

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

WHEREAS, Marsh Creek Partnership, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Marsh Creek Unit Four 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 THE 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 #7.

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 #7.

Section 3. The Construction Bond for this plat is waived as a result of Owner having delivered to the Division of Florida Land Sales, Department of Business Regulation, letters of credit in a total amount of \$351,900.00 to assure the completion of the roads and drainage system, in connection with the registration of the land contained in the plat of Marsh Creek Unit Four, pursuant to the requirements of Chapter 498, Florida Statutes.

Section 4. Upon completion of the roads and drainage system within Marsh Creek Unit Four, Owner shall obtain certification of completion from the County Engineering Department evidencing completion of the roads and drainage system to the standards of St. Johns County approved roads and drainage system. Owner must receive this County certification of completion prior to requesting a release of the letters of credit from the Division of Land Sales, Department of Business Regulation. No building permits shall be issued for dwelling units within this subdivision until completion of the roads and drainage system within Marsh Creek Unit Four has been certified by the St. Johns County Engineering Department.

Section 5. The Warranty Bond is set in the amount of \$-0- and the record title owner has agreed that it will, upon request, provide such Bond.

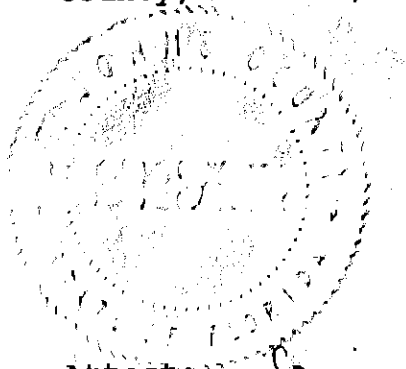
Section 6. The Clerk is instructed to file the title opinion.

Section 7. 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 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 and approved by him. If the plat is not signed and accepted by the Clerk for recording within fourteen (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 28th day of August, 1990.



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

BY:

Craig A. Maguire
Its Chairman

Attest:

Connie E. McDaniel
Deputy Clerk

Marsh Creek Partnership, its successors and assigns, hereby certifies that the facts stated in Section 3 are true and that is agreed to and will comply with Section 4 above.

MARSH CREEK PARTNERSHIP

By: The Stokes Fidelity Group

By: Stokes Properties, Ltd.

By: Stokes-O'Steen
Communities, Inc.

By:

[Signature]
Its Vice President