

RESOLUTION NO. 2014- 340

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE 100 FOOT RIGHT-OF-WAY KNOWN AS PALM VALLEY ROAD.

RECITALS

WHEREAS, a petition has been filed by qualified land owners to vacate a portion of the 100 foot 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 and recorded.
4. That the applicant pays all recording costs.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 10 DAY OF Dec. 20 14
CHERYL STRICKLAND, CLERK
BY: Pam Holton D.C.




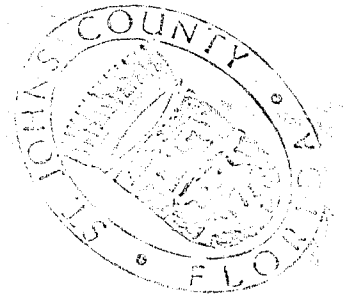
PASSED AND ADOPTED this 18th day of November, 2014.

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

By: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk



RENDITION DATE 11/21/14

SCHEDULE A



RMA

ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised June 26, 2014
February 22, 2013
Nocatee
Page 1 of 2

Work Order No. 13-036.00
File No. 122D-25.00A

Palm Valley Road Abandonment

A portion of Sections 29 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Easterly right of way line of Valley Ridge Boulevard, a variable width right of way as presently established, with the Northerly right of way line of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Southeasterly along said Northerly right of way line the following 4 courses: Course 1, thence South $42^{\circ}57'28''$ East, 49.50 feet; Course 2, thence South $87^{\circ}57'28''$ East, 120.89 feet to the point of curvature of a curve concave Southwesterly having a radius of 540.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of $47^{\circ}35'14''$, an arc length of 448.50 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $64^{\circ}09'51''$ East, 435.72 feet; Course 4, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 260.00 feet, through a central angle of $35^{\circ}38'58''$, an arc length of 161.77 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $58^{\circ}11'43''$ East, 159.17 feet.

From said Point of Beginning, thence Easterly, continuing along said Northerly right of way line and along the arc of a curve concave Northerly having a radius of 260.00 feet, through a central angle of $32^{\circ}42'51''$, an arc length of 148.45 feet to a point lying on the Northwesterly right of way line of Palm Valley Road (formerly County Road No. 210), a 100 foot right of way as presently established, said arc being subtended by a chord bearing and distance of North $87^{\circ}37'23''$ East, 146.44 feet; thence North $55^{\circ}19'25''$ East, departing said Northerly right of way line and along said Northwesterly right of way line, 3439.62 feet to a point on a curve concave Northeasterly having a radius of 62.00 feet; thence Southeasterly departing said Northerly right of way line and along the arc of said curve, through a central angle of $18^{\circ}52'18''$, an arc length of 20.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $25^{\circ}14'26''$ East, 20.33 feet; thence South $34^{\circ}40'35''$ East, 79.95 feet to a point lying on the Southeasterly right of way line of said Palm Valley Road (formerly County Road No. 210); thence South $55^{\circ}19'25''$ West, along said Southeasterly right of way line, 3364.87 feet to a point on a curve concave Northerly having a radius of 345.25 feet; thence Westerly, departing said Southeasterly right of way line, along the Southerly right of way line of said Palm Valley Road, an 80 foot right of way as presently established, and along the arc of said curve, through a central angle of $48^{\circ}32'26''$, an arc length of 292.49 feet to a point on said curve, said

Schedule "A"
Page 1 of 3

Revised June 26, 2014
February 22, 2013
Nocatee
Page 2 of 2

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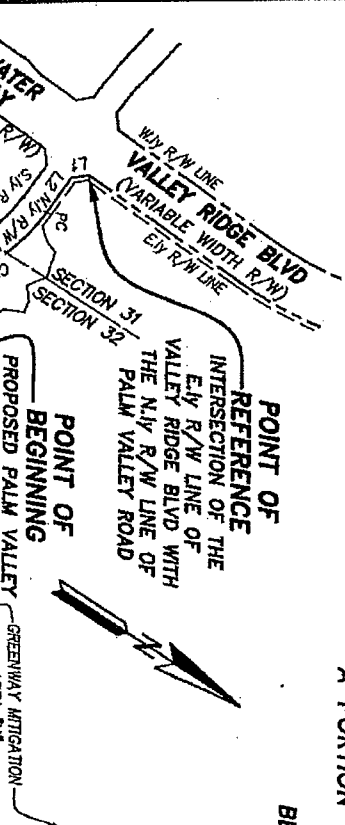
Palm Valley Road Abandonment

arc being subtended by a chord bearing and distance of South 80°32'30" West, 283.82 feet; thence North 13°20'36" East, departing said Southerly right of way line, 70.88 feet to the point of curvature of a curve concave Westerly having a radius of 62.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°19'14", an arc length of 13.33 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 07°10'59" East, 13.31 feet.

Containing 8.25 acres, more or less.

Schedule "A"
Page 2 of 3

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST.
JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

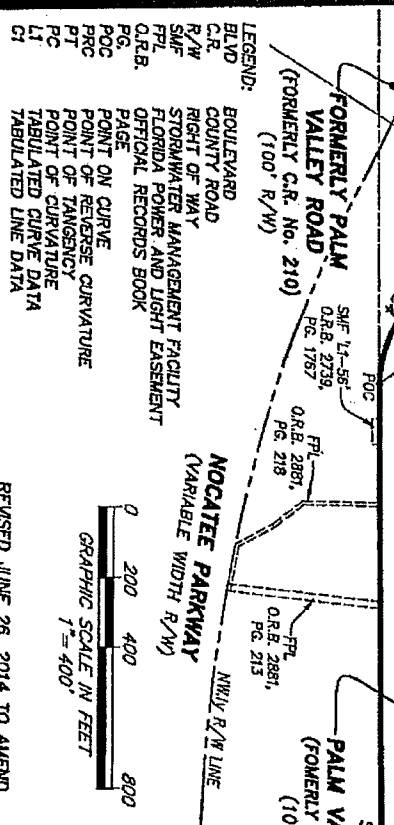


LINE TABLE

LINE	BEARING	LENGTH
L1	S42°57'28"E	49.50'
L2	S87°57'28"E	120.89'
L3	N13°20'36"E	70.88'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	540.00'	47°33'14"	448.50'	S64°09'51"E	435.72'
C2	260.00'	35°38'58"	161.77'	S58°11'43"E	159.17'
C3	260.00'	32°42'51"	148.45'	N87°37'23"E	146.44'
C4	345.25'	48°32'28"	292.49'	S80°32'30"W	283.82'
C5	62.00'	12°19'14"	13.33'	N07°10'59"E	13.31'
C6	62.00'	18°52'18"	20.42'	S28°14'28"E	20.33'

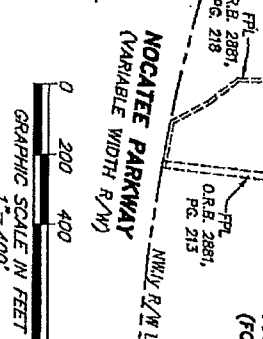


LEGEND:
 BLVD BOULEVARD
 C.R. COUNTY ROAD
 R/W RIGHT OF WAY
 SWF STORMWATER MANAGEMENT FACILITY
 SWP STORMWATER POWER AND LIGHT EASEMENT
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 POC POINT ON CURVE
 PRC POINT OF REVERSE CURVATURE
 PT POINT OF TANGENCY
 PC POINT OF CURVATURE
 L1 TABULATED CURVE DATA
 C1 TABULATED CURVE DATA

NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD AS BEING SOUTH 87°57'28" EAST.

REVISED JUNE 26, 2014 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.

DATE: FEBRUARY 22, 2013
 SCALE: 1"=400'



ROBERT M. ANGAR ASSOCIATES, INC.
 SURVEYORS - PLANNERS - CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3524

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

[Signature]
 DANON, J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

THE ST. AUGUSTINE RECORD

GUNSTER YOAKLEY AND STEWART
225 WATER ST STE 1750
JACKSONVILLE FL 32202

Ref.#: L3094-14
P.O.#: HG 11-18

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 **HALEY CO**
who on oath says that he/she is an Employee of the St. Augustine F
a daily newspaper published at St. Augustine in St. Johns County,
that the attached copy of advertisement being a **NOTICE OF HE**
In the matter of **VACATE PT PALM VALLE - HEARING NO**
was published in said newspaper on **11/04/2014**

Affiant further says that the St. Augustine Record is a newspaper
at St. Augustine, in said St. Johns County, Florida, and that the sa
heretofore has been continuously published in said St. Johns Cou
each day and has been entered as second class mail matter at the
City of St. Augustine, in said St. Johns County, for a period of on
the first publication of the copy of advertisement; and affiant furl
he/she has neither paid nor promised any person, firm or corporat
rebate, commission or refund for the purpose of securing the adve
publication in the said newspaper.

Sworn to and subscribed before me this day of **NOV 04**
by who is personally k
or who has produced as identification

(Signature of Notary Public)



(Seal)

NOTICE OF PUBLIC HEARING ON VACATION OF CERTAIN STREETS, ALLEYWAYS, OR ROADS (PORTION OF PALM VALLEY 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 **November 18, 2014 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, discontinue and close portions of certain streets, alleyways, or roads, described as follows:

Legal Description attached as per "Schedule A"
Schedule "A"

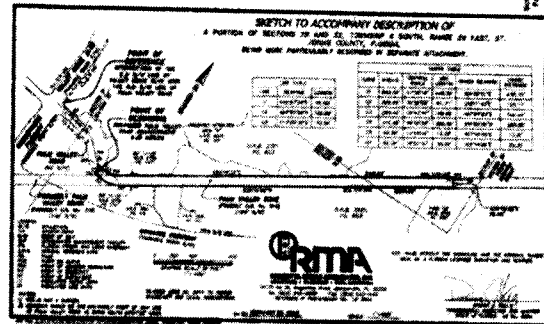
Palm Valley Road Abandonment

A portion of Sections 29 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Easterly right of way line of Valley Ridge Boulevard, a variable width right of way as presently established, with the Northerly right of way line of line of Palm Valley Road, an 80 foot right of way as presently established; thence Southeasterly along said Northerly right of way line the following 4 courses: Course 1, thence South 42°57'28" East, 49.50 feet; Course 2, thence South 87°57'28" East, 120.89 feet to the point of curvature of a curve concave Southwesterly having a radius of 540.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 47°35'14", an arc length of 448.50 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 64°09'51" East, 435.72 feet; Course 4, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 260.00 feet, through a central angle of 35°38'58", an arc length of 161.77 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 58°11'43" East, 159.17 feet.

From said Point of Beginning, thence Easterly, continue along said Northerly right of way line and along the arc of a curve concave Northerly having a radius of 260.00 feet, through a central angle of 32°42'51", an arc length of 148.45 feet to a point lying on the Northwesterly right of way line of Palm Valley Road (formerly County Road No. 210), a 100 foot right of way as presently established, said arc being subtended by a chord bearing and distance of North 87°37'23" East, 146.44 feet; thence North 55°19'25" East, departing said Northerly right of way line and along said Northwesterly right of way line, 3439.62 feet to a point on a curve concave Northeasterly having a radius of 62.00 feet; thence Southeasterly departing said Northerly right of way line and along the arc of said curve, through a central angle of 18°52'18", an arc length of 20.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 25°14'26" East, 20.33 feet; thence South 34°40'35" East, 79.95 feet to a point lying on the Southeasterly right of way line of said Palm Valley Road (formerly County Road No. 210); thence South 55°19'25" West, along said Southeasterly right of way line, 3364.87 feet to a point on a curve concave Northerly having a radius of 345.25 feet; thence Westerly, departing said Southeasterly right of way line, along the Southerly right of way line of said Palm Valley Road, an 80 foot right of way as presently established, and along the arc of said curve, through a central angle of 48°32'26", an arc length of 292.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 80°32'30" West, 283.82 feet; thence North 13°20'36" East, departing said Southerly right of way line, 70.88 feet to the point of curvature of a curve concave Westerly having a radius of 62.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°19'14", an arc length of 13.33 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 07°10'59" East, 13.31 feet.

Containing 8.25 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 decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, he/she 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.

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) 209-0650 or at the County Administration Building, 500 San Sebastian View, Room #17, St. Augustine, FL 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, 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
L3094-14 Nov 4, 2014

THE ST. AUGUSTINE RECORD

GUNSTER YOAKLEY AND STEWART
225 WATER ST STE 1750
JACKSONVILLE FL 32202

Ref.#: L3390-14
P.O.#: PT PALM VALL

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 **HALEY COOK**
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 **ADOPT RESOLUTION - VACATE PT PALM VALL**
was published in said newspaper on **12/04/2014**

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 newspa
heretofore has been continuously published in said St. Johns County, Florid
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 pre
the first publication of the copy of advertisement; and affiant further says th
he/she has neither paid nor promised any person, firm or corporation any di
rebate, commission or refund for the purpose of securing the advertisement
publication in the said newspaper.

Sworn to and subscribed before me this _____ day of **DEC 04 2014**

by *Haley Cook* who is personally known to me _____
or who has produced as identification _____

Riffay M. Zou
(Signature of Notary Public)

(Seal)

NOTICE OF ADOPTION OF A RESOLUTION VACATING, ABANDONING, DISCONTINUING AND CLOSING CERTAIN STREETS, ALLEYWAYS, ROADS OR EASEMENTS (PORTION OF PALM VALLEY 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:

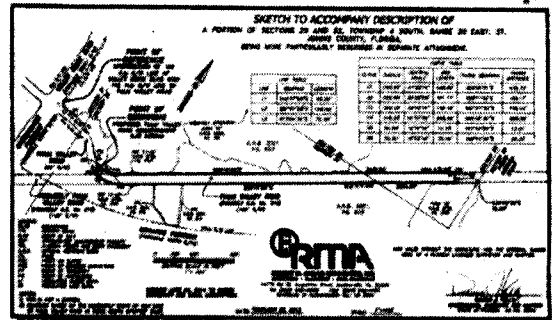
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Containing 8.25 acres, more or less.



Said resolution was adopted on the 18th day of November, 2014 and is on file and recorded in County Commissioners' Minutes dated: November 18, 2014 in the Office of the Clerk of the Circuit Court of St. Johns County, Florida. This notice is published pursuant to Section 336.10, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Yvonne King, Deputy Clerk
L3390-14 Dec 4, 2014