

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

WHEREAS, { Stephen R. Essel, James R. Stickton, Jr.,
James Michael Williams, Sandra J. Medders, as Owner, has
applied to the Board of County Commissioners of St. Johns County,
Florida, for approval to record a subdivision plat known as Palm
Valley Harbour 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
\$ 50,358⁵⁰ 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
\$ ZERO 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
OPINION.

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: *Ray Wald*
its

ATTEST: *Rosemary Jones*
Deputy Clerk

COMMONWEALTH LAND TITLE INSURANCE COMPANY
4161 Carmichael Ave., Suite 200
Jacksonville, FL 32207
904-396-2855 FAX 396-4233

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 Stephen R. Cissel to The Ocean State Bank, a Florida Banking Corporation dated May 2, 1989 and recorded May 10, 1989 in Official Records Book 819, page 1434 of the public records of St. Johns County, Florida, securing \$800,000.00.

MORTGAGE from Stephen R. Cissel to James R. Stockton, Jr. dated May 2, 1989 and recorded May 10, 1989 in Official Records Book 819, page 1441 of the public records of St. Johns County, Florida, securing \$100,000.00.

MORTGAGE from Sandra J. Medders, a single women to The Ocean State Bank dated October 24, 1985 and recorded September 26, 1985 in Official Records Book 687, page 1980 of the public records of St. Johns County, Florida, securing \$9,585.30.


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.

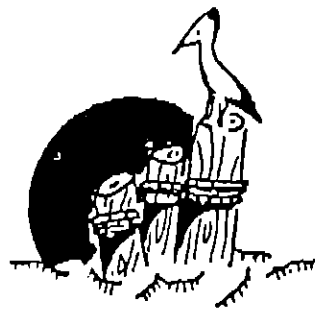
TAXES: Taxes for the year 1988 are PAID under RE#069460-0000 in the amount of \$455.64 and RE#069170-0000 in the amount of \$3,092.42.

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

BY:





CAPTION

A portion of the Ben Chaires Grant, Section 51, Township 4 South, Range 29 East, St. Johns County, Florida, said 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 Northerly right-of-way line of Palm Valley Road (State Road 210, a 100 foot right-of-way, as now established and monumented); thence South $51^{\circ}29'42''$ West, along the said Northerly right-of-way line along Palm Valley Road, a distance of 324.50 feet to a point on said Northerly right-of-way line; thence North $09^{\circ}20'00''$ 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 $35^{\circ}08'00''$ East along last said line 28.55 feet; thence North $09^{\circ}20'00''$ West, 150.71 feet; thence North $23^{\circ}16'00''$ West, 261.62 feet; thence North $05^{\circ}16'00''$ West, 30 feet, more or less, to the intersection with the centerline of a tidewater creek and a point herein after referred to as Reference Point A; thence return to said POINT OF COMMENCEMENT

From said POINT OF COMMENCEMENT run South $51^{\circ}29'42''$ West along the Northerly right-of-way line of Palm Valley Road, a distance of 830.82 feet; thence North $06^{\circ}37'00''$ West along the Southerly prolongation of the Westerly line and along the Westerly line of those lands described and recorded in Official Records Book 246, Page 234 of said Public Records, a distance of 1715.20 feet to the POINT OF BEGINNING; thence North $51^{\circ}16'16''$ East, 279.67 feet to an intersection with the Westerly right-of-way line of the Intracoastal Waterway, as per Map Book 4, Page 73 of said Public Records; thence South $27^{\circ}44'12''$ East along last said line, 1126 feet, more or less, to an intersection with the centerline of a tidewater creek; thence in a general Northwesterly direction run 300 feet, more or less, to aforementioned Reference Point "A"; thence South $05^{\circ}16'00''$ East, 30 feet, more or less; thence South $23^{\circ}16'00''$ East, 261.62 feet; thence South $09^{\circ}20'00''$ 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 $35^{\circ}08'00''$ West, along last 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 $09^{\circ}20'00''$ East, along last said line, a distance of 197.45 feet to an intersection with said Northerly right-of-way line of Palm Valley Road; thence South $51^{\circ}29'42''$ West along last said line, a distance of 34.38 feet to an intersection with said Westerly line of that 30 foot easement for ingress and egress, as per Official Records Book 246, Pages 234 and 235 of said Public Records; thence along last said line run the following three (3) courses and distances: COURSE NO. 1: North $09^{\circ}20'00''$ West, 379.17 feet; COURSE NO. 2: North $23^{\circ}16'00''$ West, 263.43 feet; COURSE NO. 3: North $05^{\circ}16'00''$ West, 65 feet, more or less, to an intersection with the centerline of aforementioned tidewater creek; thence along last said line, in a general Northwesterly direction, a distance of 353 feet, more or less, to an intersection with the Westerly 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 $08^{\circ}37'00''$ East, 770 feet more or less from said POINT OF BEGINNING; thence North $08^{\circ}37'00''$ West along last said line, 770 feet, more or less, to the POINT OF BEGINNING.