

RESOLUTION NO. 91-13
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Cordele Properties, Inc, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Arrowhead Point at Amarnon 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 \$ 169,000 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 22nd day of January, 1997.

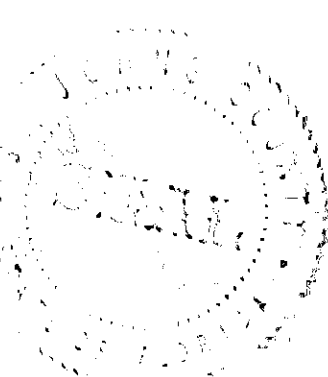
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Donald R. Herald

Its **CHAIRMAN**

ATTEST: Amy B. Mulligan

Deputy Clerk



GARTNER, BROCK AND SIMON

ATTORNEYS AND COUNSELLORS

SUITE 600

1325 SAN MARCO BOULEVARD, 32207

P. O. BOX 10697, 32247-0697

JACKSONVILLE, FLORIDA

WINFIELD A. GARTNER
FREDERICK R. BROCK
BERT C. SIMON

ALEX J. RICKS
BABETTE L. FLETCHER

TELEPHONE
(904) 399-0870

TELECOPIER
(904) 399-1113

OF COUNSEL
PHILIP B. PHILLIPS, JR.

January 15, 1991

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

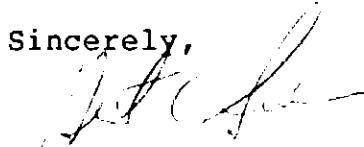
Re: Plat of Arrowhead Pointe at Cimarrone

Gentlemen:

I hereby certify that Cordele Properties, Inc. is the owner of the property described on Exhibit A attached hereto which is to be platted as Arrowhead Pointe at Cimarrone and that the 1990 real estate taxes on said property are paid. I further certify that there are not any mortgages, liens or other monetary encumbrances affecting the subject property, except a mortgage to American Federal Savings Bank of Duval County, Florida dated December 18, 1990 and recorded at Official Records Volume 879, page 0003 of the Public Records of St. Johns County, Florida.

The foregoing is based on a search of the Public Records of St. Johns County, Florida through January 10, 1991, which is the most recent date available for such Public Records.

Sincerely,



Bert C. Simon

BCS:eg
Enclosure

EXHIBIT A

CAPTION:

A portion of Section 24, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Northerly right-of-way line of State Road No. S-210 (a 100 foot right-of-way) with the Easterly right-of-way line of Cimarrone Boulevard (a variable right-of-way as shown on the Plat of Cimarrone Golf & Country Club Unit One, as recorded in Map Book 23, Pages 6 through 14 inclusive of the Public Records of said St. Johns County, Florida); thence Northwesterly along said Easterly right-of-way line of Cimarrone Boulevard, the following ten (10) courses and distances COURSE NO. 1: Northwesterly along the arc of a curve concave to the Northeast and having a radius of 50.00 feet, a central angle of 90°00'00", an arc length of 78.54 feet, said arc being subtended by a chord bearing and distance of North 61°29'00" West, 70.71 feet to the point of tangency of said curve; COURSE NO. 2: thence North 16°29'00" West, 66.25 feet to the POINT OF BEGINNING; COURSE NO. 3: thence North 16°29'00" West, 16.68 feet to the point of curvature of a curve concave to the Southwest; COURSE NO. 4: thence Northwesterly along the arc of said curve, having a radius of 455.00 feet, a central angle of 33°00'00", an arc length of 262.06 feet, said arc being subtended by a chord bearing and distance of North 32°59'00" West, 258.45 feet to the point of reverse curvature of a curve concave to the Northeast; COURSE NO. 5: thence Northwesterly along the arc of said curve, having a radius of 525.00 feet, a central angle of 17°45'00", an arc length of 162.64 feet, said arc being subtended by a chord bearing and distance of North 40°36'30" West, 161.99 feet to the point of reverse curvature of a curve concave to the Southeast; COURSE NO. 6: thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 122°15'12", an arc length of 53.34 feet, said arc being subtended by a chord bearing and distance of North 29°23'35" East, 43.78 feet; COURSE NO. 7: thence North 00°31'13" East, 60.00 feet; COURSE NO. 8: thence North 89°28'47" West, 61.45 feet to the point of curvature of a curve concave to the Northeast; COURSE NO. 9: thence Northwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 76°08'51", an arc length of 33.23 feet, said arc being subtended by a chord bearing and distance of North 51°24'22" West, 30.83 feet to the point of reverse curvature of a curve concave to the Southwest; COURSE NO. 10: thence Northwesterly along the arc of said curve, having a radius of 179.37 feet, a central angle of 42°10'36", an arc length of 132.03 feet, said arc being subtended by a chord bearing and distance of North 34°25'14" West, 129.07 feet; thence North 77°05'34" East, 737.37 feet; thence South 41°32'36" East, 7 to the point of intersection with the arc of a curve concave to the Southeast; thence Northeasterly along the arc of said curve, having a radius of 470.21 feet, a central angle of 32°53'44", an arc length of 269.96 feet, said arc being subtended by a chord bearing and distance of North 87°31'15" East to the point of tangency of said curve; thence South 76°01'53" East, 19.05 feet to the point of curvature of a curve concave to the Northeast; thence Southeasterly along the arc of said curve, having a radius of 970.85 feet, a central angle of 10°51'44", an arc length of 184.06 feet, said arc being subtended by a chord bearing and distance of South 81°27'45" East, 183.78 feet to the point of reverse curvature of a curve concave to the Northwest; thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 49°51'41", an arc length of 21.76 feet, said arc being subtended by a chord bearing and distance of North 68°10'32" East, 21.08 feet to the point of reverse curvature of a curve concave to the Southeast; thence Northeasterly along the arc of said curve, having a radius of 50.00 feet, a central angle of 56°04'55", an arc length of 48.94 feet, said arc being subtended by a chord bearing and distance of North 71°17'09" East, 47.01 feet to a point on a non-tangent line, having a radial line through said point bearing North 09°19'37" East; thence South 85°52'41" East, 35.02 feet; thence South 79°04'08" East, 234.05 feet; thence South 13°21'19" West, 142.86 feet; thence South 84°26'03" West, 866.08 feet; thence South 36°23'30" West, 335.41 feet; thence South 73°03'45" West, 178.12 feet to the POINT OF BEGINNING.

* 207.97 feet

Containing 12.45 acres more or less.