

RESOLUTION NO. 92- 186

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING GENERAL WARRANTY DEED FROM ATLANTIC GULF COMMUNITIES CORPORATION CONVEYING ROAD RIGHT-OF-WAY AS REQUIRED BY ST. JOHNS COUNTY RESOLUTION NO. 82-37.

WHEREAS, Atlantic Gulf Communities Corporation, a Delaware Corporation, formerly known as General Development Corporation, has tendered a General Warranty Deed dated September 14, 1992 to the Board of County Commissioners of St. Johns County, Florida conveying the land described thereon for road right-of-way in accordance with St. Johns County Resolution 82-37 filed in Commission Minutes Book 6, Page 552, constituting a Development Order by St. Johns County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, that the General Warranty Deed for road right-of-way, a copy of which is attached hereto as Exhibit "A", is hereby accepted by the Board of County Commissioners of St. Johns County, Florida. This acceptance shall not be deemed an acceptance requiring construction or maintenance on the subject property. The road right-of-way is highlighted on attached Exhibits "B" and "C". The Clerk is instructed to file the Property Report attached hereto as Exhibit "D", and to record the General Warranty Deed in the official records of St. Johns County at County expense.

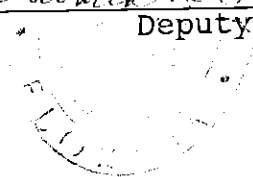
ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 10 day of November, 1992.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *L. J. Bell*
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

Patricia DeHarden
Deputy Clerk



THIS INSTRUMENT PREPARED BY
AND RETURN TO:
MARCIA H. LANGLEY, ESQUIRE
ATLANTIC GULF COMMUNITIES CORPORATION
2601 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133

Property Appraiser's I.D. No. _____
Grantee's Tax I.D. No. _____

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, entered into as of the 24th day of September 1992, by ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation, f/k/a General Development Corporation, having its principal place of business at 2601 South Bayshore Drive, Miami, Florida 33133-5461, hereinafter called the Grantor, to ST. JOHNS COUNTY, a political subdivision of the State of Florida, address is County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 33085, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in St. Johns County, Florida, vis:

See Exhibit A, attached hereto and made a part hereof.

This is a right-of-way conveyance given pursuant to St. Johns County Resolution 82-37 filed in Commissioners Minutes Book 6, Page 552, Constituting a Development Order by St. Johns County, Florida. The use of this property shall be restricted to public road right of way purposes and related uses thereto. Grantor hereby reserves unto itself, its successors and assigns, an easement for the construction of bicycle/pedestrian paths, as more particularly described in Exhibit A hereto.

This Deed is executed subject to the following:

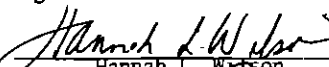
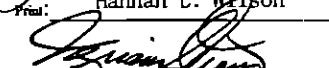
- (a) Ad valorem real estate taxes and special assessments for the year 1992 and all subsequent years; and
- (b) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

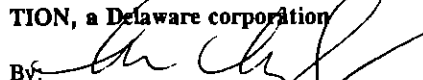
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of this land in fee simple, that Grantor has good right and lawful authority to sell and convey this land, that Grantor hereby fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed sealed and delivered in the presence of:


Hannah L. Watson

Myriam S. Moreno

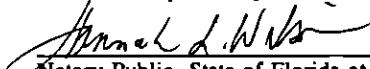
ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation
By: 
MARCIA H. LANGLEY
Vice President

STATE OF FLORIDA
COUNTY OF DADE

(Corporate Seal)

The foregoing instrument was acknowledged before me this 24th day of September 1992, by Marcia H. Langley, Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. He/She is personally known to me.

My commission expires:


Notary Public, State of Florida at Large
Hannah L. Wilson



JULINGTON CREEK Disk\GWD.1

EXHIBIT "A"

ACCEPTED:

**ST. JOHNS COUNTY, a political
subdivision of the State of Florida**

By: _____

Title: _____

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:**

By: _____
County Attorney

Date: _____

JULINGTON CREEK DISTRICT

EXHIBIT "A"

PARCEL "A"

All of Tract "A", as shown on the Plat of JULINGTON CREEK UNIT ONE, as recorded in Map Book 16, Pages 35 through 51, of the Public Records of St. Johns County, Florida, lying in Sections 29 and 30, Township 4 South, Range 27 East, St. Johns County, Florida, and containing 3.28 acres more or less, reserving an easement unto grantor, its successors and assigns, for the construction of bicycle/pedestrian paths, over, under and across the Southerly 27.00 feet of that portion of said Tract "A", lying contiguous with the Southerly right-of-way line of Racetrack Road, as it now exists.

(All acreage referred to herein is for informational purposes only)

PARCEL "B"

All of Tract "B", as shown on the Plat of JULINGTON CREEK UNIT ONE, as recorded in Map Book 16, at Pages 35 through 51, of the Public Records of St. Johns County, Florida, lying in Section 29, Township 4 South, Range 27 East, St. John County, Florida, and containing 1.74 acres, more or less, reserving an easement unto Grantor its successors and assigns, for the construction of bicycle/pedestrian paths, over under and across the Southerly 27.00 feet of said Tract "B".

(All acreage referred to herein is for informational purposes only)

PARCEL "C"

All of Tract "A", as shown on the Plat of JULINGTON CREEK UNIT TWO, as recorded in Map Book 16, Pages 52 through 63, of the Public Records of St. Johns County, Florida, lying in Section 29, Township 4 South, Range 27 East, St. Johns County, Florida and containing 0.52 acres, more or less.

(All acreage referred to herein is for informational purposes only)

JULINGTON CREEK UNIT TWO

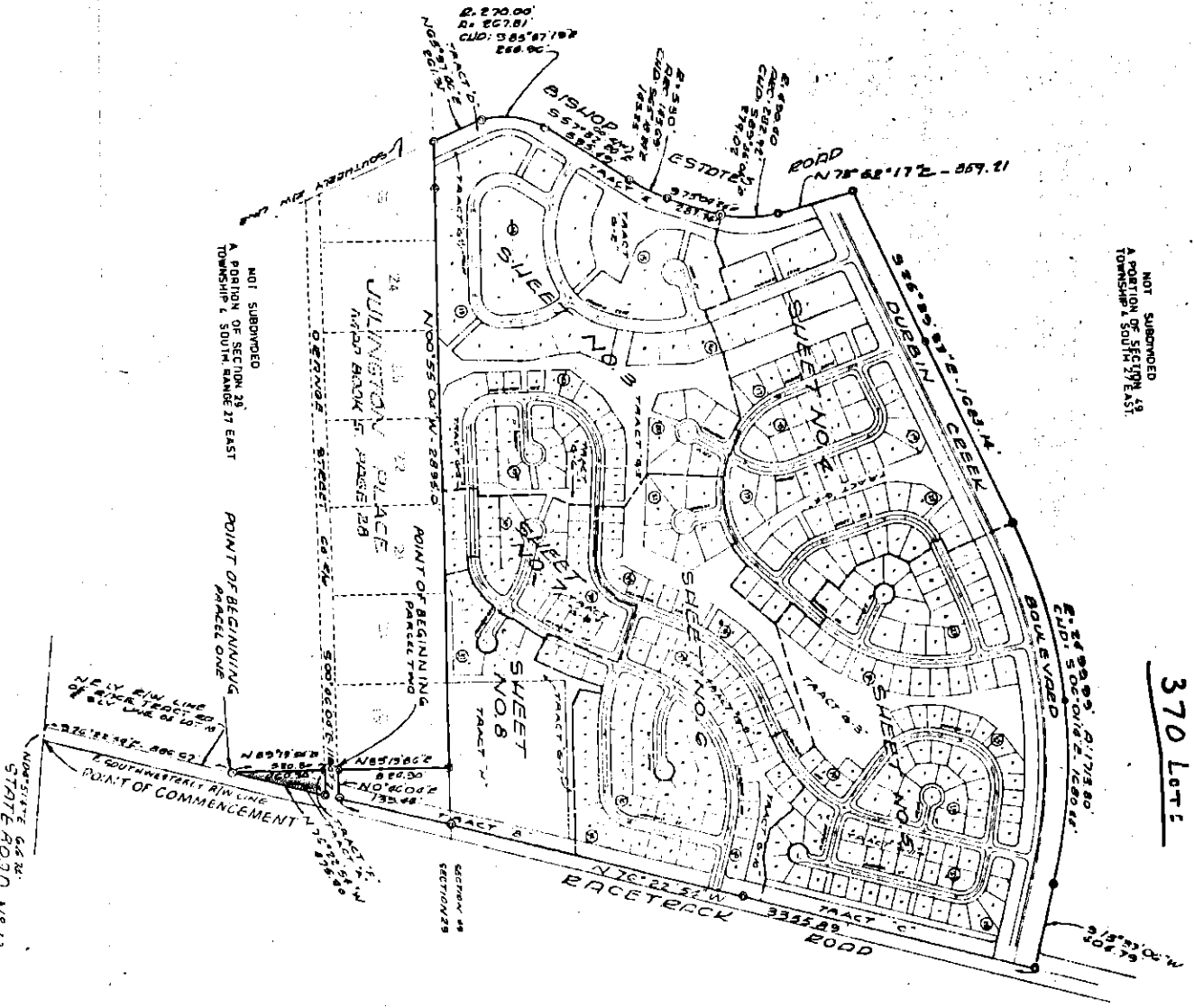
A PART OF SECTION 29 AND A PART OF THE JAMES JAMES GRANT,
SECTION 49, TOWNSHIP 4 SOUTH, RANGE 21 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 16 PAGE 53

SHEET 2 OF 12 SHEETS
370 LOTS THIS UNIT

NOT SUBMITTED
A PORTION OF SECTION 49
TOWNSHIP 4 SOUTH 21 EAST

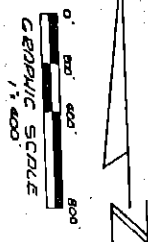
370 LOTS



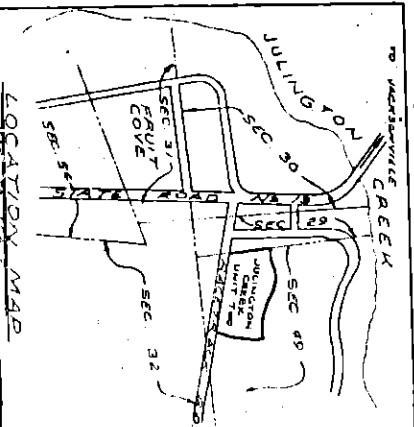
BOUNDARY & KEY MAP

GENERAL NOTES:

1. \odot DENOTES PERMANENT REFERENCE MONUMENTS.
2. \circ DENOTES PERMANENT CONTROL POINTS.
3. \odot DENOTES TABULATED CURVE DATA.
4. REFERENCE BEARING DATUM PROJECTED FROM TRANSVERSE MERCATOR GRID SYSTEM EAST ZONE OF FLORIDA.
5. L^* DENOTES TABULATED LINE DATA.
6. TRACTS TO "I" THROUGH "G" ARE FOR DRAINAGE.
7. R DENOTES RADIAL LOT LINE.
8. SEE SHEET 9 FOR LINE TABULATION.
9. SEE SHEETS 10 THROUGH 12 FOR CURVE TABULATION.
10. B DENOTES BLOCK NUMBER.
11. BUILDING RESTRICTION LINES SHALL CONFORM TO CURRENT ZONING REGULATIONS OF ST. JOHNS COUNTY, FLORIDA.



BOUNDARY AND KEY MAP



UPDATED PROPERTY REPORT

ORDER NUMBER M-59-A

A search has been made of the Public Records of St. Johns County, Florida, of that property shown on Exhibit "A", attached hereto and made a part hereof, from August 11, 1992 through and including October 23, 1992 at 5:00 p.m., and have found the following:

- 1) GRANTEE OF LAST DEED OF RECORD:
General Development Corporation, a Delaware Corporation, n/k/a Atlantic Gulf Communities Corporation, a Delaware Corporation

- 2) OPEN MORTGAGES ARE AS FOLLOWS: NONE

- 3) All other liens: NONE

NOTE: The company makes no representation as to whatever judgments reported above, if any, create liens against subject property, or that Judgment Debtor is one and the same person(s) as named Grantee under Item #1 above.

- 4) Taxes for the year 1991 and prior years are paid.
Property Control No. Parcel "A" and "B" 249000-1001
and Property Control No. Parcel "C" 249000-2000.

This report is not a title guarantee, title insurance commitment or title insurance policy of any kind. The company assumes no liability greater than the amount paid for this report. However, liability ceases to exist after 6 months from the effective date hereof.

Effective date of this search is October 23, 1992 at 5:00 p.m.


Michael J. Caraballo Examiner

FLAGLER TITLE COMPANY
1897 Palm Beach Lakes Blvd., Suite 125
West Palm Beach, Florida 33409

EXHIBIT D

EXHIBIT "A"

PARCEL "A"

All of Tract "A", as shown on the Plat of JULINGTON CREEK UNIT ONE, as recorded in Map Book 16, Pages 35 through 51, of the Public Records of St. Johns County, Florida, lying in Sections 29 and 30, Township 4 South, Range 27 East, St. Johns County, Florida, and containing 3.28 acres more or less, reserving an easement unto grantor, its successors and assigns, for construction, installation and maintenance of bicycle/pedestrian paths, over, under and across the Southerly 20.00 feet of that portion of said Tract "A", lying contiguous with the Southerly right-of-way line of Racetrack Road, as it now exists.

(All acreage referred to herein is for informational purposes only)

PARCEL "B"

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(All acreage referred to herein is for informational purposes only)

PARCEL "C"

All of Tract "A", as shown on the Plat of JULINGTON CREEK UNIT TWO, as recorded in Map Book 16, Pages 52 through 63, of the Public Records of St. Johns County, Florida, lying in Section 29, Township 4 South, Range 27 East, St. Johns County, Florida and containing 0.52 acres, more or less.

(All acreage referred to herein is for informational purposes only)

45, 12-180

Dr. Stuart Craley

Recorded in Public Records St. Johns County, FL
Clerk # 92038941 O.R. 972 PG 1 09:18AM 12-27-92
Recording 13.00 Surcharges 2.00 Postage

THIS INSTRUMENT PREPARED BY
AND RETURN TO
MARCIA H. LANGLEY, ESQ.
ATLANTIC GULF COMMUNITIES CORPORATION
2601 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133

Bill BCC BTZ Doc 704
Property Appraiser's I.D. No. 249000-1001 and 249000-2000
Grantee's Tax I.D. No. 59-6000-825

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, entered into as of the 24th day of September 1992, by ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation, f/k/a General Development Corporation, having its principal place of business at 2601 South Bayshore Drive, Miami, Florida 33133-5461, hereinafter called the Grantor, to ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose address is County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 33085, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in St. Johns County, Florida, vis:

See Exhibit A, attached hereto and made a part hereof.

This is a right-of-way conveyance given pursuant to St. Johns County Resolution 82-37 filed in Commissioners Minutes Book 6, Page 552, Constituting a Development Order by St. Johns County, Florida. The use of this property shall be restricted to public road right of way purposes and related uses thereto. Grantor hereby reserves unto itself, its successors and assigns, an easement for the construction of bicycle/pedestrian paths, as more particularly described in Exhibit A hereto.

This Deed is executed subject to the following:

- (a) Ad valorem real estate taxes and special assessments for the year 1992 and all subsequent years; and
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TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of this land in fee simple, that Grantor has good right and lawful authority to sell and convey this land, that Grantor hereby fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed sealed and delivered in the presence of:

Hannah L. Wilson
Hannah L. Wilson

Myriam S. Moreno
Myriam S. Moreno

ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation

By: *Marcia H. Langley*
MARCIA H. LANGLEY
Vice President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 24th day of September 1992, by Marcia H. Langley, Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. He/She is personally known to me.

My commission expires:

Hannah L. Wilson
Notary Public, State of Florida at Large
Hannah L. Wilson

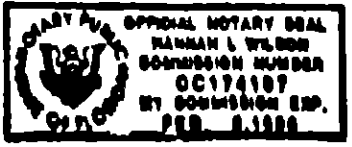


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O.R. 972 P6 0003

ACCEPTED:

ST. JOHNS COUNTY, a political
subdivision of the State of Florida

By: Fred Billhoff

Title: Chairman, St. Johns County
Board of County Commissioners

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

By: Gilda R. Hunt
County Attorney

Date: Nov 13, 1992

M. Stuart Chaley

Recorded in Public Records St. Johns County, FL
Clerk # 92038941 O.R. 972 PG 1 09:18AM 12-27-92
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THIS INSTRUMENT PREPARED BY
AND RETURN TO:
MARCIA H. LANGLEY, ESQUIRE
ATLANTIC GULF COMMUNITIES CORPORATION
2601 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133

Bill BCC BTZ Doc 70¢
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Signed sealed and delivered in the presence of:

Hannah L. Wilson
Hannah L. Wilson

Myriam S. Moreno
Myriam S. Moreno

ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation

By: *Marcia H. Langley*
MARCIA H. LANGLEY
Vice President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 24th day of September 1992, by Marcia H. Langley, Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. He/She is personally known to me.

My commission expires:

Hannah L. Wilson
Notary Public, State of Florida at Large
Hannah L. Wilson



EXHIBIT "A"

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O.R. 972 P6 0003

ACCEPTED:

ST. JOHNS COUNTY, a political
subdivision of the State of Florida

By: Fred Billup

Title: Chairman - St. Johns County
Board of County Commissioners

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

By: Grade R Hurst
County Attorney

Date: Nov 13, 1992

JULINGTON CREEK DISTRICT