

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

WHEREAS, Jorda / 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 North Cove 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.

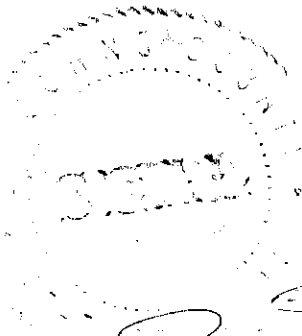
Section 5. The Clerk is instructed to file the title OPINION.

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, 198 .



ATTEST:

Rosemary Jones
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Its

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
SHARON R. PARKS

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

November 8, 1989

St. Johns County
Board of County Commissioners
Post Office Drawer 349
St. Augustine, FL 32085-0349

RE: Proposed Final Plat of North Cove

Gentlemen:

Based upon the information contained in a title search prepared by Freedomland Title Company, we find that, as of the date of this letter, that title to the land described in the proposed plat of North Cove (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. Declaration of Reciprocal Covenants, Easements and Restrictions (Players Club North) by and between Arvida/JMB Partners and PGA Tour, Inc., filed November 17, 1987, recorded in Official Records Book 763, page 1194.
4. 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.

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2. Unrecorded mechanic's 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, 1988.

PAPPAS & METCALF, P.A.

By: _____

John G. Metcalf

SRP201(2)

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 INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TPC BOULEVARD AS PLATTED BY OAK BRIDGE ROADWAYS, AS RECORDED IN MAP BOOK 15, PAGES 42 THROUGH 44, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HAMMOCK COVE DRIVE AS RECORDED IN MAP BOOK 21, PAGES 109 AND 110, BOTH OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HAMMOCK COVE DRIVE THE FOLLOWING FOUR COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30 FEET, A CHORD BEARING S.17°36'39"W., AN ARC DISTANCE OF 45.97 FEET AND A CHORD DISTANCE OF 41.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) S.61°30'32"W. A DISTANCE OF 58.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 425.00 FEET; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING S.66°30'12"W., AN ARC DISTANCE OF 74.10 FEET AND A CHORD DISTANCE OF 74.00 FEET TO A POINT OF REVERSE CURVATURE; (4) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING S.65°32'52"W., AN ARC DISTANCE OF 103.85 FEET AND A CHORD DISTANCE OF 103.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HAMMOCK COVE DRIVE THE FOLLOWING FIVE COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500 FEET A CHORD BEARING S.54°19'59"W., AN ARC DISTANCE OF 91.87 FEET AND A CHORD DISTANCE OF 91.75 FEET TO A POINT OF REVERSE CURVATURE; (2) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 425 FEET A CHORD BEARING S.54°23'12"W., AN ARC DISTANCE OF 78.88 FEET AND A CHORD DISTANCE OF 78.77 FEET TO A POINT OF REVERSE CURVATURE; (3) SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 130 FEET A CHORD BEARING S.14°05'59"W., AN ARC DISTANCE OF 206.95 FEET AND A CHORD DISTANCE OF 185.78 FEET TO A POINT OF REVERSE CURVATURE; (4) SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100 FEET A CHORD BEARING S.05°28'32"E. AN ARC DISTANCE OF 90.86 FEET AND A CHORD DISTANCE OF 87.77 FEET TO A POINT OF COMPOUND CURVATURE; (5) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 375 FEET, A CHORD BEARING S.23°00'16"W., AN ARC DISTANCE OF 32.08 FEET AND A CHORD DISTANCE OF 32.07 FEET TO A POINT ON SAID CURVE; THENCE N.86°17'00"W. A DISTANCE OF 272.34 FEET; THENCE S.29°06'00"W. A DISTANCE OF 220.00 FEET; THENCE S.00°00'21"E. A DISTANCE OF 236.77 FEET; THENCE S.51°28'00"E. A DISTANCE OF 120.00 FEET; THENCE S.82°36'00"W. A DISTANCE OF 340.72 FEET; THENCE S.60°51'00"W. A DISTANCE OF 435.00 FEET; THENCE S.17°17'00"W. A DISTANCE OF 280.00 FEET; THENCE N.16°03'07"W. A DISTANCE OF 453.32 FEET; THENCE N.04°46'34"E. A DISTANCE OF 675.90 FEET; THENCE N.18°27'33"E. A DISTANCE OF 512.60 FEET; THENCE N.00°14'20"W. A DISTANCE OF 169.54 FEET; THENCE N.10°20'15"E. A DISTANCE OF 556.07 FEET; THENCE N.57°15'08"E. A DISTANCE OF 474.52 FEET; THENCE S.30°24'10"E. A DISTANCE OF 1348.46 FEET TO THE POINT OF BEGINNING, CONTAINING 42.95 ACRES.