

RESOLUTION NO. 88-316

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

WHEREAS, South Atlantic Builders, 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 Tides Edge 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 \$138,000 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 \$ ZERO 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 13 day of DECEMBER 1988.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ray Walden*  
Its Chairman

ATTEST: *Connie E. McDaniel*  
Deputy Clerk

Sun State Title & Abstract, Inc.  
4161 Carmichael Ave., #162  
Jacksonville, Florida 32207

FILE NO. 05213 (2nd UP-DATE)

St. Johns County  
State of Florida

TO: BOARD OF COUNTY COMMISSIONERS

IN RE: Proposed Plat of TIDE'S EDGE  
St. Johns County, Florida  
Parcel A and Parcel B, being a portion of Sections 19 and 20, Township  
6 South, Range 30 East, St. Johns County, Florida, being more  
particularly described by metes and bounds in EXHIBIT A attached  
hereto and made a part hereof.

THE SUN STATE TITLE & ABSTRACT, INC., hereby certifies the apparent fee title  
to the above captioned lands is as follows:

1) Title appears in SOUTH ATLANTIC BUILDERS, INCORPORATED

a) Mortgage from SOUTH ATLANTIC BUILDERS, INCORPORATED to JACKSONVILLE  
FEDERAL SAVINGS AND LOAN ASSOCIATION, dated March 31, 1988 and filed April 5,  
1988 and recorded in Official Record Book 778 page 292 of the public records  
of St. Johns County, Florida, securing \$288,000.00.

NOTE: No judgments appear of record.

NOTE: County of St. Johns ad valorem taxes for the year 1988 are PAID.  
\$1,877.54. Receipt # 033060 (Assessed Value \$120,220.00)  
Parcel Account No: 1142230-0040

EFFECTIVE DATE: December 6, 1988

SUN STATE TITLE & ABSTRACT, INC.

By: Edward A. Houstoun  
Edward A. Houstoun, President

EXHIBIT "A"

PARCEL "A"

A portion of Sections 19 and 20, Township 6 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 20; thence North 89°15'00" East, along the North line of said Section 20, a distance of 353.90 feet to the Westerly right-of-way line of State Road AIA (a 66 foot right-of-way as now established); thence South 12°57'30" West, along said Westerly right-of-way line, a distance of 500.00 feet to the POINT OF BEGINNING; thence South 89°15'00" West, 710.65 feet; thence South 06°06'30" East, 501.98 feet; thence North 89°15'00" East, 771.92 feet to the aforementioned Westerly right-of-way line of State Road AIA; thence North 12°57'30" West, along said Westerly right-of-way line, a distance of 511.35 feet to the POINT OF BEGINNING.

PARCEL "B"

A portion of Section 20, Township 6 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 20, thence North 89°15'00" East, along the North line of said Section 20, a distance of 353.90 feet to the Westerly right-of-way line of State Road AIA (a 66 foot right-of-way as now established); thence South 12°57'30" West, along said Westerly right-of-way line, a distance of 500.00 feet; thence North 89°15'00" East, 67.53 feet to a point lying on the Easterly right-of-way line of State Road AIA, said point also being the POINT OF BEGINNING; thence South 12°57'00" East, along said Easterly right-of-way line of State Road AIA, a distance of 86.43 feet; thence North 89°15'00" East, 267 feet, more or less, to the Mean High Water line of the Atlantic Ocean; thence Northerly along said Mean High Water line, 87 feet, more or less, to a point which bears North 89°15'00" East, 267 feet, more or less, from the POINT OF BEGINNING; thence South 89°15'00" West, 267 feet, more or less, to the POINT OF BEGINNING.