

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 Salt Creek Pointe 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 14th day of November, 1989.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY

Its

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. REINSCH
DOUGLAS G. STANFORD
ELAINE M. HOLTSCHEIDER
SHARON R. PARKS

November 8, 1989

TELEPHONE
(904) 353-1980
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(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 Pointe

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 Pointe (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. 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 proceeding 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

SRP192(11)

EXHIBIT A

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 REFERENCE COMMENCE AT THE NORTHWEST CORNER OF TURTLEBACK CROSSING UNIT ONE, AS RECORDED IN MAP BOOK 15, PAGES 22 THROUGH 25 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SALT CREEK DRIVE AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED (FORMERLY OAK BRIDGE DRIVE BY OAK BRIDGE ROADWAYS) AS RECORDED IN MAP BOOK 15, PAGES 42, 43 AND 44 OF SAID PUBLIC RECORDS, ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 460 FEET, A CHORD BEARING N.11°04'05"E., A CHORD DISTANCE OF 99.71 FEET AND AN ARC DISTANCE OF 99.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY AND NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SALT CREEK DRIVE THE FOLLOWING FOUR COURSES: (1) NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 460.00 FEET A CHORD BEARING N.23°38'16"E. A CHORD DISTANCE OF 101.71 FEET AND AN ARC DISTANCE OF 101.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) N.29°59'06"E. A DISTANCE OF 80.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1040.00 FEET; (3) NORTHERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING N.13°21'00"E. A CHORD DISTANCE OF 595.45 FEET AND AN ARC DISTANCE OF 603.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (4) N.03°17'07"W. A DISTANCE OF 20.56 FEET TO AN INTERSECTION WITH A SOUTHERLY LINE OF A 130.00 FOOT WIDE DRAINAGE EASEMENT DESCRIBED AS EXHIBIT "A" IN OFFICIAL RECORDS VOLUME 405, PAGE 376 OF THE FOREMENTIONED PUBLIC RECORDS; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID 130.00 FOOT WIDE DRAINAGE EASEMENT THE FOLLOWING THREE COURSES: (1) S.87°48'50"E. A DISTANCE OF 401.62 FEET; (2) S.62°09'12"E. A DISTANCE OF 349.60 FEET; (3) S.82°14'13"E. A DISTANCE OF 193.07 FEET TO AN INTERSECTION WITH A WESTERLY LINE OF AN 80.00 FOOT WIDE DRAINAGE EASEMENT DESCRIBED AS EXHIBIT "A" IN THE AFORESAID OFFICIAL RECORDS VOLUME 405, PAGE 376; THENCE S.17°15'02"E. ALONG SAID WEST LINE A DISTANCE OF 130.00 FEET; THENCE S.38°26'00"W. A DISTANCE OF 77.56 FEET; THENCE S.70°45'00"W. A DISTANCE OF 188.49 FEET; THENCE S.75°22'30"W. A DISTANCE OF 109.76 FEET; THENCE S.85°36'00"W. A DISTANCE OF 131.78 FEET; THENCE N.48°51'45"W., A DISTANCE OF 82.66 FEET; THENCE S.00°24'00"E., A DISTANCE OF 153.93 FEET; THENCE S.13°36'00"W., A DISTANCE OF 144.75 FEET; THENCE S.62°09'00"W., A DISTANCE OF 144.17 FEET; THENCE S.75°32'00"W., A DISTANCE OF 134.20 FEET; THENCE N.87°41'10"W., A DISTANCE OF 133.01 FEET; THENCE N.75°36'30"W., A DISTANCE OF 213.08 FEET TO THE POINT OF BEGINNING. CONTAINING 12.14 ACRES MORE OR LESS.