

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

Resolution No. 88-166

WHEREAS, Amelia JTB Partners, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Replot of Lots 15 and 16 Salt Creek Island

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. This approval shall not be deemed as requiring construction or maintenance of the roads, streets, easements, rights-of-way or other areas by the County. This approval 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 approvals 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 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 14th day of June, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Carl "Bud" Markel, Clerk

BY: Lawrence O. Hartley
Its Chairman

ATTEST: Ann M. McDonald
Deputy Clerk

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

JUN 13 1988

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

June 10, 1988

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

Ms. Betty Sue Solana
Planning Technician
St. Johns County
P. O. Drawer 349
St. Augustine, Florida 32085-0349

Re: Proposed Replat of Lots 15 and 16,
Salt Creek Island

Dear Betty:

Please find enclosed our title opinion letter submitted in connection with the above-referenced replat. It is my understanding that Jerry Sizemore of Durden and Associates will be submitting the required mylars to you shortly, if he has not already done so.

Please let me know if you require any additional information or documentation. Otherwise, I will see you at the June 14, 1988 meeting of the Board of County Commissioners.

Sincerely,



Elaine M. Holtschneider

/vw-EMH219

Enclosure

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

June 14, 1988

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

RE: Proposed Replat of Lots 15 and 16, Salt Creek Island

Gentlemen:

Based upon a title search prepared by Freedomland Title Company, Inc., we find that, as of the date of this letter, the title to the land described in the proposed replat of Lots 15 and 16, Salt Creek Island (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:

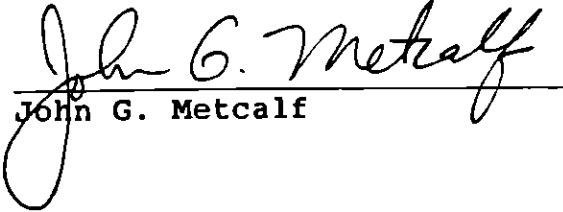
1. Easement to Jacksonville Electric Authority filed March 24, 1976, recorded in Official Records Book 298, page 793 and Assignment recorded in Official Records Book 436, page 103.
2. Declaration of Covenants for the Players Club at Sawgrass recorded in Official Records Book 498, page 508, as amended in Official Records Book 735, page 392 and as supplemented in Official Records Book 767, page 1959.
3. Memorandum of Utility Service Agreement filed May 11, 1982, recorded in Official Records Book 538, page 37, and Waiver of Right of First Refusal, Consent and Release of Lien filed May 11, 1982, recorded in Official Records Book 538, page 56.
4. Unrecorded Cable Television Service Agreement dated November 3, 1987, between Arvida/JMB Partners and Clearview Properties, Ltd.
5. Declaration of Covenants and Restrictions for Salt Creek filed December 18, 1987, recorded in Official Records Book 767, page 1961.

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 submerge lands, if any.
5. St. Johns County taxes assessed subsequent to December 31, 1987.

PAPPAS AND METCALF, P.A.

By:


John G. Metcalf

JGM/pl
EMH195

CAPTION A PART OF LOTS 15 AND 16, SALT CREEK ISLAND, AS RECORDED IN MAP BOOK 21, PAGES 22, 33, 34, 35 AND 36 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LOT 17, OF SAID SALT CREEK ISLAND; THENCE S.15°50'00"E., ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 248.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE N.62°53'00"W. A DISTANCE OF 62.28 FEET; THENCE N.22°55'42"W. A DISTANCE OF 62.58 FEET; THENCE S.89°42'25"W. A DISTANCE OF 119.94 FEET; THENCE S.38°19'27"W. A DISTANCE OF 42.94 FEET; THENCE S.86°27'00"W. A DISTANCE OF 119.94 FEET; THENCE TO AN INTERSECTION WITH THE EAST LINE OF LOT 14 OF THE AFORESAID SALT CREEK ISLAND; THENCE N.15°26'00"E., ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 199.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SALT CREEK ISLAND DRIVE (PARCEL "A"), AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY, AND PLATTED BY THE AFORESAID SALT CREEK ISLAND, THE FOLLOWING THREE COURSES: (1) EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 240 FEET, A CHORD BEARING OF N.88°12'28"E. AND A CHORD DISTANCE OF 120.47 FEET TO A POINT OF REVERSE CURVATURE; (2) EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 60 FEET, A CHORD BEARING OF S.89°10'36"E. AND A CHORD DISTANCE OF 35.39 FEET TO A POINT OF REVERSE CURVATURE; (3) EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 55 FEET, A CHORD BEARING OF S.79°28'17"E. AND A CHORD DISTANCE OF 14.25 FEET TO THE POINT OF BEGINNING. CONTAINING 0.93 ACRES MORE OR LESS.

EXHIBIT "A"