

RESOLUTION NO. 94- 110

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,  
VACATING A PORTION OF LEON STREET IN MENENDEZ PARK  
AS MORE FULLY DESCRIBED BELOW; AND PROVIDING  
FOR ST. JOHNS COUNTY ACCEPTANCE OF THE PETITIONER'S  
RESULTING INTEREST IN SAID STREET

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, the Petitioner has offered to return to St. Johns County any real property interest he receives pursuant to this vacation; and,

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.

It is hereby found and determined that the action taken in paragraph #2 below is in the best interest of the public.

2.

That the following described streets, alleyways, roads, or portions 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, and any land in connection therewith, except for any lands that may vest in the County.

3.

That street, alleyway, or road vacation described in paragraph 2 is conditioned on the transfer to St. Johns County of all and any right or interest in said vacated street, alleyway or road described in SCHEDULE "A" hereto, that is acquired by the Petitioner Lawrence J. Pomar, his heirs or assigns by this vacation. Said transfer shall be by General Warranty Deed which shall be executed and delivered to St. Johns County within five County business days of the approval of this vacation. If said deed is not delivered in proper form within that time period then this Vacation Resolution shall be deemed null and void in its entirety. The County Administrator is hereby authorized to accept conveyance to St. Johns County of such interest in the vacated street, alleyway, or road.

4.

That the notice required by Section 336.10 Florida Statutes, of the adoption of this resolution is hereby authorized to be published after St. Johns County has accepted that interest in property described in paragraph 3 above.

5.

That the applicant shall pay all recording costs.

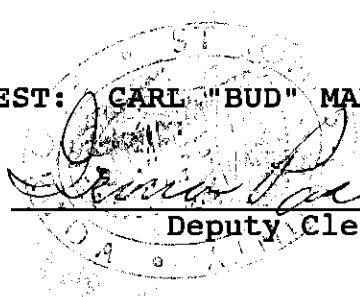
DATED this 14 day of June, 19 94.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Delan Roberts  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY:   
Deputy Clerk



SCHEDULE A  
EXHIBIT A

A PORTION OF LEON STREET  
MENENDEZ PARK

AS RECORDED IN MAP BOOK 3, PAGE 31  
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18 MENENDEZ PARK, AS RECORDED IN MAP BOOK 3, PAGE 31, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE NORTH 09 DEGREES 13 MINUTES 42 SECONDS EAST, 40.53 FEET ALONG THE CHORD OF A CURVE BEING CONCAVE TO THE WEST, HAVING A DELTA OF 10 DEGREES 11 MINUTES 58 SECONDS, A RADIUS OF 227.99 FEET, AN ARC LENGTH OF 40.59 FEET, SAID CURVE BEING ON THE EASTERLY RIGHT-OF-WAY OF OLD BEACH ROAD; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF LEON STREET, 135.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LEON STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 141.50 FEET TO THE POINT OF BEGINNING.



WARRANTY DEED

This WARRANTY DEED, dated this 15 day of June, 1994, by:

Lawrence J. Pomar, 1671 Asturias Street,  
St. Augustine FL 32084

hereinafter called the GRANTOR, to:

St. Johns County, a Political Subdivision of the State  
of Florida, whose address is:  
c/o Nicholas M. Meiszer, County Administrator  
P. O. Drawer 349, St. Augustine FL 32085-0349

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, hereby grants, bargains, sells, aliens,  
remises, releases, conveys, and confirms unto the GRANTEE,  
all that certain land situate in St. Johns County, Florida,  
to wit:

SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE  
INCORPORATED AND MADE A PART HEREOF.

The above described property is vacant land and  
is not the homestead of the above grantor.

SUBJECT TO covenants, conditions, restrictions,  
reservations, limitations, easements and agreements of  
record, if any; taxes and assessments for the year \_\_\_\_\_ and  
subsequent years; and to all applicable zoning ordinances  
and/or restrictions and prohibitions imposed by governmental  
authorities, if any,

TOGETHER with all the tenements, hereditaments and  
appurtenances thereto belonging or in anywise appertaining.

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

Deed Prepared by:  
Mary Ann Blount  
Real Estate Officer  
P. O. Drawer 349  
St. Augustine FL 32085  
  
Ret Grantee  
  
4 fee  
17+250  
Doc 704

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Sami Lyn Grunder  
Sami Lyn Grunder  
~~L. J. Pomar~~  
Print Name L. J. Pomar

L. J. Pomar  
Lawrence J. Pomar

Merilee Leaders  
Print Name MERILEE LEADERS

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 15 day of June, 1994, by Lawrence J. Pomar, who is personally  known to me or who has produced as identification and  (did not) take an oath.

WITNESS my hand and official seal in the County and State aforesaid this 15 day of June 1994.

My Commission expires:  
1-26-98  
Commission # CC 336105

Lynda Halstead  
Notary Public, State of Florida at Large  
LYNDA HALSTEAD  
Print Name



MAP SHOWING SURVEY

A PORTION OF LEON STREET  
OF  
MENEDEZ PARK  
AS RECORDED IN MAP BOOK 3, PAGE 31  
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

POINT AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18 MENENDEZ PARK, AS PERFORMED IN MAP BOOK 3, PAGE 31, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE NORTH 89°58'15" E ALONG THE CORNER OF ST. JOHN STREET, 40.53 FEET ALONG THE CORNER OF A CURVE RADIUS 135.00 FEET, HAVING A DELTA OF 10 DEGREES 11 MINUTES 58 SECONDS TO THE POINT OF BEGINNING OF OLD BEACH ROAD, 40.53 FEET SOUTH OF THE EASTERLY RIGHT-OF-WAY OF OLD BEACH ROAD, 40.53 FEET SOUTH OF DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF LEON STREET, 141.56 FEET, THENCE SOUTH 89°58'15" E ALONG THE CORNER OF LEON STREET, 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LEON STREET, THENCE SOUTH 89°58'15" E ALONG THE CORNER OF OLD BEACH ROAD, 40.53 FEET TO THE POINT OF BEGINNING.

Δ = 1011'58"  
R = 227.99'  
T = 20.35'  
L = 40.59'  
C.B. = N 09°13'42" E  
C.D. = 40.53'

OLD BEACH ROAD  
86' RIGHT-OF-WAY

POINT OF REFERENCE  
POINT OF BEGINNING

PARK

LEON STREET  
40' RIGHT-OF-WAY  
NOT OPEN

LOT 1  
LOT 3

LEON STREET  
40' RIGHT-OF-WAY  
DIRT

RIVERA STREET  
40' RIGHT-OF-WAY

LOT 15  
N/F MARILYN C. DOWNS  
O.R. 926, PAGE 1203

NORTH HALF OF LOT 13  
SOUTH HALF OF LOT 13

N/F LONNIE POMAR  
O.R. 955, PAGE 379

LOT 11

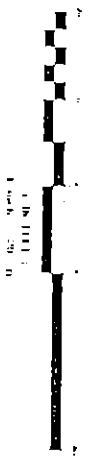
LOT 6

FLOOD ELEVATION CERTIFICATE

FIELD BOOK 37, PAGE 151  
FILED MAY 27/1974  
LEWIS CLARK INS SURVEY ENGINEERS, INC.

LEGEND:  
Δ - MONOT'S CORNER ANGLE  
R - MONOT'S RADIUS  
T - MONOT'S TANGENT DISTANCE  
L - MONOT'S LENGTH OF ARC  
C.B. - MONOT'S CURVE BEARING  
C.D. - MONOT'S CURVE DISTANCE

GRAPHIC SCALE



NOTES:  
CORNERS AS NOTED  
THIS IS A BOUNDARY AND LOCATION SURVEY  
NORTH IS ASSUMED.  
REFERENCES BEARING AS SHOWN  
ELEVATIONS ARE BASED ON UNITED STATES COASTAL AND GEODETIC SURVEY (U.S.C. & G.S.) NATIONAL VERTICAL DATUM (N.V.D.) 1929  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT, NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR.  
NO UNDEGROUND UTILITIES OR STRUCTURES LOCATED

BRANDT WILSON & ASSOCIATES  
PROFESSIONAL LAND SURVEYOR

Brandt W. Wilson

100 West Street, Tallahassee, Florida 32301



EXHIBIT A

A PORTION OF LEON STREET  
MENENDEZ PARK

AS RECORDED IN MAP BOOK 3, PAGE 31  
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

THE SOUTHERLY TWENTY FEET (20') OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18 MENENDEZ PARK, AS RECORDED IN MAP BOOK 3, PAGE 31, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE NORTH 09 DEGREES 13 MINUTES 42 SECONDS EAST, 40.53 FEET ALONG THE CHORD OF A CURVE BEING CONCAVE TO THE WEST, HAVING A DELTA OF 10 DEGREES 11 MINUTES 58 SECONDS, A RADIUS OF 227.99 FEET, AN ARC LENGTH OF 40.59 FEET, SAID CURVE BEING ON THE EASTERLY RIGHT-OF-WAY OF OLD BEACH ROAD; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF LEON STREET, 135.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LEON STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 141.50 FEET TO THE POINT OF BEGINNING.

**COPY OF ADVERTISEMENT**

**NOTICE OF PUBLIC HEARING ON  
PETITION TO VACATE PORTIONS OF  
CERTAIN STREET, ALLEYS 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 June 14, 1994, at 1:30 p.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:

A portion of Leon Street in Menendez Park as described by the legal description attached as Schedule A and as shown on the map attached as Exhibit 1.

**SCHEDULE A  
EXHIBIT A**

**A PORTION OF LEON STREET  
MENENDEZ PARK**

AS RECORDED IN MAP BOOK 3, PAGE 31  
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA  
BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18,  
MENENDEZ PARK AS RECORDED IN MAP BOOK 3, PAGE 31,  
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE  
NORTH 09 DEGREES 13 MINUTES 42 SECONDS EAST, 40.53  
FEET ALONG THE CHORD OF A CURVE BEING CONCAVE TO  
THE WEST, HAVING A DELTA OF 10 DEGREES 11 MINUTES 58  
SECONDS, A RADIUS OF 227.99 FEET, AN ARC LENGTH OF 40.59  
FEET, SAID CURVE BEING ON THE EASTERLY RIGHT-OF-  
WAY OF OLD BEACH ROAD; THENCE NORTH 89 DEGREES 56  
MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY  
RIGHT-OF-WAY OF LEON STREET, 135.00 FEET; THENCE  
SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.00  
FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LEON  
STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 15 SEC-  
ONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 141.50  
FEET TO THE POINT OF BEGINNING.

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 1985.

**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 David Halsford, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095, not later than 5 days prior to the date of this meeting.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CARL "BUD" MARKEL, ITS CLERK  
By John F. Evans  
Deputy Clerk  
L414 May 27, 1994**

**The St. Augustine Record**

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

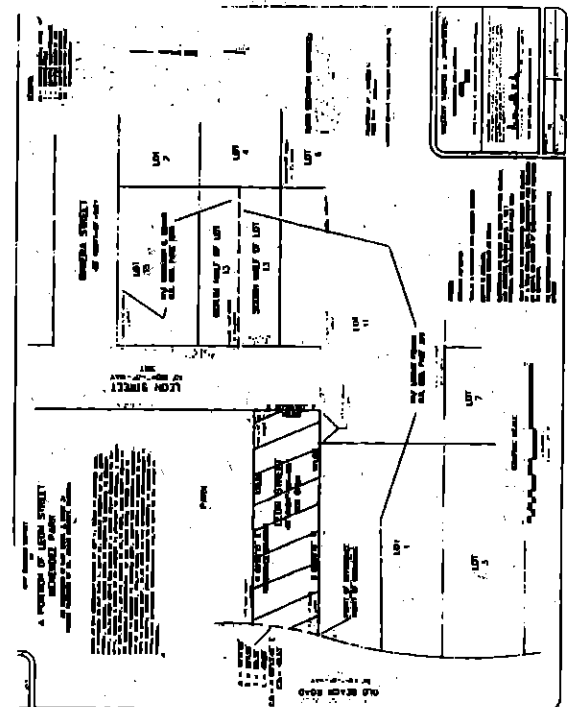
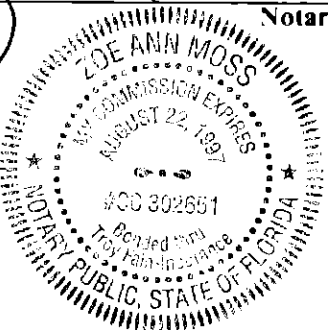
**STATE OF FLORIDA,  
COUNTY OF ST. JOHNS**

Before the undersigned authority personally appeared \_\_\_\_\_  
SHERRY R. FREE \_\_\_\_\_ who on oath says that she is  
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 PUBLIC HEARING \_\_\_\_\_  
\_\_\_\_\_ in the matter of \_\_\_\_\_  
HEARING ON JUNE 14, 1994 \_\_\_\_\_  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
May 27, 1994 \_\_\_\_\_

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 has 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, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she 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 \_\_\_\_\_ *Sherry R. Free*  
Zoe Ann Moss  
this 10th day of June  
A.D. 19 94

*Zoe Ann Moss*  
Notary Public



COPY OF ADVERTISEMENT

NOTICE OF ADOPTION OF A RESOLUTION CLOSING CERTAIN STREETS, ALLEYS OR ROADS TO WHOM IT MAY CONCERN:

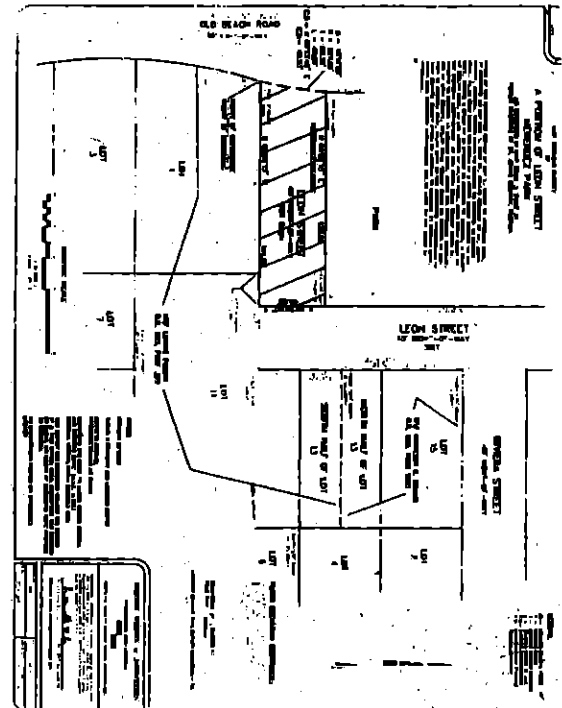
Take notice that the Board of County Commissioners of St. Johns County, Florida, has adopted a resolution vacating, abandoning, discontinuing and closing certain streets, alleyways or roads, more particularly described as follows:

SCHEDULE A EXHIBIT A A PORTION OF LEON STREET MENENDEZ PARK

AS RECORDED IN MAP BOOK 3, PAGE 31 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18, MENENDEZ PARK AS RECORDED IN MAP BOOK 3, PAGE 31, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE NORTH 09 DEGREES 13 MINUTES 42 SECONDS EAST, 40.53 FEET ALONG THE CHORD OF A CURVE BEING CONCAVE TO THE WEST, HAVING A DELTA OF 10 DEGREES 11 MINUTES 58 SECONDS, A RADIUS OF 227.99 FEET, AN ARC LENGTH OF 40.59 FEET, SAID CURVE BEING ON THE EASTERLY RIGHT-OF-WAY OF OLD BEACH ROAD; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF LEON STREET, 135.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LEON STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 141.50 FEET TO THE POINT OF BEGINNING.

Said resolution was adopted on the 14 day of June, 1994, and is on file and recorded in County Commissioners Minutes dated June 14, 1994 in the Office of the Clerk of the Circuit Court of St. Johns County, Florida, and this notice is published pursuant to Section 336.10, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA CARL "BUD" MARKEL, ITS CLERK By Patricia DeGrande, Deputy Clerk L.589 June 24, 1994



The St. Augustine Record

PUBLISHED EVERY AFTERNOON 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 \_\_\_\_\_

SHERRY R. FREE \_\_\_\_\_ who on oath says that she is 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

\_\_\_\_\_ in the matter of \_\_\_\_\_

A PORTION OF LEON STREET, MENENDEZ PARK

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_

JUNE 24, 1994

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 has 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, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she 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 \_\_\_\_\_ Zoe Ann Moss

this 24th day of June

A.D. 19 94

Zoe Ann Moss Notary Public

