

RESOLUTION NO. 91-30
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, TAS ENTERPRISES, INC., as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as OCEAN BREEZE

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. This approval 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 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 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 12th day of February, 1991.

Board of County Commissioners of
St. Johns County, Florida

BY: Arnold B. Arnold
Chairman

Attest:

Amy B. Muller
Deputy Clerk

LAW OFFICES

MARTIN, ADE, BIRCHFIELD & MICKLER, P. A.

3000 INDEPENDENT SQUARE

ONE INDEPENDENT DRIVE

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WILLIAM L. FINGER
STEPHEN D. HALKER
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MYRA LOUGHRAN

RALPH H. MARTIN
ROBERT O. MICKLER
JOHN D. MILTON, JR.
GEORGE T. MORRISON
DANIEL B. NUNN, JR.
SUSAN S. OSTING
SHARON S. ROBERTS
SCOTT G. SCHILDBERG
WILLIAM A. VAN NORTWICK, JR.
GARY L. WILKINSON

L. PETER JOHNSON (1942-1988)

February 3, 1991

St. Johns County Commission
St. Johns County Courthouse
P.O. Drawer 300
St. Augustine, Florida 32084

Re: Proposed Oceanbreeze Subdivision

Gentlemen:

This firm represents TAS Enterprises, Inc. ("TAS"). TAS has requested that we provide you with certain information concerning title to the real property described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property") which we understand to be the proposed location of Oceanbreeze Subdivision.

In making this report we have relied upon that certain owner's policy of title insurance issued by Commonwealth Land Title Insurance Company on November 5, 1990, and updated by endorsement through January 9, 1991, under File No. JX902014, and further updated through the most current date available through the records of the Clerk of Circuit Court. Relying solely upon the foregoing, it is our opinion that as of the date hereof, the Property is owned by TAS Enterprises, Inc. by virtue of Deed recorded in Official Records Book 874, page 862 of the public records of St. Johns County, Florida, subject to the following:

1. Taxes accruing after December 31, 1990, which are not yet due and payable.

2. Mortgage from TAS Enterprises, Inc. to Jacksonville Federal Savings Bank dated October 30, 1990, recorded in Official Records Book 874, page 864 of the public records of St. Johns County, Florida.

3. Mortgage from TAS Enterprises, Inc. to The Walter Crabtree Company dated October 30, 1990 and recorded in Official Records Volume 877, page 1469 of the public records of St. Johns County, Florida.

We have made no independent search or inquiry as to the title of this property, or the existence of any liens or judgments thereon, but in rendering this opinion have relied solely upon the title policy and subsequent updates referred to above.

Except as set forth herein, we express no opinion as to any interest in the property which was recorded in the public records after the date hereof. We make specific exception for the following:

(a) rights or claims of parties in possession not shown by public records; easements or claim of easement not shown by public records;

(b) any lien or right to a lien for services, labor or material furnished before or after this date, imposed by law and not shown by the public records;

(c) taxes or special assessments which are not shown as liens by the public records.

Yours truly,

MARTIN, ADE, BIRCHFIELD &
MICKLER, P.A.

By: 
Sharon S. Roberts

EXHIBIT "A"

Ocean Breeze

E
7.

CAPTION

A parcel of land, comprised of a portion of Section 27, Township 3 South, Range 29 East; a portion of the Phillip Solana Grant, Section 43, Township 3 South, Range 29 East; a portion of the Sanchez Grant, Section 44, Township 3 South, Range 29 East; and a portion of Section 45, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the extreme Northwest corner of Lot 3, Block S-1, Replat-Ponte Vedra, according to plat recorded in Public Records of said County in Map Book 8, Page 95; thence South $76^{\circ}01'40''$ West, 66.00 feet to a point in the Westerly right of way line of State Road No. 203 (formerly State Road No. A-1-A, a 66 foot right of way as now established); thence North $13^{\circ}58'20''$ West, along said Westerly right of way line of said State Road No. 203, a distance of 512.00 feet to a point for a POINT OF BEGINNING; thence South $76^{\circ}01'40''$ West, 185.00 feet; thence North $34^{\circ}37'14''$ West, 326.07 feet; thence North $05^{\circ}43'30''$ West, 201.80 feet to a point in the Southerly boundary line of that property described in the Public Records of said County in Official Records Volume 134, Page 82; thence North $76^{\circ}36'47''$ East, along the Southerly boundary line of said property, and its Easterly prolongation thereof, 271.05 feet to the Easterly right of way line of said State Road No. 203; thence South $13^{\circ}58'20''$ East, along said Westerly right of way line, a distance of 502.07 feet to the POINT OF BEGINNING.

Containing 2.9990 acres, more or less.