

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

WHEREAS, Sutwell Enterprises, Inc,
as Owner, has applied to the Board of County Commissioners
of St. Johns County, Florida, for approval to record a
subdivision plat known as The Village - Phase II,
and,

WHEREAS, the Owner and Mortgagee have dedicated certain
roads, streets, easements, rights-of-way or other areas as
shown on the subdivision plat to the County,

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 set in the amount
of \$ 1200.00 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
\$ 1320.00 and the record title owner has agreed that it
will, upon request, provide such Bond.

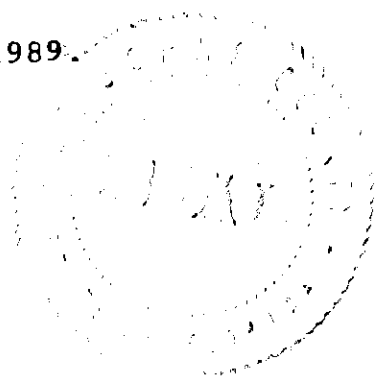
Section 5. The Clerk is instructed to file the title
SEARCH.

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 25th day of July, 1989.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ray Walden*
Its Chairman

ATTEST:

Connie E. McDaniel
Deputy Clerk

DATE: April 24, 1989

SEARCH #15,527

TO: COUNTY OF ST. JOHNS
STATE OF FLORIDA

In Re: PROPOSED PLAT of THE VILLAGE-PHASE TWO
St. Johns County, Florida, being more fully described by
metes and bounds in EXHIBIT "A" attached hereto and made
a part hereof.

The St. Johns County Title & Abstract Company hereby certifies that the
apparent fee title to the above captioned lands is vested in Southwell Enterprises,
Inc., by virtue of DEED recorded in Official Records Book 745 page 1940 and RE-
RECORDED in Official Records Book 747 page 1118, all of the public records of
St. Johns County, Florida.

1. COVENANTS AND RESTRICTIONS as set forth in Official Records Book 679 page 1842 AS
MODIFIED in Official Records Book 731 page 872 of said public records.

JUDGMENTS: NONE

TAXES FOR THE YEAR 1988 ARE PAID.

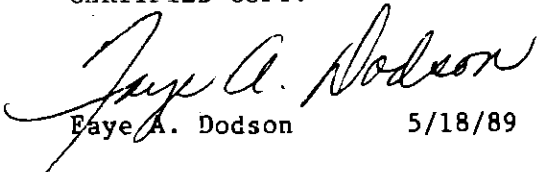
Taxes for the year 1988 are assessed at \$371.13 with no exemptions allowed.
Parcel Account #10011175-0000. (INCLUDES OTHER THAN CAPTION
LAND).

CERTIFIED THROUGH April 19, 1989.

BY: 
Senior Abstractor
ST. JOHNS COUNTY TITLE & ABSTRACT COMPANY

FD:as

CERTIFIED COPY:


Faye A. Dodson 5/18/89

ST. JOHNS COUNTY ABSTRACT COMPANY

EXHIBIT "A"

A PARCEL OF LAND IN GOVERNMENT LOT 7, SECTION 5 AND IN SECTION 37 OF TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 5.4704 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SECTION 43 OF SAID TOWNSHIP AND RANGE WITH THE NORTH LINE OF SAID SECTION 5; THENCE NORTH 87 DEGREES 06 MINUTES 34 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 842.60 FEET; THENCE SOUTH 82 DEGREES 53 MINUTES 17 SECONDS EAST, ON THE SOUTHWEST LINE OF LOT 28 OF A SUBDIVISION KNOWN AS THE VILLAGE - PHASE ONE, AS RECORDED IN MAP BOOK 20, PAGES 16 AND 17, PUBLIC RECORDS OF SAID COUNTY, 256.87 FEET; THENCE SOUTHWESTERLY, ON THE NORTH LINE OF VILLAGE TRAIL WAY IN SAID SUBDIVISION, ON A CURVE CONCAVE SOUTHEASTERLY WITH RADIUS OF 1,348.89 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 22 MINUTES 28 SECONDS, AN ARC DISTANCE OF 150.08 FEET TO A POINT OF A REVERSE CURVE; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 88 DEGREES 06 MINUTES 58 SECONDS, AN ARC DISTANCE OF 30.76 FEET; THENCE NORTH 44 DEGREES 16 MINUTES 12 SECONDS WEST, TANGENT TO SAID CURVE WITH RADIUS OF 20.00 FEET AND ON THE NORTHEAST LINE OF VILLAGE RUN PLACE IN SAID SUBDIVISION, 60.00 FEET; THENCE SOUTH 45 DEGREES 48 MINUTES 48 SECONDS WEST, ACROSS THE END OF SAID VILLAGE RUN PLACE, 50.00 FEET; THENCE SOUTH 44 DEGREES 16 MINUTES 12 SECONDS EAST, ON THE SOUTHWEST LINE OF SAID VILLAGE RUN PLACE, 60.00 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 20.00 FEET; THENCE ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 88 DEGREES 06 MINUTES 58 SECONDS, AN ARC DISTANCE OF 30.76 FEET TO A POINT OF REVERSE CURVE; THENCE ON A CURVE CONCAVE SOUTHEASTERLY WITH RADIUS OF 1,348.89 FEET, ON THE NORTHWESTERLY LINE OF SAID VILLAGE TRAIL WAY, THROUGH A CENTRAL ANGLE OF 1 DEGREE 23 MINUTES 32 SECONDS, AN ARC DISTANCE OF 32.78 FEET; THENCE TANGENT TO SAID CURVE SOUTH 42 DEGREES 38 MINUTES 40 SECONDS WEST, ON SAID NORTHWESTERLY LINE OF VILLAGE TRAIL WAY, 171.22 FEET; THENCE NORTH 60 DEGREES 41 MINUTES 29 SECONDS WEST, ON THE NORTHEAST LINE OF LOT 20 OF SAID SUBDIVISION, A DISTANCE OF 244.10 FEET; THENCE SOUTH 16 DEGREES 05 MINUTES 38 SECONDS WEST, ON THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 129.74 FEET; THENCE NORTH 56 DEGREES 34 MINUTES 41 SECONDS WEST, ON THE NORTHEAST LINE OF LOT 19 OF SAID SUBDIVISION, 216.23 FEET; THENCE NORTH 33 DEGREES 25 MINUTES 19 SECONDS EAST, ON THE NORTHWESTERLY LINE OF SAID SECTIONS 37 AND 5, A DISTANCE OF 482.35 FEET TO THE POINT OF BEGINNING.

DATE: July 17, 1989

UPDATE #15,527

TO: COUNTY OF ST. JOHNS
STATE OF FLORIDA

RE: PROPOSED PLAT of THE VILLAGE - PHASE TWO
St. Johns County, Florida, being more fully described by metes and
bounds in EXHIBIT "A" attached hereto and made a part hereof.

WE FIND NO CHANGE IN THE STATUS OF OUR SEARCH UPDATE LETTER, dated May 26, 1989.

PERIOD OF UPDATE: April 24, 1989 through July 11, 1989.

BY:



Eaye A. Dodson
Senior Abstractor

ST. JOHNS COUNTY TITLE AND ABSTRACT COMPANY

ST. JOHNS COUNTY ABSTRACT COMPANY

EXHIBIT "A"

A PARCEL OF LAND IN GOVERNMENT LOT 2, SECTION 5 AND IN SECTION 37 OF TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 5.4704 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

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