

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

RESOLUTION NO. 88-120

WHEREAS, Aruda/JMB Partners, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a plat known as Hammock Cove Over 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 waived.

Section 4. The Warranty Bond is waived.

Section 5. The Clerk is instructed to file the title OPINION.

Section 6. The approval and acceptance described in Sections 1 and 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 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 and acceptances 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

Carl "Bud" Markel, Clerk

ATTEST: Lynn M. McDonald  
Deputy Clerk

PAPPAS & METCALF  
PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
3301 INDEPENDENT SQUARE  
JACKSONVILLE, FLORIDA 32202

M. LYNN PAPPAS  
JOHN G. METCALF  
THOMAS M. JENKS  
RANDAL C. FAIRBANKS  
MARK A. REINSCH  
DOUGLAS G. STANFORD  
ELAINE M. HOLTSCHEIDER

April 26, 1988

TELEPHONE  
(904) 353-1980  
TELECOPY  
(904) 353-5217

St. Johns County Board  
of County Commissioners  
P. O. Drawer 349  
St. Augustine, FL 32085-0349

RE: Proposed Final Plat of Hammock Cove Drive

Gentlemen:

Based upon the information contained in a title search prepared by Freedomland Title Co., Inc., we find that, as of the date of this letter, the title to the land described in the proposed plat of Hammock Cove Drive (the "Property") is vested in Arvida/JMB Partners, a Florida general partnership. The legal description of the Property is attached as Exhibit A. Title to the Property is subject to the following matters of record in the public records of St. Johns County, Florida.

1. Easement to Jacksonville Electric Authority filed March 24, 1976, recorded in Official Records Book 298, page 793 and Assignment recorded in Official Records Book 436, page 103.

2. Memorandum of Utility Service Agreement filed May 11, 1982, recorded in Official Records Book 538, page 37.

3. Access Easement (HDC/40 Acres) filed May 1, 1987, recorded in Official Records Book 743, page 410.

4. Unrecorded Cable Television Service Agreement dated November 3, 1987, between Arvida/JMB Partners, and Clearview Properties, Ltd.

In addition to the matters discussed in the preceding paragraph, our opinion as to title to the Property is also subject to:

1. The rights of parties in possession, if any.
2. Unrecorded mechanics' or materialmen's liens.
3. Unrecorded easements, if any, above or below the surface.
4. Riparian rights and title to submerged lands, if any.

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5. St. Johns County taxes assessed subsequent to December 31, 1987.

PAPPAS & METCALF, P.A.

By:

  
John G. Metcalf

EMH180

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PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
3301 INDEPENDENT SQUARE  
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???

RE: Proposed Final Plat of Hammock Cove Drive

Gentlemen:

Based upon the information contained in a title search prepared by Freedomland Title Co., Inc., we find that, as of the date of this letter, the title to the land described in the proposed plat of Lighthouse Bend (the "Property") is vested in Arvida/JMB Partners, a Florida general partnership. The legal description of the Property is attached as Exhibit A. Title to the Property is subject to the following matters of record in the public records of St. Johns County, Florida.

1. Easement to Jacksonville Electric Authority filed March 24, 1976, recorded in Official Records Book 298, page 793 and Assignment recorded in Official Records Book 436, page 103.
2. Memorandum of Utility Service Agreement filed May 11, 1982, recorded in Official Records Book 538, page 37.
3. Access Easement (HDC/40 Acres) filed May 1, 1987, recorded in Official Records Book 743, page 410.
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Page Two  
April , 1988

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PAPPAS & METCALF, P.A.

By: \_\_\_\_\_  
John G. Metcalf

EMH180

# PLANNING DEPARTMENT

## EXHIBIT A

A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**CAPTION**  
A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT "B", SEVEN MILE DRIVE, AS RECORDED IN MAP BOOK 21, PAGES 13, 14, 15, 16, AND 17 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF T.P.C. BOULEVARD (A 170.00 FOOT RIGHT OF WAY) AS PLATTED AS PARCEL "A" BY OAK BRIDGE ROADWAYS, RECORDED IN MAP BOOK 15, PAGES 42, 43, AND 44 OF THE AFORESAID PUBLIC RECORDS THE FOLLOWING FOUR COURSES: (1) ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2050.00 FEET, A CHORD BEARING N.22°07'33"W. AND A CHORD DISTANCE OF 361.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) N.17°04'30"W. A DISTANCE OF 216.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1950.00 FEET; (3) ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.22°46'59"W. AND A CHORD DISTANCE OF 187.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (4) N.28°29'28"W. A DISTANCE OF 218.22 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING N.73°29'28"W. AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.73°29'28"W. A DISTANCE OF 19.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.36°32'48"W. AND A CHORD DISTANCE OF 286.98 TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 130.00 FEET, A CHORD BEARING S.47°02'47"W. AND A CHORD DISTANCE OF 150.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING S.52°42'38"W. AND A CHORD DISTANCE OF 99.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING S.27°22'22"W. AND A CHORD DISTANCE OF 66.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.31°50'00"W. A DISTANCE OF 89.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE; THENCE S.03°22'00"E. AND A CHORD DISTANCE OF 230.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.38°34'00"E. A DISTANCE OF 2.03 FEET; THENCE S.49°42'00"W. A DISTANCE OF 50.02 FEET; THENCE N.38°34'00"W. A DISTANCE OF 3.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE; A CHORD BEARING N.03°22'00"E. A CHORD DISTANCE OF 288.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.31°50'00"E. A RADIUS OF 250.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.26°11'37"E. AND A CHORD DISTANCE OF 89.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 375.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.26°11'37"E. AND A CHORD DISTANCE OF 73.71 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING N.05°28'32"W. AND A CHORD DISTANCE OF 87.77 FEET TO THE POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 130.00 FEET, A CHORD BEARING N.14°05'59"E. AND A CHORD DISTANCE OF 185.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING N.54°23'12"E. AND A CHORD DISTANCE OF 78.77 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING N.60°17'02"E. AND A CHORD DISTANCE OF 194.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING N.66°30'13"E. AND A CHORD DISTANCE OF 74.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.61°30'32"E. A DISTANCE OF 58.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.17°36'40"E. AND A CHORD DISTANCE OF 41.60 FEET TO A POINT OF CUSP, SAID POINT OF CUSP BEING AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID T.P.C. BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2050.00 FEET, A CHORD BEARING S.27°23'21"E. AND A CHORD DISTANCE OF 78.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.28°29'28"E. CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.82 ACRES MORE OR LESS.

### ADOPTION AND DEDICATION

CAPTIONED LANDS, HENCEFO BE SURVEYED AND THAT THE CORRECT PLAT OF SAID LAND PUBLIC. PARCEL "A", TOG SHALL REMAIN PRIVATE AND ASSIGNS, EXCEPT AS HEREIN AND ABSOLUTE RIGHT AT AN TO ANY RESPONSIBLE PROPE RESERVES THE RIGHT OF IN FOR THE PURPOSE OF CONST OTHERWISE, EXCEPT AS HER AND FUTURE OWNERS OF LOT HELP, DELIVERY, PICK UP, STATES MAIL CARRIERS, RE SERVE THE LAND SHOWN ON ARVIDA/JMB PARTNERS MA. ARVIDA/JMB PARTNERS RE: EXCEPT THE LOT OWNERS AN CAUSE A DISTURBANCE OR N GRANTED HEREBY SHALL ALS OF CABLE TELEVISION SERV THE FLORIDA STATUTES (19 177.091(29)), ONLY CABLE PARTNERS TO SERVE THE L. SERVICE EASEMENTS. ARVI RIGHT AT ANY TIME, WITH FLORIDA OR THE GOVERNING PLAT TO DEDICATE TO THE

IN WITNESS WHEREOF, ARVI IN THE STATE OF FLORIDA, BE SIGNED BY ITS VICE PR WITH ITS CORPORATE SEAL

WITNESS

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

AUTHORIZED TO DO BUSINESS  
WELL KNOWN TO BE THE PER  
ACKNOWLEDGED BEFORE ME

CERTIFICATE OF APPROVAL  
PLANNING DEPARTMENT

THE ST. JOHNS COUNTY PLANNING DEPARTMENT HEREBY APPROVES THIS FINAL  
PLAT OF HAMMOCK COVER DRIVE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_