

RESOLUTION NO. 93- 30
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
DISCLAIMING INTEREST IN CERTAIN LANDS
DEDICATED TO ST. JOHNS COUNTY
LOCATED IN THE PLAT OF JULINGTON CREEK, UNIT ONE

WHEREAS, Atlantic Gulf Communities Corporation, ("Owner"), as owner, has applied to the Board of County Commissioners for approval to record a subdivision plat known as the First Replat of Julington Creek Unit One.

WHEREAS, a portion of the land to be subjected to the First Replat of Julington Creek , Unit One was previously dedicated to St. Johns County in that certain Plat of Julington Creek Unit One recorded in Map Book 16, pages 35-51 of the public records of St. Johns County, Florida, for the purposes of a drainage easement.

WHEREAS, Owner has requested that St. Johns County disclaim its interest in the portion of the drainage easement more fully described on composite Exhibit A and shown on composite Exhibit B, both of which exhibits are attached hereto and made a part hereof ("Disclaimed Land").

WHEREAS, The Board of Commissioners of St. Johns County has determined that it does not require the dedication of the Disclaimed Land for any County purpose.

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

Section 1. The County hereby disclaims any and all interest in the Disclaimed Land because the Disclaimed Land serves no public purpose and declares that the Disclaimed Land may be held, occupied, transferred, conveyed and dedicated, free and clear of any interest of St. Johns County.

Section 2. The Board hereby approves the terms and conditions of the Disclaimer, a copy of which (without exhibits) is attached hereto and made a part hereof as Exhibit C and authorizes the Chairman to execute the Disclaimer on its behalf.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 9th day of February, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Quinn Babbage*
Its Chair

Attest:

Carl "Bud" Markel, County Clerk

By: *Amy Bennett*
Deputy Clerk

JAX-37939



AGC 25335.01

PART OF JULINGTON CREEK UNIT ONE

A PART OF TRACT "G-4" AS SHOWN ON THE PLAT OF JULINGTON CREEK UNIT ONE, AS RECORDED IN MAP BOOK 16, PAGES 35 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 12 AT ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PIPER PLACE (A 60 FOOT WIDE RIGHT-OF-WAY BY PLAT) ALL SHOWN ON SAID JULINGTON CREEK UNIT ONE; THENCE NORTH 58°18'22" EAST ALONG THE SOUTHERLY LINE OF LOT 5, A DISTANCE OF 133.30 FEET; THENCE SOUTH 26°23'10" EAST, A DISTANCE OF 30.12 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LOT 6, BLOCK 12; THENCE SOUTH 58°18'22" WEST ALONG THE NORTHERLY LINE OF SAID LOT 6 TO ITS INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF PIPER PLACE, A DISTANCE OF 138.55 FEET, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PIPER PLACE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 31.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°41'38" WEST AND A CHORD DISTANCE OF 31.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.09 ACRES MORE OR LESS.

R1.ZM

(EASEMENT ON PIPER PLACE)

AGC 25335.01

PART OF JULINGTON CREEK UNIT ONE

A PART OF TRACT "G-4" AS SHOWN ON THE PLAT OF JULINGTON CREEK UNIT ONE, AS RECORDED IN MAP BOOK 16, PAGES 35 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 12 AT ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHICOPEE COURT (A 60 FOOT WIDE RIGHT-OF-WAY BY PLAT) ALL SHOWN ON SAID JULINGTON CREEK UNIT ONE; THENCE NORTH 34°13'52" EAST ALONG THE SOUTHERLY LINE OF LOT 17, BLOCK 12, A DISTANCE OF 148.23 FEET; THENCE SOUTH 28°20'54" EAST THE NORTHERLY CORNER OF LOT 18, BLOCK 12, A DISTANCE OF 33.80 FEET; THENCE SOUTH 34°13'52" WEST ALONG THE NORTHWESTERLY LINE OF LOT 18 TO ITS INTERSECTION WITH THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CHICOPEE COURT, A DISTANCE OF 140.70 FEET, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 31.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40°46'08" WEST AND A CHORD DISTANCE OF 31.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRES MORE OR LESS.

R1.2N

(EASEMENT ON CHICOPEE COURT)

COMPOSITE EXHIBIT A

PAGE 2 of 4

AGC 25335.01

PART OF JULINGTON CREEK UNIT ONE

BEING A PART OF TRACT "G-3" AS SHOWN ON THE PLAT OF JULINGTON CREEK UNIT ONE, AS RECORDED IN MAP BOOK 16, PAGES 35 THROUGH 51-INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 4 AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF DEWBERRY DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY BY PLAT) ALL SHOWN ON SAID JULINGTON CREEK UNIT ONE, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 439.30 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DEWBERRY DRIVE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 94.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°51'54" WEST AND A CHORD DISTANCE OF 94.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°18'40" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DEWBERRY DRIVE, A DISTANCE OF 132.34 FEET; THENCE SOUTH 89°36'17" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF DEWBERRY ROAD AND ALONG THE NORTH LINE OF LOT 48, BLOCK 10, SAID JULINGTON CREEK UNIT ONE, A DISTANCE OF 139.90 FEET; THENCE NORTH 06°24'09" WEST ALONG A LINE TO ITS INTERSECTION WITH A SOUTHERLY LINE OF LOT 15, BLOCK 4, A DISTANCE OF 272.46 FEET; THENCE SOUTH 76°22'54" EAST ALONG THE SOUTH LINE OF LOTS 14 AND 15, BLOCK 4, A DISTANCE OF 184.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.88 ACRES MORE OR LESS.

R1.20

(TRACT "G-3A" ON FIRST REPLAT JULINGTON CREEK UNIT ONE)

COMPOSITE EXHIBIT A

AGC 25335.01

PART OF JULINGTON CREEK UNIT ONE

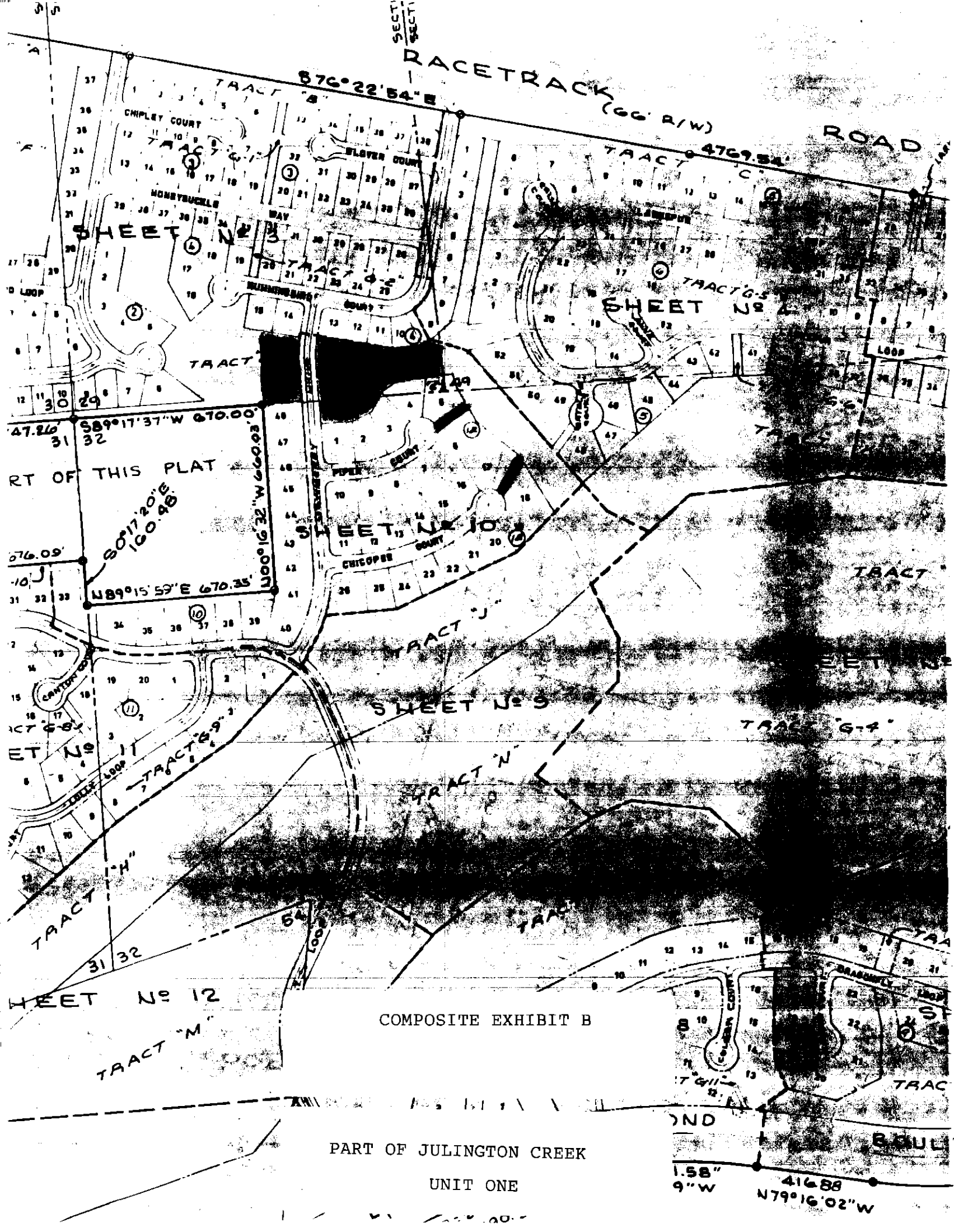
BEING A PART OF TRACT "G-4" AS SHOWN ON JULINGTON CREEK UNIT ONE, AS RECORDED IN MAP BOOK 16, PAGES 35 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 4 AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEWBERRY DRIVE (A 60 FOOT RIGHT-OF-WAY BY PLAT) AS SHOWN ON SAID JULINGTON CREEK UNIT ONE; THENCE SOUTH 76°22'54" EAST ALONG THE SOUTHERLY LINE OF LOT 11, 12 AND 13, A DISTANCE OF 268.99 FEET; THENCE NORTH 86°51'41" EAST ALONG THE SOUTHERLY LINE OF LOT 10, BLOCK 4, A DISTANCE OF 115.74 FEET; THENCE NORTH 27°51'57" WEST ALONG THE NORTHEASTERLY LINE OF LOT 10, BLOCK 4 TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUMMINGBIRD COURT (A 60 FOOT RIGHT-OF-WAY BY PLAT), A DISTANCE OF 130.41 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 160.00 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HUMMINGBIRD COURT AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°18'46" EAST AND A CHORD DISTANCE OF 23.31 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 4; THENCE SOUTH 27°51'57" EAST LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HUMMINGBIRD COURT AND ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 124.80 FEET; THENCE NORTH 52°34'23" EAST ALONG THE SOUTHEASTERLY LINE OF LOT 9, A DISTANCE OF 69.83 FEET; THENCE SOUTH 45°50'40" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 12°44'21" WEST, A DISTANCE OF 109.63 FEET; THENCE SOUTH 12°29'03" EAST ALONG A LINE TO THE NORTHEAST CORNER OF LOT 5, BLOCK 12 AS SHOWN ON SAID JULINGTON CREEK UNIT ONE, A DISTANCE OF 25.35 FEET; THENCE SOUTH 87°01'57" WEST ALONG THE NORTH LINE OF LOTS 4 AND 5, A DISTANCE 192.97 FEET; THENCE SOUTH 59°18'01" WEST CONTINUING ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 74.43 FEET; THENCE SOUTH 28°58'47" WEST ALONG THE NORTHWESTERLY LINE OF LOT 3, A DISTANCE OF 74.30 FEET; THENCE SOUTH 67°16'13" WEST CONTINUING ALONG THE NORTH LINE OF LOT 3 AND THE NORTH LINE OF LOT 2, A DISTANCE OF 80.93 FEET; THENCE SOUTH 89°41'20" WEST ALONG THE NORTH LINE OF LOT 1 TO ITS INTERSECTION WITH THE AFOREMENTIONED RIGHT-OF-WAY LINE OF DEWBERRY DRIVE, A DISTANCE OF 111.15 FEET; THENCE NORTH 00°18'40" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DEWBERRY DRIVE, A DISTANCE OF 217.47 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 379.30 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DEWBERRY DRIVE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 92.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 06°39'13" EAST AND A CHORD DISTANCE OF 91.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 13°37'06" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.23 ACRES MORE OR LESS.

R1.2P

(TRACT "G-4A" ON FIRST REPLAT JULINGTON CREEK UNIT ONE)

COMPOSITE EXHIBIT A



SECT
SECT

RACETRACK ROAD (66' R/W)

576°22'54"E

4769.54'

SHEET No. 9

SHEET No. 10

SHEET No. 11

RT OF THIS PLAT

589°17'37"W 670.00'

50°12'0"E 160.98'

N89°15'59"E 670.35'

SHEET No. 12

COMPOSITE EXHIBIT B

PART OF JULINGTON CREEK

UNIT ONE

1.58"
9"W

41688
N79°16'02"W

EXHIBIT C

DISCLAIMER OF INTEREST
PARCEL OF PLATTED LANDS
JULINGTON CREEK, UNIT ONE

THIS DISCLAIMER is made this 9th day of February 1993, by the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA (the "Board").

RECITALS:

A. Pursuant to the plat dedication set forth in the plat of Julington Creek, Unit One according to plat thereof recorded in Map Book 16, pages 35-51 of the public records of St Johns County, Florida, Tract G4 was dedicated to St. Johns County, Florida, for a drainage easement.

B. Atlantic Gulf Communities Corporation, a Delaware corporation, authorized to do business in Florida has requested the Board to disclaim St. Johns County's interest in a portion of Tract G4, which parcel is more fully described in composite Exhibit A as shown on composite Exhibit B, both of which exhibits are attached hereto and made a part hereof ("Disclaimed Land").

C. The Board of County Commissioners has determined that its interest in the Disclaimed Land serves no County purpose.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, receipt and adequacy of which is hereby acknowledged, the Board of County Commissioners, through its duly authorized Chairman, hereby disclaims any and all interest it has in the Disclaimed Land and declares that the Disclaimed Land may be occupied, held, conveyed or dedicated free and clear of any interest of St. Johns County.

IN WITNESS WHEREOF, the undersigned sets its hand and seal on the date first above written.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Hinda Balsavage
Print Name Hinda Balsavage
Its Chairman

Attest:
Carl "Bud" Markel, County Clerk

By: Amy Bennett
Print Name Amy Bennett
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 10 day of February, 1993, by Linda Balsavage, Chairman of the Board of County Commissioners, St. Johns County, Florida, and attested to by Amy Bennett, Deputy Clerk, on behalf of St. Johns County, Florida, who are personally known to me and who did not take an oath.



PATRICIA DEGRANDE
MY COMMISSION # 00 175632 EXPIRES
January 26, 1996
BONDED THROUGH TROY PAUL INSURANCE, INC.

Patricia DeGrande
Print Name Patricia DeGrande
Notary Public
My Commission Expires: 01-26-96
Serial No. 175632

JAX-37941