

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

WHEREAS, Edward H. Hardison, Jr & Jerri L. Hardison, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as River Pointe 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 \$107,446 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 \$9,300.00 and the record title owner has agreed that it will, upon request, provide such Bond.

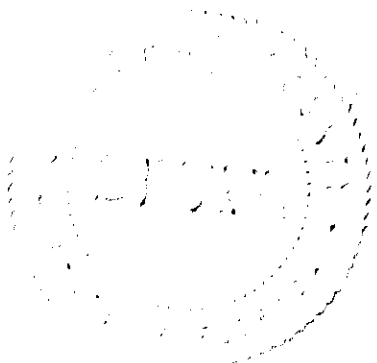
Section 5. The Clerk is instructed to file the title SEARCH.

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 23rd day of May , 1989.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ray Gordon*
Its Chairman

ATTEST: *Connie E. McDaniel*
Deputy Clerk

ESTATE TITLE AND GUARANTY, INC.
71 Carrera St.
St. Augustine, Florida 32084
(904) 829-5674

5/08/89

To Whom it May Concern:

A careful search of the public records of St. Johns County, Florida on the property described in Exhibit "A" attached hereto and by this reference made a part hereof reveals the following:

OWNER OF RECORD: EDWARD H. HARDISON, JR. AND JERRI L. HARDISON,
his wife

MORTGAGES: Executed by Edward H. Hardison, Jr. and Jerri L. Hardison, his wife in favor of Barnett Bank of the St. Johns dated April 13, 1989, filed April 21, 1989 and recorded in Official Records Book 817, page 1853 of the public records of St. Johns County, Florida securing the sum of \$260,750.00.

ZONING ORDINANCE: Number 88-3 as recorded in Official Records Book 771, page 982 of the public records of St. Johns County, Florida.

Subject property abuts Six Mile Creek and therefore is subject to standard riparian rights.

All taxes through and including 1988 are paid. 1989 are not yet due and payable.

Should you need any further information, please feel free to contact this office.

Sincerely,

Carol A. Lagasse
Carol A. Lagasse
President

EXHIBIT "A"

A portion of the Magdalena Donation in Section 39, Township 6 South, Range 27 East, St. Johns County, Florida being more particularly described as follows: Commence at the Southeast corner of Section 40, Township 6 South, Range 27 East, thence North $01^{\circ} 23' 30''$ West along the last said line and its Northerly prolongation, a distance of 5398.00 feet to the Point of Beginning; thence South $87^{\circ} 43' 08''$ West along the North line of those lands described and recorded in Deed Book 241, page 311 of the public records of St. Johns County, a distance of 1938.05 feet to the Easterly right of way line of Palmo Road (being 60 foot right of way as now established); Thence North $01^{\circ} 36' 27''$ West along said Easterly right of way line of distance of 635.68 feet; thence North $88^{\circ} 28' 20''$ East a distance of 976.03 feet; thence North $01^{\circ} 36' 09''$ West a distance of 1352 feet, more or less, to the waters of Six Mile Creek; thence Easterly along the meandering of said waters a distance of 1550 feet, more or less to the Easterly line of said Section 39, said Easterly line having a bearing of North $01^{\circ} 36' 09''$ West from the Point of Beginning; thence South $01^{\circ} 36' 09''$ East along last said line a distance of 1842 feet, more or less, to the Point of Beginning and to close.

Lands described thus containing 56.24 acres, more or less, in Section 39, Township 6 South, Range 27 East in St. Johns County, Florida.