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

WHEREAS, [Signature] as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as [Plat Name] 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 set in the amount of $50,358 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 $26,800 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 [Title Reference]
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 of 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 14th day of November, 1987.

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

By: [Signature]
It's

ATTEST: [Signature]
Deputy Clerk
November 8, 1989

Board of County Commissioners
P.O. Drawer 349
St. Augustine, FL 32085
Attn: Mr. Harry Waldron, Chairman

RE: PROPOSED PLAT OF PALM VALLEY HARBOUR

Dear Sirs:

This is to certify that we have searched the public records of St. Johns County, Florida, through November 8, 1989 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 Palm Valley Harbour and more particularly described in attached legal description and this search reveals record title to said land to be in the name of Stephen R. Cissel, Sandra J. Medders, James R. Stockton, Jr., James Michael Williams. We further certify that our search reveals the following instruments to be not satisfied nor released of record:


MORTGAGE from James R. Stockton, Jr., a married man to Southeast Bank For Savings f/n/a First Federal Savings and Loan Association of Jacksonville dated October 14, 1986 and recorded October 20, 1986 in Official Records Book 720, page 1581 of the public records of St. Johns County, Florida, securing $48,000.00.

TAXES: Taxes for the year 1988 are PAID under RE#069170-0000 in the amount of $455.64 and RE#069170-0000 in the amount of $3,092.42.

NOTE: Upon recording of the Plat of Palm Valley Harbour all lots will have ingress and egress to Palm Valley Road, State Road #210. This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

[Signature]
CAPTION

A portion of the Ben Chaires Grant, Section 51, Township 4 South, Range 29 East, St. Johns County, Florida, sold portion being more particularly described as follows: COMMENCE at the point of the intersection of the line dividing said Section 51 from Section 28, with the Northern right-of-way line of Palm Valley Road (State Road 210, a 100 foot right-of-way, as now established and monumented); thence South 51°29'42" West, along the said Northern right-of-way line, a distance of 324.50 feet to a point on said Northern right-of-way line; thence North 09°20'00" West, along the Easterly line of a 30 foot easement for ingress and egress as per Official Records Book 246, Pages 234 and 235, a distance of 197.45 feet to an intersection with the Northwesterly line of those lands described and recorded in Official Records Book 188, Page 153, of said public records; thence North 35°08'00" East along said line 28.55 feet; thence North 09°20'00" West, 150.71 feet; thence North 23°16'00" West, 261.62 feet; thence North 05°18'00" West, 30 feet, more or less, to the intersection with the centerline of a tidewater creek and a point hereinafter referred to as Reference Point A; thence return to said POINT OF COMMENCEMENT.

From said POINT OF COMMENCEMENT run South 51°29'42" West along the Northern right-of-way line of Palm Valley Road, a distance of 830.82 feet; thence North 06°37'00" West along the Southerly prolongation of the Westernly line and along the Westernly line of those lands described and recorded in Official Records Book 246, Page 234 of said Public Records, a distance of 1718.20 feet to the POINT OF BEGINNING; thence North 51°16'16" East, 279.67 feet to an intersection with the Westernly right-of-way of the Intracoastal Waterway, as per Map Book 4, Page 73 of said Public Records; thence South 27°44'12" East along said line 1126.71 feet, more or less, to an intersection with the centerline of a tidewater creek; thence in a general Northwestерly direction run 300 feet, more or less, to aforementioned Reference Point "A"; thence South 05°18'00" East, 30 feet, more or less; thence South 23°16'00" East, 261.62 feet; thence South 09°20'00" East, 150.71 feet to an intersection with the Northwesterly line of those lands described and recorded in Official Records Book 188, Page 153 of said Public Records; thence South 35°08'00" West, along said line, a distance of 28.55 feet to an intersection with the Easterly line of said 30 foot easement for ingress and egress as per Official Records Book 246, Pages 234 and 235; thence South 09°20'00" East, along said line, a distance of 197.45 feet to an intersection with the Westernly line of said 30 foot easement for ingress and egress as per Official Records Book 246, Pages 234 and 235; thence along said line run the following three (3) courses and distances: COURSE NO. 1: North 09°20'00" West, 379.17 feet; COURSE NO. 2: North 23°16'00" West, 263.43 feet; COURSE NO. 3: North 05°18'00" West, 65 feet, more or less, to an intersection with the centerline of aforementioned tidewater creek; thence along said line, in a general Northwesterly direction, a distance of 353 feet, more or less, to an intersection with the Westernly line of those lands described and recorded in Official Records Book 246, Page 234 of said Public Records, said line having a bearing of South 08°37'00" East, 770 feet more or less from said POINT OF BEGINNING; thence North 08°37'00" West along said line, 770 feet, more or less, to the POINT OF BEGINNING.