

RESOLUTION NO. 93-133
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
CIMARRONE BOULEVARD EXTENSION

WHEREAS, Cordele Properties, Inc., a Florida corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Cimarrone Boulevard Extension.

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 and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 4 and 5.

Section 2. A Construction Bond is not required.

Section 3. A Warranty Bond is not required.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat

which opinion, certificate or policy has been approved by the County Attorney or Assistant County Attorney.

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. Additionally, the Clerk shall not sign the Plat until and unless the Clerk has received (i) the proof of title described in section 4 above and (ii) a Construction Bond in form and substance satisfactory to the Clerk if a Construction Bond has been required by section 2 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 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 been met.

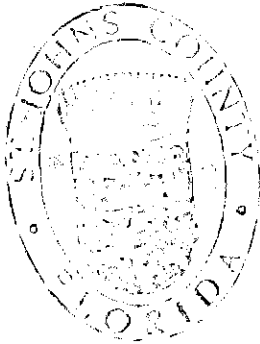
ADOPTED by the Board of County Commissioners of St.
Johns County, Florida, this 24th day of August, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Linda Balsavage
Chair - Linda Balsavage

ATTEST: Carl "Bud" Markel, Clerk

By: Jeanne Carter
Deputy Clerk



5/2
AES

GARTNER, BROCK AND SIMON

ATTORNEYS AND COUNSELLORS

DUPONT CENTER

SUITE 203

1660 PRUDENTIAL DRIVE, 32207

P.O. BOX 10697, 32247-0697

JACKSONVILLE, FLORIDA

WINFIELD A. GARTNER *
FREDERICK R. BROCK *
BERT C. SIMON *

TELEPHONE
(904) 399-0870

TELECOPIER
(904) 399-1113

FLORIDA BAR CERTIFIED
*REAL ESTATE LAWYER
*CIVIL TRIAL LAWYER

August 20, 1993

Ms. Betty Sue Solana
Development Review Coordinator
Post Office Drawer 349
St. Augustine, Florida 32085-0300

RE: Plat of Cimarrone Boulevard Extension

Dear Ms. Solana:

I hereby certify that Cordele Properties, Inc., a Florida corporation, is the owner of the property described on Exhibit "A" attached hereto. I further certify that there are not any mortgages, liens or other encumbrances effecting the subject property, except the Declaration of Covenants and Restrictions for Cimarrone Golf and Country Club recorded at Official Records Volume 811, page 995 of the Public Records of St. Johns County, Florida. I further certify that 1992 real estate taxes have been paid.

The foregoing is based on a search of the Public Records of St. Johns County, Florida through August 16, 1993, which is the most recent date available for such Public Records.

GARTNER, BROCK AND SIMON

By: 

Bert C. Simon

BCS/drr
Attachment

CAPTION

A PORTION OF CIMARRONE BOULEVARD (A 60 FOOT PUBLIC RIGHT OF WAY AS NOW ESTABLISHED) TOGETHER WITH A PART OF TRACT "E" (MAINTENANCE SITE) BOTH AS SHOWN ON MAP OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE AS RECORDED IN MAP BOOK 23, PAGES 6 THROUGH 14 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13 AND SECTION 14, TOWNSHIP 5 SOUTH, RANGE 27 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF SAID CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED CIMARRONE BOULEVARD; THENCE NORTH 28° 39' 00" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 7.48 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 493.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING SUBTENDED BY A CHORD BEARING OF NORTH 19° 39' 58" WEST AND A CHORD DISTANCE OF 154.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 10° 40' 57" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4.47 FEET TO A POINT ON SAID RIGHT OF WAY LINE, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 05° 42' 50" EAST AND A CHORD DISTANCE OF 191.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 22° 06' 36" EAST, A DISTANCE OF 222.18 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 07° 57' 51" WEST AND A CHORD DISTANCE OF 420.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38° 02' 19" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 333.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 01° 54' 37" WEST AND A CHORD DISTANCE OF 392.67 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 06° 00' 27" WEST AND A CHORD DISTANCE OF 32.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 46° 14' 00" WEST, A DISTANCE OF 192.73 FEET TO A SOUTHEASTERLY CORNER OF AFOREMENTIONED TRACT "E"; THENCE NORTH 64° 15' 34" EAST, A DISTANCE OF 64.05 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT "E"; THENCE SOUTH 46° 14' 00" EAST, A DISTANCE OF 189.94 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87° 10' 10" EAST AND A CHORD DISTANCE OF 32.76 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 38° 06' 20" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 273.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06° 55' 40" WEST AND A CHORD DISTANCE OF 385.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38° 02' 19" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 490.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07° 57' 51" EAST AND A CHORD DISTANCE OF 481.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 22° 06' 36" WEST, A DISTANCE OF 222.18 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05° 42' 50" WEST AND A CHORD DISTANCE OF 158.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED CIMARRONE BOULEVARD; THENCE SOUTH 79° 19' 03" WEST, DEPARTING FROM SAID POINT OF TANGENCY AND SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF

EXTRACTED FROM THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MAP BOOK 23, PAGES 6 THROUGH 14 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF SAID CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED CIMARRONE BOULEVARD; THENCE NORTH 28° 39' 00" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 7.48 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 493.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING SUBTENDED BY A CHORD BEARING OF NORTH 19° 39' 58" WEST AND A CHORD DISTANCE OF 154.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 10° 40' 57" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4.47 FEET TO A POINT ON SAID RIGHT OF WAY LINE, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 05° 42' 50" EAST AND A CHORD DISTANCE OF 191.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 22° 06' 36" EAST, A DISTANCE OF 222.18 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 07° 57' 51" WEST AND A CHORD DISTANCE OF 420.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38° 02' 19" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 333.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 01° 54' 37" WEST AND A CHORD DISTANCE OF 392.67 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 06° 00' 27" WEST AND A CHORD DISTANCE OF 32.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 46° 14' 00" WEST, A DISTANCE OF 192.73 FEET TO A SOUTHEASTERLY CORNER OF AFOREMENTIONED TRACT "E"; THENCE NORTH 64° 15' 34" EAST, A DISTANCE OF 64.05 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT "E"; THENCE SOUTH 46° 14' 00" EAST, A DISTANCE OF 189.94 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87° 10' 10" EAST AND A CHORD DISTANCE OF 32.76 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 38° 06' 20" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 273.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06° 55' 40" WEST AND A CHORD DISTANCE OF 385.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38° 02' 19" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 490.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07° 57' 51" EAST AND A CHORD DISTANCE OF 481.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 22° 06' 36" WEST, A DISTANCE OF 222.18 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05° 42' 50" WEST AND A CHORD DISTANCE OF 158.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED CIMARRONE BOULEVARD; THENCE SOUTH 79° 19' 03" WEST, DEPARTING FROM SAID POINT OF TANGENCY AND SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF