

**RESOLUTION NO. 88-132**

**WHEREAS,** a 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,** it appears that there are no objections and 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.

That the following described streets, alleyways or roads, to wit:

**THAT CERTAIN PORTION OF A ROADWAY KNOWN AS OLD DIXIE HIGHWAY, MORE PARTICULARLY DESCRIBED ON THE 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, and any land in connection therewith.

2.

That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published.

3.

That the applicant shall pay all recording costs.

**DATED** this 10th day of May, 1988.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY**

By: Lawrence C. Hartley  
Chairman

**ATTEST: CARL "BUD" MARKEL, CLERK**

By: Lynn M. McDonald  
Deputy Clerk

**SCHEDULE "A"**

A PARCEL OF LAND IN SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THOSE LANDS DESCRIBED IN DEED BOOK 209, PAGE 459; DEED BOOK 223, PAGE 226; AND DEED BOOK 240, PAGE 201, OF THE PUBLIC RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID DEED BOOK 209, PAGE 459, AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1, BEING A 150 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 52 DEGREES 14 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE 1425.74 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 52 DEGREES 14 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE 66.79 FEET; THENCE SOUTH 30 DEGREES 22 MINUTES 47 SECONDS EAST 652.24 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CAPO ISLAND ROAD (60 FOOT RIGHT-OF-WAY) AS RECORDED IN DEED BOOK 220, PAGE 198 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 52 DEGREES 22 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 37.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 124.08 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 37 MINUTES 57 SECONDS AN ARC DISTANCE OF 29.52 FEET; THENCE NORTH 30 DEGREES 22 MINUTES 47 SECONDS WEST 648.56 FEET TO THE POINT OF BEGINNING. CONTAINING 0.99 ACRES MORE OR LESS.

PETITION TO VACATE PORTIONS OF  
CERTAIN STREETS, ALLEYWAYS OR ROADS

TO: THE HONORABLE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Comes now RADCLIFFE INVESTMENT COMPANY, a Florida corporation, and respectfully petitions this Honorable Board as follows:

1. To vacate, abandon, discontinue and close portions of those certain public streets, alleyways or roads situate in St. Johns County, Florida, hereinafter more particularly described; to renounce and disclaim any right of St. Johns County and the public in and to the lands constituting such portions of said streets, alleyways or roads; and to renounce and disclaim any right of St. Johns County and the public in and to any lands or interest therein acquired by purchase, gift, devise, dedication or prescription for such portions of said streets, alleyways or roads described as follows:

Legal description as per attached SCHEDULE "A"

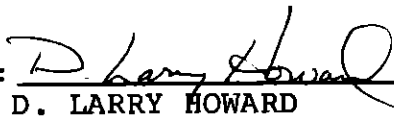
2. To adopt a resolution declaring that at a definite time and place a public hearing will be held to consider the advisability of the above, and to publish notice as prescribed by Section 336.10, Florida Statutes 1985, one time in a newspaper of general circulation advising of a public hearing in connection with the above matter, and thereafter adopting a resolution renouncing and disclaiming any right of the County and the public in and to the hereinbefore described portions of streets, alleyways or roads, and vacating, abandoning, discontinuing and closing same.

3. In support hereof, Petitioner shows that he is the owner of certain lands bordering said portions of the streets, alleyways or roads sought to be vacated. The names and addresses of all other owners or persons having an interest in any lands bordering said portions of the streets, alleyways or roads sought to be vacated are as follows:

3. In support hereof, Petitioner shows that he is the owner of all the lands abutting said portions of streets, alleyways or roads sought to be vacated, and Petitioner is the only person who would be affected thereby; and said portions of streets, alleyways or roads are no longer necessary nor desirable.

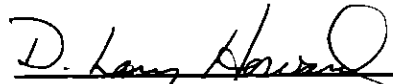
4. Petitioner further shows that said portions of streets, alleyways or roads sought to be vacated are neither state nor federal highways and are wholly without the limits of any municipality.

RADCLIFFE INVESTMENT COMPANY

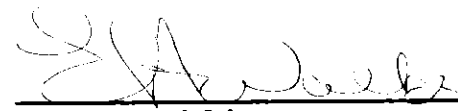
By:   
D. LARRY HOWARD  
Its Vice President

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

D. LARRY HOWARD, Vice President, of RADCLIFFE INVESTMENT COMPANY, being by me, the undersigned officer, first duly sworn, says on oath that he is the petitioner named in the foregoing petition to vacate portions of certain streets, alleyways or roads; that he has read same and knows the contents thereof and that the statements contained herein are true.

  
D. LARRY HOWARD

SWORN TO AND SUBSCRIBED before me this 11<sup>th</sup> day of December,  
1987.

  
Notary Public  
State of Florida At Large

My commission expires:

**My Commission Expires Feb. 3, 1990**

**SCHEDULE "A"**

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# ST. JOHNS COUNTY TITLE & ABSTRACT

93A ORANGE STREET, P.O. BOX 389  
ST. AUGUSTINE, FLORIDA 32085-0389  
(904) 829-9082

July 23, 1987

Mr. John D. Bailey, Jr.  
Upchurch Bailey and Upchurch, P.A.  
501 Atlantic Bank Building  
St. Augustine, Fl 32085

Re: SA #14,955

Dear Mr. Bailey:

Enclosed please find the Ownership Search you requested of Old Dixie Highway. The lands described below are indeed owned by your client, Radcliffe Investment Company, as per General Warranty Deed recorded in Official Records Book 732 page 580 of the public records of St. Johns County, Florida:

### Parcel 1

Commence at the intersection of the North line of Section 51, Township 6 South, Range 29 East, St. Johns County, Florida and the East Right of Way line of State Road No. 5, (U.S. Highway No. 1, being a 150 foot wide right of way); thence run Northwesterly along said East Right of Way line, 2119.78 feet to the Point of Beginning (said point being the North Right of Way line of a drainage easement as set forth in Deed Book 228, page 276, records of St. Johns County, Florida); thence run North  $50^{\circ} 09' 13''$  East, along the North line of said drainage easement, a distance of 1453.07 feet to the Easterly Right of Way of the OLD BRICK ROAD (Old Dixie Highway); thence run South  $30^{\circ} 22' 47''$  East, along said Easterly Right of Way, 601.88 feet to the South line of property as set forth in Deed Book 240, page 201; thence run North  $52^{\circ} 25' 13''$  East, 2881.96 feet to a concrete monument; thence continue to run North  $52^{\circ} 25' 13''$  East, 50 feet to the marsh of North River; thence meandering Northerly along said marsh, run North  $73^{\circ} 30'$  West, 275 feet; thence North  $45^{\circ} 15'$  West, 372 feet; thence North  $73^{\circ}$  West, 270 feet; thence  $53^{\circ} 30'$  East, 250 feet; thence South  $36^{\circ} 30'$  East, 215 feet; thence North  $53^{\circ} 30'$  East, 75 feet; thence North  $14^{\circ} 15'$  West, 330 feet; thence South  $67^{\circ} 30'$  East, 585 feet; thence North  $25^{\circ} 53' 45''$  West, 524.91 feet to the North line of property as set forth in Deed Book 209, page 459; thence run South  $52^{\circ} 25' 13''$  West along said North line, 80 feet to a concrete monument; thence continue to run South  $52^{\circ} 25' 13''$  West, 3219.20 feet; thence run South  $52^{\circ} 14' 30''$  West, 1492.70 feet to the aforesaid Easterly Right of Way of State Road No. 5; thence run South  $38^{\circ} 04' 47''$  East, 354.02 feet to the Point of Beginning; Excepting from the above property, the drainage Right of Way as in Deed Book 228, page 276, Capo Island Road as in Deed Book 220, page 198, Right of Way of the Old Brick Road ( a 66 foot wide Right of Way) as now existing.

### Parcel 2

A part of land in Section 50, Township 6 South, Range 29 East, St. Johns County, Florida being a part of the land described in Deed recorded in Official Records

MEMBER ASSOCIATED LAND TITLE GROUP, INC./41 OFFICES THROUGHOUT FLORIDA TO SERVE YOU

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Book 31, page 99, records of St. Johns County, Florida and described as follows: Commence at the intersection of the North line of Section 51, Township 6 South, Range 29 East, and the East Right of Way line of Old State Road No. 5, according to State Road Right of Way maps, said intersection being 150 feet of and at right angles to the center line of the Florida East Coast Railway right of way; thence Northwesterly along said right of way and parallel to said railway 27.957 chains; thence North 51 degrees 55 minutes 13 seconds East, 50 feet to the Point of Beginning, being the present Easterly right of way line of U.S. Highway Number One; thence run North 38 degrees 04 minutes 47 seconds West along said right of way, 225 feet; thence run North 50 degrees 09 minutes 13 seconds East along the South line of the easement as described in Deed Book 228, page 276, records of St. Johns County, Florida, a distance of 1379.37 feet to the West right of way of Old St. Augustine Road; thence run South 30 degrees 22 minutes 47 seconds East, along said West right of way, thence run South 52 degrees 12 minutes 11 seconds West, 1030.04 feet; thence run North 38 degrees 04 minutes 47 seconds West, 86.86 feet; thence run South 51 degrees 55 minutes 13 seconds West, 300 feet to the Point of Beginning.

Property owners lying North and South of Capo Island Road which have access to Old Dixie Highway:

24-Pt of Sabate Grant all tracts 6 & 7 lying E of Old Brick Rd to Marsh & all tract 7 lying W of Old Brick Rd & N of dr. ditch (ex r/w of Co. Rd in DB 220/198) OR 294/568

Old Brick Rd Assoc. Ltd  
c/o Wood, Luckseger & Epstein  
1501 Venera Ave Suite 200  
Miami, Fl 33146-3094

1-All unsurveyed parts

TIITF/ State of Fla Public Lands  
c/o D N R Douglas Bldg.  
Tallahassee, Fl 32303

1-All unsurveyed parts 13-6-29

Hale & Upchurch  
600 Atlantic Bank Building  
St. Augustine, Fl 32084

2-S 18 acres of Grant to L Capo  
Deed Book 236/491

Darley, James & Dora  
P.O.Box 711  
St. Augustine, Fl 32085

Property owners lying East of Old Brick Road

26-1-Part of Sabate Grant-All tract 5 lying E of Old Dixie Hwy (Brick Rd), N&W of Tidal Marsh OR 649/1885

Colee, Louis A. Jr. & Polly D.  
P.O.Box 1694  
St. Augustine, Fl 32085

27-Pt of Sabate Grant - Pt N'ly 227 ft of tract 4 by E of Old Dixie Hwy (Brick Rd) 227 ft on Rd & 393.7 x 234 x 359 ft OR 407/111, 632/190, (A/D) OR 688/1895 (C/D) 1900 & 1902 (Assn of A/D)

Thidault, Richard K.  
P.O.Box 1036  
St. Augustine, Fl 32085

27-3 Part of Sabate Grant Part of tract 4 lying E of Old Brick Rd OR 436/264 & OR 654/605 (Q/D) 677/2086

Jones, Bobby L. Sr. & Betsy J.  
P.O.Box 2116  
St. Augustine, Fl 32085

29&30-Pt of Sabate Grant 450.45 ft on E side of Rd 1 lying N of Marchioli (ex .25 ac in r/w Rd DB 228/284) DR

Matanzas Realty Corp.  
81 Dolphin Dr.  
St. Augustine, Fl 32084

31-1-Part of Sabate Grant Sec 50  
225.2 ft on Old Brick Rd all lying  
E of Center line of Rd. OR 229/142  
& 144

Marchioli, Nichilas & Laurene  
RFD 11 Box 369  
St. Augustine, Fl 32086

32-Part of Sabate Grant & part of Sec  
51 all lying E of U.S. #1 r/w - S  $\frac{1}{2}$   
tract 2 & N 74 ft of tract 1 lying W  
of Brick Rd & pt S'ly 167 ft tract 2  
lying E of Brick Rd OR 187/50 & 524/146

Wilson, Marvin & Janice  
Rt 18 Box 23  
Jacksonville, Fl 32224

33-Part Sabate Grant & part NE corner  
Sec 51 all lying E of Old Dixie Hwy &  
N of Gun Club Rd - Part of Tract 1 unrec.  
plat OR 559/34

Belin, J.C. & W.L. Thorton P/R  
803 Edward Ball Bldg.  
223 W Adams St.  
Jacksonville, Fl 32202

34&35-Part of Sabate Grant Bounded  
w'ly Sec 51 E by Baya W of Walsh &  
s'ly Game Club Rd (ex r/w of Old Dixie  
Hwy & pt in OR 306/430) OR 688/544

Lovett, David F. Jr. &  
Lovett, James Darren, JT/RS  
Rt 7 Box 253  
St. Augustine, Fl 32084

35-1-Part of Sabate Grant Sec 50 lying  
N of Game Club Rd and E of Old Brick Rd  
OR 548/3333

Dolan, Michael A. & Barbara A.  
RFD 3 Box 42-A  
St. Augustine, Fl 32084

Property owners lying West of Old Brick Road

25-Part of Sabate Grant all tract 6  
& part of tract 7 of an unrec plat lying  
W of Old Brick Rd & S of Drainage ditch  
(ex r/w of Rd #1) & (ex 1 ac in OR 391/  
101, .36 ac in OR 413/510, 1.08 ac in OR  
433/277 & 125 X 379 ft OR 449/397 & 565/  
409 OR 691/883

Capo Island General Partnership &  
Suncoast Group Ltd Inc.  
4492 Southside Blvd.  
Jacksonville, Fl 32216

25-6-Part of Sabate Grant N 60 of S 185  
of tract 6 lying W of Old Dixie Hwy OR  
583/185 (A/D)

Chapman, Charles W.  
Rt 3 Box 49-E  
St. Augustine, Fl 32084

25-3-Part of Sabate Grant-S 125 ft of E  
376.27 ft of tract 6 of unrec plat lying  
W of Old Brick Rd OR 662/2160

Galderunn, Frederick & Sandra M.  
50007 Homecrest Circle  
Jacksonville, Fl 32210

26-2-Part of Sabate Grant lying W of  
Old Dixie Hwy 197 ft on Rd x 297.8 ft  
(lots 1 & 6 of Summerlin unrec plat)  
OR 152/247 (A/D) 172/338 & 181/250

Wherle, George W. & Dorothy W.  
P.O.Box 1846  
Lake City, Fl 32056

26-14-Part of Sabate Grant tract 5  
lying W of Old Dixie Hwy 60 x 898 ft  
access Rd in Summerlin unrec plat  
OR 585/851 (Q/D)

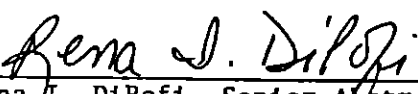
Hodges, Heram M. & Catherine E.  
Rt 3 Box 43-K  
St. Augustine, Fl 32084

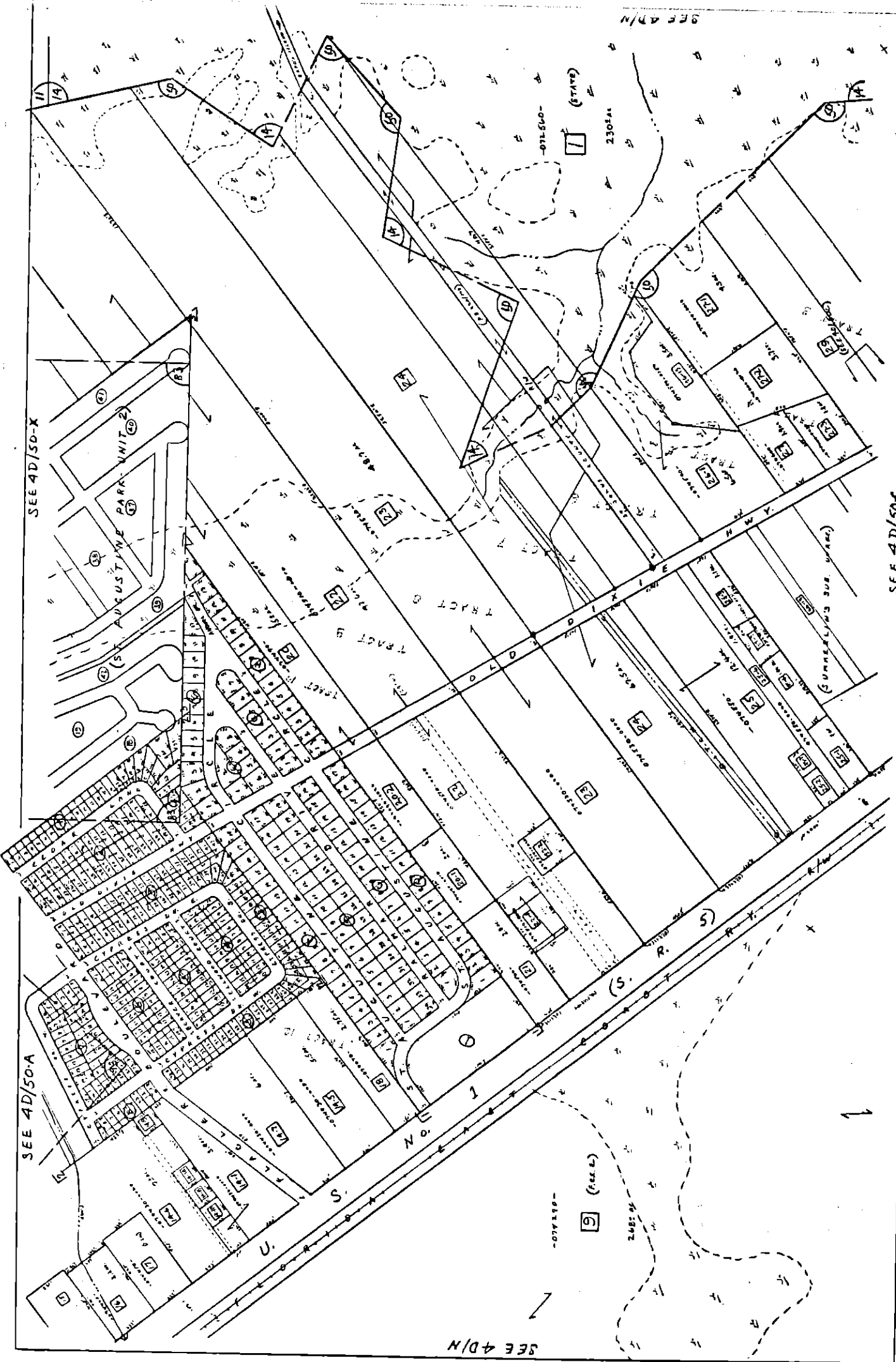


26-12-Part of Sabate Grant lying W of Old Dixie Hwy lot 5-A of Summerlin unrec plat OR 294/233	Dendel, Guy & Christine 212 Charlotte St. St. Augustine, Fl 32084
28-2-Part of Sabate Grant lying W of Old Dixie Hwy 196.9 ft on Rd x 197.8 ft (lot 2 of Summerlin unrec plat) OR 251/484	Bayless, Leon W. Jr. Rt 3 Box 43-0 St. Augustine, Fl 32084
28-Part of Sabate Grant tract 4 lying W of Old Dixie Hwy 60 x 959 ft access Rd on Summerlin unrec plat OR 593/141 & 595/735 (Q/D)	Worley, Kenneth D., etal c/o Rt 3 Box 43-A St. Augustine, Fl 32084
28-3- Part of Sabate Grant lying W of Old Dixie Hwy 296.9 ft on Rd x 197.8 ft lots 3 & 3A Summerlin unrec plat OR 259/537 & OR 303/333	Worley, Kenneth D. & Maryneil Rt 3 Box 43-A St. Augustine, Fl 32084
5-Part of Co Rd E of Schain (ex E 50 x 150 ft in DB 227/309) DB 17/591	Watkins, Naomi K. P.O.Box 503 St. Augustine, Fl 32084
5-1-Part of Sec 51 lying N of Game Club Rd W of Sec 50 & E of U.S. #1 200 ft of U.S. #1 OR 582/50 & 510	Ayers, Lawrence L. & Jeanne Rt 10 Box 69 J St. Augustine, Fl 32084
5-3-Part of Sec 51 lying N of Game Club Rd & W of Old Dixie Hwy- 182 ft on Rd x 260 ft OR 654/1219	Hayman, John Randall Rt 3 Box 45 D St. Augustine, Fl 32084
5-4-Parts of Sec 51 & 50 lying N of Game Club Rd & W of Old Dixie Hwy 545.2 ft on Rd OR 654/1218	Lynch, Lawrence John 108 Harbor Court St. Augustine, Fl 32084
5-5-Part of Sec 51 lying N of Game Club Rd & W of Old Dixie Hwy- 160 ft on Rd x 260 ft OR 655/38	Knight, Gary A. & Elizabeth J. Rt 3 Box 45 D St. Augustine, Fl 32086

IN FURNISHING THIS INFORMATION THE ST. JOHNS COUNTY TITLE AND ABSTRACT COMPANY ASSUMES NO MONETARY LIABILITY.

ST. JOHNS TITLE AND ABSTRACT

  
 Rena I. DiPofi, Senior Abstractor



SEE 4D/50-X

SEE 4D/50-A

SEE 4D/N

SEE 4D/N

SEE 4D/50-C

OVERLAYS AERIAL PHOTOS #114A & #135B	
SECTION	PLAT
14-50-81-93	6S 29E
ST. JOHNS COUNTY, FLORIDA	
OFFICE OF COUNTY APPRAISER	
SCALE	ADJUSTMENT
1" = 100'	1/10000
DATE	PLAT NUMBER
4/1/50	4D/50E

276  
 THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.  
 THE COUNTY ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS.  
 SEE ALSO RESPONSIBILITY FOR PROPERTY DOCUMENTS.

GRANT	INDEX
50	PLANO SERRA
51	LEONARDO CARO & P. SERRA
52	JAMES CURTIS & P. SERRA

SUBDIVISION	INDEX	PLAT	BLK.
ST. AUGUSTINE PARK	10	21	
ST. AUGUSTINE PARK UNIT 1	10	21	