

RESOLUTION NO. 91-34
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY UTILITY DEPARTMENT

WHEREAS, CEDARS DEVELOPMENT of ST. AUGUSTINE BEACH, INC. (Pine Lakes Subdivision), as owner, has tendered a Bill of Sale, dated November 21, 1990 and Land Plat (Pine Lakes, Part of Government Lot 2, Section 35, Township 7, Range 29 East, St. Johns County, Map Book 23, Page 41.) to the St. Johns County Utility Department conveying to the utility department certain property in connection with **PINE LAKES SUBDIVISION**.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE ST. JOHNS COUNTY UTILITY DEPARTMENT, as follows:

Section 1. The above described Bill of Sale and Land Plat dedicate Tract E (Buffer and Lift Station) to the St. Johns County Utility Department.

Section 2. The Clerk is instructed to file the Bill of Sale and to record the Grant of Tract E (Buffer & Lift Station), in the official public records of St. Johns County at the Utility Department's expense.

PASSED AND ADOPTED BY THE St. Johns County Board of County Commissioners, this 26 day of Feb., 1991.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Arnold W. Arnold*
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Annette Wilke*
Deputy Clerk

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Cedars Development of St. Augustine Beach, Inc., of the City of St. Augustine, in the County of St. Johns and State of Florida, party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, lawful money of the United States, to it paid by Mainland Water System of St. Johns County, Florida, party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the said party of the second part, the following goods and chattels,

Two (2) Gorman-Rupp pumps (T3A3-B) and two (2) 15-HP motors (T.E.F.C. 30 60 HZ 230 VT),

and any and all piping, wiring, valves, switches, or other attached hardware of every kind whatsoever.

To have and to hold the same unto the said party of the second part forever.

And it does covenant to and with the said party of the second part that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same as aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said party of the second part, against the lawful claims and demands of all persons whomsoever. However, party of the first part offers no warranty with said goods and chattels regarding the operation thereof.

IN WITNESS WHEREOF, John A. Lester, President of Cedars Development of St. Augustine Beach, Inc., has hereunto set his hand and seal the 21st day of November, in the year one thousand, nine hundred and ninety.

Signed, sealed and delivered in the presence of: CEDARS DEVELOPMENT OF ST. AUGUSTINE BEACH, INC.

Wesley A. Williams By John A. Lester
Gregory M. Shoals Its President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, JOHN A. LESTER, President of Cedars Development of St. Augustine Beach, Inc., to me well known to be the person described in and who executed the foregoing Bill of Sale, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at St. Augustine, County of St. Johns, and State of Florida, this 21st day of November, 1990.

Gregory M. Shoals
Notary Public, State of Florida at Large

My Commission Expires: July 21, 1991
Notary Public, State of Florida
Bonded for \$10,000 by Florida Surety Co., Inc.

CONTRACTOR'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF

Before me personally appeared Richard McCormick, V.P. of North Fla. Utility Contractors, Inc.
who first being duly sworn, deposes and says:

That he is the GENERAL contractor on
the following property in St. Johns County, Florida, to wit:

PINE LAKES SUBDIVISION, as per plat thereof recorded in Map Book 23
pages 41 and 42 of the Public Records of St. Johns County, Florida

said property belonging to Cedars Development of St. Augustine Beach, Inc. located
at St. Augustine in the County of St. Johns, State of Florida.

Only the following listed firms and individuals, sub-contractors and materialmen who have furnished
materials, supplies or labor in connection with the erection, remodeling, and/or repairing of the above described
building have not been paid in full:

NAME	ADDRESS	BALANCE DUE
<u>None.</u>		

Affiant further says upon oath that all labor employed by him in connection with the erection, remodel-
ing and/or repairing of the above described building has been paid in full.

North Florida Utility Contractors, Inc.

[Signature] (SEAL)
Contractor
Richard McCormick, Vice President

Sworn to and subscribed before me this 12th
day of January A.D., 1990
at St. Johns County, Florida.

[Signature]
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires April 13, 1991

Post-It brand fax transmittal memo 7671		# of pages
To	<u>John Lester</u>	
From	<u>M. McMullan</u>	
Co.		
Dept.		
Phone #		

PINE LAKES

A PART OF GOVERNMENT LOT 2, SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY

Map Book 33 Page 41

Sheet 1 of 2

CAPTION:

That part of Government Lot 2, Section 35, Township 7 South, Range 29 East, St. Johns County, Florida, being part of the Nominally right-of-way one of Lighter Road (60' R/W), said subject to an easement over the North 11000 feet unimproved, said easement recorded in Official Records Book 459, Page 516, St. Johns County, Florida.

Containing 31.02 acres more or less inclusive of said easement.

CERTIFICATE OF APPROVAL BY THE PLANNING DEPARTMENT

The St. Johns County Planning Department does hereby approve the final plat for PINE LAKES, this 25th day of MAY, 1989 A.D.

PLANNING DEPARTMENT:

Henry J. [Signature]

ADOPTION AND DEDICATION

Know all men by these presents, that Pine Lakes of Maquettine, Inc. being the legal owner of the lands described in this plat, do hereby adopt and convey and part of said lands hereafter known as PINE LAKES COMMUNITY ESTATE, all road rights-of-way and Tract E 18 ST. JOHNS COUNTY, Florida, and also its hereby dedicate of other drainage easement located and used in certain road rights-of-way and Tracts A, B, C, D and F to the PINE LAKES HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF, the undersigned hereunto set his hand on this 22nd day of May, 1989 A.D.

SIGNED IN PRESENCE OF:

[Signature]

WITNESS

[Signature]
PRESIDENT - PINE LAKES OF ST. AUGUSTINE, INC.

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing adoption and dedication was acknowledged before me this 22nd day of May, 1989 A.D. by John Lister, President, for Pine Lakes of St. Augustine, Inc. on behalf of the corporation.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
AT LARGE

CERTIFICATE OF APPROVAL BY THE ZONING DEPARTMENT

The St. Johns County Zoning Department does hereby approve the final plat for PINE LAKES, this 25th day of MAY, 1989 A.D.

ZONING DEPARTMENT:

[Signature]

CERTIFICATE OF COUNTY ATTORNEY

This is to certify that this plat has been returned and approved by the County Attorney for St. Johns County, Florida, this 25th day of May, 1989 A.D.

COUNTY ATTORNEY:

[Signature]

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 217, Florida Statutes, and was filed for record in Map Book 33, Page 41, this 25th day of May, 1989 A.D. 1989.

[Signature]
CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This is to certify that on May 22, 1989, the foregoing plat was approved and accepted by the Board of County Commissioners of St. Johns County, Florida, this approval shall not be deemed an existing County construction or maintenance of said event.

A TEST:

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
BY: *[Signature]*
ITS CLERK

CERTIFICATE OF SURVEYOR

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that he has completed the plat of the lands shown in the foregoing plat. That said plat and the correct representation of the lands shown and thereon and that he is a responsible person in the profession and that he is duly licensed and registered in the State of Florida, this 22nd day of May, 1989 A.D.

[Signature]
SURVEYOR
FLORIDA AND ST. JOHNS COUNTY

JOINER AND CONSENT TO ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Ocean State Bank of Duval County, being the sole owner and holder of the certain mortgages dated October 20, 1987, recorded November 20, 1987, and amended by Supplemental Agreement dated February 26, 1988, recorded April 1, 1988 in Official Records Book 784, Pages 1120-1123 and amended by Mortgage Extension Agreement dated August 26, 1988, recorded September 21, 1988 in Official Records Book 796, Pages 310-311, all of the public records of St. Johns County, Florida, together with James L. Crossen and Josephine R. Crossen husband and wife, owners and holders of that certain second mortgage dated January 19, 1988, recorded January 27, 1988 and recorded in Official Records Book 829, Pages 1482-1485 of the public records of St. Johns County, Florida, do hereby join in and consent to the adoption of this plat and the dedication hereon.

WITNESS:

[Signature]
Ocean State Bank
John Crossen
Josephine R. Crossen

[Signature]
Sergeant State Bank
James L. Crossen
Josephine R. Crossen

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
WITNESS

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing joiner and consent to adoption and dedication was acknowledged before me this 22nd day of May, 1989 A.D. by John Crossen, President 554 Barry W. Chandler, Chairman for Ocean State Bank of Duval County, on behalf of the bank.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
AT LARGE

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing joiner and consent to adoption and dedication was acknowledged before me this 22nd day of May, 1989 A.D. by James L. Crossen and Josephine R. Crossen, husband and wife.

MY COMMISSION EXPIRES:

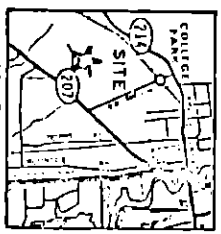
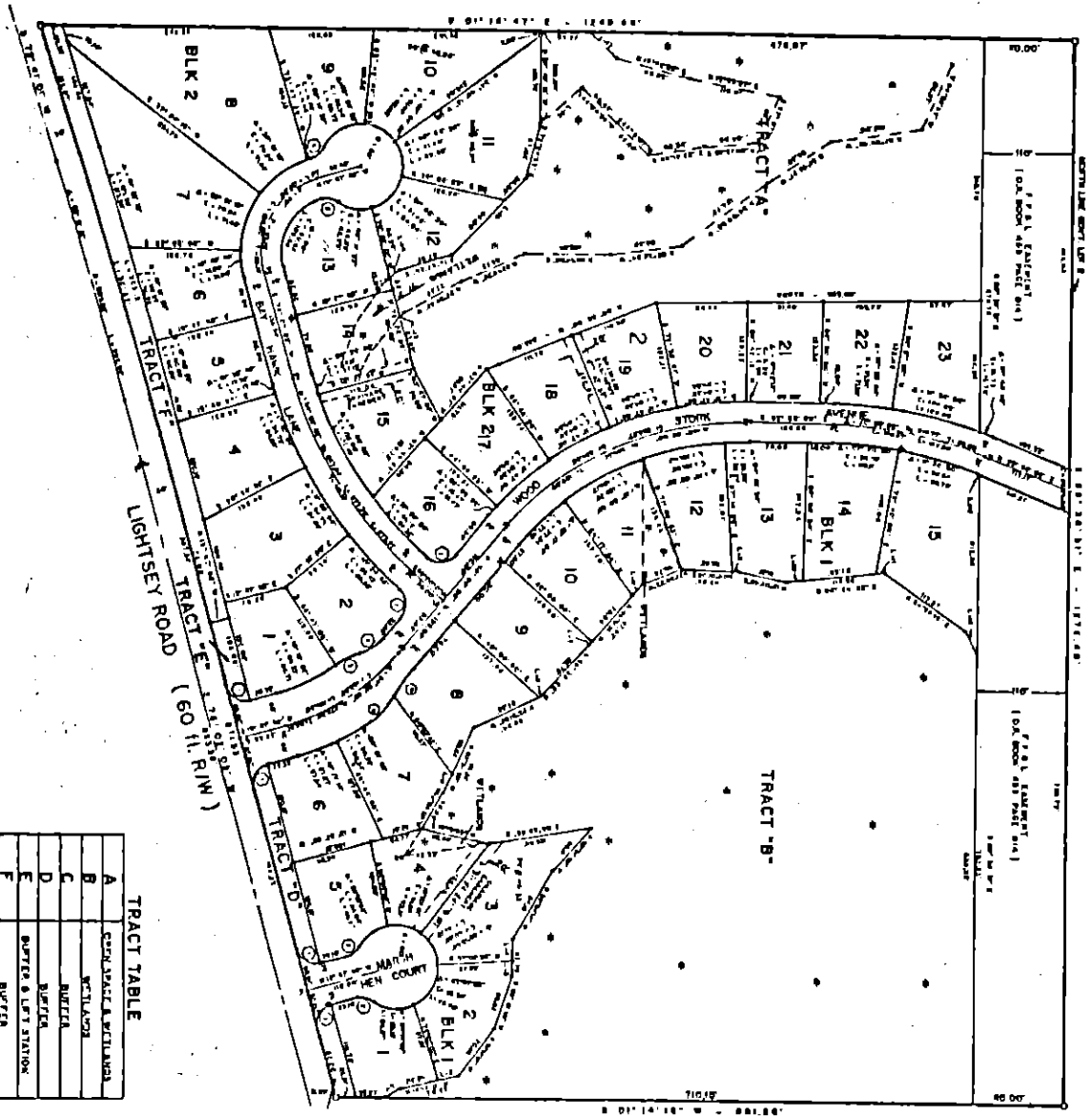
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
AT LARGE

PINE LAKES

A PART OF GOVERNMENT LOT 2, SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY

MAP BOOK 23 PAGE 42

SHEET 2 OF 2



CURVE TABLE

CURVE	A	R	AGE	COORD
1	PC=200'	11.00	30.37	NA.48'
2	PT=175'	23.00	31.01	PO.47'
3	PT=200'	21.00	32.17	31.04'
4	PT=175'	21.00	32.33	31.04'
5	PT=175'	17.50	42.38	42.38'

LINE TABLE

LINE	BEARING	DISTANCE
1	S 89° 13' 00" W	20.04
2	S 47° 12' 00" W	12.04
3	S 41° 04' 45" W	12.78
4	S 41° 04' 45" W	12.78
5	S 27° 18' 00" W	21.38
6	S 27° 18' 00" W	21.38
7	S 41° 04' 45" W	12.04
8	S 41° 04' 45" W	12.04
9	S 41° 04' 45" W	12.04
10	S 41° 04' 45" W	12.04
11	S 41° 04' 45" W	12.04
12	S 41° 04' 45" W	12.04
13	S 41° 04' 45" W	12.04
14	S 41° 04' 45" W	12.04
15	S 41° 04' 45" W	12.04
16	S 41° 04' 45" W	12.04
17	S 41° 04' 45" W	12.04
18	S 41° 04' 45" W	12.04
19	S 41° 04' 45" W	12.04
20	S 41° 04' 45" W	12.04
21	S 41° 04' 45" W	12.04
22	S 41° 04' 45" W	12.04
23	S 41° 04' 45" W	12.04

KEY

- DENOES CONCRETE MONUMENT FOUND
- DENOES CONCRETE MONUMENT SET
- DENOES IRON PIPE FOUND
- DENOES IRON PIPE SET
- DENOES PERMANENT REFERENCE POINT SET
- DENOES FIRE MOUNTAIN GRAVE BY 6" WATER LINE

TRACT TABLE

A	CONCRETE & WELDED
B	WELDED
C	WELDED
D	WELDED
E	WELDED & SET STATION
F	WELDED

NOTES

1. ALL RIGHTS OF WAY INCLUDE EASEMENTS FOR UTILITIES AND CABLE TELEVISION PROVIDED BASES OF EASEMENT, THE WIDTH OF GOVT LOT 2 BEING 177' 6" & 20' 6" BEING 181' 36" 3/4".

2. A TRAIL FROM P.L. UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAY IS LOCATED AHEAD THE FRONT OF ALL LOTS.

3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION SHALL BE PERMITTED ON ANY LOT OR TRACT UNLESS THE PERMITTED APPROACH OF ST. JOHNS COUNTY AND THE RELEVANT JURISDICTION JURISDICTION FROM SEVERAL YEARS IS THE TRACT TO WHICH THE PERMITTED APPROACH IS APPLIED.

4. THE PERMITTED APPROACH OF ST. JOHNS COUNTY AND THE RELEVANT JURISDICTION JURISDICTION FROM SEVERAL YEARS IS THE TRACT TO WHICH THE PERMITTED APPROACH IS APPLIED.

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