

RESOLUTION NO. 2011- 355

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A 1.28-ACRE PORTION OF THE RIGHT-OF-WAY KNOWN AS RUSSELL SAMPSON ROAD

RECITALS

WHEREAS, a petition has been filed by qualified land owners to vacate a 1.28-acre portion of the right-of-way 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 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 right-of-way or portions thereof to wit:

LEGAL DESCRIPTION AS PER ATTACHED SCHEDULE "A"

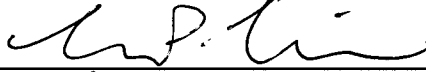
be and the same are hereby vacated, abandoned, discontinued and closed, and this Board hereby renounces and disclaims any right of the County and the Public in and to the above described right-of-way and any land in connection therewith.

3. That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published.
4. That the applicant pays all recording costs.

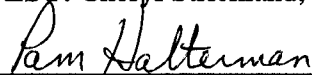
**Public Records of
St. Johns County, FL
Clerk # 2012008180,
O.R. 3525 PG 935-942
02/14/2012 at 10:04 AM,
REC. \$33.00 SUR. \$36.50**

Dated this 6th day of December, 2011.

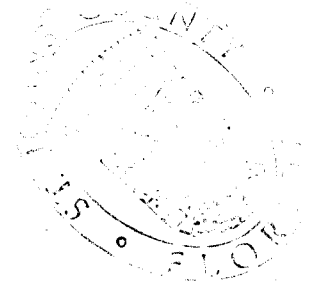
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 
Mark P. Miner
Chairman,

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

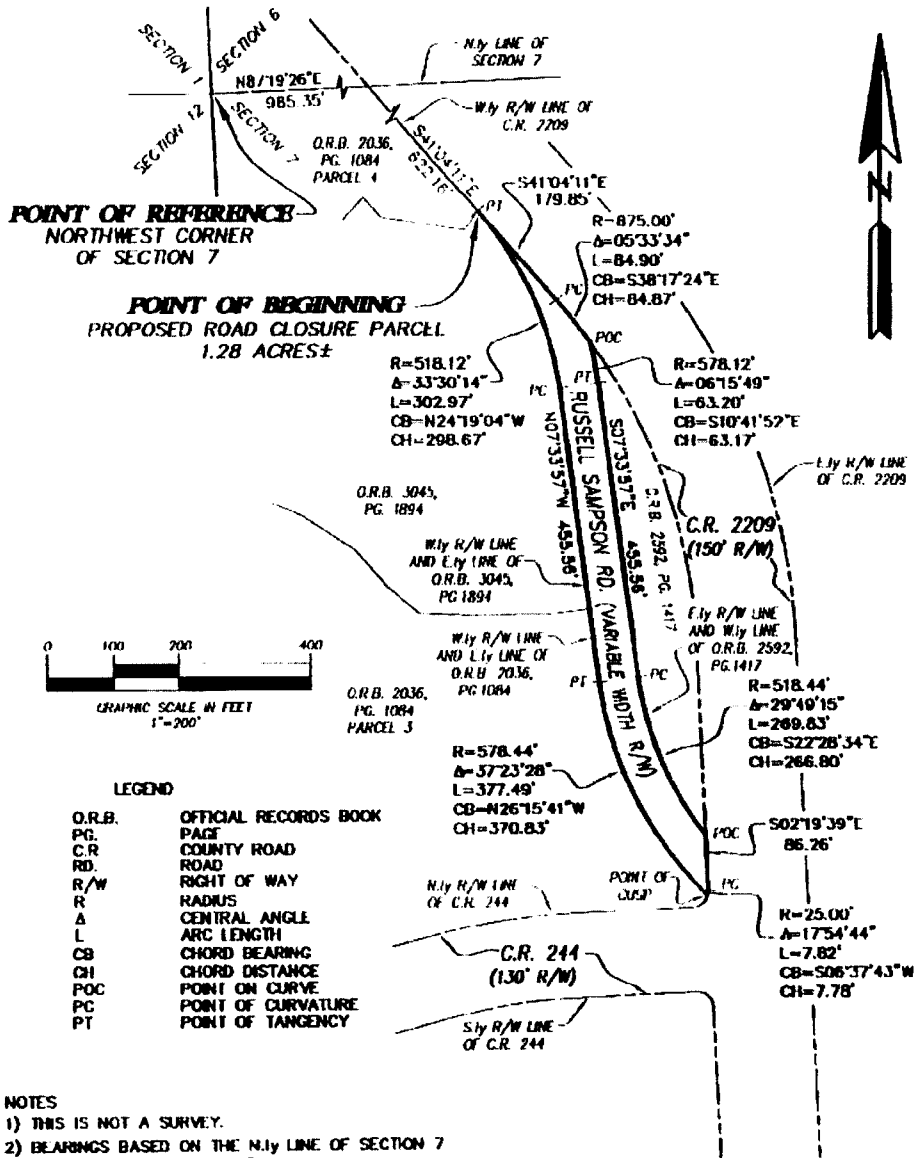
RENDITION DATE 12/8/11



SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Robert M. Angas Associates, inc.

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 tel: (904) 642-8560
Certificate of Authorization No.: LB 3624

DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

DATE: JUNE 2, 2008 SCALE: 1"=200'

ORDER NO: 08-115.00 FILE NO: 1208 25 DRAWN BY: MDE CAD FILE: I:\Survey\B4Apr\Aberdeen-Durbin\sketches\R 5 vacallan.dwg

June 2, 2008
Aberdeen/Durbin Crossing

Work Order No. 08-115.00
File No. 120B-25

Russell Sampson Road Closure Parcel

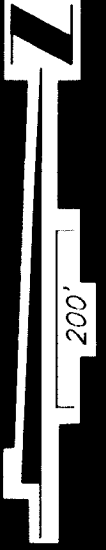
A portion of Section 7, Township 3 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 7, thence North $87^{\circ}19'26''$ East, along the Northerly line of said Section 7, a distance of 985.35 feet to an intersection with the Westerly right of way line of County Road 2209, a 150 foot right of way as presently established; thence South $41^{\circ}04'11''$ East, departing said Northerly line, and along said Westerly right of way line, 622.16 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $41^{\circ}04'11''$ East, along said Westerly right of way line, 179.85 feet to the point of curvature of a curve concave Southwesterly, having a radius of 875.00 feet; thence Southeasterly, continuing along said Westerly right of way line, and along the arc of said curve, through a central angle of $05^{\circ}33'34''$, an arc length of 84.90 feet to a point on said curve, said point also being a point lying on the Easterly right of way line of Russell Sampson Road, a variable width right of way as presently established, said line also being the Westerly line of those lands described and recorded in Official Records Book 2592, page 1417 of the Public Records of said St. Johns County, said arc being subtended by a chord bearing and distance of South $38^{\circ}17'24''$ East, 84.87 feet; thence Southerly, departing said Westerly right of way line, and along said Easterly right of way line, and said Westerly line the following three (3) courses: Course 1, thence Southerly along the arc of a curve concave Westerly, having a radius of 578.12 feet, through a central angle of $06^{\circ}15'49''$, an arc length of 63.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $10^{\circ}41'52''$ East, 63.17 feet; Course 2, thence South $07^{\circ}33'57''$ East, 455.56 feet to the point of curvature of a curve concave Easterly, having a radius of 518.44 feet; Course 3, thence Southerly, along the arc of said curve, through a central angle of $29^{\circ}49'15''$, an arc length of 269.83 feet to a point on said curve, said point also lying on said Westerly right of way line of County Road 2209, said arc being subtended by a chord bearing and distance of South $22^{\circ}28'34''$ East, 266.80 feet; thence South $02^{\circ}19'39''$ East, departing said Easterly right of way line, and said Westerly line, and along said Westerly right of way line, 86.26 feet to a point lying on the Northerly right of way line of County Road 244, a 130 foot right of way as presently established, said point also being the point of curvature of a curve concave Westerly, having a radius of 25.00 feet; thence Southerly, departing said Westerly right of way line, along said Northerly right of way line, and along the arc of said curve, through a central angle of

17°54'44", an arc length of 7.82 feet to a point of cusp, said point also lying on the Westerly right of way line of said Russell Sampson Road, and the Easterly line of Parcel 3 of those lands described and recorded in Official Records Book 2036, page 1084 of said Public Records, said arc being subtended by a chord bearing and distance of South 06°37'43" West, 7.78 feet; thence Northwesterly, departing said Northerly right of way line, along said Westerly right of way line of Russell Sampson Road, and along said Easterly line of Parcel 3, along the arc of a curve concave Northeasterly, having a radius of 578.44 feet, through a central angle of 37°23'28", an arc length of 377.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°15'41" West, 370.83 feet, thence North 07°33'57" West, continuing along said Westerly right of way line of Russell Sampson Road, along said Easterly line of Parcel 3, and along the Easterly line of those lands described and recorded in Official Records Book 3045, page 1894, of said Public Records, a distance of 455.56 feet to the point of curvature of a curve concave Southwesterly, having a radius of 518.12 feet; thence Northwesterly, continuing along said Westerly right of way line, and said Easterly line of Official Records Book 3045, page 1894, and along the Easterly line of Parcel 4 of said Official Records Book 2036, page 1084, and along the arc of said curve, through a central angle of 33°30'14", an arc length of 302.97 feet to the point of tangency of said curve, and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 24°19'04" West, 298.67 feet.

Containing 1.28 acres, more or less.



R/W PARCEL
TO BE VACATED

ST. JOHNS PKWY

LONG LEAF
PINE PKWY

RUSSELL
SAMPSON RD

PAPPAS METCALF &
245 RIVERSIDE AVE S
JACKSONVILLE FL 32202

Ref#: L2948-11
P.O.#: HG 12-6

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

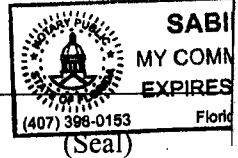
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared SHAWNE' H O
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 NOTICE OF HEARING
In the matter of VACATE RUSSELL SAMPSON - HEARING DECEMBER 6, 2011
was published in said newspaper on 11/17/2011

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
City of St. Augustine, in said St. Johns County, for a period of one year
the first publication of the copy of advertisement; and affiant further says
he/she has neither paid nor promised any person, firm or corporation a
rebate, commission or refund for the purpose of securing the advertisement
publication in the said newspaper.

Sworn to and subscribed before me this 17th day of November
by Shawne' H O who is personally known
or who has produced as identification

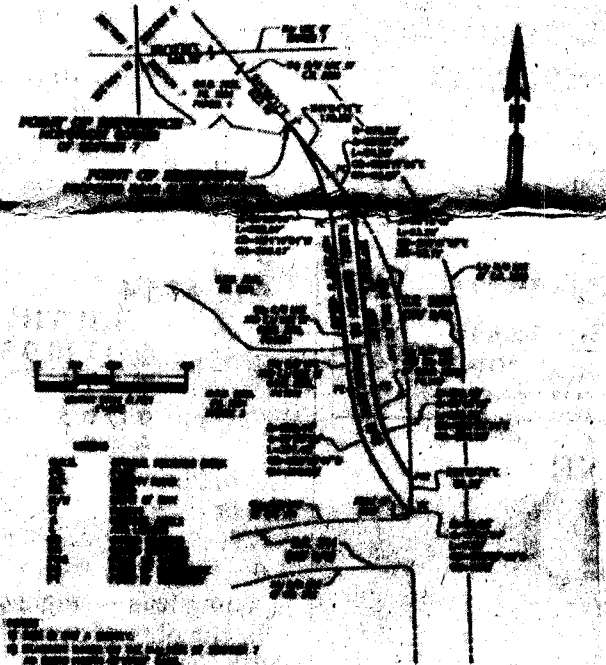
Signature of Notary Public: Sabrina R. Woods



Containing 1.28 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 desires 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 336.19
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) 209-6650 or at the County Administration Building, 500
San Sebastian View, Room #17, St. Augustine, FL 32084. For hearing
impaired individuals: Telecommunication Device for the Deaf (TDD):
Florida Relay Service: 1-800-955-8776, 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
L2948-11 Nov 17, 2011

NOTICE OF PUBLIC HEARING ON
VACATION OF CERTAIN STREETS, ALLEYS, OR ROADS
(RUSSELL SAMPSON ROAD)

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
December 6, 2011 at 9:00 a.m. in the County Auditorium of the St. Johns
County Administration Building, 500 San Sebastian View, St. Augustine,
Florida, to consider and determine whether it will vacate, abandon, discontin-
ue, and close a portion of certain streets, alleyways or roads, described as
follows:



Russell Sampson Road Closure-Parcel
A portion of Section 7, Township 3 South, Range 28 East, St. Johns County,
Florida, being more particularly described as follows:
For a Point of Reference, commence at the Northwest corner of said Section
7, thence North 87°19'26" East, along the Northernly line of said Section 7, a
distance of 785.35 feet to an intersection with the Westerly right of way line
of County Road 2209, a 150 foot right of way as presently established; thence
South 41°04'11" East, departing said Northernly line, and along said Westerly
right of way line, 622.16 feet to the Point of Beginning.
From said Point of Beginning, thence continue South 41°04'11" East, along
said Westerly right of way line, 179.85 feet to the point of curvature of a
curve concave Southwesterly, having a radius of 875.00 feet; thence South-
easterly, continuing along said Westerly right of way line, and along the arc
of said curve, through a central angle of 85°33'34", an arc length of 84.90 feet
to a point on said curve, said point also being a point lying on the Easterly
right of way line of Russell Sampson Road, a variable width right of way as
presently established, said line also being the Westerly line of those lands
described and recorded in Official Records Book 2592, page 1417 of the Public
Records of said St. Johns County, said arc being subtended by a chord
bearing and distance of South 38°17'24" East, 84.87 feet; thence Southerly,
departing said Westerly right of way line, and along said Easterly right of
way line, and said Westerly line the following three (3) courses: Course 1,
thence Southerly along the arc of a curve concave Westerly, having a radius
of 578.12 feet, through a central angle of 06°15'49", an arc length of 63.20 feet
to the point of tangency of said curve, said arc being subtended by a chord
bearing and distance of South 10°41'52" East, 63.17 feet; Course 2, thence
South 07°33'57" East, 455.56 feet to the point of curvature of a curve concave
Easterly, having a radius of 518.44 feet; Course 3, thence Southerly, along
the arc of said curve, through a central angle of 29°49'15", an arc length of
269.83 feet to a point on said curve, said point also lying on said Westerly
right of way line of County Road 2209, said arc being subtended by a chord
bearing and distance of South 22°28'34" East, 266.80 feet; thence South
02°19'39" East, departing said Easterly right of way line, and said Westerly
line, and along said Westerly right of way line, 86.26 feet to a point lying on
the Northernly right of way line of County Road 244, a 130 foot right of way as
presently established, said point also being the point of curvature of a curve
concave Westerly, having a radius of 25.00 feet; thence Southerly, departing
said Westerly right of way line, along said Northernly right of way line, and
along the arc of said curve, through a central angle of 17°54'44", an arc
length of 7.82 feet to a point of cusp, said point also lying on the Westerly
right of way line of said Russell Sampson Road, and the Easterly line of
Parcel 3 of those lands described and recorded in Official Records Book
3045, page 1084 of said Public Records, said arc being subtended by a chord
bearing and distance of South 06°37'43" West, 7.78 feet; thence
Northwesterly, departing said Northernly right of way line, along said
Westerly right of way line of Russell Sampson Road, and along said
Easterly line of Parcel 3, along the arc of a curve concave Northwesterly,
having a radius of 578.44 feet, through a central angle of 37°23'28", an arc
length of 577.49 feet to the point of tangency of said curve, said arc being
subtended by a chord bearing and distance of North 28°15'41" West, 370.63
feet; thence North 07°53'57" West, continuing along said Westerly right of
way line of Russell Sampson Road, along said Easterly line of Parcel 3, and
along the Easterly line of those lands described and recorded in Official
Records Book 3045, page 1094, of said Public Records, a distance of 455.56
feet to the point of curvature of a curve concave Southwesterly, having a
radius of 518.12 feet; thence Northwesterly, continuing along said Westerly
right of way line, and said Easterly line of Official Records Book 3045, page
1094, and along the Easterly line of Parcel 4 of said Official Records Book
2036, page 1084, and along the arc of said curve, through a central angle of
33°30'14", an arc length of 302.97 feet to the point of tangency of said curve,
and the Point of Beginning; said arc being subtended by a chord bearing and
distance of North 24°19'04" West, 298.67 feet.

ORCHARD PARK JAX LLC
JASON SESSIONS
10000 GATE PARKWAY #926 N
JACKSONVILLE FL 32246

Ref.#: L3237-11
P.O.#: SAMPS

and said Easterly line of Official Records Book 3045, page 1894, and along the Easterly line of Parcel 4 of said Official Records Book 2036, page 1064, and along the arc of said curve, through a central angle of 33 degrees 30' 14", an arc length of 302.97 feet to the point of tangency of said curve, and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 24 degrees 19'04" West, 298.67 feet.

PUBLISHED EVERY MORNING
ST. AUGUSTINE AND ST. J.

Containing 1.28 acres, more or less.
Said resolution was adopted on the 6th day of December, 2011 and is on file and recorded in County Commissioners' Minutes dated: December 6, 2011 in the Office of the Clerk of the Circuit Court of St. Johns County, Florida. This notice is published pursuant to Section 236.10, Florida Statutes.

STATE OF FLORIDA
COUNTY OF ST. J.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Yvonne King, Deputy Clerk
L3237-11 Dec 23, 2011

Before the undersigned authority personally appeared SHAWNE' H OI 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 VACATE PT RUSSELL SA - -
was published in said newspaper on 12/23/2011

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 of the City of St. Augustine, in said St. Johns County, for a period of one year since 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 rebate, commission or refund for the purpose of securing the advertisement publication in the said newspaper.

Sworn to and subscribed before me this 23rd day of Dec 2011

by Sabrina K. Woods who is personally known to me or who has produced as identification

Sabrina K. Woods

(Signature of Notary Public)

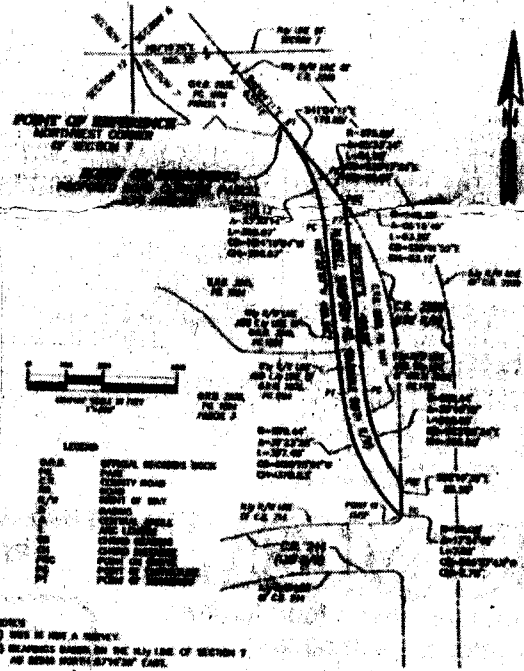


(Seal)

NOTICE OF ADOPTION OF A RESOLUTION VACATING, ABANDONING, DISCONTINUING AND CLOSING CERTAIN STREETS, ALLEYS, ROADS OR EASEMENTS (A PORTION OF RUSSELL SAMPSON ROAD)

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:



Russell Sampson Road Closure Parcel
A portion of Section 7, Township 3 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 7, thence North 87 degrees 19'26" East, along the Northerly line of said Section 7, a distance of 985.35 feet to an intersection with the Westerly right of way line of County Road 2209, a 150 foot right of way as presently established; thence South 41 degrees 04'11" East, departing said Northerly line, and along said Westerly right of way line, 822.16 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 41 degrees 04'11" East, along said Westerly right of way line, 179.85 feet to the point of curvature of a curve concave Southwesterly, having a radius of 875.00 feet; thence South-easterly, continuing along said Westerly right of way line, and along the arc of said curve, through a central angle of 05 degrees 33'34", an arc length of 84.80 feet to a point on said curve, said point also being a point lying on the Easterly right of way line of Russell Sampson Road, a variable width right of way as presently established, said line also being the Westerly line of those lands described and recorded in Official Records Book 2592, page 1417 of the Public Records of said St. Johns County, said arc being subtended by a chord bearing and distance of South 38 degrees 17'24" East, 84.87 feet; thence Southerly, departing said Westerly right of way line, and along said Easterly right of way line, and said Westerly line the following three (3) courses: Course 1, thence Southerly along the arc of a curve concave Westerly, having a radius of 578.12 feet, through a central angle of 08 degrees 15'49", an arc length of 63.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 10 degrees 41'52" East, 63.17 feet; Course 2, thence South 07 degrees 33'57" East, 455.56 feet to the point of curvature of a curve concave Easterly, having a radius of 518.44 feet; Course 3, thence Southerly, along the arc of said curve, through a central angle of 29 degrees 49'15", an arc length of 249.83 feet to a point on said curve, said point also lying on said Westerly right of way line of County Road 2209, said arc being subtended by a chord bearing and distance of South 22 degrees 28'34" East, 246.80 feet; thence South 02 degrees 19'39" East, departing said Easterly right of way line, and said Westerly line, and along said Westerly right of way line, 86.26 feet to a point lying on the Northerly right of way line of County Road 244, a 130 foot right of way as presently established, said point also being the point of curvature of a curve concave Westerly, having a radius of 25.00 feet; thence Southerly, departing said Westerly right of way line, along said Northerly right of way line, and along the arc of said curve, through a central angle of 17 degrees 54'44", an arc length of 7.82 feet to a point of cusp, said point also lying on the Westerly right of way line of said Russell Sampson Road, and the Easterly line of Parcel 3 of those lands described and recorded in Official Records Book 2036, page 1064 of said Public Records, said arc being subtended by a chord bearing and distance of South 06 degrees 37'43" West, 7.78 feet; thence Northwesterly, departing said Northerly right of way line, along said Westerly right of way line of Russell Sampson Road, and along said Easterly line of Parcel 3, along the arc of a curve concave Northeasterly, having a radius of 578.44 feet, through a central angle of 37 degrees 23'28", an arc length of 377.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26 degrees 15'41" West, 370.83 feet; thence North 07 degrees 33'57" West, continuing along said Westerly right of way line of Easterly line of those lands described and recorded in Official Records Book 3045, page 1894, of said Public Records, a distance of 455.56 feet to the point of curvature of a curve concave Southwesterly, having a radius of 518.12 feet; thence Northwesterly, continuing along said Westerly right of way line,