

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

RESOLUTION NO. 88-117

WHEREAS, Randall L. Rughaver

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

WHEREAS, the Owner ~~and Mortgagee~~ has 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 \$224,470<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 \$11,223<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; 3

- 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 26th day of April, 1988.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY Lawrence O. Hartley  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

Sybil M. McDonald  
Deputy Clerk

**R. LEE SMITH, P.A.**  
ATTORNEY AND COUNSELOR AT LAW

MANDARIN OFFICE  
10450 SAN JOSE BLVD. SUITE 3  
JACKSONVILLE, FLORIDA 32217  
(904) 260-0105

DOWNTOWN OFFICE  
2601 GULF LIFE TOWER  
JACKSONVILLE, FLORIDA 32217  
(904) 396-5731

March 28, 1988

PLEASE REPLY TO  
MANDARIN OFFICE

OPINION OF TITLE

LEGAL DESCRIPTION:

A portion of Government Lot 2, Section 9, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TITLE:

Vested in Randal L. Ringhaver

TITLE SUBJECT TO:

No Liens

I have reviewed the title to the above captioned property and the ownership of the property is as stated above.

Respectively submitted,



R. Lee Smith

RLS/kw

This opinion is updated from March 28, 1988 to today's date, April 18, 1988 and there are no changes. Taxes are current.



R. Lee Smith

## EXHIBIT "A"

### CAPTION

A PORTION OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHWESTERLY CORNER OF GOVERNMENT LOT 1, OF SAID SECTION 9; THENCE SOUTH 45° 42' 52" WEST, ALONG THE NORTHWESTERLY LINE OF SECTION 4B, SAID TOWNSHIP 6 SOUTH, RANGE 27 EAST, ALSO BEING THE NORTHERLY LINE OF CROSSWINDS AS RECORDED IN MAP BOOK 13, PAGES 39 AND 40, OF THE PUBLIC RECORDS OF SAID COUNTY, 1581 FEET, MORE OR LESS TO THE WATERS OF THE ST. JOHNS RIVER; THENCE NORTHWESTERLY ALONG SAID WATERS, 180 FEET MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 9, HAVING A BEARING OF SOUTH 01° 50' 59" EAST; THENCE NORTH 01° 50' 59" WEST, 1313 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING IN A CURVE SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2231.84 FEET; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 13, AND ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 1311.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85° 32' 08" EAST, 1292.79 FEET; THENCE SOUTH 68° 23' 09" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 13, 50.41 FEET TO THE EASTERLY LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 01° 31' 23" EAST, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 2, 162.66 FEET TO THE POINT OF BEGINNING.

**R. LEE SMITH, P.A.**  
ATTORNEY AND COUNSELOR AT LAW

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(904) 260-0103

DOWNTOWN OFFICE  
2601 GULF LIFE TOWER  
JACKSONVILLE, FLORIDA 32217  
(904) 396 5731

PLEASE REPLY TO:  
MANDARIN OFFICE

March 15, 1988

Board of County Commissioners  
St. Johns County, Florida

Re: Property owned by Randal L. Ringhaver

Gentlemen:

Enclosed is an Opinion of Title in reference to certain property owned by Randal L. Ringhaver. The property is owned by Randal L. Ringhaver subject to a mortgage recorded in Official Records Volume 714, Page 129, from Randal L. Ringhaver to Charlie W. Ottinger. Mr. Ringhaver has instructed me to prepare papers for him to pay off this mortgage on March 21, 1988 which is a payment date on the mortgage.

As soon as the mortgage is paid off, then I will submit a new Opinion of Title to you reflecting ownership of the subject property in the name of Randal L. Ringhaver free and clear of all liens and encumbrances.

Sincerely,



R. Lee Smith

RLS:jt  
Enclosure

**R. LEE SMITH, P.A.**  
ATTORNEY AND COUNSELOR AT LAW

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10450 SAN JOSE BLVD. SUITE 3  
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JACKSONVILLE, FLORIDA 32217  
(904) 386-9731

PLEASE REPLY TO:  
MANDARIN OFFICE

OPINION OF TITLE

March 15, 1988

**LEGAL DESCRIPTION:**

A portion of Government Lot 2, Section 9, Township 6 South Range 27 East, St. Johns County, Florida, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

**TITLE:**

Vested in Randal L. Ringhaver.

**TITLE SUBJECT TO:**

Mortgage dated July 21, 1986, recorded August 18, 1986 in Official Records Volume 714, Page 129, from Randal Ringhaver, to Charlie W. Ottinger.

I have reviewed the title to the above captioned property and the ownership of the property is as stated above.

Respectively submitted,



R. Lee Smith

RLS:jt

EXHIBIT A

A portion of Government Lot 2, Section 9, Township 6 South Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the most Southwesterly corner of Government Lot 1 of said Section 9; thence South 45 degrees 42 minutes 52 seconds West along the Northwesterly line of Section 48, of said Township 6 South, Range 27 East also being the Northerly line of crosswinds as recorded in Map Book 13, pages 39 and 40, of the public records of said County, 1581 feet, more or less, to the waters of St. Johns River; thence Northwesterly along said waters, 180 feet, more or less, to an intersection with the westerly line of said Section 9; thence North 01 degrees 51 minutes 22 seconds West along last said line, 1313 feet, more or less to the southerly right-of-way line of State Road No. 13 (a 120.0 foot right-of-way as now established) said Southerly right-of-way line lying in a curve leading Southeasterly; thence along said Southerly right-of-way line and along and around the arc of a curve concave southerly and having a radius of 2231.84 feet, an arc distance of 1311.59 feet, said arc being subtended by a chord bearing and distance of South 85 degrees 32 minutes 08 seconds East, 1292.79 feet to the point of tangency of said curve; thence South 68 degrees 42 minutes 00 seconds East along said Southerly right-of-way line, 50.66 feet to the Easterly line of said Government Lot 2; thence South 01 degrees 28 minutes 16 seconds East along last said line, 163.02 feet to the Point of Beginning. Lands thus described contain 27.71 acres, more or less.