

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

WHEREAS, Willow Walk, 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 Willow Walk Unit Two Phase Two

WHEREAS, the Owner has 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 \$47,500⁰⁰ 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 \$3,240⁰⁰ 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 22nd day of November, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ray Walden

Its

ATTEST: Carl "Bud" Markel, Clerk

Connie E. McDaniel
Deputy Clerk



COLLINS TITLE & ABSTRACT CO., INC.

FIRST AMERICAN TITLE ISSUING AGENT

139 KING STREET

ST. AUGUSTINE, FLORIDA 32084

(904) 829-6600 • (904) 829-3411

November 10, 1988

TO WHOM IT MAY CONCERN:

This letter is given to certify that WILLOW WALK, LTD., a Florida Limited Partnership, is the legal owner of the property described below, pursuant to Warranty Deed executed by AUDREY I. GREEN to WILLOW WALK, LTD., dated October 11, 1988, filed October 14, 1988, and recorded in Official Records Book 799 Page 179, of the public records of St. Johns County, Florida, said property being more particularly bounded and described as set forth in Exhibit A attached hereto and by reference made a part hereof.

SUBJECT TO Mineral Reservations as recorded in Deed Book 160 Page 329, of the public records of St. Johns County, Florida.

SUBJECT TO Rezoning Ordinance as recorded in Official Records Book 650 Page 629, of the public records of St. Johns County, Florida.

SUBJECT TO Option Agreement as recorded in Official Records Book 720 Page 837, of the public records of St. Johns County, Florida, assigned by Assignment of Option Agreement between PARKVIEW DEVELOPMENT CORPORATION and WILLOW WALK, LTD., dated October 14, 1988, filed October 14, 1988, and recorded in Official Records Book 799 Page 181, of the public records of St. Johns County, Florida.

1987 Taxes were PAID in the amount of \$342.85, on November 13, 1987, Receipt No. 39*007211, Parcel Account No. 135340-0000, Assessed Value is \$22,500.00.

Very truly yours,

Stanley B. Collins

SBC/aka

EXHIBIT A

A parcel of land in the North half of the Southeast quarter of Section 1, Township 8 South, Range 29 East, and in the North half of the North half of the Southeast quarter of the Southeast quarter of said Section 1, St. Johns County, Florida, containing 7.10 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, 1,284.45 feet to the Point of Beginning at the Northeast corner of the herein described parcel of land and at the Southeast corner of Willow Walk Unit Two, Phase One, as recorded in Map Book 22, Pages 10, 11 and 12, public records of St. Johns County, Florida; thence continuing South 2 degrees 18 minutes 00 seconds East, on said West right of way line of road, 265.08 feet; thence South 88 degrees 03 minutes 00 seconds West, on a line 100 feet North of the South line of said North half of the North half of the Southeast quarter of the Southeast quarter of Section 1, a distance of 200.00 feet; thence South 2 degrees 18 minutes 00 seconds East 100.00 feet; thence South 88 degrees 03 minutes 00 seconds West, on said South line of the North half of the North half of the Southeast quarter of the Southeast quarter of Section 1, a distance of 601 feet, more or less, to the center of a creek; thence meandering Northerly, on said center of creek, 438 feet more or less to the Southwest corner of Lot 13, Block 4, of said Willow Walk Unit Two, Phase One; thence on the Southerly line of said Willow Walk Unit Two, Phase One, the following bearings and distances: North 80 degrees 35 minutes 57 seconds East 170 feet, more or less; thence South 7 degrees 32 minutes 59 seconds East 44.87 feet; thence North 82 degrees 27 minutes 01 seconds East 50.00 feet; thence North 87 degrees 52 minutes 17 seconds East, 120.00 feet; thence North 7 degrees 31 minutes 31 seconds West 79.08 feet; thence North 87 degrees 52 minutes 17 seconds East 271.00 feet; thence South 13 degrees 17 minutes 09 seconds East 112.60 feet; thence North 87 degrees 52 minutes 17 seconds East 90.54 feet; thence North 87 degrees 42 minutes 00 seconds East 50.00 feet; thence North 2 degrees 18 minutes 00 seconds West 35.40 feet; thence North 87 degrees 52 minutes 17 seconds East, 135.00 feet to the Point of Beginning.

aka/mg