

RESOLUTION NO. 2011- 237  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA  
VACATING A PORTION OF THE PLAT OF WOODLAND HEIGHTS

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

WHEREAS, Notice of the 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 PREMISES,  
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 Woodland Heights as recorded in Map Book 3, Page 78, of the Public Records of St. Johns County, Florida, (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 into 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 16<sup>th</sup> DAY OF August, 2011.

BOARD OF COUNTY  
COMMISSIONERS  
OF ST. JOHNS COUNTY,

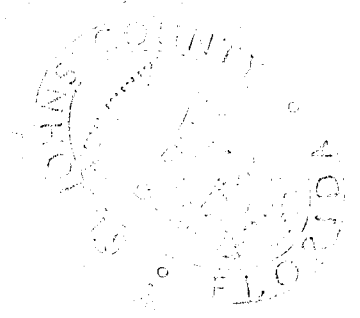
By: \_\_\_\_\_

*J. Ken Bryan*  
J. Ken Bryan, Chairman

ATTEST: Cheryl Strickland, Clerk

By: *Ken Hatterman*  
Deputy Clerk

RENDITION DATE 8/17/11



**Exhibit A**  
**LEGAL DESCRIPTION**  
**WOODLAND HEIGHTS PLAT VACATION**

LOTS 15 THRU 35, BLOCK 44, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) AND ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road as recorded in County Road Plat Map Book 2, Page 53.

LOTS 15 THRU 41, BLOCK 43, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road as recorded in County Road Plat Map Book 2, Page 53.

LOTS 15 THRU 31, BLOCK 45 (EX.R/W OF STATE ROAD #5 IN DEED BOOK 209 P445), WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road as recorded in County Road Plat Map Book 2, Page 53.

Revised: 04/20/2011

ST. JOHNS COUNTY CLERK'S OFFICE  
SHERIFF AND CLERK OF THE COUNTY AS A DEPT. AS  
CLERK OF ST. JOHNS COUNTY, FLORIDA  
THIS 29<sup>th</sup> DAY OF August 20 11  
CERYLE TRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners  
BY: Wanne King D.C.



**PETITION TO VACATE  
A PORTION OF THE PLAT FOR WOODLAND HEIGHTS  
A PORTION OF BLOCK 43, A PORTION OF BLOCK 44  
AND A PORTION OF BLOCK 45  
AS RECORDED IN MAP BOOK 3, PAGE 78,  
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA**

**THE HONORABLE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Petitioner, TNT Property Ventures, LLC, respectfully petitions this Honorable Board as follows:

1. To vacate the following described portion of the Plat of lots Woodland Heights as recorded in Map Book 3, Page 78, public records of St. Johns County, Florida, and all streets lying therein which have not become highways necessary for use by the traveling public. The portion of said Plat sought to be vacated is described as follows:

(SEE EXHIBIT "A", ATTACHED HERETO AND BY  
REFERENCE MADE A PART HEREOF.)

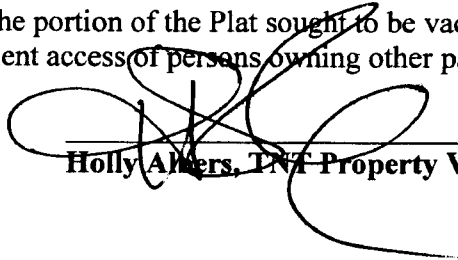
2. To adopt a resolution vacating and abandoning the aforesaid portion of the Plat and the streets lying therein none if which have become highways necessary for use by the traveling public.

3. In support hereof, Petitions show that it is the fee simple owners of all lands lying within the portion of the Plat sought to be vacated and that all states and county taxes due on the aforesaid property have been paid in full as evidenced by Certificate from the Tax Collector for St. Johns County attached hereto as Exhibit "B."

4. Petitioner further shows that none of the streets platted within the subject property have become highways necessary for use by the general public, nor have any of said streets been opened or used by members of the public.

5. Petitioner further shows that a notice to the public Petitioner's intent to apply for Vacation of a portion of the Plat pursuant to Florida Statute 177.101(4) was published in two weekly issues of a newspaper of general circulation as evidenced by the Proof of Public Publication from the St. Augustine Record attached hereto as Exhibit "C".

6. The vacation by the County of the portion of the Plat sought to be vacated will not affect the ownership or right of convenient access of persons owning other parts of subdivision.

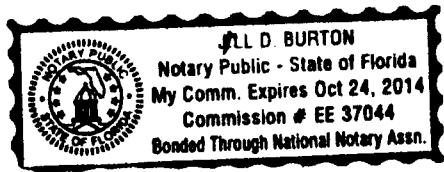
  
\_\_\_\_\_  
Holly Albers, TNT Property Ventures, LLC

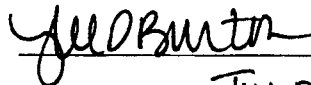
**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

Holly Albers, TNT Property Ventures, LLC, being by me, the undersigned officer, first duly sworn, says on oath that he is the Petitioner named in the foregoing Petition to Vacate a portion of the Plat described herein; that he has read and knows the contents thereof and the statements contained therein are true and correct.

Holly Albers  
(Printed Name)

**SWORN TO AND SUBSCRIBED** before me this 7<sup>th</sup> day of March, 2011, who is known to me or has provided \_\_\_\_\_ as identification, and who did take an oath.



  
\_\_\_\_\_  
Print Name: Jill D Burton  
Notary Public State of Florida at Large  
My Commission Expires: Oct 24 2014  
Commission Number: EE 37044

**Exhibit A**  
**LEGAL DESCRIPTION**  
**WOODLAND HEIGHTS PLAT VACATION**

LOTS 15 THRU 35, BLOCK 44, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) AND ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road as recorded in County Road Plat Map Book 2, Page 53.

LOTS 15 THRU 41, BLOCK 43, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road as recorded in County Road Plat Map Book 2, Page 53.

LOTS 15 THRU 31, BLOCK 45 (EX.R/W OF STATE ROAD #5 IN DEED BOOK 209 P445), WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road as recorded in County Road Plat Map Book 2, Page 53.

# Attachment 3

## Supporting Materials

**DENNIS W. HOLLINGSWORTH**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
REAL ESTATE 2010

ST. JOHNS COUNTY TAX COLLECTOR

PARCEL NUMBER	ESCROW CD	MILLAGE CODE
071220-0000		300

**Exhibit B:  
Tax Certification**

TNT PROPERTY VENTURES LLC  
1518 CEDAR GROVE TERR  
FLEMING ISLAND FL 32003-0000

OLD DIXIE HIGHWAY  
30-05-29 3.56 Acres  
3-78 WOODLAND HGTS LOTS 15 THRU  
41 BLK 43 & LOTS 15 THRU 35 BLK  
44 & LOTS 15 THRU 31 BLK 45 (EX  
See Tax Roll For Extra Legal

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
COUNTY					
GENERAL COUNTY	4.9000	37,701		37,701	184.73
ROAD	0.6300	37,701		37,701	23.75
HEALTH	0.0171	37,701		37,701	0.64
SCHOOL					
SCHOOL-STATE LAW	5.5710	37,701		37,701	210.03
SCHOOL-LOCAL BOARD	2.4980	37,701		37,701	94.18
SJRWMD	0.4158	37,701		37,701	15.68
FIRE	1.2000	37,701		37,701	45.24
MOSQUITO	0.1325	37,701		37,701	5.00
FL INLAND NAV DISTRICT	0.0345	37,701		37,701	1.30
<b>TOTAL MILLAGE</b>	<b>15.3989</b>			<b>AD VALOREM TAXES</b>	<b>580.55</b>

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	RATE		AMOUNT		
NON-AD VALOREM ASSESSMENTS					
<b>COMBINED TAXES AND ASSESSMENTS</b>		<b>580.55</b>	See reverse side for important information		
If Paid By Please Pay	Nov 30 2010 557.33	Dec 31 2010 563.13	Jan 31 2011 568.94	Feb 28 2011 574.74	Mar 31 2011 580.55

RETAIN THIS PORTION FOR YOUR RECORDS WALK-IN CUSTOMERS PLEASE BRING FOR RECEIPT

**DENNIS W. HOLLINGSWORTH**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
REAL ESTATE 2010

ST. JOHNS COUNTY TAX COLLECTOR

PARCEL NUMBER	ESCROW CD	MILLAGE CODE
071220-0000		300

TNT PROPERTY VENTURES LLC  
1518 CEDAR GROVE TERR  
FLEMING ISLAND FL 32003-0000

OLD DIXIE HIGHWAY  
30-05-29 3.56 Acres  
3-78 WOODLAND HGTS LOTS 15 THRU  
41 BLK 43 & LOTS 15 THRU 35 BLK  
44 & LOTS 15 THRU 31 BLK 45 (EX  
See Tax Roll For Extra Legal

PLEASE PAY IN U.S. FUNDS TO DENNIS W. HOLLINGSWORTH, TAX COLLECTOR - P.O. BOX 9001, ST. AUGUSTINE, FL 32085-0001

If Paid By Please Pay	Nov 30 2010 557.33	Dec 31 2010 563.13	Jan 31 2011 568.94	Feb 28 2011 574.74	Mar 31 2011 580.55
--------------------------	-----------------------	-----------------------	-----------------------	-----------------------	-----------------------

RETURN WITH PAYMENT

Paid 11/08/2010 D/I 11/08/2010 Rcpt # 1003510.0001 \$557.33



THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

KAREN M TAYLOR  
ATTN LAND PLANNER  
77 SARAGOSSA ST  
SAINT AUGUSTINE FL 32084

Ref.#: L664A-11  
P.O.#: WOODLNDHGHTS

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **BRI HALL**

who on oath says that he/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 **MISC NOTICE**

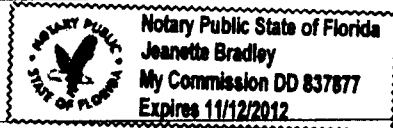
In the matter of **PETITON TO VACATE - VACATE PT WOODLAND HGHTS**

was published in said newspaper on **03/17/2011**

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 has 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/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 this 17 day of March 2011

by Bri Hall who is personally known to me  
or who has produced as identification



Jeanette Bradley  
(Signature of Notary Public)

(Seal)

NOTICE  
I, Notary Public for the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the State of Florida, in the County of St. Johns, Florida, in the public records of the County of St. Johns, Florida, particularly described as follows:  
BLOCK 45, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE BETWEEN BLOCKS 43 AND 45, ACCORDING TO MAP OR PLAN THEREON AS RECORDED IN MAP BOOK PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
Less and except any portion lying within Pine Island Road.  
LOTS 15 THRU 31, BLOCK 45, TEX. R/W OF STATE ROAD 95 IN DEED BOOK 209 PAGE 71, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE BETWEEN BLOCKS 43 AND 45, ACCORDING TO MAP OR PLAN THEREON AS RECORDED IN MAP BOOK PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
Less and except any portion lying within Pine Island Road.  
L664A & L664B-11, March 17, 2011  
Notary Public for the State of Florida, Jeanette Bradley, My Commission DD 837877, Expires 11/12/2012.

**Exhibit C:  
Title Search**

**ESTATE TITLE OF ST. AUGUSTINE  
71 Carrera St.**

**St. Augustine, Florida 32084  
PH: (904) 829-5674 FAX: (904) 829-5832  
CELL (904) 669-9437  
carol@estatetitlefla.com**

February 28, 2011

St. Johns County Building and Zoning

Re: Vacation of Woodland Heights Plat

To Whom It May Concern:

I hereby certify the owner of record of the property listed in Exhibit "A" is

TNT PROPERTY VENTURES, LLC, a Florida Limited Liability Company

by virtue of that certain Warranty Deed recorded November 5, 2007 in Official Records book 3002, Page 1544 of the public records of St. Johns County, Florida.

The following lien appears in the public records of St. Johns County, Florida:

MORTGAGE executed by TNT Property Ventures, LLC in favor of GREG SEVERT AND PATRICIA SEVERT, his wife dated October 24, 2007; filed November 5, 2007 and recorded in Official Records Book 3002, Page 1549 securing the sum of \$500,000.00.

The 2010 taxes are paid in the amount of \$557.33. Parcel ID #071220-0000

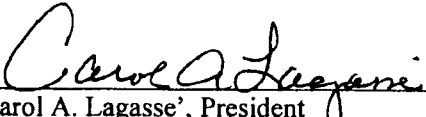
Further, I certify the attached Exhibit "B" is a list of all property owners adjacent to property listed in Exhibit "A" as compiled from the most current tax rolls on file in the Property Appraiser's Office in and for St. Johns County, Florida.

We have not searched for nor do we assume any liability as to any restrictions, easement, reservations, conditions or limitations of record. Further, this report does not cover any area improvement or special assessment by any county or municipal government agency. This search is not a title policy and should not be relied upon as such, nor should it be construed as an opinion of title.

This office accepts no pecuniary liability for information or lack of information contained herein.

Should you need further information, please feel free to call.

ESTATE TITLE OF ST. AUGUSTINE, INC.

  
\_\_\_\_\_  
Carol A. Lagasse, President

**Exhibit A**  
**LEGAL DESCRIPTION**  
**WOODLAND HEIGHTS PLAT VACATION**

LOTS 15 THRU 35, BLOCK 44, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) AND ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

LOTS 15 THRU 41, BLOCK 43, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

LOTS 15 THRU 31, BLOCK 45 (EX.R/W OF STATE ROAD #5 IN DEED BOOK 209 P445), WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

**EXHIBIT "B"**

**071620-0000  
Part of Section 29,  
& Pt of Fractional  
Secs 28 & 30 (and other lands)**

**Natural Resource Inv. Group LLC  
6006 Bowdendale Ave.  
Jacksonville, Fl 32216**

**071240-0000  
Lts 13, 14 & all lots  
32, 33, Blk 45 (ex part  
in R/W SR #5)  
Woodland Heights**

**Eugenia E. Oelhaf  
c/o CJ Brinton  
805 Montgomery Ave.  
Fort Washington, PA 19034-1407**

**071210-0000  
Woodland Hts, Lots 1-14;  
36-49, Blk 44**

**Larry E. Davis, Sr.  
Veronica L. Davis  
8925 Old Dixie Hwy  
St. Augustine, Fl 32095-8465**

**071190-0000  
Woodland Hts, Lots 1-14  
42-55, Blk 43**

**Larry E. Davis, Sr.  
Veronica L. Davis  
8925 Old Dixie Hwy  
St. Augustine, Fl 32095-8465**

  
LAND • PLANNER

**Exhibit D**  
**Traffic Planner's Statement**

March 4, 2011

Ms. Kathy Nielsen  
St. Johns County Development Services  
4040 Lewis Speedway  
St. Augustine, Florida 32084

RE: Vacation of LOTS 15 THRU 35, BLOCK 44, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) AND ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

LOTS 15 THRU 41, BLOCK 43, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

LOTS 15 THRU 31, BLOCK 45 (EX.R/W OF STATE ROAD #5 IN DEED BOOK 209 P445), WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

Dear Ms. Nielsen:

Review of the plat and streets as described above, indicate that closure of such streets will not have an adverse effect on the applicant's properties, other properties within the subdivision, or other properties outside the boundaries of the subdivision, as no access is afforded to properties other than the applicant's as listed herein.

There are two (2) roads to be vacated, both of which fall within the boundaries of the property owned by the applicant and referenced above. The western street, Clara Avenue, a forty (40)

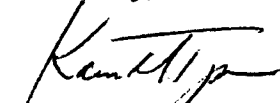
Ms. Kathy Nielson  
March 4, 2011  
Page 2

foot unopened right-of-way, running north to south, was planned to serve the sides of lots 15 through 23, Block 45 and lots 26 through 35, Block 44. These lots are still afforded access via Pine Island Road, an improved right-of-way, which directly accesses lot 23 and lot 26. Although these lots have access from this other street, it is the applicant's intent, upon approval of the street vacation, to incorporate these lots as well as the remaining lots in both blocks, into an overall development plan. The other street, Ontario Avenue, is located more toward the center of the property between Blocks 44 and 43. It is a forty (40) foot unopened right-of-way that runs north to south, between lots 15 through 25 of Block 44 and lots 30 through 41 of Block 43. It continues through to the rest of the subdivision to the north to St. Galherine Street (another unopened right-of-way to the north of Pine Island Road) but has never been opened or used. These lots can be accessed from Pine Island Road or Old Dixie Highway.

These unopened streets do not serve any purpose for traffic circulation through the subdivision and have never been officially opened or used for access. Vacating these roads will eliminate two (2) potential additional access points (streets) along Pine Island Road, a local roadway, which is a minimal right-of-way with a substandard surfacing for any significant regular traffic and to US Highway 1 North, an arterial. Therefore, review of the plat and streets as described above, indicate that no property or person will be unreasonably affected or inconvenienced by the vacation of such streets.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



Karen M. Taylor

THIS INSTRUMENT PREPARED BY:  
Cooke & Meux, P.A.  
Joseph Clay Meux, Jr.  
2020 Hendricks Avenue  
Jacksonville, FL 32207

**Exhibit E:  
Deeds**

RECORD AND RETURN TO:  
Cooke & Meux, P.A.  
2020 Hendricks Avenue  
Jacksonville, FL 32207

RE PARCEL ID #: 071220-071200-071250-0000

IN ORT 07092872  
18.50  
5600.00

**WARRANTY DEED**

THIS WARRANTY DEED made this 24<sup>th</sup> day of October, 2007 by Greg Severt and Patricia Severt, his wife, hereinafter referred to as Grantor, whether one or more, and whose address is 3304 Coastal Highway, St. Augustine, FL 32084, to TNT Property Ventures, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whether one or more, and whose address is 1518 Cedar Grove Terrace, Fleming Island, FL 32003

(Wherever used herein the term "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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of St. Johns, State of Florida to wit:

~~AS PER EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.~~

~~SUBJECT TO taxes accruing subsequent to December 31, 2006.  
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.  
TO HAVE AND TO HOLD the same in fee simple forever.  
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.~~

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Joseph Clay Meux, Jr.  
Witness Printed Name

[Signature]  
Greg Severt

[Signature]  
Winifred W. Booher  
Witness Printed Name

[Signature]  
Patricia Severt

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of October, 2007 by Greg Severt and Patricia Severt, his wife. They have produced Valid Fla. IDs as identification.

[Signature]  
Notary Public, County and State Aforesaid  
Joseph Clay Meux, Jr.  
Notary Printed Signature

My commission expires: \_\_\_\_\_

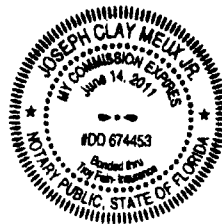


EXHIBIT "A"  
COPY

LOTS 15 THRU 35, BLOCK 44, WOODLAND HEIGHTS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

LOTS 15 THRU 41, BLOCK 43, WOODLAND HEIGHTS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

COPY  
LOTS 15 THRU 31, BLOCK 45 (EX. R/W OF STATE ROAD #5 IN DEED BOOK 209 P445), WOODLAND HEIGHTS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

COPY



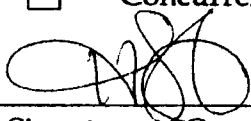
**Exhibit F:  
Authorization**

**Owner's Authorization For Agent**

Karen M. Taylor is hereby authorized TO ACT ON BEHALF OF TNT, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- |                                     |                         |                          |                         |
|-------------------------------------|-------------------------|--------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Rezoning / Modification | <input type="checkbox"/> | Special Use Permit      |
| <input type="checkbox"/>            | Zoning Variance         | <input type="checkbox"/> | Non-Zoning Variance     |
| <input type="checkbox"/>            | Appeal                  | <input type="checkbox"/> | Overlay District Review |
| <input type="checkbox"/>            | Concurrency             | <input type="checkbox"/> | Other                   |

BY:



Signature of Owner

Holly Albers

Print Name

Signature of Owner

Print Name

904.579-7252

Telephone Number

State of Florida  
County of St. Johns

Signed and sworn before me on this 24<sup>th</sup> day of, MAY 2011

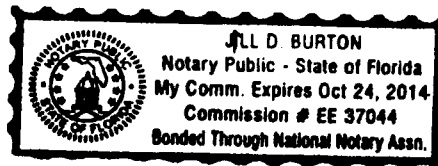
By Holly Albers

Identification verified: Pers. known

Oath sworn: Yes  No

JLL D BURTON  
Notary Signature

My Commission expires: Oct 24 2014



**Exhibit F:  
Authorization**

**Owner's Authorization For Agent**

Karen M. Taylor is hereby authorized TO ACT ON BEHALF OF TNT Property Ventures LLC the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- |                          |                         |                                     |                         |
|--------------------------|-------------------------|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Rezoning / Modification | <input type="checkbox"/>            | Special Use Permit      |
| <input type="checkbox"/> | Zoning Variance         | <input type="checkbox"/>            | Non-Zoning Variance     |
| <input type="checkbox"/> | Appeal                  | <input type="checkbox"/>            | Overlay District Review |
| <input type="checkbox"/> | Concurrency             | <input checked="" type="checkbox"/> | Other                   |

BY: Troy Albers  
Signature of Owner

Troy Albers  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone Number

State of Florida  
County of St. Johns

Signed and sworn before me on this 14 day of Feb 2011

By Troy Albers

Identification verified: FL DL

Oath sworn: X Yes \_\_\_\_\_ No

Maureen Pelletier  
Notary Signature

My Commission expires: 11/1/2013

**MAUREEN PELLETIER  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD937314  
EXPIRES NOV 1, 2013**

**Exhibit G:  
Map Depicting Vacation**

**Woodland Heights Plat Vacation**

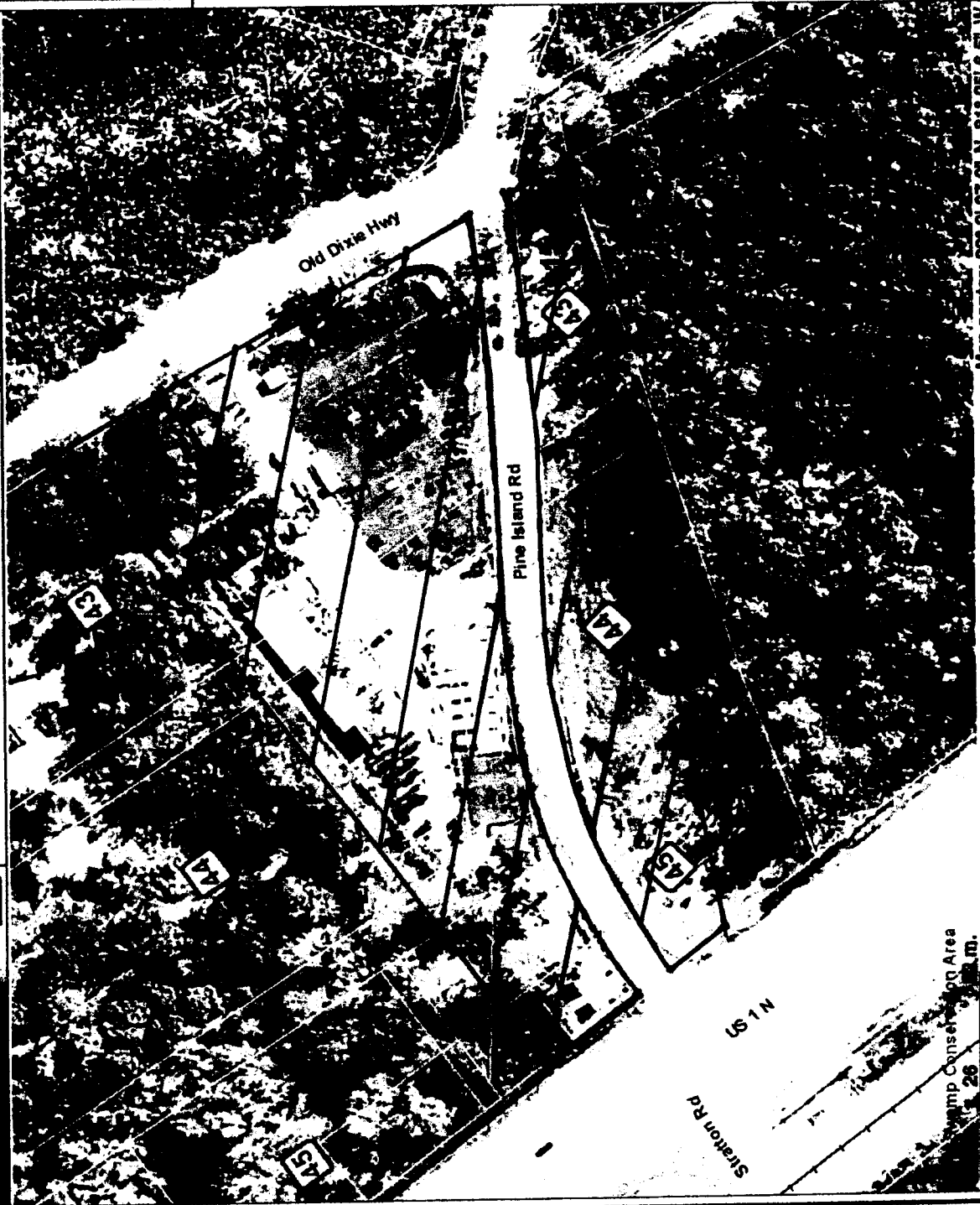


**Legend**

- Parcels
- Rights of Way
- Water Bodies
- Condominiums
- Subdivision Boundaries
- Section-Township-Range
- Railroad
- Major Road Centerlines
- Minor Road Centerlines



Scale: 1:1,500



Map center: 30° 2' 37.0" N, 81° 25' 6.5" W

The information provided on this map was derived from data that was compiled by the St. Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information is not a survey and should not be relied upon by anyone for a determination of property ownership. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. www.sjcpa.us

St. Johns County  
Property Appraiser's Office  
1000 N. ...  
321-277-1111

Swamp Conservation Area  
26







# Woodland Heights Plat Vacation - Exhibit B

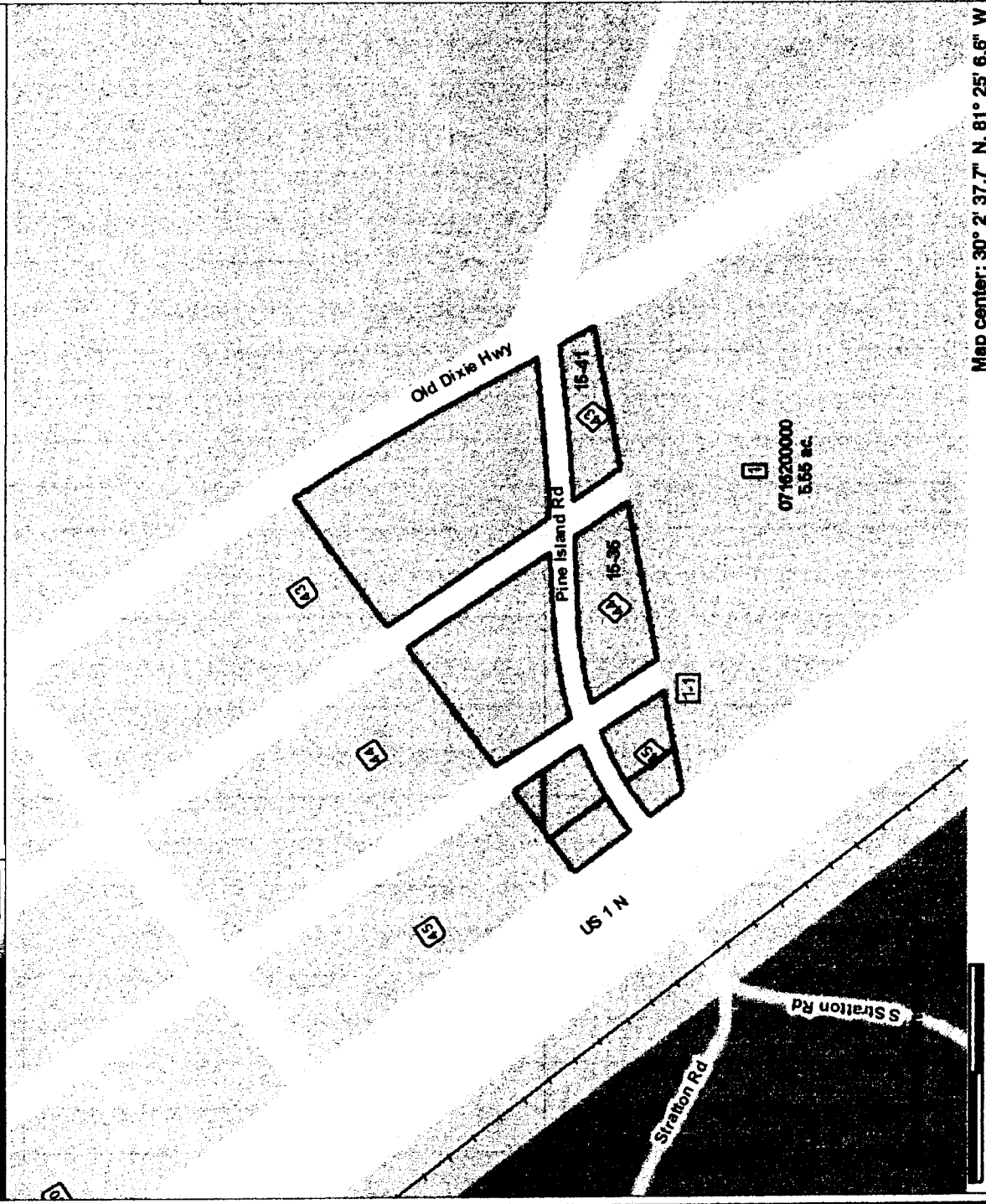


## Legend

- Parcels
- Rights of Way
- Water Bodies
- Condominiums
- Subdivision Boundaries
- Section-Township-Range
- Railroad
- Major Road Centerlines
- Minor Road Centerlines



Scale: 1:2,474



Map center: 30° 2' 37.7" N, 81° 25' 6.6" W

The information provided on this map was derived from data that was compiled by the St. Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information is not a survey and should not be relied upon by anyone for a determination of property ownership. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. [www.sjcpa.us](http://www.sjcpa.us)

# The St. Augustine Record

COPY OF ADVERTISEMENT

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **BRI HALL**

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 **MISCELLANEOUS NOTICE**

In/the matter of **VACATE PART WOODLAND HEIGHTS**

was published in said newspaper **MARCH 17 & APRIL 18, 2011**

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 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 this 19 day of **APRIL, 2011.**

by Bri Hall who is personally known to me  
or who has produced **PERSONALLY KNOWN** Notary Public State of Florida

Jeanette Bradley

(Signature of Notary Public)



(Seal)

## NOTICE

NOTICE IS HEREBY GIVEN THAT Holly Albers, TNT Property Ventures, LLC, whose business address is 1518 Cedar Grove Terrace, Fleming Island, Florida, intend to petition the Board of County Commissioners for St. Johns County, Florida to vacate a portion of the Plat for the Woodland Heights as recorded in Map Book 3, Page 78, inclusive of the public records of St. Johns County, Florida more particularly described as follows:

### EXHIBIT A

LOTS 15 THRU 35, BLOCK 44, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) AND ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

LOTS 15 THRU 41, BLOCK 43, WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF ONTARIO AVENUE (BETWEEN BLOCKS 43 AND 44) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road

LOTS 15 THRU 31, BLOCK 45 (EX. R/W OF STATE ROAD #5 IN DEED BOOK 209 P445), WOODLAND HEIGHTS, INCLUDING THOSE PORTIONS OF CLARA AVENUE (BETWEEN BLOCKS 44 AND 45) ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Less and except any portion lying within Pine Island Road  
L664A & L664B-11 Mar 17, Apr 18, 2011