

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

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 Replat of Lots 41, 42, 43 and and, Tract C Salt Creek Unit II

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.

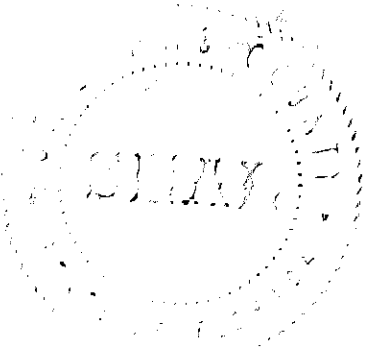
Section 5. The Clerk is instructed to file the title OPINION.

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, 1989.



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]  
Its Chairman

ATTEST: [Signature]  
Deputy Clerk

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

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

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

May 1, 1989

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

RE: Salt Creek Unit Two - Replat

Gentlemen:

Based upon the information contained in a title search prepared by Freedomland Title Company, we find that, as of the date of this letter, the title to the land described in Exhibit A (the "Property") is vested in Arvida/JMB Partners, a Florida general partnership. Title to the Property is subject to the following matters of record in the public records of St. Johns County, Florida.

1. Easement to Jacksonville Electric Authority filed March 24, 1976, recorded in Official Records Book 298, page 793, and Assignment, recorded in Official Records Book 436, page 103.
2. Declaration of Covenants for the Players Club at Sawgrass, filed June 26, 1981, recorded in Official Records Book 498, page 508, as amended by instrument recorded in Official Records Book 735, page 392.
3. Memorandum of Utility Service Agreement, filed May 11, 1982, recorded in Official Records Book 538, page 37.
4. Waiver of Right of First Refusal, Consent and Release of Lien, filed May 11, 1982, recorded in Official Records Book 538, page 56.
5. Declaration of Easement for Ingress and Egress filed February 10, 1989, recorded in Official Records Book 811, page 1572.
6. Easements and other matters set forth in the plat of Salt Creek Unit Two as recorded in Map Book 23, pages 21 through 25.


7. Supplementary Declaration of Covenants for the Players Club at Sawgrass and Amendment (Salt Creek Unit Two) as recorded in Official Records Book 818, page 1581.
8. Supplementary Declaration of Covenants and Restrictions for Salt Creek (Salt Creek Unit Two) as recorded in Official Records Book 818, page 1583.

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 Cable Television Service Agreement dated November 3, 1987, between Arvida/JMB Partners and Clearview Properties, Ltd.
3. Unrecorded mechanic's or materialmen's liens.
4. Unrecorded easements, if any, above or below the surface.
5. Riparian rights and title to submerged lands, if any.
6. St. Johns County taxes assessed subsequent to December 31, 1988.

PAPPAS & METCALF, P.A.

By: \_\_\_\_\_

  
John G. Metcalf

SRP/dh:140(2)

EXHIBIT A

CAPTION ALL OF LOTS 41, 42, 43 AND TRACT "C", SALT CREEK UNIT TWO, AS RECORDED IN MAP BOOK 23, PAGES 21 THROUGH 25 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LOT 40 OF SAID SALT CREEK UNIT TWO; THENCE S.27°26'59"W., ALONG THE WEST LINE OF SAID LOT 40, A DISTANCE OF 265.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE N.69°17'38"W. A DISTANCE OF 140.96 FEET; THENCE N.87°46'50"W. A DISTANCE OF 161.36 FEET TO THE SOUTHEAST CORNER OF TRACT "A", SALT CREEK UNIT ONE, AS RECORDED IN MAP BOOK 21, PAGES 27 THROUGH 31 OF THE AFORESAID PUBLIC RECORDS; THENCE N.08°37'00"E., ALONG THE EAST LINE OF SAID TRACT "A" AND LOT 1 OF SAID SALT CREEK UNIT ONE, A DISTANCE OF 368.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 575.00 FEET, A CHORD BEARING S.62°48'25"E., A CHORD DISTANCE OF 404.82 FEET AND AN ARC DISTANCE OF 413.69 FEET TO THE POINT OF BEGINNING. CONTAINING 2.64 ACRES MORE OR LESS.