

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

WHEREAS, Aruda/JMB Partners, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Sea Island and,

WHEREAS, the Owner has 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

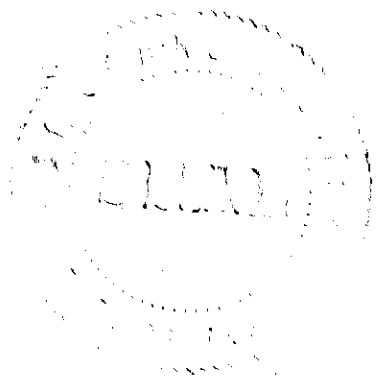
The Clerk shall not sign or accept the plat for recording until it has been signed by each of the above persons or entities described in a) through d) above and the construction bond unless waived, has been delivered to the Clerk. If the plat is not signed and accepted by the Clerk for recording within 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 28 day of NOVEMBER, 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Maguire
Its Chairman

ATTEST: Rosemary Jones
Deputy Clerk



PAPPAS & METCALF
PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
3301 INDEPENDENT SQUARE
JACKSONVILLE, FLORIDA 32202

M. LYNN PAPPAS
JOHN G. METCALF
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ELAINE M. HOLTSCHNEIDER
SHARON R. PARKS

November 22, 1989

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St. Johns County
Board of County Commissioners
Post Office Drawer 349
St. Augustine, FL 32085-0349

RE: Proposed Final Plat of Sea Island

Gentlemen:

Based upon the information contained in a title search prepared by Freedomland Title Company, we find that, as of the date of this letter, that title to the land described in the proposed plat of Sea Island (the "Property") is vested in Arvida/JMB Partners, a Florida general partnership. The legal description of the Property is attached as Exhibit A. Title to the property is subject to the following matters of record in the public records of St. Johns County, Florida:

1. Agreement for Service between Sawgrass, Ltd. and Jacksonville Electric Authority, filed August 1, 1973, recorded in Official Records Book 236, page 285, as amended by Official Records Book 317, page 380 and Assignment, recorded in Official Records Book 436, page 103.
2. Declaration of Covenants and Memorandum of Utility Service Agreement between Intercoastal Utilities, Inc., Arvida Corporation and Sawgrass Properties, Inc., recorded in Official Records Book 602, page 650.
3. Restated Sawgrass Declaration of Covenants re: Assessments, filed December 14, 1978, recorded in Official Records Book 396, page 706, as amended by Notice of Amendment, filed October 15, 1980, recorded in Official Records Book 468, page 428.
4. Right-of-way Easement between Sawgrass, Ltd. and Southern Bell Telephone and Telegraph Company, filed November 20, 1973, recorded in Official Records Book 243, page 315.
5. Easements as set forth in Deed filed July 15, 1977, recorded in Official Records Book 341, page 703 as amended by Easement Agreement filed September 2, 1983, recorded in Official Records Book 602, page 573.
6. Unrecorded Cable Television Service Agreement dated November 3, 1987, between Arvida/JMB Partners and Clearview Properties, Ltd.

In addition to the matters discussed in the preceding paragraph, our opinion as to title to the Property is also subject to:

1. The rights of parties in possession, if any.
2. Unrecorded mechanic's or materialmen's liens.
3. Unrecorded easements, if any, above or below the surface.
4. Riparian rights and title to submerged lands, if any.
5. St. Johns County taxes assessed subsequent to December 31, 1988.

PAPPAS & METCALF, P.A.

By: John G. Metcalf

SRP205(5)

EXHIBIT A

A PART OF SECTION 10 AND 11 TOGETHER WITH A PART OF SECTION 45, ALL IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF COUNTRY CLUB UNIT EIGHT AS RECORDED IN MAP BOOK 19, PAGES 31, 32, 33 and 34 OF THE PUBLIC RECORDS OF SAID COUNTY SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, PONCE DE LEON BLVD., (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 65°43'40" EAST ALONG THE SOUTHERLY LINE OF SAID COUNTRY CLUB UNIT EIGHT, A DISTANCE OF 112.76 FEET TO A POINT LYING ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY LINE OF COUNTRY CLUB UNIT EIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 34.46 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°34'46" EAST AND A CHORD DISTANCE OF 31.80 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE OF COUNTRY CLUB UNIT EIGHT SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 66.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°56'38" EAST AND A CHORD DISTANCE OF 66.41 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE AND CONTINUING ALONG SAID SOUTHERLY LINE OF COUNTRY CLUB UNIT EIGHT SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 8.00 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°18'12" EAST AND A CHORD DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF COUNTRY CLUB GOLF COURSE PARCEL G AS RECORDED IN OFFICIAL RECORDS VOLUME 779 PAGE 0916 THROUGH 0933 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE BOUNDARY OF SAID COUNTRY CLUB GOLF COURSE PARCEL G THE FOLLOWING TWELVE COURSES: COURSE NO. 1 - SOUTH 59°45'00" EAST A DISTANCE OF 100.00 FEET; COURSE NO. 2 - SOUTH 27°00'00" EAST A DISTANCE OF 195.00 FEET; COURSE NO. 3 - SOUTH 41°00'00" EAST A DISTANCE OF 490.00 FEET; COURSE NO. 4 - SOUTH 59°38'18" EAST A DISTANCE OF 142.35 FEET; COURSE NO. 5 SOUTH 64°42'44" EAST A DISTANCE OF 548.09 FEET; COURSE NO. 6 SOUTH 74°00'00" EAST A DISTANCE OF 200.00 FEET TO A POINT OF CURVE; COURSE NO. 7 THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET AN ARC DISTANCE OF 314.16 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°00'00" EAST AND A CHORD DISTANCE OF 259.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 8 - NORTH 14°00'00" WEST A DISTANCE OF 515.00 FEET; COURSE NO. 9 - NORTH 07°20'00" EAST A DISTANCE OF 640.00 FEET; COURSE NO. 10 - NORTH 26°33'01" EAST A DISTANCE OF 59.82 FEET; COURSE NO. 11 - SOUTH 72°32'37" EAST A DISTANCE OF 36.82 FEET TO A POINT OF CURVE; COURSE NO. 12 - THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 114.20 FEET AN ARC DISTANCE OF 143.40 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°29'04" EAST AND A CHORD DISTANCE OF 134.16 FEET; THENCE SOUTH 54°29'43" EAST (LEAVING SAID COUNTRY CLUB GOLF COURSE PARCEL G) A DISTANCE OF 40.01 FEET; THENCE SOUTH 40°02'05" EAST A DISTANCE OF 135.70 FEET TO THE MEANDER LINE OF THE WEST LINE OF THE SOUTH PRESERVATION AREA (GUANA MARSH); THENCE SOUTHEASTERLY ALONG SAID MEANDER LINE OF MARSH THE FOLLOWING THIRTY-FIVE COURSES: COURSE NO. 1 - SOUTH 00°46'04" WEST A DISTANCE OF 82.86 FEET; COURSE NO. 2 - SOUTH 20°16'48" EAST A DISTANCE

EXHIBIT A, cont.

OF 113.04 FEET; COURSE NO. 3 - SOUTH 32°11'04" WEST A DISTANCE OF 74.06 FEET; COURSE NO. 4 - SOUTH 52°53'41" WEST A DISTANCE OF 118.36 FEET; COURSE NO. 5 - SOUTH 07°47'02 WEST A DISTANCE OF 133.14 FEET; COURSE NO. 6 - SOUTH 56°59'33" EAST A DISTANCE OF 35.45 FEET; COURSE NO. 7 - NORTH 84°46'51" EAST A DISTANCE OF 156.77 FEET; COURSE NO. 8 - SOUTH 61°15'49" EAST A DISTANCE OF 28.93 FEET; COURSE NO. 9 - SOUTH 15°21'08" EAST A DISTANCE OF 35.54 FEET; COURSE NO. 10 - SOUTH 18°35'04" WEST A DISTANCE OF 100.00 FEET; COURSE NO. 11 - SOUTH 00°44'54" WEST A DISTANCE OF 109.08 FEET; COURSE NO. 12 - SOUTH 39°53'27" EAST A DISTANCE OF 84.29 FEET; COURSE NO. 13 - SOUTH 19°50'17" WEST A DISTANCE OF 166.83 FEET; COURSE NO. 14 - SOUTH 35°17'46" EAST A DISTANCE OF 145.69 FEET; COURSE NO. 15 - SOUTH 03°17'18" EAST A DISTANCE OF 72.40 FEET; COURSE NO. 16 - SOUTH 20°34'21" WEST A DISTANCE OF 108.00 FEET; COURSE NO. 17 - SOUTH 03°28'39" EAST A DISTANCE OF 210.99 FEET; COURSE NO. 18 - SOUTH 21°12'34" EAST A DISTANCE OF 83.22 FEET; COURSE NO. 19 - SOUTH 50°54'07" EAST A DISTANCE OF 130.04 FEET; COURSE NO. 20 - SOUTH 11°49'40" EAST A DISTANCE OF 93.89 FEET; COURSE NO. 21 - SOUTH 33°26'26" EAST A DISTANCE OF 164.68 FEET; COURSE NO. 22 - SOUTH 28°49'36" EAST A DISTANCE OF 143.29 FEET; COURSE NO. 23 - SOUTH 38°56'12" EAST A DISTANCE OF 81.70 FEET; COURSE NO. 24 - SOUTH 31°06'18" EAST A DISTANCE OF 122.97 FEET; COURSE NO. 25 - SOUTH 52°59'04" EAST A DISTANCE OF 121.13 FEET; COURSE NO. 26 - SOUTH 33°23'38" EAST A DISTANCE OF 100.00 FEET; COURSE NO. 27 - SOUTH 03°12'25" WEST A DISTANCE OF 253.00 FEET; COURSE NO. 28 - SOUTH 68°38'15" WEST A DISTANCE OF 72.76 FEET; COURSE NO. 29 - SOUTH 54°34'15" WEST A DISTANCE OF 129.31 FEET; COURSE NO. 30 - SOUTH 34°56'10" WEST A DISTANCE OF 105.48 FEET; COURSE NO. 31 - SOUTH 50°38'10" EAST A DISTANCE OF 177.17 FEET; COURSE NO. 32 - SOUTH 47°01'39" EAST A DISTANCE OF 150.53 FEET; COURSE NO. 33 - SOUTH 69°34'51" EAST A DISTANCE OF 166.13 FEET; COURSE NO. 34 - SOUTH 36°24'44" EAST A DISTANCE OF 97.39 FEET; COURSE NO. 35 - SOUTH 21°13'48" EAST A DISTANCE OF 45.83 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED LANDS; THENCE SOUTH 70°53'57" WEST ALONG THE LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A (PONCE DE LEON BOULEVARD, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) A DISTANCE OF 435.79 FEET, SAID INTERSECTION LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2964.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AN ARC DISTANCE OF 27.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°37'59" WEST AND A CHORD DISTANCE OF 27.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°53'55" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A A DISTANCE OF 1899.82 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1810.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AN ARC DISTANCE OF 794.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°19'08" WEST AND A CHORD DISTANCE OF 788.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 25°44'26" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A A DISTANCE OF 1080.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.48 ACRES, MORE OR LESS.