

RESOLUTION NO. 2016- 117

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 21 DAY OF May 20 16 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners

BY: *Tam Holterm* D.C.

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS WINDWARD RANCH BLVD AND CONVEYING SAID PORTION TO A HOME OWNER'S ASSOCIATION PURSUANT TO SECTION 336.125, FLORIDA STATUTES.

RECITALS

WHEREAS, a petition has been filed by Windward Ranch Homeowner's Association, Inc., qualified Home Owner's Association (Association) to vacate a portion of the right-of-way hereinafter described and convey said portion to the Association; and

WHEREAS, this Board has heretofore passed a Resolution as required by Sections 336.09 and 336.125, 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. Resolution No. 2016-44, which previously advertised this petition for March 15, 2016, is hereby rescinded.
3. That the following described right-of-way or portions thereof to wit:

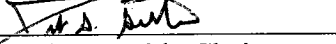
LEGAL DESCRIPTION AS PER ATTACHED SCHEDULE "A"

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 and simultaneously conveys the County's interest in said roads, rights-of-way, and appurtenant drainage facilities to the applicant, Windward Ranch Homeowner's Association, Inc., pursuant to Section 336.125, Florida Statutes.

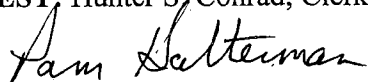
4. That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published.
5. That the Petitioner pays all recording costs.

Dated this 19 day of April, 2016.

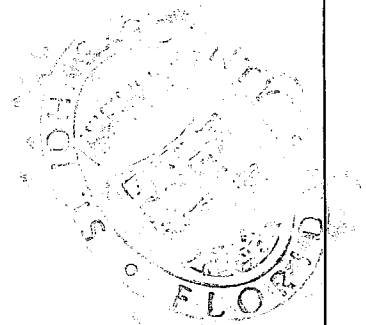
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By:   
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By:   
Deputy Clerk

RENDITION DATE 4/21/16



SCHEDULE "A"

THIS IS NOT A SURVEY

**SKETCH AND LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:** Windward Ranch Phase One - Partial Right-of-Way Vacation

A tract of land being a portion of Windward Ranch Boulevard, according to the plat of Windward Ranch Phase One, as recorded in Map Book 75, Pages 43-56 of the Public Records of St. Johns County, Florida and lying within the Southeast 1/4 of Section 36, Township 6 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

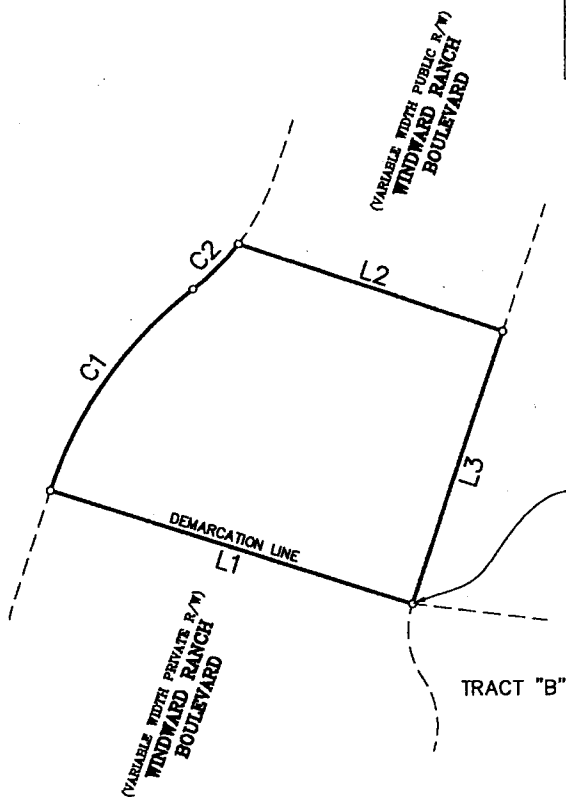
BEGIN at the Northwest corner of Tract "B", according to said plat; thence N72°21'20"W, along the Windward Ranch Boulevard Demarcation line, for 114.52 feet to the point of intersection with a curve concave to the Southeast, said point also being on the westerly right-of-way line of said Windward Ranch Boulevard; thence along said westerly right-of-way line, the following two (2) courses; (1) thence northeasterly along the arc of said curve, having a radius of 126.00 feet, a central angle 34°04'10", an arc length of 74.92 feet and chord bearing N35°39'21"E, for 73.82 feet to the point of reverse curvature of a curve concave to the Northwest; (2) thence northeasterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 14°46'57", an arc length of 19.35 feet and chord bearing N45°17'58"E, for 19.30 feet; thence S71°22'44"E, leaving said westerly right-of-way line, for 84.21 feet to the point of intersection with the easterly right-of-way line of said Windward Ranch Boulevard; thence S18°37'16"W, along said easterly right-of-way line, for 85.87 feet to the POINT OF BEGINNING of the Parcel herein described.

Containing 8,999 square feet, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

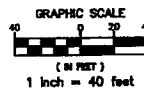
Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	126.00'	34°04'10"	74.92'	73.82'	N35°39'21"E
C2	75.00'	14°46'57"	19.35'	19.30'	N45°17'58"E

Line Table		
Line #	Bearing	Distance
L1	N72°21'20"W	114.52'
L2	S71°22'44"E	84.21'
L3	S18°37'16"W	85.87'



WINDWARD RANCH PHASE ONE  
M.B. 75, PAGES 43-56

POINT OF BEGINNING  
NORTHWEST CORNER OF  
TRACT "B"



LEGEND:

- # - DENOTES NUMBER
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- LB - DENOTES LICENSED BUSINESS
- LS - DENOTES LICENSED SURVEYOR
- PLS - DENOTES LICENSED LAND SURVEYOR
- P.L.S. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.C. - DENOTES PROFESSIONAL LAND SURVEYOR
- LIC - DENOTES LIMITED LIABILITY COMPANY
- INC - DENOTES INCORPORATED
- COMP. - DENOTES CORPORATION
- OR - DENOTES OFFICIAL RECORDS BOOK
- PG - DENOTES PAGE
- MB - DENOTES MAP BOOK
- FLA - DENOTES FLORIDA
- R/W - DENOTES RIGHT-OF-WAY

LENNAR HOMES, LLC

WINDWARD RANCH PHASE ONE - PARTIAL RIGHT-OF-WAY VACATION

SCALE 1" = 40'	DATE 09/24/15	DRAWN CWC	CALCED CWC	CHECKED KJB
JOB No. 904-14-124	SECTION 36	TOWNSHIP 6 SOUTH	RANGE 28 EAST	

I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original Copied seal of a Florida licensed Surveyor and Mapper.

**BARTRAM TRAIL SURVEYING, INC.**  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315, SUITE 105  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258  
COPYRIGHT © 2015

*[Signature]*  
KYLE S. BOURFARD  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA L.S. 5172  
CERTIFICATE OF AUTHORIZATION No. LB 6991

F:\PIA\Lennar Encanto Phase One - Plat\Sketch & Legal\904-14-124 Windward Ranch Phase One - Partial Right-of-Way.dwg

# THE ST. AUGUSTINE RECORD

LENNAR HOMES  
9440 PHILIPS HWY STE 7  
JACKSONVILLE FL 32256

Ref.#: 16680347D  
P.O.#: HG 4-19

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 **NICOLE CORRIVEAU**

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 **WINDWARD RANCH - HEARING APRIL 19, 2016**

was published in said newspaper on **04/01/2016**

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 \_\_\_\_\_ day of APR 01 2016

by Nicole Corriveau who is personally known to me  
or who has produced as identification

Kelly Byrnes  
(Signature of Notary Public)



## NOTICE OF PUBLIC HEARING ON VACATION OF CERTAIN STREETS, ALLEYS, OR ROADS AND SIMULTANEOUS CONVEYANCE TO A HOMEOWNER'S ASSOCIATION (WINDWARD RANCH BOULEVARD)

Take notice that the Board of County Commissioners of St. Johns County, Florida, upon petition of qualified land owners, will hold a public hearing April 19, 2016, 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, close, and simultaneously convey to a Homeowner's Association, portions of certain streets, alleyways or roads, described as follows:

Legal Description attached as per "Schedule A"

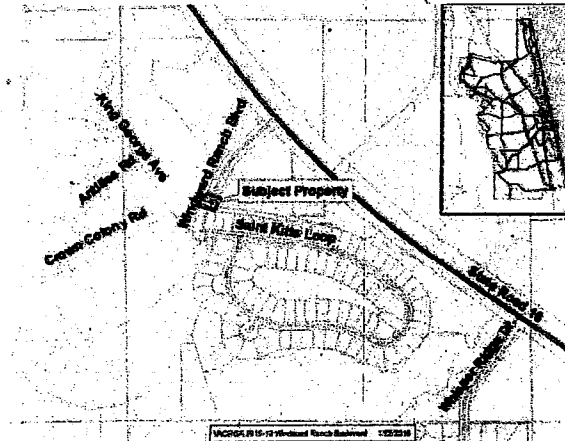
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BEGIN at the Northwest corner of Tract "B", according to said plat; then N72°21'20"W, along the Windward Ranch Boulevard Demarcation line, 114.52 feet to the point of intersection with a curve concave to the South; said point also being on the westerly right-of-way line of said Windward Ranch Boulevard; thence along said westerly right-of-way line, the following two (2) courses; (1) thence northeasterly along the arc of said curve having a radius of 126.00 feet, a central angle 34°04'10", an arc length 74.92 feet and chord bearing N35°39'21"E, for 73.82 feet to the point of reverse curvature of a curve concave to the Northwest; (2) thence northeasterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 14°46'57", an arc length of 19.35 feet and chord bearing N45°17'58" for 19.30 feet; thence S71°22'44"E, leaving said westerly right-of-way line for 84.21 feet to the point of intersection with the easterly right-of-way line of said Windward Ranch Boulevard; thence S18°37'16"W, along said easterly right-of-way line, for 85.87 feet to the POINT OF BEGINNING of Parcel herein described.

Containing 8,999 square feet, more or less.

Said lands situated; lying and being in St. Johns County, Florida.



All parties having any interest in said matter will be afforded an opportunity to be heard at the public hearings.

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 or she is advised 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 Florida Statutes.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND 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, (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

COMMISSIONER  
OF ST. JOHNS COUNTY, FLORIDA  
HUNTER S. CONRAD, ITS CLERK  
By: Yvonne King, Deputy Clerk  
16680347D Apr 1, 2016