

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 Mud Landing at Saugras and, Unit Nineteen

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 13th day of June, 1987.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ray Walsh*  
Its

ATTEST

*Roseman Jones*  
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 (1899-1987)  
JOHN W. BALL (1910-1978)

TELECOPIER: (904) 354-9100

CLARENCE G. ASHBY  
A. HAMILTON COOKE  
JOHN S. DUSS, IV  
BRUCE J. FLETCHER  
CLARENCE H. HOUSTON, JR.  
LINDA R. HURST  
WILLIAM L. JOEL  
EDWARD L. KELLY  
EDWARD W. LANE, III  
ERIC L. LEACH  
LEWIS S. LEE  
W. SPERRY LEE  
JOHN W. MOOERS  
DOUGLAS H. MORFORD  
WILLIAM E. SCHEU  
CARL M. STEWART  
JOHN R. STIEFEL, JR.  
JAMES S. TAYLOR  
LORI E. TERENS  
HERMAN ULMER, JR.  
B. THOMAS WHITEFIELD  
NATHAN H. WILSON

May 31, 1989

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

Re: Plat of Marsh Landing at Sawgrass Unit Nineteen

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 Plat of Marsh Landing at Sawgrass Unit Nineteen.

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 May 24, 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 Crown Savings Association by M.L. Partnership, recorded in Official Records Volume Volume 719, page 603, public records of St. Johns County, Florida, securing an original principal indebtedness of \$871,250.00.
2. Assignment of Leases in favor of Florida National Bank recorded in Official Records Volume 719, page 622, public records of St. Johns County, Florida.
3. UCC-1 Financing Statement in favor of Florida National Bank recorded in Official Records Volume 719, page 628, 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. Memorandum of Utility Service Agreement between St. Johns Utilities, Arvida Corporation and Fletcher Land Corporation recorded in Official Records Volume 538, page 37, public records of St. Johns County, Florida.

6. Riparian rights and title to any portion of the land lying below the normal high water line of all Marshes, Tidal Flats, Cabbage Creek and all other creeks or bodies of water.

7. Any portion of the caption lying below the mean high water line of all Marshes, Tidal Flats, Cabbage Creek and all other creeks or bodies of water.

8. Utility Easement recorded in Official Records Volume 298, page 793, public records of St. Johns County, Florida.

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

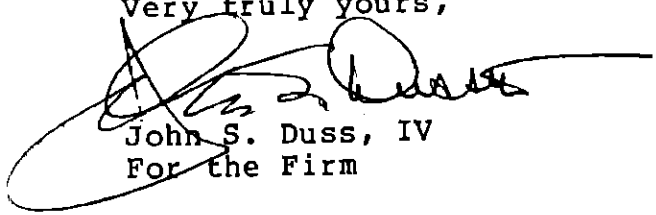
10. Rights or claims of parties in possession not shown by the public records.

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

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

13. 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/OPNLTR19

ULMER, MURCHISON, ASHBY & TAYLOR

MARSH LANDING AT SAWGRASS UNIT NINETEEN

CAPTION A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, MARSH LANDING AT SAWGRASS UNIT THIRTEEN, AS RECORDED IN MAP BOOK 22, PAGES 75 THROUGH 80 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE S.18°22'00"W. A DISTANCE OF 55.00 FEET; THENCE S.06°40'00"W. A DISTANCE OF 230.00 FEET; THENCE S.38°30'00"W. A DISTANCE OF 106.00 FEET; THENCE S.84°50'00"W. A DISTANCE OF 190.00 FEET; THENCE N.68°22'00"W. A DISTANCE OF 190.00 FEET; THENCE S.78°10'00"W. A DISTANCE OF 95.00 FEET; THENCE S.60°36'00"W. A DISTANCE OF 105.00 FEET; THENCE S.36°30'00"E. A DISTANCE OF 50.00 FEET; THENCE S.32°45'00"W. A DISTANCE OF 55.00 FEET; THENCE N.70°20'00"W. A DISTANCE OF 105.00 FEET; THENCE N.62°10'00"W. A DISTANCE OF 263.77 FEET; THENCE N.11°45'00"E. A DISTANCE OF 176.77 FEET; THENCE S.54°00'00"E. A DISTANCE OF 50.00 FEET; THENCE S.84°50'00"E. A DISTANCE OF 90.00 FEET; THENCE S.05°05'00"W. A DISTANCE OF 45.00 FEET; THENCE S.24°30'00"E. A DISTANCE OF 75.00 FEET; THENCE N.79°40'00"E. A DISTANCE OF 90.00 FEET; THENCE N.28°15'00"E. A DISTANCE OF 70.00 FEET; THENCE S.87°00'00"E. A DISTANCE OF 162.00 FEET; THENCE N.00°34'00"E. A DISTANCE OF 36.00 FEET; THENCE N.33°05'00"W. A DISTANCE OF 90.00 FEET; THENCE N.60°45'00"E. A DISTANCE OF 360.47 FEET; THENCE S.84°59'56"E. A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1890.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING N.04°50'08"E., A CHORD DISTANCE OF 10.91 FEET AND AN ARC DISTANCE OF 10.91 FEET; THENCE S.68°18'00"E. A DISTANCE OF 203.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.99 ACRES, MORE OR LESS.