

Public Records of
St. Johns County, FL
Clerk # 2008037843,
O.R. 3101 PG 739-747
07/07/2008 at 10:12 AM,
REC. \$37.00 SUR. \$41.00

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, VACATING PORTIONS OF COUNTY ROAD 210.

WHEREAS, Petition has been filed by qualified land owners to vacate part of certain public streets, alleyways or roads hereinafter described; and,

WHEREAS, this Board has heretofore passed a Resolution as required by Section 336.09, Florida Statutes, and Notice of Public Hearing has been duly published and Proof of Publication has been filed with this Board; and,

WHEREAS, the County may exchange real property pursuant to section 125.37, Florida Statutes; and

WHEREAS, the County seeks the conveyance of right of way for the Racetrack Road Extension to be constructed pursuant to the Nocatee DRI Development Order;

WHEREAS, there is a nexus between the County obtaining additional right of way for the Nocatee DRI and the County vacating right of way no longer needed for that function;

WHEREAS, it appears that the averments of said petition are true,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

1. The above recitals are hereby adopted as findings of fact.
2. It is hereby found and determined that the action taken in paragraph #2 below is in the best interest of the public.
3. That the following described streets, alleyways, roads, or portion thereof; to-wit:

LEGAL DESCRIPTION AS PER ATTACHED SCHEDULE "A"

be and the same are hereby vacated, abandoned, discontinued and closed, and this Board hereby renounces and disclaims any right of the County and the Public in and to the above described streets, alleyways or roads, except to the extent of any Real Property rights held by the County.

4. As a condition of this road vacation, and as agreed to by the applicant, that value of the right of way acreage to be conveyed to the County for the Racetrack Road Extension that is eligible for transportation impact fee credits shall be reduced by the value of 12.22 acres to take into account the value of the 12.22 acres of right of way vacated by this Resolution, values to be reasonably determined by the applicant and the County Administrator.

Wm & Ket P. Haltner
MK

5. That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published.
6. That the applicant shall pay all recording costs.

DATED this 8th day of January, 2008.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Thomas Manuel, Chairman

ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

RENDITION DATE 4/18/08

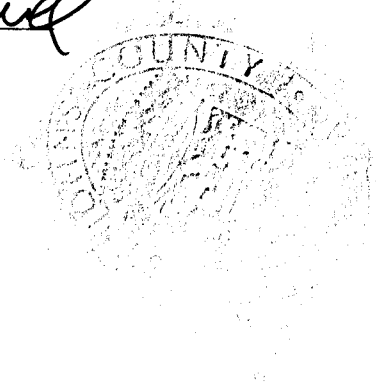


Exhibit "A"

County Road No. 210
Abandonment Parcel 1

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 2, thence South $89^{\circ}05'52''$ West, along the Southerly line of said Section 2, a distance of 1763.12 feet; thence North $00^{\circ}54'08''$ West, departing said Southerly line, 661.84 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence South $71^{\circ}43'27''$ West, along said Southeasterly right of way line of County Road No. 210, a distance of 580.12 feet to a point lying on the Easterly right of way line of Coastal Ridge Boulevard, a variable width right of way as presently established, said point being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, departing said Southeasterly right of way line, along said Easterly right of way line, and along the arc of said curve, through a central angle of $04^{\circ}09'50''$, an arc length of 187.13 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North $39^{\circ}24'52''$ East, 187.09 feet; thence North $71^{\circ}43'27''$ East, departing said Easterly right of way line and along said Northwesterly right of way line, 125.35 feet to a point on a curve concave Northerly, having a radius of 490.00 feet, said point lying on the Southerly right of way line of Palm Valley Road, a 100 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of $37^{\circ}15'28''$, an arc length of 318.63 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $89^{\circ}38'49''$ East, 313.05 feet.

Containing 0.68 acres, more or less.

County Road No. 210
Abandonment Parcel 2

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South $01^{\circ}10'10''$ East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; then North $55^{\circ}22'18''$ East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; then North $55^{\circ}19'25''$ East, continuing along said Southeasterly right of way line, 758.17 feet to a point lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence North $58^{\circ}25'07''$ West, departing said Southeasterly right of way line of County Road No. 210 and along said Northerly right of way line of Preservation Trail, 24.96 feet to the point of curvature on a curve concave Southwesterly, having a radius of 956.00 feet; thence Northwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of $05^{\circ}09'39''$, an arc length of 86.11 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing arc distance of North $60^{\circ}59'56''$ West, 86.08 feet; thence North $55^{\circ}19'25''$ East, departing said Northerly right of way line and along said Northwesterly right of way line, 4378.81 feet to a point lying on the Southerly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence South $87^{\circ}28'14''$ East, departing said Northwesterly right of way line and along said Southerly right of way line, 165.38 feet to a point lying on said Southeasterly right of way line of County Road No. 210; thence South $55^{\circ}19'25''$ West, departing said Southerly right of way line and along said Southeasterly right of way line, 4462.31 feet to the Point of Beginning.

Containing 10.15 acres, more or less.

County Road No. 210
Abandonment Parcel 3

A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South $01^{\circ}10'10''$ East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North $55^{\circ}22'18''$ East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North $55^{\circ}19'25''$ East, continuing along said Southeasterly right of way line, 6510.54 feet to a point of lying on the Northerly right of way line of Nocatee Parkway, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence Westerly, departing said Southeasterly right of way line of County Road No. 210, along said Northerly right of way line of Nocatee Parkway, and along the arc of a curve concave Northerly, having a radius of 4890.01 feet, through a central angle of $00^{\circ}08'41''$, an arc length of 12.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $83^{\circ}43'27''$ West, 12.34 feet; thence South $81^{\circ}28'32''$ West, continuing along said Northerly right of way line and along a non-tangent bearing, 213.56 feet to a point lying on the Northwesterly right of way line of said County Road No. 210; thence North $55^{\circ}19'25''$ East, departing said Northerly right of way line and along said Northwesterly right of way line, 631.33 feet to a point on a curve concave Northerly, having a radius of 345.25 feet, said point lying on the Southerly right of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of $43^{\circ}47'58''$, an arc length of 263.92 feet to a point on said curve, said point lying on said Southeasterly right of way line of County Road No. 210, said arc being subtended by a chord bearing and distance of North $78^{\circ}10'16''$ East, 257.55 feet, thence South $55^{\circ}19'25''$ West, departing said Southerly right of way line and along said Southeasterly right of way line, 666.11 feet to the Point of Beginning.

Containing 1.39 acres, more or less.

NOTICE OF PUBLIC HEARING ON VACATION OF CERTAIN STREETS, ALLEYWAYS OR ROADS

Take notice that the Board of County Commissioners of St. Johns County, Florida, upon petition of qualified land owners, will hold a public hearing on January 8, 2008 at 9:00 a.m. in the County Auditorium of the St. Johns County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida, to consider and determine whether it will vacate, abandon, discontinue and close portions of certain streets, alleyways or roads, described as follows:

County Road No. 210, Abandonment Parcel 1

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 2, thence South 89 degrees 05' 52" West, along the Southerly line of said Section 2, a distance of 1763.12 feet; thence North 00 degrees 54' 08" West, departing said Southerly line, 661.84 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established, said point also being the Point of Beginning. From said Point of Beginning, thence South 71 degrees 43' 27" West, along said Southeasterly right of way line of County Road No. 210, a distance of 580.12 feet to a point lying on the Easterly right of way line of Coastal Ridge Boulevard, a variable width right of way as presently established, said point being a point on a curve concave Northwest, having a radius of 2575.00 feet; thence Northeasterly, departing said Southeasterly right of way line, along said Easterly right of way line, and along the arc of said curve, through a central angle of 04 degrees 09' 50", an arc length of 187.13 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North 39 degrees 24' 52" East, 187.09 feet; thence North 71 degrees 43' 27" East, departing said Easterly right of way line and along said Northwesterly right of way line, 125.35 feet to a point on a curve concave Northerly, having a radius of 490.00 feet, said point lying on the Southerly right of way line of Palm Valley Road, a 100 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of 37 degrees 15' 28", an arc length of 318.63 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 89 degrees 38' 49" East, 313.05 feet. Containing 0.68 acres, more or less.

County Road No. 210, Abandonment Parcel 2

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South 01 degree 10' 10" East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North 55 degrees 22' 18" East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North 55 degrees 19' 25" East, continuing along said Southeasterly right of way line, 758.17 feet to a point lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, said point also being the Point of Beginning. From said Point of Beginning, thence North 58 degrees 25' 07" West, departing said Southeasterly right of way line of County Road No. 210 and along said Northerly right of way line of Preservation Trail, 24.96 feet to the point of curvature of a curve concave Southwesterly, having a radius of 956.00 feet; thence Northwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 05 degrees 09' 39" an arc length of 86.11 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North 60 degrees 59' 56" West, 86.08 feet; thence North 55 degrees 19' 25" East, departing said Northerly right of way line and along said Northwesterly right of way line, 4378.81 feet to a point lying on the Southerly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence South 87 degrees 28' 14" East, departing said Northwesterly right of way line and along said Southerly right of way line, 165.38 feet to a point lying on said Southeasterly right of way line of County Road No. 210; thence South 55 degrees 19' 25" West, departing said Southerly right of way line and along said Southeasterly right of way line, 4462.31 feet to the Point of Beginning. Containing 10.15 acres, more or less.

The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a **NOTICE OF HEARING**

in the matter of **SJC COMMISSIONERS/VACATE**

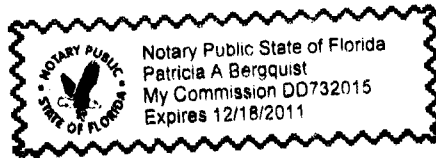
was published in said newspaper **DECEMBER 19, 2007.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **19th day of DECEMBER 2007.**

by *Sarah Selfridge* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A Bergquist
(Signature of Notary Public)
PATRICIA A BERGQUIST



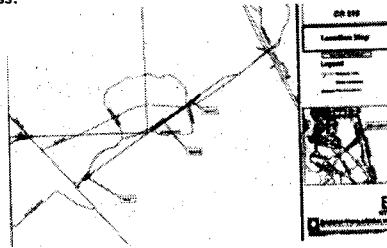
(Seal)

County Road No. 210, Abandonment Parcel 3

A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South 01 degree 10' 10" East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeastery right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North 55 degrees 22' 18" East, departing said Westerly line and along said Southeastery right of way line, 30.12 feet; thence North 55 degrees 19' 25" East, continuing along said Southeastery right of way line, 6510.54 feet to a point lying on the Northerly right of way line of Nocatee Parkway; a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence Westerly, departing said Southeastery right of way line of County Road No. 210, along said Northerly right of way line of Nocatee parkway, and along the arc of a curve concave Northerly, having a radius of 4890.01 feet, through a central angle of 00 degrees 08' 41", an arc length of 12.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 83 degrees 43' 27" West, 12.34 feet; thence South 81 degrees 28' 32" West, continuing along said Northerly right of way line and along a non-tangent bearing, 213.56 feet to a point lying on the Northwesterly right of way line of said County Road No. 210; thence North 55 degrees 19' 25" East, departing said Northerly right of way line and along said Northwesterly right of way line, 631.33 feet to a point on a curve concave Northerly, having a radius of 345.25 feet, said point lying on the Southerly right of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of 43 degrees 47' 58", an arc length of 263.92 feet to a point on said curve, said point lying on said Southeastery right of way line of County Road No. 210, said arc being subtended by a chord bearing and distance of North 78 degrees 10' 16" East, 257.55 feet; thence South 55 degrees 19' 25" West, departing said Southerly right of way line and along said Southeastery right of way line, 666.11 feet to the Point of Beginning. Containing 1.39 acres, more or less.



All parties having any interest in said matter will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is published pursuant to the provisions of Section 336.10 Florida Statutes.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095, no later than 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
BY: Yvonne King, Deputy Clerk
L3461-7 Dec 19, 2007

The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**

who on oath says that she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a **NOTICE OF ADOPTION**

In/ the matter of **CR 210/VACATE**

was published in said newspaper **MAY 6, 2008.**

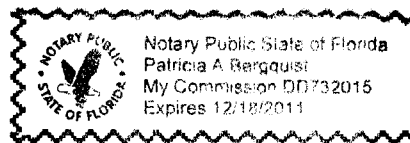
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of May, 2008.**

by *Sarah Selfridge* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)
PATRICIA A BERGQUIST



(Seal)

COPY OF ADVERTISEMENT

NOTICE OF ADOPTION OF A RESOLUTION VACATING, ABANDONING, DISCONTINUING AND CLOSING CERTAIN STREETS, ALLEY- WAYS, ROADS OR EASEMENTS

TO WHOM IT MAY CONCERN:

Take notice that the Board of County Commissioners of St. Johns County, Florida, has adopted a resolution vacating, abandoning, discontinuing and closing certain streets, alleyways, roads, or easements more particularly described as follows:

County Road No. 210, Abandonment Parcel 1

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:
For a Point of Reference, commence at the Southeast corner of said Section 2, thence South 89 degrees 05' 52" West, along the Southerly line of said Section 2, a distance of 1763.12 feet; thence North 00 degrees 54' 08" West, departing said Southerly line, 661.84 feet to a point lying on the Southeastly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established, said point also being the Point of Beginning.
From said Point of Beginning, thence South 71 degrees 43' 27" West, along said Southeastly right of way line of County Road No. 210, a distance of 580.12 feet to a point lying on the Easterly right of way line of Coastal Ridge Boulevard, a variable width right of way as presently established, said point being a point on a curve concave Northwestly, having a radius of 2575.00 feet; thence North-easterly, departing said Southeastly right of way line, along said Easterly right of way line, and along the arc of said curve, through a central angle of 04 degrees 09' 50", an arc length of 187.13 feet to a point on said curve, said point lying on the Northwestly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North 39 degrees 24' 52" East, 187.09 feet; thence North 71 degrees 43' 27" East, departing said Easterly right of way line and along said North-westerly right of way line, 125.35 feet to a point on a curve concave Northerly, having a radius of 490.00 feet, said point lying on the Southerly right of way line of Palm Valley Road, a 100 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of 37 degrees 15' 28", an arc length of 318.63 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 89 degrees 38' 49" East, 313.05 feet. Containing 0.68 acres, more or less.

County Road No. 210, Abandonment Parcel 2

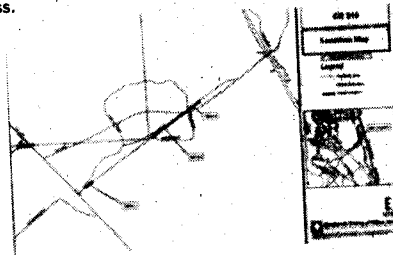
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County Road No. 210, Abandonment Parcel 3

A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

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Said resolution was adopted on the 8th day of January, 2008 and is on file and recorded in County Commissioners Minutes dated: January 8, 2008 in the Office of the Clerk of the Circuit Court of St. Johns County, Florida. This notice is published pursuant to Section 336.10, Florida Statutes.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Yvonne King, Deputy Clerk
L1283-8 May 6, 2008**