

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

WHEREAS, The Plantation Developers, 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 Plantation at Ponte Vedra and, Unit Six

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 8th day of August, 1989.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ray Allen*  
Its Chairman

ATTEST:

*Rosemary Jones*  
Deputy Clerk

ROGERS, TOWERS, BAILEY, JONES & GAY

A PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
1300 GULF LIFE DRIVE  
JACKSONVILLE, FLORIDA 32207

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120 EAST JEFFERSON STREET  
POST OFFICE BOX 1872  
TALLAHASSEE, FLORIDA 32302  
(904) 222-7200  
FRANK L. JONES

July 10, 1989

James G. Sisco, Esquire  
Post Office Box 1533  
St. Augustine, Florida 32084

RE: The Plantation at Ponte  
Vedra, Unit Six

Dear Mr. Sisco:

I am sending to you the final plat opinion letter for The Plantation at Ponte Vedra, Unit Six. This opinion letter is not dated since the date of the next Board of County Commissioners Meeting is unavailable at this time. As soon as the date of the Commissioners Meeting has been established, we will have Title Insurance Company of Minnesota checkdown the public records in St. Johns County on the Monday prior to the meeting, and we intend to call you that Monday afternoon to release this letter to you finally and to give you the correct and most recent checkdown date for title search information on captioned property.

Thank you for your assistance in this matter.

Very truly yours,

ROGERS, TOWERS, BAILEY, JONES  
& GAY

By: H. Joseph O'Shields  
H. Joseph O'Shields

HJO/bcd

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July 10, 1989

Board of County Commissioners  
c/o James Sisco, Esquire  
Post Office Box 1533  
St. Augustine, Florida 32084

RE: The Plantation at Ponte  
Vedra, Unit Six

Gentlemen:

The undersigned are attorneys for The Plantation Developers, a Florida general partnership, and are familiar with the title to that certain property shown on Exhibit "A" attached hereto.

We understand that said property is to be platted as "The Plantation at Ponte Vedra, Unit Six. Please be advised that we have been supplied with a title search by Title Insurance Company of Minnesota regarding the title to the property described in Exhibit "A" through July 3, 1989, and we find the following to be true:

1. The record owner of the property described in Exhibit "A" is The Plantation Developers, a Florida general partnership.
2. There are three mortgages which encumber the property described as follows:
  - (a) Mortgage and Security Agreement from The Plantation Developers, a Florida general partnership, Sun Bank, N.A., dated December 26, 1985, recorded in Official Records Book 692, page 1879, as modified by Note and Mortgage Modification Agreement recorded in Official Records Book 700, page 286, as subordinated by Subordination Agreement recorded May 1, 1986, in

Board of County Commissioners  
July 10, 1989  
Page Two . . .

Official Records Book 703, page 65, as further modified by Second Modification of Mortgage Agreement and Partial Release of Mortgage Lien recorded in Official Records Book 723, page 578, as modified by Third Mortgage Modification Agreement recorded in Official Records Book 737, page 349, as modified in Fourth Mortgage Modification recorded in Official Records Book 769, page 888, and further modified in Fifth Mortgage Modification recorded in Official Records Book 805, page 1153, public records of St. Johns County, Florida.

- (b) Mortgage and Security Agreement from The Plantation Developers, a Florida general partnership, to Sun Bank, National Association, dated November 6, 1986, recorded in Official Records Book 723, page 591, re-recorded in Official Records Book 730, page 1323, public records of St. Johns County, Florida.
- (c) Mortgage and Security Agreement from The Plantation Developers, a Florida general partnership, to Sun Bank, National Association, dated November 5, 1986, recorded in Official Records Book 723, page 615, as modified by Subordination Agreement recorded in Official Records Book 737, page 357, public records of St. Johns County, Florida.

3. The 1988 taxes for the captioned property have been paid.

For purposes of information, there has also been recorded in the public records of St. Johns County, Florida, the following document which also pertains to property described herein on Exhibit "A":

Declaration of Easements, Covenants, Conditions, Restrictions and Limitations for The Plantation at Ponte Vedra recorded in Official Records Book 718, page 769, as amended by Amended and Restated Declaration in Official Records Book 723, page 540, and as amended by First Supplemental Declaration recorded in Official Records Book 735, page 1910, and as further amended by Second Supplemental Declaration recorded in Official Records Book 748, page 1869, as amended in Third Supplemental Declaration recorded in Official Records Book 775, page 852, said Third Supplemental

ROGERS, TOWERS, BAILEY, JONES & GAY

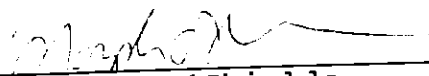
Board of County Commissioners  
July 10, 1989  
Page Three . . .

Declaration re-recorded in Official Records Book 776, page 1739, and modified again by Fourth Supplemental Declaration recorded in Official Records Book 784, page 1003, and further modified in Fifth Supplemental Declaration recorded in Official Records Book 796, page 760, public records of St. Johns County, Florida.

There are no other Easements, Judgments or Encumbrances which attach to the property described herein.

Very truly yours,

ROGERS, TOWERS, BAILEY, JONES & GAY

By:   
H. Joseph O'Shields

HJO/bcd

A portion of Government Lots 11, 12 and 13, Section 10, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGIN at the Northeasterly corner of Lot 1, as shown on the plat of The Plantation at Ponte Vedra Unit Five, as recorded in Map Book 23, Pages 26 through 28, inclusive of the Public Records of said County; thence North 89°42'00" West along the Northerly boundary of said The Plantation at Ponte Vedra Unit Five, a distance of 298.26 feet to the Northwesterly corner of Tract "A", as shown on said plat; thence North 02°11'45" West along the line dividing said Section 10 and Section 9, a distance of 1361.26 feet to an intersection with the Southerly line of Government Lot 5, said Section 10, also being the Northerly line of Government Lot 12, said Section 10; thence North 88°42'05" East along last said line, 1314.11 feet to an intersection with the Easterly line of said Government Lot 12; thence South 01°24'56" East along last said line, 44.93 feet to an intersection with the Northwesterly right-of-way line of Governors Road, as shown on the plat of The Plantation at Ponte Vedra Unit One, as recorded in Map Book 19, Pages 39 through 51, inclusive of the Public Records of said County, said right-of-way line being in a curve leading Southwesterly; thence along and around the arc of a curve concave Northwesterly, having a radius of 143.03 feet, an arc distance of 36.93 feet, said arc being subtended by a chord bearing and distance of South 85°50'38" West, 36.82 feet to the point of tangency of said curve; thence South 03°14'23" West along the Southwesterly right-of-way line of said Governors Road, a distance of 60.00 feet to an intersection with the Southeasterly right-of-way line of said Governors Road, said right-of-way line being in a curve leading Northeasterly; thence along and around the arc of a curve concave Northwesterly, having a radius of 203.03 feet, an arc distance of 58.85 feet, said arc being subtended by a chord bearing and distance of North 84°56'11" East, 58.64 feet to a point on said Southeasterly right-of-way line; thence South 49°23'55" West, 712.54 feet; thence South 60°15'18" West, 241.87 feet; thence South 46°44'09" West, 233.45 feet; thence South 63°26'06" West, 67.08 feet; thence South 21°48'05" West, 107.70 feet; thence South 05°51'22" East, 392.05 feet; thence South 03°56'43" West, 25.64 feet to the POINT OF BEGINNING.

EXHIBIT "A"

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Board of County Commissioners  
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Post Office Box 1533  
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RE: The Plantation at Ponte  
Vedra, Unit Six

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We understand that said property is to be platted as "The Plantation at Ponte Vedra, Unit Six. Please be advised that we have been supplied with a title search by Title Insurance Company of Minnesota regarding the title to the property described in Exhibit "A" through July 24, 1989, and we find the following to be true:

1. The record owner of the property described in Exhibit "A" is The Plantation Developers, a Florida general partnership.
2. There are three mortgages which encumber the property described as follows:
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Board of County Commissioners

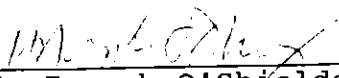
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