

RESOLUTION NO. 89-68

**RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS
ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A MAJOR MODIFICATION**

**-----ORDINANCE NUMBER 84-70-----
ALSO KNOWN AS Wyndwood Landing, formerly
Riverbluff Planned Special Development**

**BE IT RESOLVED BY: THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS
COUNTY, FLORIDA:**

SECTION 1. Pursuant to the request of Edward Hardison for Major Modification to Riverbluff PSD hereinafter called-----

Edward Hardison PSD, Wyndwood Landing,

the following modification has been considered by the St. Johns County Planning and Zoning Agency and Board of County Commissioners:

See attached Exhibit B, Time Schedule

SECTION 2.. Property located on lands described on attached Exhibit A.

SECTION 3. Said Major Modification is hereby approved in accordance with application identified in Sections 1 and 2, and all exhibits attached hereto.

PASSED AND ADOPTED this 28th day of March, 1989.

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

BY 
Its Chairman



ATTEST: CARL "BUD" MARKEL,
CLERK OF COURTS

BY: Connie E. McDaniel
Deputy Clerk

Exhibit B

Time Schedule

<u>Phase 1</u>	<u>5,200 sq. ft.</u>	<u>1989 - 1991</u>
<u>Phase 2</u>	<u>5,400 sq. ft.</u>	<u>1991 - 1993</u>
<u>Phase 3</u>	<u>8,000 Sq. ft.</u>	<u>1993 - 1995</u>
<u>Phase 4</u>	<u>7,200 sq. ft.</u>	<u>1995 - 1996</u>
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<u>total</u>	<u>25,800 sq. ft.</u>	<u>1996</u>

DEED EXHIBIT 'A'

LEGAL DESCRIPTION

A parcel of land being a portion of that property described in Deed Book 181, Page 447 of the Public Records of St. Johns County, Florida and is a portion of the Grant to the heirs of ELIZABETH CAIN which is Section 41, Township 6 South, Range 27 East, together with a portion of Government Lot 1, Section 34, Township 6 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

From a point of intersection of the Easterly boundary of Section 41, Township 6 South, Range 27 East with the Northwesternly Right-of-Way line of County Road No. 13 (a 100 foot wide Right-of-Way), run N 42°05' E, along the Northwesternly Right-of-Way line said County Road No. 13, for a distance of 296.62 feet, more or less, to the Southeastly corner of aforementioned Deed Book 181, Page 447 parcel; which is the POINT OF BEGINNING of the parcel of land hereinafter described; thence run N 85°41'27" W, along the Southerly line of said Deed Book 181, Page 447 parcel, for a distance of 1155.22 feet to a point; thence run N 4°18'33" E, for a distance of 470.30 feet, more or less, to a point of intersection with the Northerly line of said Deed Book 181, Page 447 parcel; thence run S 85°41'27" E, along the Northerly line of said Deed Book 181, Page 447 parcel for a distance of 1519.67 feet, more or less, to a point of intersection with the aforementioned Northwesternly Right-of-Way line of County Road No. 13; thence run S 42°05' W, along the Northwesternly Right-of-Way line of said County Road No. 13, for a distance of 595.00 feet to the POINT OF BEGINNING.

Containing 14.44 Acres, more or less.

AND SUBJECT to an Easement for Ingress and Egress and Utilities described as follows:

A parcel of land being a portion of that property described in Deed Book 181, Page 447 of the Public Records of St. Johns County, Florida and is a portion of the Grant to the heirs of ELIZABETH CAIN which is Section 41, Township 6 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

From a point of intersection of the Easterly boundary of Section 41, Township 6 South, Range 27 East with the Northwesternly Right-of-Way line of County Road No. 13 (a 100 foot wide Right-of-Way), run N 42°05' E, along the Northwesternly Right-of-Way line said County Road No. 13, for a distance of 296.62 feet, more or less, to the Southeastly corner of aforementioned Deed Book 181, Page 447 parcel; thence run N 85°41'27" W, along the Southerly line of said Deed Book 181, Page 447 parcel, for a distance of 1155.22 feet to a point; thence run N 4°18'33" E, for a distance of 410.30 feet, to the POINT OF BEGINNING of this Easement Description; thence continue N 4°18'33" E, for a distance of 60.00 feet, more or less, to a point of intersection with the Northerly line of Deed Book 181, Page 447 parcel; thence run S 85°41'27" E, along the Northerly line of said Deed Book 181, Page 447 parcel, for a distance of 80.54 feet to a point; thence run S 4°20'30" W, for a distance of 60.00 feet to a point; thence run N 85°41'27" W, for a distance of 80.51 feet to the POINT OF BEGINNING.