

RESOLUTION NO. 89-112
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, M.L. PARTNERSHIP, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Marl Landing Parkway 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 waived.

Section 4. The Warranty Bond is waived.

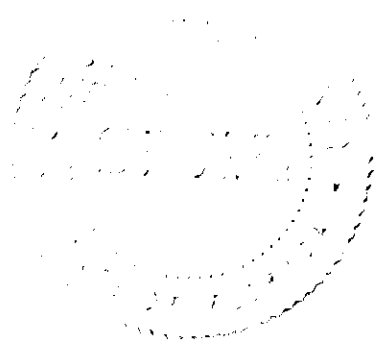
Section 5. The Clerk is instructed to file the title OPINION

Section 6. The approval and acceptance described in 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 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 23rd day of May, 1987.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Its Chairman

ATTEST: Connie E. McDaniel
Deputy Clerk

ULMER, MURCHISON, ASHBY & TAYLOR

1600 FIRST UNION BUILDING
POST OFFICE BOX 479
JACKSONVILLE, FLORIDA 32201

(904) 354-5652

HERMAN ULMER (1895-1980)
CHARLES H. MURCHISON (1888-1987)
JOHN W. BALL (1910-1978)

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A. HAMILTON COOKE
JOHN S. DUSS, IV
BRUCE J. FLETCHER
CLARENCE H. HOUSTON JR.
LINDA R. HURST
WILLIAM L. JOEL
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WILLIAM E. SCHEU
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JOHN R. STIEFEL, JR.
JAMES B. TAYLOR
LORI E. TERENS
HERMAN ULMER, JR.
B. THOMAS WHITEFIELD
NATHAN H. WILSON

May 5, 1989

St. Johns County Board of
County Commissioners
Administration Building
St. Augustine, Florida 32084

Re: Marsh Landing Parkway Plat

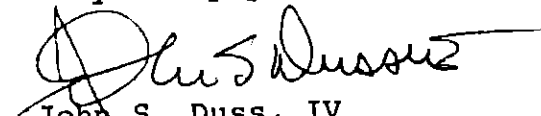
Gentlemen:

We have been requested to provide your office with an update to our opinion of title as to certain lands to be platted in St. Johns County, Florida in connection with the Marsh Landing Parkway. The legal description has been revised as shown on the attached Exhibit "A".

Based on our examination of a Certificate prepared by Chicago Title Insurance Company based on a search of the public records of St. Johns County, Florida for the period from April 12, 1989 through and including May 1, 1989, it is our opinion that the record title to the real property described on Exhibit "A" annexed hereto was owned on that date by M.L. Partnership, a Florida general partnership, and has not changed since the date of our previous updated opinion letter, April 17, 1989.

Please call me if you have any questions.

Very truly yours,


John S. Duss, IV
For the Firm

JSDIV/sb

cc: Mr. Stephen D. Melching
Ms. Virginia Kirby

A PART OF GOVERNMENT LOTS 5, 7 AND 8, SECTION 17, AND A PART OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY (SAID PART OF PINECREST ESTATES BEING VACATED BY ST. JOHNS COUNTY RESOLUTION NO. 88-84), ALL WITHIN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BRIDLE WAY, WITH THE NORTHERLY RIGHT OF WAY LINE OF T.P.C. BOULEVARD NORTH, BOTH AS PLATTED BY MARSH LANDING AT SAWGRASS UNIT NINE AS RECORDED IN MAP BOOK 17, PAGES 88 THROUGH 92 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF N.13°58'12"E., A CHORD DISTANCE OF 124.01 FEET AND AN ARC DISTANCE OF 133.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 410.00 FEET, A CHORD BEARING OF N.23°52'28"W., A CHORD DISTANCE OF 6.79 FEET AND AN ARC DISTANCE OF 6.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.23°24'00"W. A DISTANCE OF 56.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.31°41'04"W., A CHORD DISTANCE OF 158.50 FEET AND AN ARC DISTANCE OF 159.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.39°58'08"W. A DISTANCE OF 379.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.20°05'00"W., A CHORD DISTANCE OF 238.10 FEET AND AN ARC DISTANCE OF 242.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°11'52"W., PARALLEL WITH AND 110 FEET WEST OF THE WEST LINE OF AFORESAID PINECREST ESTATES, A DISTANCE OF 766.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.49°16'20"W., A CHORD DISTANCE OF 37.78 FEET AND AN ARC DISTANCE OF 42.83 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 405.00 FEET, A CHORD BEARING OF S.71°07'31"W., A CHORD DISTANCE OF 148.00 FEET AND AN ARC DISTANCE OF 148.84 FEET TO A POINT ON SAID CURVE; THENCE S.29°24'10"E., RADIAL TO SAID CURVE, A DISTANCE OF 50.00 FEET; THENCE S.55°17'04"W. A DISTANCE OF 65.74 FEET; THENCE N.40°01'42"W., RADIAL TO THE AFORESAID CURVE HAVING A RADIUS OF 405.00 FEET, A DISTANCE OF 50.00 FEET TO A POINT ON SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.22°17'24"W., A CHORD DISTANCE OF 376.29 FEET AND AN ARC DISTANCE OF 391.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.05°23'30"E. A DISTANCE OF 6.28 FEET; THENCE S.84°36'30"W. A DISTANCE OF 50.00 FEET; THENCE N.05°23'30"W. A DISTANCE OF 6.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 455.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.38°59'02"E., A CHORD DISTANCE OF 636.41 FEET AND AN ARC DISTANCE OF 704.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N.41°34'51"E., A CHORD DISTANCE OF 33.31 FEET AND AN ARC DISTANCE OF 36.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.88°48'20"E. A DISTANCE OF 100.02 FEET; THENCE S.00°11'52"E., PARALLEL WITH AND 10 FEET WEST OF THE WEST LINE OF AFORESAID PINECREST ESTATES, A DISTANCE OF 868.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.20°05'00"E., A CHORD DISTANCE OF 170.07 FEET AND AN ARC DISTANCE OF 173.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.39°58'08"E. A DISTANCE OF 379.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 650.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.31°41'04"E., A CHORD DISTANCE OF 187.31 FEET AND AN ARC DISTANCE OF 187.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.23°24'00"E. A DISTANCE OF 56.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.52°44'18"E., A CHORD DISTANCE OF 303.78 FEET AND AN ARC DISTANCE OF 317.47 FEET TO A POINT OF CUSP, SAID POINT OF CUSP BEING AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF AFORESAID T.P.C. BOULEVARD NORTH; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, THE FOLLOWING TWO COURSES: (1) WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1658.60 FEET, A CHORD BEARING OF N.85°40'21"W., A CHORD DISTANCE OF 208.07 FEET AND AN ARC DISTANCE OF 208.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) N.89°16'08"W. A DISTANCE OF 153.27 FEET TO THE POINT OF BEGINNING. CONTAINING 5.24 ACRES MORE OR LESS.

ULMER, MURCHISON, ASHBY & TAYLOR

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HERMAN ULMER (1895-1980)
CHARLES H. MURCHISON (1899-1987)
JOHN W. BALL (1910-1978)
TELECOPIER: (904) 354-9100

March 27, 1989

Need updated "leeds"
Need updated

St. Johns County Board of
County Commissioners
Administration Building
St. Augustine, Florida 32084

Re: Marsh Landing Parkway Plat

Gentlemen:

We have been requested to provide your office with our opinion of title as to certain lands to be platted in St. Johns County, Florida in connection with the Marsh Landing Parkway.

Based on our examination of a Certificate prepared by Chicago Title Insurance Company based on a search of the public records of St. Johns County, Florida for the period through March 14, 1989, it is our opinion that the record title to the real property described on Exhibit "A" annexed hereto was owned on that date by M.L. Partnership, a Florida general partnership, and subject to the following:

1. Mortgage given to Lloyds Bank Plc. by M.L. Partnership dated January 19, 1989 and recorded in Official Records Volume 809, page 505, public records of St. Johns County, Florida, securing an original principal indebtedness of \$2,400,000.00.
2. UCC-1 Financing Statement in favor of Lloyds Bank Plc. recorded in Official Records Volume 809, page 571, public records of St. Johns County, Florida.
3. Assignment of Leases recorded in Official Records Volume 809, page 588, public records of St. Johns county, Florida.
4. Marketing Agreement between Fletcher Land Corporation and Arvida Corporation, a memorandum of which is recorded in Official Records Volume 450, page 743, as amended by First amendment to Marketing Agreement dated September 29, 1983, as

further amended by Second Amendment to Marketing Agreement dated March 1, 1984, a memorandum of which is recorded in Official Records Volume 634, page 645, and Amended and Restated Marketing Agreement recorded in Official Records Volume 773, page 527, in the public records of St. Johns County, Florida.

5. Easement to Jacksonville Electric Authority recorded in Official Records Volume 298, page 793, public records of St. Johns County, Florida.

6. Easements, restrictions and reservations contained in the adoption and dedication of the plat of Marsh Landing Parkway.

7. Ad Valorem real property taxes levied and assessed on the subject property subsequent to December 31, 1988 (note taxes for 1988 are paid).

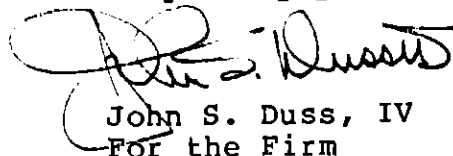
8. Rights or claims of parties in possession not shown by the public records.

9. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.

10. Encroachments, or claims of easements, not shown by the public records.

11. Lien, or claims of lien, not shown by the public records.

Very truly yours,



John S. Duss, IV
For the Firm

JSDIV/sb

FLC/ML/OPNLTR

ULMER, MURCHISON, ASHBY & TAYLOR

EXHIBIT "A"

CAPTION A PART OF GOVERNMENT LOTS 5, 7 AND 8, SECTION 17, AND A PART OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY (SAID PART OF PINECREST ESTATES BEING VACATED BY ST. JOHNS COUNTY RESOLUTION NO. 88-841), ALL WITHIN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BRIDLE WAY, WITH THE NORTHERLY RIGHT OF WAY LINE OF T.P.C. 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A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.69°34'04"W., A CHORD DISTANCE OF 47.43 FEET AND AN ARC DISTANCE OF 48.26 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF S.34°34'04"W., A CHORD DISTANCE OF 99.79 FEET AND AN ARC DISTANCE OF 101.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.18°00'10"W. A DISTANCE OF 163.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.33°00'10"W., A CHORD DISTANCE OF 103.53 FEET AND AN ARC DISTANCE OF 104.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.48°00'10"W. A DISTANCE OF 29.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.21°18'20"W., A CHORD DISTANCE OF 89.86 FEET AND AN ARC DISTANCE OF 93.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.05°23'30"E. A DISTANCE OF 104.46 FEET; THENCE S.84°36'30"W. A DISTANCE OF 50.00 FEET; THENCE N.05°23'30"W. A DISTANCE OF 104.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.21°18'20"E., A CHORD DISTANCE OF 134.78 FEET AND AN ARC DISTANCE OF 139.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.48°00'10"E. 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A DISTANCE OF 33.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.43°54'09"E., A CHORD DISTANCE OF 34.80 FEET AND AN ARC DISTANCE OF 38.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°11'52"W., PARALLEL WITH AND 110 FEET WEST OF THE WEST LINE OF AFORESAID PINECREST ESTATES, A DISTANCE OF 658.42 FEET; THENCE N.89°48'08"E. A DISTANCE OF 100.00 FEET; THENCE S.00°11'52"E., PARALLEL WITH AND 10 FEET WEST OF THE WEST LINE OF AFORESAID PINECREST ESTATES, A DISTANCE OF 1680.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.20°05'00"E., A CHORD DISTANCE OF 170.07 FEET AND AN ARC DISTANCE OF 173.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.39°58'08"E. 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