

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

WHEREAS, Arvida / JTB 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 Salt Creek Unit Three and,

WHEREAS, the Owner has 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 waived.

Section 4. The Warranty Bond is waived.

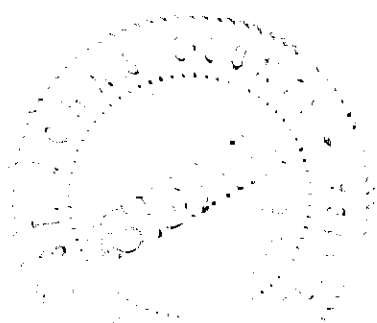
Section 5. The Clerk is instructed to file the title OPINION.

Section 6. The approval and acceptance described in Sections 1 and 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 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 24th day of October, 1989.



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Maguire  
Its Vice Chairman

ATTEST: Rosemary Jones  
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. HEINSCH  
DOUGLAS G. STANFORD  
ELAINE M. HOLTSCHEIDER  
SHARON R. PARKS

October 16, 1989

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 Salt Creek Unit Three

Gentlemen:

Based upon the information contained in a title search prepared by Freedomland Title Co., Inc., we find that, as of the date of this letter, the title to the land described in the proposed plat of Salt Creek Unit Three (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. Easement to Jacksonville Electric Authority, filed March 24, 1976, recorded in Official Records Book 298, page 793, and Assignment, recorded in Official Records Book 436, page 103.
2. Memorandum of Utility Service Agreement, filed May 11, 1982, recorded in Official Records Book 538, page 37, and Waiver of Right of First Refusal, Consent and Release of Lien filed May 11, 1982, recorded in Official Records Book 538, page 56.
3. Grant of Easement for Electrical Transmission & Distribution Lines, filed September 30, 1982, recorded in Official Records Book 554, page 454, and filed April 11, 1983, recorded in Official Records Book 579, page 398.
4. Easement for Utilities (Water Stub/Salt Creek Unit One), dated November 29, 1988, by Arvida/JMB Partners to St. Johns Service Company, filed January 3, 1989, recorded in Official Records Book 807, page 633.
5. Unrecorded Cable Television Service Agreement dated November 3, 1987, between Arvida/JMB Partners and Clearview Properties, Ltd.

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.
2. Unrecorded mechanic's or materialman's liens.
3. Unrecorded easements, if any, above or below the surface.
4. Riparian rights entitled to submerged lands, if any.
5. St. Johns County taxes assessed subsequent to December 31, 1988.

PAPPAS & METCALF, P.A.

By: John G. Metcalf  
John G. Metcalf

SRP192(8)

EXHIBIT A

CAPTION

A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40, TOGETHER WITH A PART OF SECTION 21 ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE MOST NORTHWESTERLY CORNER OF TRACT "C" SALT CREEK UNIT ONE AS RECORDED IN MAP BOOK 21, PAGES 27 THROUGH 31 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; SAID POINT OF BEGINNING LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOLANO ROAD, COUNTY ROAD NUMBER C-210A; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOLANO ROAD THE FOLLOWING FIVE COURSES: 1) N.07°32'08"E. A DISTANCE OF 966.02 FEET; 2) S.82°27'52"E. A DISTANCE OF 3.00 FEET; 3) NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 922.37 FEET A CHORD BEARING N.48°05'28"E. A CHORD DISTANCE OF 1199.42 FEET AND AN ARC DISTANCE OF 1305.76 FEET; 4) N.01°16'26"W. RADIAL TO SAID CURVE A DISTANCE OF 3.00 FEET; 5) N.88°38'48"E. A DISTANCE OF 637.39 FEET; THENCE S.05°18'30"W. A DISTANCE OF 127.18 FEET; THENCE S.16°41'00"W. A DISTANCE OF 121.00 FEET; THENCE S.28°20'00"W. A DISTANCE OF 121.00 FEET; THENCE S.40°13'00"W. A DISTANCE OF 129.00 FEET; THENCE S.65°45'00"W. A DISTANCE OF 402.00 FEET; THENCE S.47°01'00"W. A DISTANCE OF 447.00 FEET; THENCE S.60°31'00"W. A DISTANCE OF 120.00 FEET; THENCE S.74°00'00"W. A DISTANCE OF 263.00 FEET; THENCE S.22°24'00"W. A DISTANCE OF 67.00 FEET; THENCE S.00°27'27"W. A DISTANCE OF 463.90 FEET TO AN ANGLE POINT IN THE NORTH LINE OF LOT 13 OF THE AFORESAID SALT CREEK UNIT ONE; THENCE S.38°42'21"W. A DISTANCE OF 87.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE S.55°36'48"W. ALONG THE NORTH LINE OF LOT 14 SAID SALT CREEK UNIT ONE A DISTANCE OF 152.76 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SALT CREEK DRIVE ESTABLISHED BY THE PLAT OF SAID SALT CREEK UNIT ONE; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SALT CREEK DRIVE ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING N.20°07'52"W. A CHORD DISTANCE OF 55.00 FEET AND AN ARC DISTANCE OF 55.03 FEET TO THE MOST NORTHEASTERLY CORNER OF SALT CREEK DRIVE AS PLATTED BY SAID SALT CREEK UNIT ONE; THENCE S.62°47'00"W. ALONG THE NORTHERLY LINE OF THE AFORESAID TRACT "C" AND IT'S NORTHEASTERLY PROJECTION A DISTANCE OF 216.73 FEET TO THE POINT OF BEGINNING CONTAINING 27.34 ACRES MORE OR LESS.