

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

Joseph S. Taylor & Judith A. Taylor

WHEREAS, QUARTEL 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 Camacho Island Homesites 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 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:


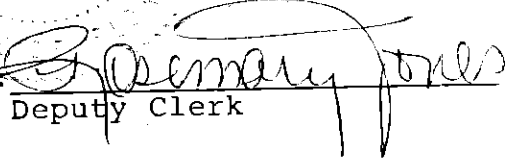
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department or Office
- e) Clerk of Courts

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 14th day of November, 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Its

ATTEST: 

Deputy Clerk

LAW OFFICES

HOLLAND & KNIGHT

1401 MANATEE AVENUE WEST
P. O. Box 241
BRADENTON, FLORIDA 34206
(813) 747-5550
FAX (813) 748-6945

92 LAKE WIRE DRIVE
P. O. Box 32092
LAKELAND, FLORIDA 33802
(813) 682-1161
FAX (813) 688-1186

1200 BRICKELL AVENUE
P. O. Box 015441
MIAMI, FLORIDA 33101
(305) 374-8500
FAX (305) 374-1164

800 NORTH MAGNOLIA AVENUE
P. O. Box 1526
ORLANDO, FLORIDA 32802
(407) 425-8500
FAX (407) 423-3397

BARNETT BANK BLDG.
P. O. DRAWER 810
TALLAHASSEE, FLORIDA 32302
(904) 224-7000
FAX (904) 224-8832

ONE EAST BROWARD BLVD.
P. O. Box 14070
FORT LAUDERDALE, FLORIDA 33302
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FAX (305) 463-2030

400 NORTH ASHLEY
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888 SEVENTEENTH STREET, N. W.
SUITE 900
WASHINGTON, D. C. 20006
(202) 955-5550
FAX (202) 955-5564

CABLE ADDRESS
H&K MIA
TELEX 52-2233 MIAMI

PLEASE REPLY TO:

Jacksonville

OF COUNSEL
GALLAGHER, MIKALS & CANNON, P. A.
2000 INDEPENDENT SQUARE
JACKSONVILLE, FLORIDA 32202
(904) 353-2000
FAX (904) 358-1872

November 3, 1989

St. Johns County Board of Commission
c/o James G. Sisco, Esquire
P. O. Box 1533
St. Augustine, Florida 32084

Re: Proposed Plat of Camachee Island Homesites

Dear Sir:

The undersigned law firm represents Quartel Corporation, f/k/a Camachee Cove Yacht Harbor, Inc. and based upon the title certificate prepared by the Title Insurance Company of Minnesota, File No. 5589-157 which was prepared by a search of the public records of St. Johns County, Florida, through and including October 26, 1989 at 5:00 p.m., to the extent the same are maintained in the office of the Clerk of the Circuit Court, on the property described in the caption of the proposed plat of Camachee Island Homesites and as more particularly described in the attached legal description and it is our opinion that record title to said land is in the name of Quartel Corporation, f/k/a Camachee Cove Yacht Harbor, Inc., a Florida corporation and Joseph S. Taylor and Judith A. Taylor, his wife (as to only one of the platted lots). The property is subject to the following:

1. Mortgage from Camachee Cove Yacht Harbor, Inc., a Florida corporation to Barnett Bank of the St. Johns, f/k/a Barnett Bank of the St. Johns County, dated February 5, 1988 and recorded February 5, 1988 in Official Records Volume 772, page 1453, of the public records of St. Johns County, Florida; as modified by Modification of Mortgage dated March 10, 1989 recorded March 13, 1989 in Official Records Volume 813, page 2047

of the public records of St. Johns County, Florida. Receipt of Future Advance dated March 10, 1989 and recorded in Official Records Volume 813, page 2053, of the public records of St. Johns County, Florida, for a total indebtedness of \$960,000.00 with interest.

2. UCC-1 Financing Statement between Camachee Cove Yacht Harbor, Inc., and Barnett Bank of the St. Johns f/k/a Barnett Bank of the St. Johns recorded March 13, 1989 in Official Records Volume 813, page 2054 of the public records of St. Johns County, Florida.

3. Mortgage from Joseph S. Taylor and Judith A. Taylor, his wife to Barnett Bank of the St. Johns, f/k/a Barnett Bank of St. Johns County, dated December 30, 1988 and recorded January 10, 1989 in Official Records Volume 808, page 338 of the public records of St. Johns County, Florida, to secure \$175,000.00 with interest.

4. Collateral Assignment of Reservation Agreement and Contracts from Camachee Cove Yacht Harbor, Inc., a Florida Corporation to Barnett Bank of the St. Johns, f/k/a Barnett Bank of the St. Johns dated March 10, 1989 and recorded March 13, 1989 in Official Records Volume 813, page 2061 of the public records of St. Johns County, Florida.

5. Notice of Commencement recorded in Official Records Volume 813, page 2066 of the public records of St. Johns County, Florida.

6. Declaration of Easement and Use and Maintenance Agreement recorded in Official Records Volume 559, page 388 of the public records of St. Johns County, Florida.

7. Declaration of Covenants of Camachee Island recorded in Official Records Volume 559, page 403 as amended in Official Records Volume 796, page 624 of the public records of St. Johns County, Florida.

8. Riparian rights and title to that portion of subject property lying below the normal high water mark and Marsh and Macaris Creek and North River are hereby excepted.

9. Easement to Florida Power and Light as recorded in Official Records Volume 556, page 443 of the public records of St. Johns County, Florida.

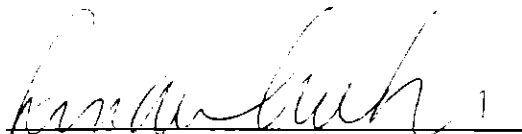
St. Johns County Commissioner
October 13, 1989
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10. The Property herein described being artificially filled land in what was formerly navigable waters, it is subject to any and all rights of the United States Government arising by reasons of the United States Government control over navigable waters in the interest of navigation and commerce.

Taxes for the year 1988 are paid. Taxes for the year 1989 are not yet due and payable until November 1, 1989.

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes, St. Johns County Ordinance No. 78-38 as amended from time to time.

Holland & Knight,
Gallagher, Mikals & Cannon, P.A.,
of counsel

BY: 

LCK/mi
Enclosure

LCKPLAT LTR

A PORTION OF GOVERNMENT LOT 3, SECTION 5, AND GOVERNMENT LOT 2, SECTION 6, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT AN OLD RED CEDAR POST FOUND BY PREVIOUS SURVEYS AND DESCRIBED IN DEEDS AS MARKING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 30 EAST; RUN THENCE NORTH 00°00'00" EAST, A DISTANCE OF 835.24 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 127.50 FEET TO A POINT LYING ON THE NORTHERLY LINE OF CAMACHEE ISLAND I CONDOMINIUM, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE SOUTH 85°30'54" WEST, ALONG THE NORTHERLY LINE OF CAMACHEE ISLAND I CONDOMINIUM, A DISTANCE OF 179.95 FEET TO AN ANGLE POINT IN SAID LINE; THENCE ALONG THE NORTHWESTERLY LINE OF CAMACHEE ISLAND I CONDOMINIUM, RUN SOUTH 24°59'36" WEST, A DISTANCE OF 104.43 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE OF CAMACHEE ISLAND I CONDOMINIUM, RUN SOUTH 60°12'45" WEST, A DISTANCE OF 168.04 FEET; RUN THENCE NORTH 31°46'56" WEST, A DISTANCE OF 669.00 FEET; RUN THENCE NORTH 24°31'19" WEST, A DISTANCE OF 1434.26 FEET; RUN THENCE NORTH 03°52'55" WEST, A DISTANCE OF 1638.13 FEET; RUN THENCE NORTH 08°52'55" WEST, A DISTANCE OF 557.00 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF THE WATERS OF ROBINSON CREEK; RUN THENCE NORTH 30°51'32" EAST, A DISTANCE OF 60.46 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY OF GOVERNMENT LOT 2, SECTION 6; RUN THENCE NORTH 16°38'00" WEST, ALONG SAID WESTERLY BOUNDARY OF GOVERNMENT LOT 2, A DISTANCE OF 70.00 FEET TO AN ANGLE POINT IN SAID BOUNDARY; RUN THENCE NORTH 03°38'00" WEST, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 462.00 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF GOVERNMENT LOT 2 AND THE SOUTHEAST PROLONGATION THEREOF, RUN SOUTH 27°38'00" EAST, A DISTANCE OF 1452.00 FEET; THENCE ALONG THE EASTERLY LINE OF AFOREMENTIONED GOVERNMENT LOT 3, SECTION 5, RUN SOUTH 02°38'00" EAST, A DISTANCE OF 1320.00 FEET TO AN ANGLE POINT IN SAID LINE; RUN THENCE SOUTH 22°08'00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 462.00 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF GOVERNMENT LOT 3, RUN SOUTH 73°38'00" EAST, A DISTANCE OF 130.00 FEET; THENCE DEPARTING SAID NORTHEASTERLY LINE, RUN SOUTH 30°56'51" EAST, A DISTANCE OF 515.05 FEET; THENCE SOUTH 18°00'36" WEST, A DISTANCE OF 478.81 FEET; RUN THENCE SOUTH 38°34'49" EAST, A DISTANCE OF 613.34 FEET TO THE POINT OF BEGINNING.