

RESOLUTION NO. 90-51
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Commodore's Port Ad, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as _____ Commodore's Plat 1-A and,

WHEREAS, the Owner and Mortgagee have 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 \$344,310.00 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.

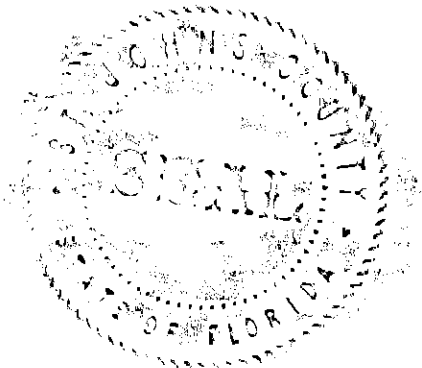
Section 5. The Clerk is instructed to file the title OPINION.

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 13th day of March, ¹⁹⁹⁰~~1989~~.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Haglund
Its **CHAIRMAN**

ATTEST: Rosemary Jones
Deputy Clerk

MCCLURE AND WHITEMAN

ATTORNEYS AT LAW

81 KING STREET, SUITE A

P.O. BOX 3504

ST. AUGUSTINE, FLORIDA 32085-3504

February 20, 1990

TELEPHONES

ST. AUGUSTINE: (904) 824-0879

PONTE VEDRA BEACH: (904) 285-5075

GEORGE M. MCCLURE

JOHN L. WHITEMAN

(BY HAND DELIVERY)

James G. Sisco, Esquire
c/o Betty Sue Solano
County Attorney
Lewis Speedway
St. Augustine, Florida 32085-0349

File: 6557.1

Re: Commodore's Point, Ltd.

Dear Mr. Sisco:

I am a practicing Florida attorney with offices located in St. Johns County, Florida. At the request of my client, Commodore's Point, Ltd., a Florida Limited Partnership, I have conducted a careful examination of the Public Records of St. Johns County, Florida, in order to determine the fee title to that certain tract of real property which is more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference.

Based upon that review, it is my opinion that the fee title to such property is vested, as of the date of this correspondence, in Commodore's Point, Ltd., a Florida Limited Partnership, subject only to lien for taxes accruing subsequent to December 31, 1989, a Mortgage in favor Bisbee-Baldwin Corporation, recorded at Official Records Book 838 at Page 195, a Mortgage in favor of John D. Bailey, Sr. and Margaret B. Bailey, his wife, recorded at Official Records Book 838 at Page 225, and a Mortgage in favor of Runk Properties, Inc., recorded at Official Records Book 838 at Page 234, with all references being to the current Public Records of St. Johns County, Florida.

Very truly yours,


George M. McClure,
For the Firm

GMM:mld

Endorsed cs of 3/12/90



LEGAL DESCRIPTION:

A portion of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 7 South, Range 30 East, St. Johns County, Florida and being more particularly bounded and described as follows:

Commence at the intersection of the East line of said Southwest 1/4 of the Northeast 1/4 of Section 33 and the South right-of-way line of Sixteenth Street as described in Official Records Book 35, Page 495 of the Public Records of St. Johns County, Florida; thence South 88 degrees 40 minutes 55 seconds West, an assumed bearing, along said South right-of-way line of Sixteenth Street a distance of 165.00 feet to the Point of Beginning of the herein described parcel; thence run South 01 degree 27 minutes 30 seconds East of 1,271.77; thence South 88 degrees 46 minutes 39 seconds West 316.59 feet; thence North 01 degree 13 minutes 21 seconds West 272.41 feet; thence South 88 degrees 46 seconds 39 minutes West 37.63 feet; thence North 01 degree 27 minutes 30 seconds West 120.41 feet; thence North 16 degrees 00 minutes 39 seconds West 206.59 feet; thence North 14 degrees 11 minutes 48 seconds East 87.01 feet; thence North 00 degrees 00 minutes 00 seconds East 115.98 feet; thence North 45 degrees 00 minutes 00 seconds West 115.98 feet; thence North 90 degrees 00 minutes 00 seconds West 119.03 feet; thence South 43 degrees 54 minutes 50 seconds West 113.84 feet; thence South 00 degrees 00 minutes 00 seconds East 139.38 feet; thence South 16 degrees 08 minutes 46 seconds East 275.71 feet; thence South 01 degree 27 minutes 30 seconds East 120.21 feet; thence South 88 degrees 46 minutes 39 seconds West 91.01 feet; thence North 32 degrees 06 minutes 13 seconds West 23.28 feet; thence North 01 degree 27 minutes 30 seconds West 171.14 feet; thence North 23 degrees 13 minutes 54 seconds West 124.21 feet; thence North 45 degrees 00 minutes 00 seconds West 146.65 feet; thence North 12 degrees 21 minutes 34 seconds East 71.59 feet; thence North 01 degree 27 minutes 30 seconds West 255.40 feet; thence North 75 degrees 25 minutes 03 seconds West 93.65 feet; thence North 29 degrees 31 minutes 41 seconds West 70.75 feet; thence North 61 degrees 29 minutes 41 seconds West 108.03 feet; thence North 01 degree 19 minutes 05 seconds West 119.10 feet to a point on said South right-of-way line of Sixteenth Street; thence North 88 degrees 40 minutes 55 seconds East along said South right-of-way line 1041.60 feet to the Point of Beginning.

The above described parcel of land contains 17.54 acres, more or less.

EXHIBIT "A"