, and recorded on November 9, 1987, in Official Records Book 763, page 614, of the current public records of St. Johns County, Florida.

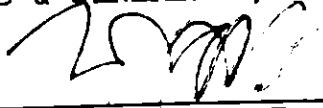
St. Johns County ad valorem taxes are paid through the year 1987. Real Property taxes for 1988 are not yet due and payable. Said taxes may be paid from November, 1988 through March, 1989, without being delinquent.

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.

Respectfully submitted,

BOYD & JENERETTE, P.A.

By:

  
\_\_\_\_\_  
William J. Joos, Esquire

WJJ/vlc

CAPTION

A portion of the Francis P. Patis Grant, Section 39, and the Rebecca Pengree Grant, Section 42, Township 5 South, Range 27 East, St. Johns County, Florida, more particularly described as follows: For a POINT OF BEGINNING, COMMENCE at an existing iron pipe at the southernmost corner of the above-mentioned Section 42 (Rebecca Pengree Grant), said point also lying on the Northeasterly line of the above-mentioned Section 39 (Francis P. Patis Grant), and proceed South  $40^{\circ}47'07''$  East along said Northeasterly line of Section 39, a distance of 192.00 feet to a point situate on said Northeasterly line of Section 39; thence South  $21^{\circ}42'02''$  West, 423.41 feet; thence South  $80^{\circ}39'13''$  West, 309.67 feet; thence South  $87^{\circ}20'12''$  West, 60.11 feet to an intersection with the arc of a curve leading Southeasterly, thence along and around the arc of said curve concave Northeasterly, and having a radius of 481.91 feet, an arc distance of 97.39 feet, said arc being subtended by a chord bearing and distance of South  $11^{\circ}46'06''$  East, 97.23 feet to a point situate on said curve; thence South  $72^{\circ}26'32''$  West, 112.84 feet; thence South  $07^{\circ}45'38''$  West, 295.65 feet; thence South  $66^{\circ}47'45''$  West, 183.74 feet; thence North  $84^{\circ}03'18''$  West, 70.65 feet; thence South  $62^{\circ}12'55''$  West, 398.28 feet to the approximated run of Mill Creek; thence North  $31^{\circ}33'51''$  West, along the approximate run of Mill Creek, a distance of 253.73 feet to an angle point in said line; thence North  $27^{\circ}27'10''$  West, continuing along the approximated run of Mill Creek, a distance of 983.41 feet, said point lying on the Southeasterly right-of-way line of Pond Gannett Lane (also known as Borrow Pit Road) a 40Foot public right-of-way, as now established; thence North  $48^{\circ}53'27''$  East, along said Southeasterly right-of-way line, a distance of 1553.67 feet to the Southwesterly right-of-way line of Roberts Road (a 60 foot right-of-way, as now established); thence South  $56^{\circ}06'17''$  East, along said Southwesterly right-of-way line, a distance of 312.66 feet to the point of curvature of a curve leading Southeasterly; thence along and around the arc of said curve concave Southwesterly and continuing along said Southwesterly right-of-way line of Roberts Road, said curve having a radius of 1155.00 feet, an arc distance of 488.65 feet, said arc being subtended by a chord bearing and distance of South  $43^{\circ}59'05''$  East, 485.01 feet to the point of tangency of said curve; thence South  $31^{\circ}51'52''$  East, continuing along said Southwesterly right-of-way line of Roberts Road, a distance of 108.52 feet to an intersection with the Southeasterly line of said Section 42, said line also being the Northwesterly line of said Section 8, Township 5 South, Range 27 East; thence South  $27^{\circ}57'38''$  West, along last said line, 260.53 feet to the POINT OF BEGINNING.

Containing 50.8174 acres, more or less.

BOYD & JENERETTE, P.A.

ATTORNEYS AT LAW  
231 EAST ADAMS STREET  
JACKSONVILLE, FLORIDA 32202  
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April 12, 1988

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Board of County Commissioners  
of St. Johns County Florida  
St. Johns County Courthouse  
St. Augustine, Florida 32084

RE: Proposed Plat of GREENRIDGE, UNIT ONE

Gentlemen:

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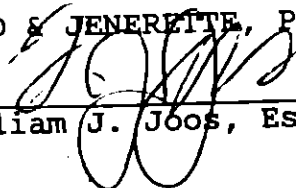
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