

RESOLUTION NO. 88-319
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Arvida / JMB Partners, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as OCEANSIDE

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 Section #6.

Section 2. NOT USED

Section 3. The Construction Bond is waived.

Section 4. The Warranty Bond is waived.

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

Section 6. The approval and acceptance described in Section

1 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 or 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. 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 acceptances 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 13 day of December, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Harry Bellon*
Its Chairman

ATTEST: *Connie E. McDaniel*
Deputy Clerk

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

M. LYNN PAPPAS
JOHN G. METCALF
THOMAS M. JENKS
RANDAL C. FAIRBANKS
MARK A. REINSCH
DOUGLAS G. STANFORD
ELAINE M. HOLTSCHNEIDER

December 5, 1988

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

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

RE: Proposed Final Plat of Oceanside

Gentlemen:

Based upon the information contained in a title search prepared by Freedomland Title Co., we find that, as of the date of this letter, the title to the land described in the proposed plat of Oceanside, (the "Property") is vested in Arvida/JMB Partners, a Florida general partnership. The legal description of the Property is attached as Exhibit A. Title to the Property is subject to the following matters of record in the Public Records of St. Johns County, Florida:

1. Agreement for Service between Sawgrass, Ltd. and the Jacksonville Electric Authority filed August 1, 1973, recorded in Official Records Book 236, page 285, as amended by Official Records Book 317, page 380.
2. Right of Way Easement between Sawgrass, Ltd. and Southern Bell Telephone and Telegraph Company, filed November 20, 1973, recorded in Official Records Book 243, page 315.
3. Easements as set forth in instrument filed July 14, 1977, recorded in Official Records Book 341, page 703, as amended by Easement Agreement, filed September 2, 1983, recorded in Official Records Book 602, page 573.
4. Declaration of Covenants and Memorandum of Utility Service Agreement between Intercoastal Utilities, Inc., Arvida Corporation and Sawgrass Properties, Inc. dated September 21, 1983, recorded in Official Records Book 602, page 650.

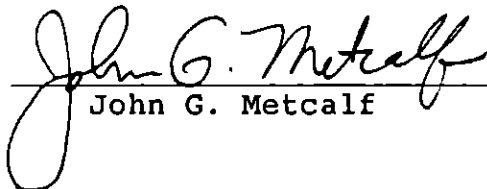
In addition to the matters discussed in the preceding paragraph, our opinion as to title to the property is also subject to:

1. The rights of parties in possession, if any.

St. Johns County
Board of County Commissioners
December 5, 1988
Page 2

2. Unrecorded mechanics' or materialmen's liens.
3. Unrecorded easements, if any, above or below the surface.
4. Riparian rights and title to submerged lands, if any.
5. St. Johns County taxes assessed subsequent to December 31, 1987.

PAPPAS & METCALF, P.A.

By: 
John G. Metcalf

SRP/dh:SRP72

Enclosure

OCEAN

A PART OF SECTIONS 34 AND 35, TOWNSHIP 3 SOUTH, ST. JOHNS COUNTY

EXHIBIT A

CAPTION

LOTS 1 AND 2

A PART OF SECTIONS 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF PONTE VEDRA PLACE REPLAT, AS RECORDED IN MAP BOOK 18, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD, COUNTY ROAD NO. 203, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE S.14°02'00"E., ALONG THE WEST LINE OF SAID PONTE VEDRA BOULEVARD, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID PONTE VEDRA BOULEVARD, THE FOLLOWING TWO COURSES: (1) S.14°02'00"E. A DISTANCE OF 149.67 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; (2) THENCE S.12°41'00"E. A DISTANCE OF 174.04 FEET; THENCE S.77°19'00"W. A DISTANCE OF 62.85 FEET; THENCE S.85°06'44"W. A DISTANCE OF 84.79 FEET; THENCE N.10°21'56"W. A DISTANCE OF 184.73 FEET; THENCE S.51°30'18"W. A DISTANCE OF 223.02 FEET; THENCE N.43°36'00"W. A DISTANCE OF 140.46 FEET; THENCE N.10°57'00"E. A DISTANCE OF 104.29 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE LANDS AS DESCRIBED IN DEED BOOK 192, PAGE 523 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE N.75°58'00"E., ALONG SAID SOUTH LINE, A DISTANCE OF 367.10 FEET TO THE POINT OF BEGINNING. CONTAINING 2.03 ACRES MORE OR LESS.

LOT 3

A PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF PONTE VEDRA PLACE REPLAT, AS RECORDED IN MAP BOOK 18, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD, COUNTY ROAD NO. 203, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID PONTE VEDRA BOULEVARD THE FOLLOWING TWO COURSES: (1) S.14°02'00"E. A DISTANCE OF 349.67 FEET; (2) S.12°41'00"E. A DISTANCE OF 263.54 FEET; THENCE S.04°21'47"E., ALONG THE WEST LINE OF COUNTY ROAD 203 (STATE ROAD 203 BY PASS, AS RECORDED AS PARCEL "C" BY SAWGRASS, MAP BOOK 12, PAGES 3 THROUGH 18 A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), A DISTANCE OF 203.43 FEET TO THE POINT OF BEGINNING THENCE CONTINUE S.04°21'47"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 130.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 961.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.00°47'28"E. AND A CHORD DISTANCE OF 123.95 FEET; THENCE N.87°05'41"W. A DISTANCE OF 125.88 FEET; THENCE N.03°45'13"E. A DISTANCE OF 159.86 FEET; THENCE N.49°31'22"E. A DISTANCE OF 136.19 FEET TO THE POINT OF BEGINNING. CONTAINING 0.56 ACRES MORE OR LESS.

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D., 1988.

BY: _____
CLERK OF THE CIRCUIT COURT
IN AND FOR ST. JOHNS COUNTY, FLORIDA