

RESOLUTION NO. 93- 39  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
WATER'S EDGE

WHEREAS, Arvida/JMB Partners, a Florida general 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 Water's Edge.

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 \$158,064.00 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 Pappas & Metcalf, signed by John G. Metcalf, dated January 22, 1993 and up-dated title opinion dated February 12, 1993.

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 23rd day of February, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Balsavage  
Its Chair - Linda Balsavage

ATTEST:

Amy Bernard  
Deputy Clerk

# WATER'S EDGE

A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 S ST. JOHNS COUNTY, FLORIDA

### CAPTION

A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF TRACT "D" SEVEN MILE DRIVE, AS PLATTED AND RECORDED IN MAP BOOK 21, PAGES 13 THROUGH 17 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S.67.44'00"W., ALONG THE WEST LINE OF SAID TRACT "D", A DISTANCE OF 251.35 FEET TO AN ANGLE POINT IN THE WEST LINE OF TRACT "D"; THENCE S.67.44'00"W., A DISTANCE OF 80.65 FEET; THENCE N.69.55'00"W., A DISTANCE OF 219.00 FEET; THENCE N.37.44'00"W., A DISTANCE OF 206.00 FEET; THENCE N.22.53'00"W., A DISTANCE OF 913.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 38, NORTH COVE, AS PLATTED AND RECORDED IN MAP BOOK 24, PAGES 6 THROUGH 12 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N.17.17'00"E., ALONG AN EASTERLY LINE OF SAID LOT 38, A DISTANCE OF 280.00 FEET TO ANGLE POINT; THENCE N.60.51'00"E., ALONG A SOUTHERLY BOUNDARY OF SAID NORTH COVE, A DISTANCE OF 435.00 FEET TO AN ANGLE POINT; THENCE N.82.36'00"E. CONTINUING ALONG SAID SOUTHERLY BOUNDARY AND ITS EASTERLY PROLONGATION, A DISTANCE OF 506.00 FEET TO THE MOST NORTHWESTERLY CORNER OF LOT 64 HAMMOCK COVE, AS PLATTED AND RECORDED IN MAP BOOK 21, PAGES 95 THROUGH 103 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID HAMMOCK COVE THE FOLLOWING SEVEN COURSES: (1) S.11.40'27"W., A DISTANCE OF 107.95 FEET; (2) S.40.22'00"E., A DISTANCE OF 114.50 FEET; (3) S.49.38'00"W., A DISTANCE OF 68.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120.00 FEET; (4) SOUTHWESTERLY 63.83 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.34.23'40"W. AND A CHORD DISTANCE OF 63.08 FEET TO A POINT ON SAID CURVE; (5) S.70.50'40"E., A DISTANCE OF 40.00 FEET; (6) S.54.37'44"E., A DISTANCE OF 135.47 FEET; (7) S.32.12'00"E., A DISTANCE OF 621.00 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF TRACT "B" OF THE AFORESAID SEVEN MILE DRIVE; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID NORTHERLY BOUNDARY OF TRACT "B" SEVEN MILE DRIVE THE FOLLOWING TWO COURSES: (1) S.57.48'00"W., A DISTANCE OF 517.00 FEET; (2) S.03.49'00"W., A DISTANCE OF 317.00 FEET TO POINT OF BEGINNING; CONTAINING 33.266 ACRES, MORE OR LESS.

ST. JOHNS COUNTY CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL THE ST. JOHNS COUNTY PLANNING DEPARTMENT HEREBY APPROVES THIS FINAL PLANNING & ZONING DEPARTMENT PLAT OF WATER'S EDGE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1993.

BY: \_\_\_\_\_

### ADOPTION AND

HENCEFORTH AND THAT THE OF SAID LAND ROADS (PARCE DESIGNATED C ITS SUCCESSORS SHALL HAVE T TO ANY RESP RESERVES THE CONSTRUCTING HEREINAFTER LOTS SHOWN O SERVICES, PO UTILITIES AND MORTGAGE LIFE DESIGNATE TH REGARDLESS C RIGHT TO DEN SAID ARVIDA/ THE UTILITY MAINTENANCE SECTION 177. BY SAID SEC ARVIDA/JMB F TELEVISION S ABSOLUTE RIG FLORIDA OR T TO DEDICATE

IN WITNESS W STATE OF FLO ITS VICE PRI CORPORATE SE

**PAPPAS & METCALF**  
PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
3301 INDEPENDENT SQUARE  
JACKSONVILLE, FLORIDA 32202-5030

M. LYNN PAPPAS  
JOHN G. METCALF  
THOMAS M. JENKS  
MARK A. REINSCH  
SHARON R. PARKS

TELEPHONE  
(904) 353-1980  
TELECOPY  
(904) 353-5217

February 12, 1993

St. Johns County  
Board of County Commissioners  
P. O. Drawer 349  
St. Augustine, FL 32085-0349

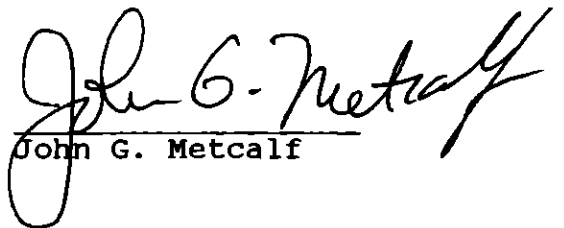
**RE: TITLE OPINION/WATER'S EDGE**

Gentlemen:

This letter is provided to you in connection with the final plat of Water's Edge. I previously provided a title opinion letter dated January 22, 1993 in connection with the proposed plat of Water's Edge (the "Title Opinion"). The purpose of this letter is to confirm that the information provided in the Title Opinion remains true and is reaffirmed as of the date of this letter.

**PAPPAS & METCALF, P.A.**

By:

  
John G. Metcalf

JGM/sml

2095

