

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

WHEREAS, Mars Landings Venture LTD. as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Seaside Lakes at Ponte Vedra 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

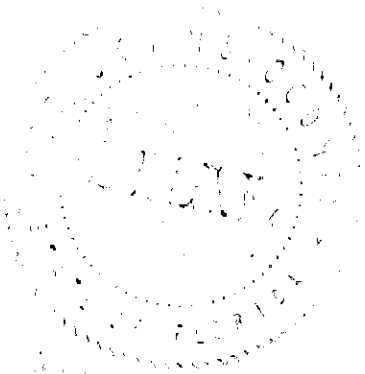
The Clerk shall not sign or accept the plat for recording until it has been signed by each of the above persons or entities described in a) through d) above and the construction bond unless waived, has been delivered to the Clerk. If the plat is not signed and accepted by the Clerk for recording within 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 9th day of May, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Its Chairman

ATTEST: Connie E. McDaniel
Deputy Clerk



ULMER, MURCHISON, ASHBY & TAYLOR

1600 FIRST UNION BUILDING
POST OFFICE BOX 479
JACKSONVILLE, FLORIDA 32201
(904) 354-5652

CLARENCE G. ASHBY
A. HAMILTON COOKE
JOHN S. DUSS, IV
BRUCE J. FLETCHER
CLARENCE H. HOUSTON, JR.
LINDA R. HURST
WILLIAM L. JOEL
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ERIC L. LEACH
LEWIS S. LEE
W. SPERRY LEE
JOHN W. MOOERS
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B. THOMAS WHITEFIELD
NATHAN H. WILSON

HERMAN ULMER (1895-1980)
CHARLES H. MURCHISON (1899-1987)
JOHN W. BALL (1910-1978)
TELECOPIER: (904) 354-9100

May 5, 1989

St. Johns County Board of
County Commissioners
Administration Building
St. Augustine, Florida 32084

Re: Plat of Seaside Lakes

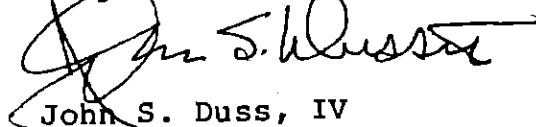
Gentlemen:

We have been requested to provide your office with an update to our opinion of title as to certain lands to be platted in St. Johns County, Florida in connection with the Plat of Seaside Lakes.

Based on our examination of a Certificate prepared by Chicago Title Insurance Company based on a search of the public records of St. Johns County, Florida for the period from April 12, 1989 through and including May 1, 1989, it is our opinion that the record title to the real property described on Exhibit "A" annexed hereto was owned on that date by Marsh Landing Venture, Ltd., a Florida limited partnership, and has not changed since the date of our previous opinion letter, April 17, 1989.

Please call me if you have any questions.

Very truly yours,


John S. Duss, IV
For the Firm

JSDIV/sb
cc: Mr. Stephen D. Melching
Ms. Virginia Kirby

SEASIDE LAKES

CAPTION A PART OF GOVERNMENT LOTS 3, 4 AND 6, ALL IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE S. 88° 44' 38" W., ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 16.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 88° 44' 38" W., ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 361.35 FEET; THENCE S. 01° 24' 34" E., A DISTANCE OF 210.92 FEET; THENCE S. 88° 44' 38" W., A DISTANCE OF 33.00 FEET; THENCE S. 01° 24' 34" E., A DISTANCE OF 170.00 FEET; THENCE S. 88° 44' 38" W., A DISTANCE OF 366.00 FEET; THENCE N. 73° 36' 27" W., A DISTANCE OF 146.17 FEET; THENCE S. 75° 17' 19" W., A DISTANCE OF 144.31 FEET; THENCE S. 88° 44' 38" W., A DISTANCE OF 351.50 FEET TO A POINT ON THE WEST LINE OF AFORESAID GOVERNMENT LOT 6; THENCE N. 01° 16' 20" W., ALONG SAID WEST LINE, A DISTANCE OF 129.03 FEET TO THE SOUTHWEST CORNER OF A LIFT STATION PARCEL RECORDED IN OFFICIAL RECORDS VOLUME 175, PAGE 1474 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N. 89° 44' 38" E., ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N. 31° 16' 30" W., ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S. 88° 44' 38" W., ALONG THE NORTH LINE OF THE AFORESAID GOVERNMENT LOT 6, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE S. 88° 44' 38" W., ALONG THE SOUTH LINE OF AFORESAID GOVERNMENT LOT 4, A DISTANCE OF 31.36 FEET TO A POINT ON THE EAST LINE OF A SUBDIVISION KNOWN AS SURFSIDE, AS RECORDED IN MAP BOOK 3, PAGE 43 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE N. 00° 13' 21" W., ALONG SAID EAST LINE OF SURFSIDE, A DISTANCE OF 114.48 FEET TO THE NORTHEAST CORNER OF SAID SURFSIDE; THENCE S. 88° 44' 38" W., ALONG THE NORTH LINE OF SURFSIDE, A DISTANCE OF 73.37 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF A UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 696, PAGE 817 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY LINES OF SAID EASEMENT THE FOLLOWING THREE COURSES: (1) N. 38° 55' 27" W., A DISTANCE OF 215.73 FEET; (2) N. 20° 30' 54" E., A DISTANCE OF 323.48 FEET; (3) N. 01° 16' 20" W., A DISTANCE OF 81.41 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS (KNOWN AS PONTE VEDRA LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORDS VOLUME 656, PAGE 389 OF THE AFORESAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 912.57 FEET, A CHORD BEARING OF S. 79° 04' 13" E., AND A CHORD DISTANCE OF 752.80 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE AFORESAID EASEMENT FOR INGRESS AND EGRESS (KNOWN AS PONTE VEDRA LAKES BOULEVARD) THE FOLLOWING ELEVEN COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 590.00 FEET, A CHORD BEARING OF S. 78° 36' 13" E., AND A CHORD DISTANCE OF 172.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) S. 70° 10' 28" E., A DISTANCE OF 5.33 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 304.67 FEET; (3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S. 61° 24' 23" E., AND A CHORD DISTANCE OF 93.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (4) S. 62° 38' 19" E., A DISTANCE OF 124.87 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 650.00 FEET; (5) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S. 60° 39' 21" E., AND A CHORD DISTANCE OF 192.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (6) S. 48° 40' 39" E., A DISTANCE OF 103.81 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 775.50 FEET; (7) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S. 46° 14' 23" E., AND A CHORD DISTANCE OF 45.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (8) S. 43° 48' 28" E., A DISTANCE OF 2.53 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET; (9) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S. 57° 29' 23" E., AND A CHORD DISTANCE OF 145.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (10) S. 51° 10' 28" E., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 750.00 FEET; (11) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S. 43° 08' 33" E., AND A CHORD DISTANCE OF 310.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.28 ACRES MORE OR LESS.

EXHIBIT A

ULMER, MURCHISON, ASHBY & TAYLOR

1600 FIRST UNION BUILDING
POST OFFICE BOX 479
JACKSONVILLE, FLORIDA 32201

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JAMES S. TAYLOR
LORI E. TERENS
HERMAN ULMER, JR.
B. THOMAS WHITEFIELD
NATHAN H. WILSON

March 27, 1989

St. Johns County Board of
County Commissioners
Administration Building
St. Augustine, Florida 32084

Re: Plat of Seaside Lakes

Gentlemen:

We have been requested to provide your office with our opinion of title as to certain lands to be platted in St. Johns County, Florida in connection with the Plat of Seaside Lakes.

Based on our examination of a Certificate prepared by Chicago Title Insurance Company based on a search of the public records of St. Johns County, Florida for the period through March 14, 1989, it is our opinion that the record title to the real property described on Exhibit "A" annexed hereto was owned on that date by Marsh Landing venture, Ltd., a Florida limited partnership, and subject to the following:

1. Mortgage given to Florida National Bank by Marsh Landing Venture, Ltd. recorded in Official Records Volume Volume 811, page 1656, public records of St. Johns County, Florida, securing an original principal indebtedness of \$1,470,000.00.
2. UCC-1 Financing Statement in favor of Florida National Bank recorded in Official Records Volume 811, page 1676, public records of St. Johns County, Florida.
3. Marketing Agreement between Fletcher Land Corporation and Arvida Corporation, a memorandum of which is recorded in Official Records Volume 450, page 743, as amended by First amendment to Marketing Agreement dated September 29, 1983, as further amended by Second Amendment to Marketing Agreement dated March 1, 1984, a memorandum of which is recorded in Official Records Volume 634, page 645, and Amended and Restated Marketing Agreement recorded in Official Records Volume 773, page 527, in the public records of St. Johns County, Florida.

4. Declaration of Community Covenants for Marsh Landing at Sawgrass recorded in Official Records Volume 524, page 49, and amendments thereto recorded in Official Records Volume 534, page 613 and Official Records Volume 536, page 595, and Official Records Volume 657 at page 1354, and Official Records Volume 660, page 74, and Assignment and Acceptance recorded in Official Records Volume 774, page 142, all in the current public records of St. Johns County, Florida.

5. Memorandum of Utility Service Agreement between St. Johns Utilities, Arvida Corporation and Fletcher Land Corporation recorded in Official Records Volume 538, page 37, public records of St. Johns County, Florida.

6. Riparian rights and title to any portion of the land lying below the normal high water line of all Marshes, Tidal Flats, Cabbage Creek and all other creeks or bodies of water.

7. Any portion of the caption lying below the mean high water line of all Marshes, Tidal Flats, Cabbage Creek and all other creeks or bodies of water.

8. Drainage Easement recorded in Official Records Volume 562, page 271, and amendments thereto recorded in Official Records Volume 587, page 258, Official Records Volume 656, page 891, Official Records Volume 681, page 183, Official Records Volume 728, page 1987 and Official Records Volume 728, page 1992, and Partial Termination of Easement recorded in Official Records Volume 799, page 2, all in the public records of St. Johns County, Florida.

9. Utility Easements recorded in Official Records Volume 675, page 1477, and Official Records Volume 686, page 817, public records of St. Johns County, Florida.

10. Termination of Easement and Grant of Easement to Southern Bell for switching office, recorded in Official Records Volume 799, page 6, public records of St. Johns County, Florida.

11. Restrictive Covenants recorded in Official Records Volume 637, page 798, public records of St. Johns County, Florida.

12. Grant of Easement for ingress and egress to M. O. Soforenko and Jack L. Webb, recorded in Official Records Volume 647, page 58, public records of St. Johns County, Florida.

13. Declarations of Easement for ingress, egress and utilities recorded in Official Records Volume 587, page 247, Official Records Volume 681, page 193, Official Records Volume 728, page 2005, and Official Records Volume 799, page 10, all in the public records of St. Johns County, Florida.

14. Ad Valorem real property taxes levied and assessed on the subject property subsequent to December 31, 1988 (note taxes for 1988 are paid).

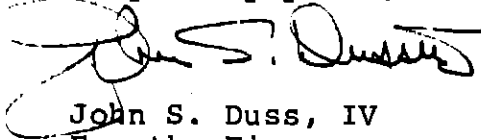
15. Rights or claims of parties in possession not shown by the public records.

16. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.

17. Encroachments, or claims of easements, not shown by the public records.

18. Lien, or claims of lien, not shown by the public records.

Very truly yours,



John S. Duss, IV
For the Firm

JSDIV/sb

FLC/ML/OPNLTR2

ULMER, MURCHISON, ASHBY & TAYLOR

SEASIDE LAKES

CAPTION A PART OF GOVERNMENT LOTS 3, 4 AND 6, ALL IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE S.88°44'38"W., ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°44'38"W., ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 361.35 FEET; THENCE S.01°24'34"E. A DISTANCE OF 210.82 FEET; THENCE S.88°35'26"W. A DISTANCE OF 33.00 FEET; THENCE S.01°24'34"E. A DISTANCE OF 170.00 FEET; THENCE S.88°35'26"W. A DISTANCE OF 256.00 FEET; THENCE N.73°34'27"W. A DISTANCE OF 146.17 FEET; THENCE S.75°57'49"W. A DISTANCE OF 144.31 FEET; THENCE S.88°45'31"W. A DISTANCE OF 351.50 FEET TO A POINT ON THE WEST LINE OF AFORESAID GOVERNMENT LOT 6; THENCE N.01°16'20"W., ALONG SAID WEST LINE, A DISTANCE OF 329.03 FEET TO THE SOUTHWEST CORNER OF A LIFT STATION PARCEL RECORDED IN OFFICIAL RECORDS VOLUME 675, PAGE 1474 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N.89°44'38"E., ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N.01°16'20"W., ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S.88°44'38"W., ALONG THE NORTH LINE OF THE AFORESAID GOVERNMENT LOT 5, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE S.88°44'38"W., ALONG THE SOUTH LINE OF AFORESAID GOVERNMENT LOT 4, A DISTANCE OF 21.36 FEET TO A POINT ON THE EAST LINE OF A SUBDIVISION KNOWN AS SURFSIDE, AS RECORDED IN MAP BOOK 3, PAGE 93 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE N.00°11'21"W., ALONG SAID EAST LINE OF SURFSIDE, A DISTANCE OF 114.48 FEET TO THE NORTHEAST CORNER OF SAID SURFSIDE; THENCE S.89°44'15"W., ALONG THE NORTH LINE OF SURFSIDE, A DISTANCE OF 73.37 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF A UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 686, PAGE 817 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY LINES OF SAID EASEMENT THE FOLLOWING THREE COURSES: 1) N.39°56'27"W. A DISTANCE OF 215.23 FEET; 2) N.20°30'54"E. A DISTANCE OF 325.68 FEET; 3) N.01°16'20"W. A DISTANCE OF 81.41 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS (KNOWN AS PONTE VEDRA LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORDS VOLUME 656, PAGE 899 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 912.57 FEET; A CHORD BEARING OF S.79°04'17"E. AND A CHORD DISTANCE OF 252.80 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE AFORESAID EASEMENT FOR INGRESS AND EGRESS (PONTE VEDRA LAKES BOULEVARD) THE FOLLOWING ELEVEN COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 590.00 FEET, A CHORD BEARING OF S.78°36'13"E. AND A CHORD DISTANCE OF 172.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) S.70°10'28"E. A DISTANCE OF 5.35 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 306.67 FEET; (3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.61°24'23"E. AND A CHORD DISTANCE OF 93.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (4) S.52°38'19"E. A DISTANCE OF 124.87 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 690.00 FEET; (5) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.60°39'23"E. AND A CHORD DISTANCE OF 192.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (6) S.68°40'29"E. A DISTANCE OF 102.81 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 775.50 FEET; (7) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.66°14'23"E. AND A CHORD DISTANCE OF 65.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (8) S.63°48'18"E. A DISTANCE OF 2.83 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET; (9) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.57°29'23"E. AND A CHORD DISTANCE OF 165.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (10) S.51°10'28"E. A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 750.00 FEET; (11) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.63°08'23"E. AND A CHORD DISTANCE OF 310.98 FEET TO THE POINT OF BEGINNING. CONTAINING 20.28 ACRES MORE OR LESS.