

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

RESOLUTION NO. 88-122

WHEREAS, MJB-SUMMERFIELD, 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 SUMMERFIELD AT PONTE VEDRA BEACH and,

WHEREAS, the Owner and Mortgagees 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 \$334,037<sup>74</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 \$16,701<sup>88</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 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

Carl "Bud" Markel, Clerk

ATTEST: Lynda M. McDonald  
Deputy Clerk

LAW OFFICES  
**SMITH & HULSEY**  
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JOHN R. SMITH, JR.  
JAMES J. TAYLOR, JR.  
TIMOTHY W. VOLPE  
WADDELL A. WALLACE, III  
HARRY M. WILSON, III

April 18, 1988

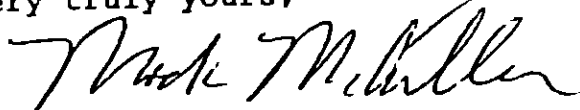
Ms. Betty Solana  
St. Johns County Planning and  
Zoning Department  
County Administration Building  
St. Augustine, Florida 32084

Re: Plat of Summerfield at Ponte  
Vedra Beach

Dear Betty:

I am enclosing a copy of the amended title certification letter related to the plat of Summerfield at Ponte Vedra Beach. The letter reflects the update of title to the subject property through April 12, 1988. You advised that this date is acceptable for the purpose of plat approval.

Very truly yours,



E. Owen McCuller, Jr.

EOM/nla  
Enclosure  
cc: L. Peter Johnson, Esq. (w/encls.)  
James Sisco, Esq. (w/encls.)

CB 28-44

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HARRY W. WILSON, III

LLOYD SMITH  
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TELEX  
8289-8562

April 18, 1988

St. Johns County Commission  
County Administration Building  
St. Augustine, Florida 32084

Re: Title Certification for Replat of Portion of  
Sun Valley - Plat of Summerfield at Ponte  
Vedra Beach

Commissioners:

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 April 12, 1988 at 5:00 p.m., record title to such land was vested in MJB-Summerfield, Inc., a Florida corporation, subject to the following encumbrances:

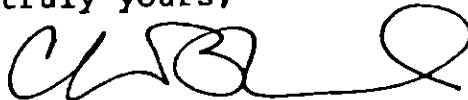
1. Ad valorem taxes for the year 1988 and thereafter.
2. Mortgage executed by MJB-Summerfield, Inc. to Jacksonville Federal Savings and Loan Association, dated February 4, 1988 and recorded in Official Records Book 772, beginning at page 1665 of the public records of St. Johns County, Florida.
3. Mortgage executed by MJB-Summerfield, Inc. in favor of Ocean State Bank, dated March 14, 1988, and recorded in Official Records Book 776, beginning at page 475 of the public records of St. Johns County, Florida.
4. Easements recorded in Official Records Book 753, page 844; Official Records Book 753, page 848; and Official Records Book 753, page 856, all of the public records of St. Johns County, Florida. Said easements will terminate upon proper adoption by the St. Johns County Board of County Commissioner's of the attached Resolution.

LAW OFFICES  
SMITH & HULSEY

St. Johns County Commission  
April 18, 1988  
Page 2

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.

Very truly yours,

A handwritten signature in black ink, appearing to read 'CGB', with a large, stylized flourish at the end.

Charles Guy Bond

CGB:nla  
Attachment

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EXHIBIT "A"

portion of Blocks 1, 2, 3 and 4, Sun Valley Drive, Second Street North, Third Street North, Fourth Street North, 20 foot alley lying within Block 1; together with all of First Street North and a portion of West Side Boulevard, all as shown on the plat of Sun Valley as recorded in Map Book 6, Page 11 of the public records of St. Johns County, Florida, lying westerly of the westerly right-of-way line of State Road A-1-A (State Road No. 20) lying a 188 foot right-of-way as now established), all being more particularly described as follows:  
The Point of Beginning commence at the northwest corner of Government Lot 4, Section 27, Township 3 South, Range 29 East, St. Johns County, Florida, the same being the intersection of the westerly right-of-way line of said West Side Boulevard with the westerly prolongation of the centerline of said Fourth Street North and run North 88° 30' 37" East along said westerly prolongation and along said centerline of Fourth Street North, a distance of 584.12 feet to a point; run thence South 01° 28' 37" East to and along the westerly line of Lots 17 and 2, said Block 4, Sun Valley and along the southerly prolongation of said westerly line of Lot 2, Block 4, a distance of 359.80 feet to a point on the south right-of-way line of said Third Street North; run thence North 88° 30' 37" East along said south right-of-way line of Third Street North, a distance of 75.61 feet to a point; run thence South 01° 28' 37" East along the westerly line of Lots 19 and 2, said Block 3, Sun Valley, and the southerly prolongation of said westerly line of Lot 2, Block 3, a distance of 330.0 feet to a point on the south right-of-way line of said Second Street North; run thence North 88° 30' 37" East along said south right-of-way line of Second Street North, a distance of 74.74 feet to a point; run thence South 01° 28' 37" East along the westerly line of Lot 22, said Block 2, Sun Valley, a distance of 135.0 feet to the southwest corner of said Lot 22, Block 2; run thence North 88° 30' 37" East along the southerly line of said Lot 22, Block 2 and the southerly line of Lot 23, said Block 2, Sun Valley, a distance of 141.52 feet to a point on the westerly right-of-way line of previously mentioned State Road A-1-A; run thence South 17° 56' 40" East along said westerly right-of-way line of State Road A-1-A; a distance of 23.71 feet to a point; run thence South 88° 30' 37" West along the northerly line of Lot 3, said Block 1, Sun Valley and the westerly prolongation of said northerly line of said Lot 3, Block 1, a distance of 69.51 feet to a point on the west line of the previously mentioned 20 foot wide alley lying in said Block 1, Sun Valley; run thence South 01° 28' 37" East along the east line of Lot 26 and Lot 5, said Block 1, Sun Valley, a distance of 202.50 feet to a point on the north right-of-way line of said Sun Valley Drive; run thence South 88° 30' 37" West along said north right-of-way line, a distance of 149.88 feet to a point; run thence South 01° 28' 37" East, a distance of 30.0 feet to a point on the centerline of said Sun Valley Drive; run thence South 88° 30' 37" West along said centerline and the westerly prolongation of said centerline, the same being the south line of said Government Lot 4, Section 27, Township 3 South, Range 29 East, a distance of 734.77 feet to a point on the easterly boundary of Inlet Beach - Unit One, as recorded in Map Book 13, Pages 14 through 18, of the current public records of said County; run thence North 01° 08' 11" West along said easterly boundary of Inlet Beach - Unit One, 8.72 feet to an angle point in said easterly boundary; run thence North 01° 27' 13" West continuing along said easterly boundary of Inlet Beach - Unit One, 476.66 feet to the southeasterly corner of Lot 5, Block 12, said Inlet Beach - Unit One; run thence South 65° 03' 03" East along the southeasterly prolongation of the line dividing Lots 5 and 6, said Block 12, Inlet Beach - Unit One, a distance of 17.38 feet to a point; run thence North 00° 44' 21" West, a distance of 153.47 feet to a point on the easterly prolongation of the line dividing Lots 4 and 5, said Block 12, Inlet Beach - Unit One; run thence South 82° 36' 18" West along said easterly prolongation of a line dividing Lots 4 and 5, a distance of 17.62 feet to the northeasterly corner of said Lot 5, Block 12, Inlet Beach - Unit One; run thence North 01° 27' 13" West continuing along said easterly boundary of Inlet Beach - Unit One, a distance of 690.42 feet to the Point of Beginning. Containing 22.179 acres, more or less.

LAW OFFICES  
**SMITH & HULSEY**  
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April 6, 1988

St. Johns County Commission  
County Administration Building  
St. Augustine, Florida 32084

Re: Title Certification for Replat of Portion of  
Sun Valley - Plat of Summerfield at Ponte  
Vedra Beach

Commissioners:

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 17, 1988 at 9:39 a.m., record title to such land was vested in MJB-Summerfield, Inc., a Florida corporation, subject to the following encumbrances:

1. Ad valorem taxes for the year 1988 and thereafter.
2. Mortgage executed by MJB-Summerfield, Inc. to Jacksonville Federal Savings and Loan Association, dated February 4, 1988 and recorded in Official Records Book 772, beginning at page 1665 of the public records of St. Johns County, Florida.
3. Mortgage executed by MJB-Summerfield, Inc. in favor of Ocean State Bank, dated March 14, 1988, and recorded in Official Records Book 776, beginning at page 475 of the public records of St. Johns County, Florida.
4. Easements recorded in Official Records Book 753, page 844; Official Records Book 753, page 848; and Official Records Book 753, page 856, all of the public records of St. Johns County, Florida. Said easements will terminate upon proper adoption by the St. Johns County Board of County Commissioner's of the attached Resolution.

LAW OFFICES  
SMITH & HULSEY

St. Johns County Commission  
April 5, 1988  
Page Two

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.

Very truly yours,



Charles Guy Bond

CGB:dmm  
Attachment

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April 18, 1988

St. Johns County Commission  
County Administration Building  
St. Augustine, Florida 32084

Re: Title Certification for Replat of Portion of  
Sun Valley - Plat of Summerfield at Ponte  
Vedra Beach

Commissioners:

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 April 12, 1988 at 5:00 p.m., record title to such land was vested in MJB-Summerfield, Inc., a Florida corporation, subject to the following encumbrances:

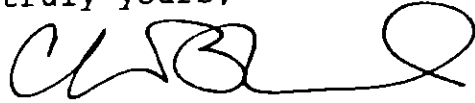
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LAW OFFICES  
SMITH & HULSEY

St. Johns County Commission  
April 18, 1988  
Page 2

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Very truly yours,

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Charles Guy Bond

CGB:nla  
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