

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

RESOLUTION NO. 88-267

WHEREAS, Aruda/JMB 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 Lighthouse Bend and,

WHEREAS, the Owner has 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 Section 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 27th day of September, 1986.

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

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

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

September 14, 1988

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

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

RE: Proposed Final Plat of Lighthouse Bend

Gentlemen:

Based upon the information contained in a title search prepared by Freedomland Title Co., 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. Restated Sawgrass Declaration of Covenants Re: Assessment, filed December 14, 1978, recorded in Official Records Book 396, page 706, as amended by Notice of Amendment, filed October 15, 1980, recorded in Official Records Book 468, page 428.

2. Agreement for Service between Sawgrass, Ltd., and the Jacksonville Electric Authority filed August 1, 1973, recorded in Official Records Book 236, page 285, as amended by instrument recorded in Official Records Book 317, page 380.

3. Right-of-Way Easement granted to Southern Bell Telephone and Telegraph Company by Sawgrass, Ltd., filed November 20, 1973, recorded in Official Records Book 243, page 315.

4. Declaration of Covenants and Memorandum of Utility Service Agreement between Intercoastal Utilities, Inc., Arvida Corporation, and Sawgrass Properties, Inc. dated September 1, 1983, recorded in Official Records Book 602, page 650.

5. Easements as set forth in Deed filed July 14, 1977, recorded in Official Records Book 341, page 703, as amended by Easement Agreement, filed September 2, 1983, recorded in Official Records Book 602, page 573.

St. Johns County
Board of County Commissioners
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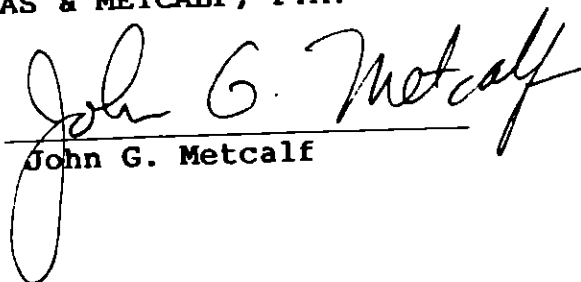
6. Reservations contained on plat of Sawgrass Unit One as shown on the plat thereof recorded in Map Book 12, pages 3 through 18.

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

PAPPAS & METCALF, P.A.

By:


John G. Metcalf

Enclosure

SRP31

LIGHTHOUSE

A PART OF SECTION
RANGE 29 EAST, S

CAPTION A PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA
MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE
SOUTHWEST CORNER OF COUNTRY CLUB UNIT EIGHT, AS RECORDED IN MAP BOOK 19, PAGES 31 THROUGH 34 OF THE
PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD
A-1-A (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N.65°43'40"E., ALONG THE SOUTHERLY LINE
OF TRACT "D" AND PARCEL "A" AS SHOWN ON SAID PLAT, A DISTANCE OF 112.72 FEET TO A POINT OF
INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY
ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", AN ARC DISTANCE OF
34.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.15°23'51"E., AND A CHORD DISTANCE OF
31.92 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE AND ALONG SAID
SOUTHERLY LINE OF PARCEL "A", SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 235.00 FEET,
AN ARC DISTANCE OF 66.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.46°56'39"E. AND A
CHORD DISTANCE OF 66.41 FEET TO A POINT OF PARCEL "A", SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A
CURVE AND ALONG SAID SOUTHERLY LINE OF PARCEL "A", SAID CURVE BEING SUBTENDED BY A CHORD BEARING
RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 291.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE
OF N.56°25'40"E. AND A CHORD DISTANCE OF 287.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE
ALONG SAID CURVE AND ALONG SAID SOUTHERLY LINE OF PARCEL "A", AN ARC DISTANCE OF 45.54 FEET TO A
ARC BEING SUBTENDED BY A CHORD BEARING OF N.76°46'31"E. AND A CHORD DISTANCE OF 45.52 FEET TO A
POINT ON THE EASTERLY END OF SAID PARCEL "A"; THENCE N.10°28'22"W., ALONG SAID EASTERLY END OF
PARCEL "A", A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A", SAID POINT
BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHWESTERLY ALONG
THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE OF PARCEL "A", AN ARC DISTANCE OF 167.46 FEET,
SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.70°23'22"W. AND A CHORD DISTANCE OF 166.75 FEET TO
A POINT ON SAID CURVE; THENCE N.04°00'00"E. A DISTANCE OF 772.00 FEET; THENCE N.12°24'10"W. A
DISTANCE OF 130.00 FEET; THENCE S.79°46'31"E. A DISTANCE OF 476.09 FEET; THENCE N.00°55'34"W. A
DISTANCE OF 413.00 FEET; THENCE N.64°49'26"E. A DISTANCE OF 325.00 FEET; THENCE S.31°40'34"E. A
DISTANCE OF 449.00 FEET; THENCE S.60°00'13"E. A DISTANCE OF 159.78 FEET; THENCE S.24°18'13"E. A
DISTANCE OF 157.77 FEET; THENCE S.10°20'59"E. A DISTANCE OF 156.28 FEET; THENCE S.27°25'35"E. A
DISTANCE OF 209.31 FEET; THENCE S.43°57'05"W. A DISTANCE OF 172.47 FEET; THENCE S.17°27'23"W. A
DISTANCE OF 691.36 FEET; THENCE S.02°02'45"E. A DISTANCE OF 124.90 FEET; THENCE S.14°43'39"E. A
DISTANCE OF 266.03 FEET; THENCE S.74°31'40"W. A DISTANCE OF 141.52 FEET; THENCE N.71°47'41"W. A
DISTANCE OF 117.00 FEET; THENCE N.43°47'41"W. A DISTANCE OF 1041.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 38.59 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL
PLANNING DEPARTMENT

THE ST. JOHNS COUNTY PLANNING DEPARTMENT HEREBY APPROVES THIS FINAL
PLAT OF LIGHTHOUSE BEND ON THIS _____ DAY OF _____ A.D. 1988

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

M. LYNN PAPPAS
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September 27, 1988

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


RE: Proposed Final Plat of Lighthouse Bend

Gentlemen:

This opinion letter supplements our title opinion letter for Lighthouse Bend dated September 14, 1988. As of the date hereof, we find that the future owners of property within Lighthouse Bend are provided ingress and egress to and from State Road 1A and Ponte Vedra Boulevard via a private arterial road system within The Country Club at Sawgrass pursuant to a Declaration of Easement recorded in Official Records Book 796, page 1376 of the public records of St. Johns County, Florida.

PAPPAS & METCALF, P.A.

By:


John G. Metcalf

SRP49

Lighthouse Bend

DECLARATION OF EASEMENT FOR INGRESS AND EGRESS

THIS DECLARATION OF EASEMENT is made this 22nd day of September, 1988, by ARVIDA/JMB PARTNERS, a Florida general partnership, hereinafter called "Grantor".

WITNESSETH:

WHEREAS, Grantor is the developer of the planned community in St. Johns County, Florida, commonly know as "The Country Club at Sawgrass" and is the owner and developer of the real property described on the attached Exhibit B located within The Country Club at Sawgrass, which Grantor plans to develop into 56 single family lots to be platted and known as "Lighthouse Bend" (hereinafter, "Lighthouse Bend"); and

WHEREAS, Grantor is the owner of the parcels of real property described on Exhibit A attached hereto and made a part hereof, which constitute the private arterial roadways within The Country Club at Sawgrass (hereinafter, the "Roadways"); and

WHEREAS, Grantor desires to provide a non-exclusive easement for ingress and egress over and across the Roadways for the future owners and occupants of Lighthouse Bend.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor does hereby declare as follows;

1. Grantor does hereby grant unto the future owners of lots within Lighthouse Bend, their successors and assigns, guests, invitees and domestic help, and all delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities authorized by the Grantor to serve the Property, holders of mortgage liens on the Property and such other persons as Grantor may from time to time designate, a non-exclusive and perpetual right of ingress and egress over and across the Roadways; subject to the right of Grantor to install, erect, construct and maintain utility lines and facilities in the Roadways.

2. Notwithstanding the foregoing, the Grantor reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of the Grantor, may create or participate in a disturbance or nuisance on any part of Lighthouse Bend or on any land of the Grantor lying adjacent to or near Lighthouse Bend. Grantor shall have the right, with no obligation, from time to time to control and regulate all types of traffic on the Roadways, including the right to prohibit use of the Roadways by vehicles (including without limitation motorcycles and "go-carts"), which in the sole opinion of the Grantor would or might result in damage to the Roadways or pavement or other improvements thereon, or create a nuisance for the residents and the right, but no obligation, to control and prohibit parking on all or any part of the Roadways.

3. Grantor shall have a sole and absolute right at any time with consent of the Board of County Commissioners of St. Johns County, or the governing body of any municipality or other governmental body or agency then having jurisdiction over Lighthouse Bend or the Roadways, to dedicate to the public all or any part of the Roadways. In addition, the Grantor shall have the right to redesignate, relocate, or close any part of

EXHIBIT "A"

All of the property designated as Parcels A, B, and D as shown on the plat of Sawgrass Unit One, recorded in Map Book 12, Page 3 through 18, Parcel B as shown on the plat of Northgate Unit I recorded in Map Book 15, Pages 16 through 21, Chimney Ridge Drive (renamed South Nine Drive) as shown as the plat recorded in Map Book 16, Pages 23 and 24, Parcels A and B as shown as the plat of Country Club Unit I, recorded in Map Book 16, Pages 45 and 46, Parcel C, as shown in the Plat of Country Club Unit V recorded in Map Book 18, Pages 65 through 67, and Parcel A as shown on the plat of Country Club Unit VIII recorded in Map Book 19, Pages 31 through 34, all of the current public records of St. Johns County, Florida (the "Roadways").

EXHIBIT "B"

CAPTION A PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF COUNTRY CLUB UNIT EIGHT, AS RECORDED IN MAP BOOK 19, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N.65°43'40"E., ALONG THE SOUTHERLY LINE OF TRACT "D" AND PARCEL "A" AS SHOWN ON SAID PLAT, A DISTANCE OF 112.72 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", AN ARC DISTANCE OF 34.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.15°23'51"E. AND A CHORD DISTANCE OF 31.32 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE AND ALONG SA SOUTHERLY LINE OF PARCEL "A", SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 235.00 FEET AN ARC DISTANCE OF 66.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.46°56'39"E. AND A CHORD DISTANCE OF 66.41 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE AND ALONG SAID SOUTHERLY LINE OF PARCEL "A", SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 291.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.56°25'40"E. AND A CHORD DISTANCE OF 287.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE AND ALONG SAID SOUTHERLY LINE OF PARCEL "A", AN ARC DISTANCE OF 45.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.76°46'51"E. AND A CHORD DISTANCE OF 45.52 FEET TO A POINT ON THE EASTERLY END OF SAID PARCEL "A"; THENCE N.10°28'22"W., ALONG SAID EASTERLY END OF PARCEL "A", A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A", SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE OF PARCEL "A", AN ARC DISTANCE OF 167.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.70°23'22"W. AND A CHORD DISTANCE OF 166.75 FEET TO A POINT ON SAID CURVE; THENCE N.04°00'00"E. A DISTANCE OF 772.00 FEET; THENCE N.12°24'10"W. A DISTANCE OF 130.00 FEET; THENCE S.79°46'31"E. A DISTANCE OF 476.09 FEET; THENCE N.00°55'34"W. A DISTANCE OF 413.00 FEET; THENCE N.64°49'26"E. A DISTANCE OF 325.00 FEET; THENCE S.31°40'34"E. A DISTANCE OF 449.00 FEET; THENCE S.60°00'13"E. A DISTANCE OF 159.78 FEET; THENCE S.24°18'13"E. A DISTANCE OF 157.77 FEET; THENCE S.10°20'59"E. A DISTANCE OF 156.28 FEET; THENCE S.27°25'35"E. A DISTANCE OF 209.31 FEET; THENCE S.43°57'05"W. A DISTANCE OF 172.47 FEET; THENCE S.17°27'23"W. A DISTANCE OF 693.36 FEET; THENCE S.02°02'45"E. A DISTANCE OF 128.90 FEET; THENCE S.13°43'39"E. A DISTANCE OF 266.05 FEET; THENCE S.74°31'40"W. A DISTANCE OF 141.52 FEET; THENCE N.71°47'41"W. A DISTANCE OF 117.00 FEET; THENCE N.43°47'41"W. A DISTANCE OF 1041.00 FEET TO THE POINT OF BEGINNING CONTAINING 38.59 ACRES MORE OR LESS.