

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

WHEREAS, General Development Corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as

First Plat In Fulington Creek Unit Three and,

WHEREAS, the Owner has 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,

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 13th day of June, 1989.

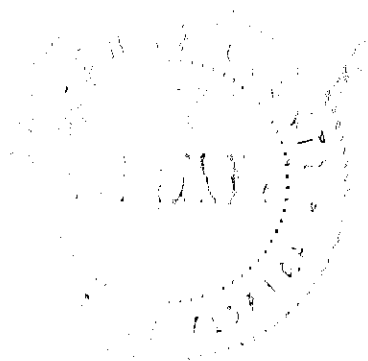
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 

Its

ATTEST:


Deputy Clerk



1111 SOUTH BAYSHORE DRIVE
MIAMI, FL 33131-2993
(305) 350-1231

Ned M. Shandloff
ASSISTANT SECRETARY
AND CORPORATE COUNSEL

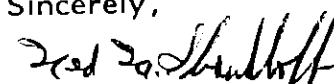
May 18, 1989

TO THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY

Based on an examination of Title Commitment No. 10 2046 10 000389 which was a search of the property described as: Tracts Q and U, Julington Creek, Unit 3, according to the map or plat thereof, as recorded in Map Book 16, Pages 64 through 88 of the Public Records of St. Johns County, Florida, Less and Except parcel deeded in Official Record Volume 698, Page 1707, (hereinafter the "Subject Property") through the Effective Date of May 9, 1989, and the undertaking of General Development Corporation through the date of this letter, I am of the opinion that General Development Corporation has good title to the Subject Property subject to the following exceptions:

1. Taxes and assessments for the year 1989 and subsequent years.
2. Notice of Adoption of Development Order in Official Record Volume 537, Page 91 and Official Record Volume 701, Page 1776 and Official Record Volume 740, Page 430.
3. Bond in Official Record Volume 694, Page 820.
4. Corrective Developers Agreement in Official Record Volume 728, Page 1686.
5. Resolution Amending Development Order in Official Record Volume 739, Page 1493.
6. Covenants and Restrictions in Official Record Volume 649, Page 550, Official Record Volume 655, Page 1821 and amendments thereof in Official Record Volume 666, Page 2039, Official Record Volume 693, Page 1002 and Official Record Volume 739, Page 679.
7. Third Amendment to Declaration of Covenants and Restrictions of Julington Creek, Unit 1 through 8 in Official Record Volume 802, Page 816.

Sincerely,


NED M. SHANDLOFF

NMS:ar

1111 SOUTH BAYSHORE DRIVE
MIAMI, FL 33131-2993
(305) 350-1231

Ned M. Shandloff
ASSISTANT SECRETARY
AND CORPORATE COUNSEL

June 7, 1989

TO THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY

Based on an examination of Title Commitment No. 10 2046 10 000389 which was a search of the property described as: Tracts Q and U, Julington Creek, Unit 3, according to the map or plat thereof, as recorded in Map Book 16, Pages 64 through 88 of the Public Records of St. Johns County, Florida, Less and Except parcel deeded in Official Record Volume 698, Page 1707, (hereinafter the "Subject Property") through the Effective Date of June 1, 1989, and the undertaking of General Development Corporation through the date of this letter, I am of the opinion that General Development Corporation has good title to the Subject Property subject to the following exceptions:

1. Taxes and assessments for the year 1989 and subsequent years.
2. Notice of Adoption of Development Order in Official Record Volume 537, Page 91 and Official Record Volume 701, Page 1776 and Official Record Volume 740, Page 430.
3. Bond in Official Record Volume 694, Page 820.
4. Corrective Developers Agreement in Official Record Volume 728, Page 1686.
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7. Third Amendment to Declaration of Covenants and Restrictions of Julington Creek, Unit 1 through 8 in Official Record Volume 802, Page 816.

Sincerely,


NED M. SHANDLOFF

NMS:ar

EXHIBIT A

CAPTION

A REPLAT OF TRACTS "Q" AND "U" AS SHOWN ON THE PLAT OF JULINGTON CREEK UNIT THREE AS RECORDED IN MAP BOOK 16 PAGES 64 THROUGH 88 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

LESS AND EXCEPTING THEREFROM

THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS VOLUME 698 PAGE 1707 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "T" OF THE SAID PLAT OF JULINGTON CREEK UNIT THREE; THENCE DUE WEST FOR 228.64 FEET; THENCE DUE SOUTH FOR 200.00 FEET; THENCE DUE WEST FOR 78.78 FEET; THENCE DUE SOUTH FOR 320.72 FEET; THENCE DUE WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID TRACT "Q", FOR 371.03 FEET; THENCE DUE NORTH, ALONG A PORTION OF THE WEST LINE OF SAID TRACT "Q", FOR 570.72 FEET; THENCE DUE EAST FOR 670.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FLORA BRANCH BOULEVARD AS SHOWN ON THE SAID PLAT OF JULINGTON CREEK UNIT THREE, SAID POINT ALSO BEING A POINT ON A CIRCULAR CURVE TO TO THE LEFT AND HAVING A RADIAL BEARING OF N82°04'10"E, A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 02°13'54"; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FLORA BRANCH BOULEVARD AND ALONG THE ARC OF SAID CURVE FOR 50.63 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE LANDS SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA. THE REPLAT OF TRACTS "Q" AND "U" DESCRIBED HEREON AS TRACTS "AA" AND "BB" CONTAINING 20.90 ACRES, MORE OR LESS.

