

RESOLUTION NO. 88-148

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Camacleo Cove Yacht Harbor Inc.
& Camacleo Island Owners Assoc Inc., as Owner, has
applied to the Board of County Commissioners of St. Johns County,
Florida, for approval to record a subdivision plat known as _____
Camacleo Island Harbor Lots and,

WHEREAS, the Owners _____ have dedicated certain roads,
streets, easements, rights-of-way or other areas as shown on the
subdivision plat for the uses and purposes thereon stated,

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 #6.

Section 2. The dedicated roads, streets, easements,
rights-of-way and other areas shown on the plat are conditionally
accepted by the Board of County Commissioners of St. Johns County
on behalf of the beneficiaries to the dedication. This acceptance
shall not be deemed an acceptance requiring construction or maintenance
of the roads, streets, easements, rights-of-way or other areas by
the County. This acceptance is subject to Section #6.

Section 3. The Construction Bond is set in the amount of
\$ 54,000 and shall be submitted to the Clerk of Courts for his
approval prior to recording the plat.

Section 4. The Warranty Bond is set in the amount of
\$ ZERO and the record title owner has agreed that it will, upon
request, provide such Bond.

Section 5. The Clerk is instructed to file the title
OPINION.

Section 6. The approval described in Section #1 and the Acceptance described in Section #2 shall not take effect until the plat has been signed by each of the following departments, persons or offices;

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department of Office
- e) 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 d) above and the construction bond, unless waived, has been delivered to the Clerk and approved by him. 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 occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 24th day of May, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY Lawrence O. Hartley
Its Chairman

ATTEST: Lynn M. McDonald
Deputy Clerk

GALLAGHER, BAUMER, MIKALS, BRADFORD, CANNON & WALTERS

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PATRICIA M. PETERSILIA

May 11, 1988

St. Johns County Board of Commission
c/o James G. Sisco, Esquire
P. O. Box 1533
St. Augustine, FL 32084

Re: Proposed Plat of CAMACHEE ISLAND HARBOR LOTS

Dear Sir:

The undersigned law firm represents Camachee Cove Yacht Harbor, Inc. and based upon the title certificate prepared by Title Insurance Company of Minnesota, File No. 5588-106 which was prepared by a search of the public records of St. Johns County, Florida, through May 3, 1988 to the extent the same are maintained in the office of the Clerk of the Court, on the property described in the caption of the proposed plat of CAMACHEE ISLAND HARBOR LOTS, and as more particularly described in the attached legal description and it is our opinion that record title to said land is in the name of Camachee Cove Yacht Harbor, Inc., a Florida corporation and Camachee Island Owners Association, Inc., a Florida corporation. The property is subject to the following:

1. Permanent Road Easement between Theodore M. Barnett and Eva D. Barnett, his wife and L. C. Ringhaver and Elaine Ringhaver, his wife, recorded in Deed Book 229, page 551, and quit-claim deed recorded in Official Records Book 544, page 912, of the public records of St. Johns County, Florida.
2. Agreements recorded in Official Records Volume 324, page 230, and Official Records Book 324, page 235 of the public records of St. Johns County, Florida.

St. Johns County Board of Commission
c/o James Sisco, Esquire
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3. Declaration of Easement and Use and Maintenance Agreement recorded in Official Records Book 559, page 388, of the public records of St. Johns County, Florida.
4. Declaration of Covenants for Camachee Island recorded in Official Records Book 559, page 403, of the public records of St. Johns County, Florida.
5. Easement granted to Florida Power & Light Company recorded in Official Records Book 603, page 462, of the public records of St. Johns County, Florida.

Taxes for the year 1987 are paid in full

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes, St. Johns County Ordinance No. 78-38 as amended from time to time.

GALLAGHER, BAUMER, MIKALS,
BRADFORD, CANNON & WALTERS,
P. A.

By:


Linda Connor Kane

LCK:jmr

Attachment

LCK80

EXHIBIT "A"

A PORTION OF GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

FOR A POINT OF REFERENCE, COMMENCE AT AN OLD RED CEDAR POST FOUND BY PREVIOUS SURVEYS AND DESCRIBED IN DEEDS AS MARKING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 30 EAST, THENCE RUN EAST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT 3, A DISTANCE OF 240.18 FEET TO THE LANDWARD FACE OF AN EXISTING CONCRETE BULKHEAD; THENCE RUN NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE FACE OF SAID BULKHEAD THE FOLLOWING COURSES: 17° 52' 32" WEST, 36.70 FEET; NORTH 22° 47' 58" WEST, 60.56 FEET; NORTH 27° 59' 18" WEST, 117.93 FEET; NORTH 26° 11' 49" WEST, 64.00 FEET; NORTH 00° 31' 01" EAST, 93.39 FEET; NORTH 20° 57' 58" EAST, 53.16 FEET; NORTH 54° 30' 32" EAST, 61.44 FEET; NORTH 69° 05' 50" EAST, 120.72 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN ALONG THE EASTERLY BOUNDARY OF LANDS DESCRIBED AS PARCELS A, B, C AND D, ON PAGES 406 THROUGH 407 OF OFFICIAL RECORDS 721, PUBLIC RECORDS FOR THE FOLLOWING COURSES: NORTH 04° 05' 50" EAST, 25.48 FEET; NORTH 25° 12' 34" EAST, 42.56 FEET; NORTH 61° 01' 28" WEST, 16.90 FEET; NORTH 04° 05' 50" EAST, 85.70 FEET; NORTH 00° 12' 27" WEST, 193.47 FEET; NORTH 21° 12' 26" WEST, 111.54 FEET TO THE MOST NORTHERLY CORNER OF AFFORMENTIONED PARCEL C; THENCE DEPARTING THE PROPERTY LINE OF SAID PARCEL C, RUN NORTH 21° 12' 24" WEST, 77 FEET MORE OR LESS TO AN INTERSECTION WITH CONTOUR ELEVATION 2.5, HERE-AFTER REFERRED TO AS THE MEAN HIGH WATERLINE; THENCE DEPARTING THE MEAN HIGH WATERLINE THE FOLLOWING COURSES: SOUTH 75° 55' 59" EAST, 126.56 FEET; SOUTH 30° 55' 59" EAST 50.00 FEET; SOUTH 29° 04' 01" WEST, 70.00 FEET; SOUTH 16° 39' 00" EAST, 133.08 FEET; NORTH 85° 12' 32" EAST, 75.93 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 33° 33' 44"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.29 FEET TO A POINT ON THE CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06° 12' 40" EAST, 28.87 FEET, THENCE ON A NON-TANGENT DEPARTURE FROM SAID CURVE NORTH 07° 10' 06" WEST, 228.78 FEET; NORTH 63° 02' 16" EAST, 157 FEET MORE OR LESS TO AN INTERSECTION WITH THE AFFORMENTIONED MEAN HIGH WATER LINE ALSO KNOWN AS REFERENCE POINT "A", THENCE ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 1200 FEET MORE OR LESS TO REFERENCE POINT "B", A POINT WHICH BEARS SOUTH 18° 14' 44" EAST, 829.95 FEET ALONG A REFERENCE TRAVERSE LINE FROM REFERENCE POINT "A"; THEN RETURNING TO THE POINT OF BEGINNING, CONTINUE ALONG THE LANDWARD FACE OF THE AFFORMENTIONED CONCRETE BULKHEAD IN A GENERALLY NORTHEASTERLY AND SOUTHEASTERLY DIRECTION FOR THE FOLLOWING COURSES: NORTH 82° 58' 01" EAST, 132.17 FEET; SOUTH 80° 17' 48" EAST, 81.50 FEET; SOUTH 80° 21' 00" EAST, 60.86 FEET; SOUTH 41° 10' 13" EAST 60.73 FEET; SOUTH 31° 21' 59" EAST, 20.25 FEET; SOUTH 27° 59' 02" EAST 40.16 FEET; SOUTH 34° 06' 33" EAST, 119.79 FEET; SOUTH 42° 35' 57" EAST, 60.42 FEET; SOUTH 56° 18' 03" EAST, 59.62 FEET; SOUTH 65° 41' 27" EAST, 36.19 FEET; 25° 01' 07" EAST, 110 FEET MORE OR LESS TO REFERENCE POINT "B" AND CLOSING POINT FOR THIS DESCRIPTION.

PARCEL TWO

A 40 FOOT PRIVATE RIGHT OF WAY BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND LYING 20 FEET ALONG AND TO EACH SIDE OF THE FOLLOWING DESCRIBED LINE.

FOR A POINT OF REFERENCE, COMMENCE AT AN OLD RED CEDAR POST FOUND BY PREVIOUS SURVEYS AND DESCRIBED IN DEEDS AS MARKING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 30 EAST, THENCE RUN EAST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT 3, A DISTANCE OF 240.18 FEET TO THE LANDWARD FACE OF AN EXISTING CONCRETE BULKHEAD; THENCE RUN NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE FACE OF SAID BULKHEAD, THE FOLLOWING COURSES: 17° 52' 32" WEST, 36.70 FEET; NORTH 22° 47' 58" WEST, 60.56 FEET; NORTH 27° 59' 18" WEST, 117.93 FEET; NORTH 26° 11' 49" WEST, 64.00 FEET; NORTH 00° 31' 01" EAST, 93.39 FEET; NORTH 20° 57' 58" EAST, 53.16 FEET; NORTH 54° 30' 32" EAST, 61.44 FEET; NORTH 69° 05' 50" EAST, 120.72 FEET; NORTH 04° 05' 50" EAST, 140.30 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 56.12 FEET AND A CENTRAL ANGLE OF 36° 53' 24"; THENCE AN ARC DISTANCE OF 36.13 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78° 37' 17" WEST, 35.51 FEET; THENCE RUN NORTH 60° 10' 35" WEST, A DISTANCE OF 94.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 197.24 FEET AND A CENTRAL ANGLE OF 128° 57' 51"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 443.96 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55° 20' 29" WEST, 356.00 FEET; THENCE RUN SOUTH 09° 08' 26" EAST, A DISTANCE OF 253.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 110.08 FEET AND A CENTRAL ANGLE OF 25° 35' 25". THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.17 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21° 56' 08" EAST, 48.76 FEET; THENCE RUN SOUTH 34° 43' 52" EAST, A DISTANCE OF 297.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 465.02 FEET AND A CENTRAL ANGLE OF 18° 32' 41"; THENCE ALONG THE ARC OF SAID ARC A DISTANCE OF 150.51 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25° 27' 31" EAST, 149.85 FEET; THENCE RUN SOUTH 16° 11' 11" WEST, A DISTANCE OF 244.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1605.56 FEET AND A CENTRAL ANGLE OF 01° 35' 54"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.79 FEET TO THE POINT OF TANGENCY; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16° 59' 08" EAST, 44.79 FEET; THENCE RUN SOUTH 17° 47' 05" EAST, A DISTANCE OF 282.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 296.48 FEET AND A CENTRAL ANGLE OF 25° 58' 41"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.42 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30° 46' 26" EAST, 133.27 FEET; THENCE RUN SOUTH 43° 45' 48" EAST, A DISTANCE OF 18.81 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, HIGHWAY A-1-A, (A 200 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) AND THE POINT OF TERMINUS OF SAID CENTERLINE OF THE PRIVATE RIGHT OF WAY AS DESCRIBED HEREIN, SIDELINES OF SAID PRIVATE RIGHT OF WAY BEING LENGTHENED OR SHORTENED AS NECESSARY TO COMMENCE ON THE