

RESOLUTION NO. 93- 09
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
SEAPLACE OCEANHOMES

WHEREAS, North Crescent Beach Ltd., a Florida Limited 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 Seaplace Oceanhomes.

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 5.

Section 2. The Construction Bond is set in the amount of \$139,955.00 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond is not required.

Section 4. The Clerk is instructed to file the title opinion attached to this resolution from Holland & Knight, signed by Linda Conner Kane, dated January 8, 1993 . The Clerk is also instructed to file and record the consent and joinder to the plat dated January 8, 1993 , signed by

Stephen A. Self ; for South Trust Bank of Alabama, copy of which is attached to this resolution.

Section 5. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Planning and Zoning Department; and
- d) 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 c) above. 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 been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 12th day of January, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Balsavage
Its Chairman - Linda Balsavage

ATTEST:

Carl "Bud" Markel, Clerk

Patricia DeHend

Deputy Clerk



EXHIBIT A

SEAPLACE OCEANHURST

A portion of Government Lot 1, Section 15, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

COMMENCE at the intersection of the line lying 100 feet North of, as measured at right angles to, and parallel with, the South line of Government Lot 4, said Section 15, with the Easterly right-of-way line of State Road No. A-1-A (a 100 foot right-of-way as now established); thence Northerly along said Easterly right-of-way line, and along the arc of a curve, concave Easterly, and having a radius of 11509.20 feet, through a central angle of 00°39'50" and an arc distance of 133.36 feet, to the point of tangency of said curve; thence North 14°58'00" West, continuing along said Easterly right-of-way line, 1184.64 feet; thence North 89°26'20" East, 1226.25 feet, to the POINT OF BEGINNING; thence North 07°52'31" West, 120.98 feet; thence South 89°26'20" West, 316.85 feet, to the point of curvature of a curve to the right; thence along and around the arc of said curve, concave Northeasterly, having a radius of 126.29 feet, an arc distance of 65.67 feet, said arc being subtended by a chord bearing and distance of North 75°39'53" West, 64.94 feet, to the point of reverse curvature of a curve to the left; thence along and around the arc of a said curve, concave Southerly, having a radius of 25.0 feet, an arc distance of 31.42 feet, said arc being subtended by a chord bearing and distance of South 83°13'57" West, 29.39 feet; thence North 47°46'09" West, 50.00 feet, to the arc of a curve to the Northeast; thence along and around the arc of said curve, concave Northwesterly, having a radius of 486.56 feet, an arc distance of 39.85 feet, said arc being subtended by a chord bearing and distance of North 44°53'14" East, 39.84 feet, to the point of compound curvature of a curve to the left; thence along and around the arc of said curve, concave Northwesterly, having a radius of 146.02 feet, an arc distance of 134.05 feet, said arc being subtended by a chord bearing and distance of North 16°14'20" East, 129.40 feet, to the Southerly line of Sea Place Unit B, as recorded in Map Book 21, Pages 9 and 10 of the Public Records of said county; thence North 89°10'30" East, along last said line, 25.28 feet, to the Southwesterly line of Sea Place I, Parcel A, A Condominium, as recorded in Official Records Book 676, Page 1374, et. seq. and Official Records Book 676, Page 1411, et. seq. of the Public Records of said county; thence South 28°44'37" East, along last said line, 7.04 feet, to the Southerly line of said Sea Place I, Parcel A, A Condominium; thence North 89°26'20" East, along last said line, 48.28 feet; thence Southwesterly, along and around the arc of a curve, concave Southeasterly, having a radius of 25.0 feet, an arc distance of 38.48 feet, said arc being subtended by a chord bearing and distance of South 45°20'44" West, 34.79 feet, to the point of reverse curvature of a curve to the right; thence along and around the arc of said curve, concave Northwesterly, having a radius of 196.02 feet, an arc distance of 88.46 feet, said arc being subtended by a chord bearing and distance of South 14°10'51" West, 87.71 feet, to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve, concave Northeasterly, having a radius of 25.0 feet, an arc distance of 47.40 feet, said arc being subtended by a chord bearing and distance of South 27°12'33" East, 40.61 feet, to the point of compound curvature of a curve to the left; thence along and around the arc of said curve, concave Northerly, having a radius of 76.79 feet, an arc distance of 12.03 feet, said arc being subtended by a chord bearing and distance of South 86°03'06" East, 12.02 feet, to the point of tangency of said curve; thence North 89°26'20" East, 292.10 feet, to the point of curvature of a curve to the left; thence along and around the arc of said curve, concave Northwesterly, and having a radius of 25.0 feet, an arc distance of 42.46 feet, said arc being subtended by a chord bearing and distance of North 40°46'55" East, 37.54 feet, to the point of tangency of said curve; thence North 07°52'31" West, 90.84 feet, to the aforesaid Southerly line of Sea Place I, Parcel A, A Condominium; thence North 89°26'20" East, along last said line, 60.45 feet to the Southeasterly line of said Sea Place I, Parcel A, A Condominium; thence North 56°50'20" East, along last said line, 20.18 feet to the Southerly line of said Sea Place I, Parcel A, A Condominium; thence North 89°26'20" East, along last said line and along the Easterly prolongation thereof, 560 feet, more or less, to mean high water line of the Atlantic Ocean; thence Southeasterly, along said mean high water line and the meanderings thereof, 100 feet, more or less, to its intersection with a line that bears North 89°26'20" East, 670 feet, more or less, from the POINT OF BEGINNING; thence South 89°26'20" West, along last said line, 670 feet, more or less, to the POINT OF BEGINNING, and to close.

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING DEPARTMENT

The St. Johns County Planning and Zoning Department hereby certifies that the