

RESOLUTION NO. 2007- 234
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA
VACATING A PORTION OF THE PLAT OF RIVERDALE FARMS TRACTS

WHEREAS, a petition has been filed by the qualified fee simple land owner to vacate a portion of a certain subdivision plat hereinafter described in accordance with Section 177.101 Florida Statutes; and

WHEREAS, Notice of intent to request the vacation has been duly published and Proof of Publication has been filed with this Board; and

WHEREAS, All current county taxes have been paid and vacation of the plat will not deny convenient public access; and

WHEREAS, it appears that there are no objections and the facts contained in the petition are true.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISIES, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:

1. That the allegations of fact recited in paragraph 3 and 4 of the petition are hereby adopted as findings of fact in this resolution.
2. That the following described portion of the Plat of RIVERDALE FARM TRACTS described in Exhibit "A" is hereby vacated and abandoned and this Board hereby renounces and disclaims any right of the County and the public in and to the above described property, such property being returned to acreage.

3. That a certified copy of this resolution shall be filed in the Offices of the Clerk of the Circuit Court and duly recorded in the public records of St. Johns County, Florida.
4. That the applicant shall pay all recording costs.

PASSED AND ADOPTED THIS 21st DAY OF August, 2007.

BOARD OF COUNTY
COMMISSIONERS OF
ST. JOHNS COUNTY,

By: 
Ben Rich, Chairman

RENDITION DATE 8/23/07

ATTEST: Cheryl Strickland, Clerk

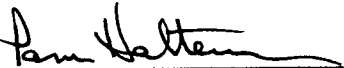
By: 
Deputy Clerk



EXHIBIT "A"

THAT PART OF RIVERDALE FARM TRACTS BEING IN PART OF THE JOHN HUERTAS GRANT, SECTION 39, TOWNSHIP 8 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 11 & 12 BLOCK 7, LOTS 6, 7, 8, 9, 10, 11 AND 12 BLOCK 17, LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 BLOCK 18 AND ALL OF BLOCK 26, 27, 35 AND 36

TOGETHER WITH ALL 30 FOOT PLATTED ROADS WITHIN THIS AREA OF RIVERDALE FARM TRACTS AS RECORDED IN MAP BOOK 1, PAGES 148-153, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A FOUND RAILROAD IRON; THENCE ON THE SOUTH LINE OF SAID SECTION 5, SOUTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF 4007.28 FEET TO A POINT LYING AT THE INTERSECTION OF THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 5 AND THE EAST LINE OF THE JOHN HUERTAS GRANT, SECTION 39, TOWNSHIP 8 SOUTH, RANGE 28 EAST, SAID POINT ALSO LYING ON THE EAST LINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN RIVERDALE FARM TRACTS MAP BOOK 1 PAGES 148 THROUGH 153 OF THE PUBLIC RECORDS POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 5 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH SECTION LINE, NORTH 04 DEGREES 00 MINUTES 07 SECONDS EAST, ALONG SAID EASTERLY LINE OF 30 FOOT PLATTED ROAD AND THE EAST LINE OF SAID RIVERDALE FARM TRACTS, SAID LINE ALSO BEING THE EAST LINE OF AFOREMENTIONED JOHN HUERTAS GRANT, SECTION 39, A DISTANCE OF 3977.77 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 7 OF SAID RIVERDALE FARM TRACTS; THENCE DEPARTING AFOREMENTIONED EAST LINE OF JOHN HUERTAS GRANT, SOUTH 89 DEGREES 35 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF LOTS 12 AND 11, BLOCK 7 OF SAID RIVERDALE FARM TRACTS, A DISTANCE OF 979.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE DEPARTING NORTH LINE OF SAID LOT 11, SOUTH 00 DEGREES 16 MINUTES 16 SECONDS EAST, ON THE WEST LINE OF SAID LOT 11, BLOCK 7, A DISTANCE OF 1319.98 FEET TO THE NORTHEAST CORNER OF LOT 10 BLOCK 17 OF SAID RIVERDALE FARM TRACTS SAID POINT ALSO BEING THE CENTERLINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS; THENCE DEPARTING SAID WEST LINE SOUTH 89 DEGREES 35 MINUTES 42 SECONDS WEST ON SAID CENTERLINE, A DISTANCE OF 1650.03 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 17; THENCE DEPARTING SAID NORTH LINE OF BLOCK 17 AND SAID CENTERLINE SOUTH 00 DEGREES 16 MINUTES 17 SECONDS EAST, ON THE WEST LINE OF SAID LOT 6, BLOCK 17, A DISTANCE OF 1320.00 FEET, TO THE NORTHWEST CORNER OF LOT 6, BLOCK 18 ALSO BEING THE CENTERLINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS; THENCE DEPARTING SAID WEST LINE OF SAID LOT 6, BLOCK 17, AND ON SAID CENTERLINE, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 2, 3, 4, AND 5, BLOCK 18 OF SAID RIVERDALE FARM TRACTS, SOUTH 89 DEGREES 35 MINUTES 42 SECONDS WEST, A DISTANCE OF 1320.00 FEET, TO THE NORTHWEST CORNER OF LOT 2, BLOCK 18 OF SAID RIVERDALE FARM TRACTS ALSO BEING THE CENTERLINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS; THENCE DEPARTING SAID NORTH LINE OF BLOCK 18 AND SAID CENTERLINE SOUTH 00 DEGREES 16 MINUTES 17 SECONDS EAST, ON THE WEST LINE OF SAID LOT 2, BLOCK 18, A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 26 OF SAID RIVERDALE FARM TRACTS ALSO BEING THE CENTERLINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS; THENCE DEPARTING SAID WEST LINE OF LOT 2, BLOCK 18, SOUTH 89 DEGREES 35 MINUTES 42 SECONDS WEST, ON THE NORTH LINE OF LOT 1, BLOCK 26 OF SAID RIVERDALE FARM TRACTS AND ON SAID CENTERLINE, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 26 OF SAID RIVERDALE FARM TRACTS; THENCE DEPARTING SAID CENTERLINE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST, ON THE CENTERLINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS, A DISTANCE OF 14.98 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS WEST, A DISTANCE OF 14.98 FEET TO THE WEST LINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST, ON SAID WEST LINE OF 30 FOOT PLATTED ROAD, A DISTANCE OF 5104.37 FEET TO THE INTERSECTION WITH THE SOUTH

LINE OF SAID JOHN HUERTAS GRANT, SAID SECTION 39, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF A 30 PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS; THENCE NORTH 58 DEGREES 46 MINUTES 50 SECONDS EAST, ON SAID SOUTH LINE OF JOHN HUERTAS GRANT, SAID SECTION 39, NORTH 58 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 4295.75 FEET TO THE SOUTHEAST CORNER THE EAST LINE OF JOHN HUERTAS GRANT, SAID SECTION 39, SAID LINE ALSO BEING THE EAST LINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS; THENCE DEPARTING SAID SOUTH LINE OF JOHN HUERTAS GRANT, SAID SECTION 39, NORTH 05 DEGREES 52 MINUTES 48 SECONDS EAST, ON SAID EAST LINE OF JOHN HUERTAS GRANT, SAID SECTION 39, SAID LINE ALSO BEING THE EAST LINE OF A 30 FOOT PLATTED ROAD AS SHOWN IN SAID RIVERDALE FARM TRACTS, A DISTANCE OF 2930.38 FEET TO THE POINT OF BEGINNING.

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 **CHARLES BARRETT**
who on oath says that he 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 TO VACATE**
in the matter **PLAT VACATE RIVERDALE FARM**
was published in said newspaper in the issues of **JULY 11, 18, 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 **18th** day of **JULY, 2007**.

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

Patricia A. Bergquist
(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

PLAT VACATION NOTICE

NOTICE IS HEREBY GIVEN THAT Bartram Farms Partners, LLC and 235 Wingate, LLC intend to petition the Board of County Commissioners for St. Johns County, Florida to vacate (a portion of the) Plat known as Riverdale Farms as recorded in Map Book 1 Pages 148-153. Inclusive of the public records of St. Johns County, Florida, more particularly described as follows:

THAT PART OF RIVERDALE FARM TRACTS BEING IN PART OF THE JOHN HUERTAS GRANT, SECTION 39, TOWNSHIP 8 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 11 & 12 BLOCK 7, LOTS 6, 7, 8, 9, 10, 11 AND 12 BLOCK 17, LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 BLOCK 18 AND ALL OF BLOCK 26, 27, 35 AND 36

Together with all 30 foot platted roads within this area of Riverdale Farm tracts as recorded in map book 1, pages 148-153, of the public records of St. Johns County, Florida, being more particularly described as follows:

for a point of reference commence at the southeast corner of section 5, township 8 south, range 28 east, St. Johns County, Florida, being a found railroad iron; thence on the south line of said section 5, south 89 degrees 49 minutes 36 seconds west, a distance of 4007.28 feet to a point lying at the intersection of the aforementioned south line of said section 5 and the east line of the John Huertas Grant, section 39, township 8 south, range 28 east, said point also lying on the east line of a 30 foot platted road as shown in Riverdale Farm tracts map book 1 pages 148 through 153 of the public records point also being the southwest corner of said section 5 and the point of beginning; thence departing said south section line, north 04 degrees 00 minutes 07 seconds east, along said easterly line of 30 foot platted road and the east line of said Riverdale farm tracts, said line also being the east line of aforementioned John Huertas Grant, section 39, a distance of 3977.77 feet to the northeast corner of lot 12, block 7 of said Riverdale Farm tracts; thence departing aforementioned east line of John Huertas Grant, south 89 degrees 35 minutes 42 seconds west on the north line of lots 12 and 11 of said Riverdale Farm tracts, a distance of 979.58 feet to the northwest corner of said lot 11; thence departing north line of said lot 11, south 00 degrees 16 minutes 16 seconds east, on the west line of said lot 11, block 7, a distance of 1319.98 feet to the northeast corner of lot 10 block 17 of said Riverdale Farm tracts said point also being the centerline of a 30 foot platted road as shown in said Riverdale Farm tracts; thence departing said west line south 89 degrees 35 minutes 42 seconds west on said centerline, a distance of 1650.03 feet to the northwest corner of lot 6, block 17; thence departing said north line of block 17 and said centerline south 00 degrees 16 minutes 17 seconds east, on the west line of said lot 6, block 17, a distance of 1320.00 feet, to the northwest corner of lot 6, block 18 also being the centerline of a 30 foot platted road as shown in said Riverdale Farm tracts; thence departing said west line of said lot 6, block 17, and on said centerline, said line also being the north line of lots 2, 3, 4, and 5, block 18 of said Riverdale Farm tracts, south 89 degrees 35 minutes 42 seconds west, a distance of 1320.00 feet, to the northwest corner of lot 2, block 18 of said Riverdale Farm tracts also being the centerline of a 30 foot platted road as shown in said Riverdale Farm tracts; thence departing said north line of block 18 and said centerline south 00 degrees 16 minutes 17 seconds east, on the west line of said lot 2, block 18, a distance of 1320.00 feet to the northwest corner of lot 2, block 26 of said Riverdale Farm tracts also being the centerline of a 30 foot platted road as shown in said Riverdale Farm tracts; thence departing said west line of lot 2, block 18, south 89 degrees 35 minutes 42 seconds west, on the north line of lot 1, block 26 of said Riverdale Farm tracts and on said centerline, a distance of 330.00 feet to the northwest corner of lot 1, block 26 of said Riverdale Farm tracts; thence departing said centerline south 00 degrees 16 minutes 21 seconds east, on the centerline of a 30 foot platted road as shown in said Riverdale Farm tracts, a distance of 14.98 feet; thence departing said centerline south 89 degrees 35 minutes 43 seconds west, a distance of 14.98 feet to the west line of a 30 foot platted road as shown in said Riverdale Farm tracts; thence south 00 degrees 16 minutes 21 seconds east, on said west line of 30 foot platted road, a distance of 5104.37 feet to the intersection with the south line of said John Huertas Grant, said section 39, said south line also being the south line of a 30 foot platted road as shown in said Riverdale Farm tracts; thence north 58 degrees 46 minutes 50 seconds east, on said south line of John Huertas Grant, said section 39, north 58 degrees 46 minutes 50 seconds east, a distance of 4295.75 feet to the southeast corner the east line of John Huertas Grant, said section 39, said line also being the east line of a 30 foot platted road as shown in said Riverdale Farm tracts; thence departing said south line of John Huertas Grant, said section 39, north 05 degrees 52 minutes 48 seconds east, on said east line of John Huertas Grant, said section 39, said line also being the east line of a 30 foot platted road as shown in said Riverdale Farm tracts, a distance of 2930.38 feet to the point of beginning.

L1821-7 July 11, 18, 2007