

RESOLUTION NO. 88-249
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Waldwood Pines Properties, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as _____
Waldwood Pines 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 set in the amount of \$52,000 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 \$12,150 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 opinions.

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 of 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 13th day of September 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
Its Chairman

Carl "Bud" Markel, Clerk

ATTEST: Lynn M. McDonald
Deputy Clerk

ANCIENT CITY TITLE CO., INC.



P.O. Drawer 1570, St. Augustine, Florida 32085 • (904) 797-7088 • Title Insurance • Escrow Closings

August 19, 1988

TITLE OPINION LETTER

TO WHOM IT MAY CONCERN:

A search of the public records of St. Johns County, Florida through August 19, 1988 show the following to be of record:

LEGAL DESCRIPTION:

Commence at the Northeast corner of Section 14, Township 8 South, Range 29 East, St. Johns County, Florida for the Point of Beginning
thence run S 00° 08' 49" W, along the East line of said Section 14,
1,111.06 feet; thence S 51° 15' 00" W, 1,298.30 feet; thence run
N 00° 08' 49" E, 1,906.65 feet to the North line of said Section 14;
thence run N 89° 02' 00" E along the North line of Section 14, 1,010.62
feet to the Point of Beginning; containing 35.00 acres.

TOGETHER with a Drainage Easement described as follows: Commence
at the Northeast corner of Section 14, Township 8 South, Range 29 East,
St. Johns County, Florida; thence run S 89° 02' W, along the North line
of said Section 14, 1010.62 feet; thence run S 00° 08' 49" W, 130 feet
to the Point of Beginning; thence continue to run S 00° 08' 49" W,
25 feet; thence run S 89° 02' W, 320 feet; thence run N 00° 08' 49"
E, 25 feet; thence run N 89° 02' E, 320 feet to the Point of Beginning.

TITLE TO SAID ESTATE or interest in said land is at the effective date
hereof vested in: WILDWOOD PINES PROPERTIES, A FLORIDA GENERAL PARTNERSHIP.

SPECIAL EXCEPTIONS:

1. Rights to all oil, natural gas and fugitive hydrocarbons as reserved in that instrument as recorded in Official Records Book 758, page 803, of the public records of St. Johns County, Florida.
2. Reciprocal Easement Rights as set forth in instrument recorded in Official Records Book 777, page 1699, of the public records of St. Johns County, Florida.
3. Mortgage from Wildwood Pines Properties, a General Partnership, to The Ocean State Bank, securing the sum of \$600,000.00 as set forth in instrument recorded in Official Records Book 777, page 1703, of the public records of St. Johns County, Florida.

By: Gia R. Greene
Gia R. Greene

ANCIENT CITY TITLE CO., INC.



P.O. Drawer 1570, St. Augustine, Florida 32085 • (904) 797-7088 • Title Insurance • Escrow Closings

September 13, 1988

TITLE OPINION LETTER

TO WHOM IT MAY CONCERN:

A search of the public records of St. Johns County, Florida through September 12, 1988 show the following to be of record:

REGARDING:

Attached Exhibit "A" which by this reference is made a part hereof.

TITLE TO SAID ESTATE or interest in said land is at the effective date hereof vested in:

WILDWOOD PINES PROPERTIES, A Florida General Partnership

SPECIAL EXCEPTIONS:

1. Rights to all oil, natural gas and fugitive hydrocarbons as reserved in Special Warranty Deed recorded in Official Records Book 758, page 803, of the public records of St. Johns County, Florida.
2. Reciprocal Easement Rights as set forth in instrument recorded in Official Records Book 777, Page 1699, of the public records of St. Johns County, Florida.
3. Mortgage from Wildwood Pines Properties, a Florida General Partnership, to The Ocean State Bank, securing the sum of \$600,000.00 as set forth in instrument recorded in Official Records Book 777, page 1703, of the public records of St. Johns County, Florida.

ANCIENT CITY TITLE CO., INC.

Gia R. Greene
Gia R. Greene

EXHIBIT "A"

LEGAL DESCRIPTION:

Commence at the Northeast corner of Section 14, Township 8 South, Range 29 East, St. Johns County, Florida for the Point of Beginning thence run S 00° 08' 49" W, along the East line of said Section 14, 1,111.06 feet; thence S 51° 15' 00" W, 1,298.30 feet; thence run N 00° 08' 49" E, 1,900.65 feet to the North line of said Section 14; thence run N 89° 02' 00" E along the North line of Section 14, 1,010.62 feet to the Point of Beginning; containing 35.00 acres.

TOGETHER with a Drainage Easement described as follows: Commence at the Northeast corner of Section 14, Township 8 South, Range 29 East, St. Johns County, Florida; thence run S 89° 02' W, along the North line of said Section 14, 1010.62 feet; thence run S 00° 08' 49" W, 130 feet to the Point of Beginning; thence continue to run S 00° 08' 49" W, 25 feet; thence run S 89° 02' W, 320 feet; thence run N 00° 08' 49" E, 25 feet; thence run N 89° 02' E, 320 feet to the Point of Beginning.

