

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

WHEREAS, DDT Development Company, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Pool Villas Unit 3 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 set in the amount of \$ 317,392 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

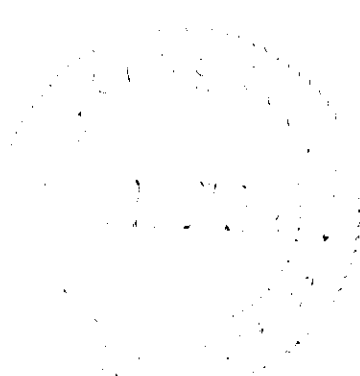
The Clerk shall not sign or accept the plat for recording until it has been signed by each of the above persons or entities described in a) through d) above and the construction bond, unless waived, has been delivered to the Clerk and approved by him. If the plat is not signed and accepted by the Clerk 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 28th day of **November, 1989.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Maguire
Its Chairman

ATTEST: Rosemary Jones
Deputy Clerk



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November 20, 1989

Board of County Commissioners
County Attorney
James G. Sisco, Esq.
Post Office Box 1533
St. Augustine, Florida 32084

Re: Pool Villas Unit 3

Dear Mr. Sisco:

Our firm represents DDT Development Company ("DDT"), which is seeking approval of the plat of "Pool Villas Unit 3" (the "Plat") from the Board of County Commissioners. In accordance with Section 177.041, Florida Statutes, we are hereby providing our opinion of title required to accompany the submitted plat.

We have examined and are relying upon a search of the public records through November 20, 1989, prepared by Commonwealth Land Title Insurance Company. The purpose of this title search was to determine the record title holder of the property, described on Exhibit "A" attached hereto (the "Property"), which is the subject of the Plat. Based upon our review of the title search, it is our opinion that title to the Property is vested in DDT Development Company, a Georgia corporation, the "Developer" as shown on the Plat. Further, based on the title search, it is our opinion that the Property is not encumbered by any mortgage or other encumbrance.

This opinion is give for the exclusive purpose of complying with Section 177.041, Florida Statutes. No other party may rely upon or quote from this opinion for any purpose whatsoever.

Very truly yours,

SMITH & HULSEY

By CLBLO

#29/Q/mb

CAPTION

A Portion of Section 3, and Section 10, All lying in Township 4 South, Range 29 East, St. John County, Florida, being more particularly described as follows: Begin at the Southwest corner of the plat of Glen Eagles, as recorded in Map Book 19, Pages 97 through 99 of the public records of said St. Johns County, Florida, said point also lying on the Westerly line of aforementioned Section 3; Thence South 01° 54' 03" East along said Westerly line of Section 3, a distance of 596.61 feet to the Southwest corner of said Section 3; Thence South 01° 35' 41" East along the Westerly line of said Section 10, a distance of 65.75 feet; Thence North 89° 14' 06" East, 298.62 feet; Thence South 00° 10' 51" West, 220.64 feet; Thence South 89° 49' 34" East, 378.93 feet; Thence South 44° 49' 34" East 200.00 feet; Thence South 89° 49' 34" East, 170.00 feet; Thence North 31° 10' 40" East, 230.00 feet; Thence North 13° 49' 20" West, 222.67 feet; Thence North 57° 52' 54" East, 117.48 feet to the Southwesterly right-of-way line of Fairfield Boulevard (as per Official Records Book 721, Pages 103 through 107 of the Public Records of said St. Johns County); Thence run the following four (4) courses and distances along said Southwesterly right-of-way line; COURSE NO. 1: North 32° 07' 06" West, 241.75 feet to the point of curvature of a curve being concave Southwesterly, having a radius of 450.00 feet; COURSE NO. 2: Thence along and around the arc of a curve in a Northwesterly direction, an arc distance of 297.00 feet, said arc being subtended by a chord bearing and distance of North 51° 01' 35" West, 291.64 feet to a point of tangency of said curve; COURSE NO. 3: North 69° 56' 03" West, 111.99 feet to the point of curvature of a curve being concave Northeasterly, having a radius of 550.00 feet; COURSE NO. 4: Thence in a Northwesterly direction along and around the arc of a curve, an arc distance of 404.07 feet, said arc being subtended by a chord bearing and distance of North 48° 53' 15" West, 395.04 feet to the point of reverse curvature of a curve being concave Southwesterly, having a radius of 25.00 feet, also being the Southerly right-of-way line of Glen Eagles Court, as recorded in Map book 19, Pages 97 through 99 of said St. Johns County; Thence in a Northwesterly direction along and around the arc of a curve, an arc distance of 27.9 feet, said arc being subtended by chord bearing and distance of North 59° 50' 54" West, 26.50 feet; Thence South 08° 33' 16" East along the Easterly boundary line of said plat of Glen Eagles, a distance of 140.95 feet; Thence South 98° 07' 31" West along the Southerly line of Glen Eagles, a distance of 414.99 feet to the Point of Beginning.

CERTIFICATE OF COUNTY ATTORNEY

This is to certify that this plat has been examined and approved by the County Attorney for St. Johns County, Florida, this _____ day of _____ A. D., 1989.

County Attorney

CERTIFICATE OF APPROVAL BY THE ZONING DEPARTMENT

The St. Johns County Zoning Department hereby approves the final plat for Pool Villas Unit 3.

Zoning Administrator

Dated: _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This is to certify on this _____ day of _____ A. D., 1989, the foregoing plat was approved and accepted by the Board of County Commissioners of St. Johns County, Florida. This acceptance of the dedicated areas shall not be deemed as requiring County construction or maintenance of said areas.

Attest: _____
Clerk

Board of County Commissioners