

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

RESOLUTION NO. 88-147

WHEREAS, WILLOW WALK LIMITED

as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Willow Walk Unit Two Phase 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 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 \$96,600.00 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 \$10,000.00 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 24th day of May, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Bentley
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

Spencer M. McDonald
Deputy Clerk

L O R E N N . J O N E S
CIVIL ENGINEER & SURVEYOR
906 ANASTASIA BOULEVARD • POST OFFICE BOX 1321
ST. AUGUSTINE, FLORIDA 32085-1321

May 13, 1988

St. Johns County Planning and Zoning Board
St. Augustine, Florida 32084

Attn: Betty Solano

Re: Willow Walk Unit Two, Phase One

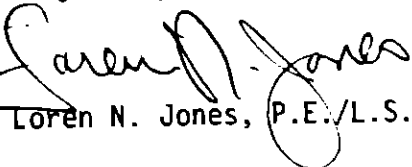
Dear Ms. Solano:

Accompanying this letter are two copies of revised plat (three sheets instead of two) with additional mortgage holder and a new title opinion.

We are looking forward to having this on the agenda of the next meeting of the County Commissioners on May 24.

Thank you.

Very truly yours,


Loren N. Jones, P.E./L.S.

LNJ:bjh
Enclosure



COLLINS TITLE & ABSTRACT CO., INC.

FIRST AMERICAN TITLE ISSUING AGENT

139 KING STREET

ST. AUGUSTINE, FLORIDA 32084

(904) 829-6600 • (904) 829-3411

May 13, 1988

TO WHOM IT MAY CONCERN:

This letter is to certify that WILLOW WALK, LTD., a Florida Limited Partnership, is the vested owner of that certain real estate more particularly described in Exhibit A attached hereto.

Being a portion of the property conveyed by RUSSELL A. GREEN to WILLOW WALK LTD., dated January 15, 1988, filed January 15, 1988, and recorded in Official Records Book 770, Page 1374, of the public records of St. Johns County, Florida.

The 1987 Taxes were PAID as follows:

Parcel Account No. 135310-0000, Assessed Value: \$29,600.00
Receipt No. 43*012336, \$432.97, on November 20, 1987

Parcel Account No. 135310-0010, Assessed Value: \$8,000.00
Receipt No. 43*032334, \$117.03 on December 10, 1987

Parcel Account No. 135320-0000, Assessed Value: \$44,250.00
Receipt No. 42*012337, \$647.26 on November 20, 1987

SUBJECT TO Restrictions set forth in Ordinance No. 84-43, filed July 10, 1984, in Official Records Book 650, Page 629, of the public records of St. Johns County, Florida.

SUBJECT TO that certain mortgage executed by WILLOW WALK, LTD., a Florida Limited Partnership, to FLORIDA NATIONAL BANK, dated April 27, 1988, filed April 28, 1988 and recorded in Official Records Book 780, Page 1652 of the Public Records of St. Johns County, Florida, securing the sum of \$125,000.00.

SUBJECT TO that certain mortgage executed by WILLOW WALK, LTD., in favor of RUSSELL A. GREEN, dated January 15, 1988 and recorded in Official Records Book 770, Page 1376 of the Public Records of St. Johns County, Florida securing the sum of \$135,000.00.

Very Truly Yours,

Stanley B. Collins
President

EXHIBIT A

A parcel of land in the North half of the Southeast quarter of Section 1, Township 8 South, Range 29 East, St. Johns County, Florida, containing 12.38 acres more or less and being more fully described as follows:

Commencing at the intersection of the North line of said Southeast quarter of Section 1 with the West right of way line of State Road No. S-5A (Old Moultrie Road); thence South 2 degrees 18 minutes 00 seconds East, on said right of way line of road, 660.00 feet to the Point of Beginning at the Northeast corner of the herein described parcel of land; thence continuing South 2 degrees 18 minutes 00 seconds East, on said West right of way line of road, 624.45 feet; thence South 87 degrees 52 minutes 17 seconds West 135.00 feet; thence South 2 degrees 18 minutes 00 seconds East 35.40 feet; thence South 87 degrees 42 minutes 00 seconds West 50.00 feet; thence South 87 degrees 52 minutes 17 seconds West 90.54 feet; thence North 13 degrees 17 minutes 09 seconds West 112.60 feet; thence South 87 degrees 52 minutes 17 seconds West 271.00 feet; thence South 07 degrees 31 minutes 31 seconds East 79.08 feet; thence South 87 degrees 52 minutes 17 seconds West 120.00 feet; thence South 82 degrees 27 minutes 01 second West 50.00 feet; thence North 07 degrees 32 minutes 59 seconds West 44.87 feet; thence South 80 degrees 35 minutes 57 seconds West 170 feet more or less to the center of a creek; thence meandering Northerly on said center of creek, 1,135 feet more or less; thence North 87 degrees 52 minutes 17 seconds East, on the South line of Willow Walk Unit One, as recorded in Map Book 20 Pages 12 and 13, public records of said County, 1,100 feet more or less to the point of beginning.

aka/dv