

RESOLUTION NO. 2016-405

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA VACATING OCEAN COURSE
DRIVE.**

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.

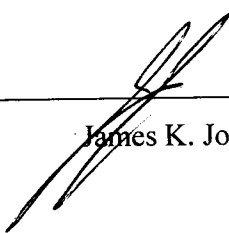
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AS
FOLLOWS:**

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 Avalon Unit 5 as recorded in Map Book 5, Page 75 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 unplatted acreage, except that the County shall retain an easement for drainage along the eastern fifteen feet (15') from the centerline of the vacated right-of-way.
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.

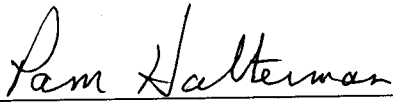
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20 day of December, 2016.

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

BY: _____


James K. Johns, Chair

ATTEST: Hunter S. Conrad



Deputy Clerk

RENDITION DATE 12/21/16



Exhibit A

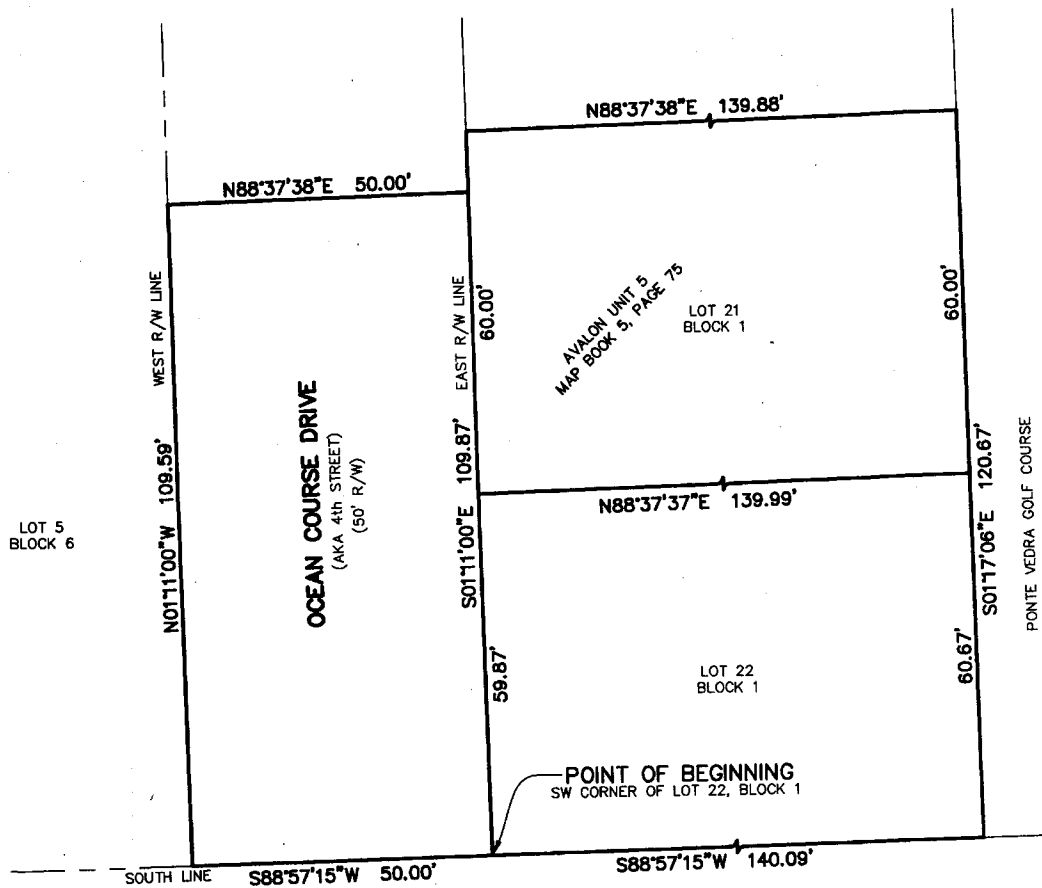
MAP SHOWING SKETCH & DESCRIPTION OF

LOTS 21 AND 22, BLOCK 1, BEING SHOWN ON MAP OF AVALON UNIT 5, AS RECORDED IN MAP BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF OCEAN COURSE DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE, AT THE SOUTHWEST CORNER OF LOT 22, BLOCK 1, AS SHOWN ON THE PLAT OF AVALON, UNIT 5, AS RECORDED IN MAP BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST SAID ST. JOHNS COUNTY (SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF OCEAN COURSE DRIVE, A 50' RIGHT-OF-WAY, ALSO KNOWN AS 4TH STREET BY PLAT, AS NOW ESTABLISHED); THENCE SOUTH 88°57'15" WEST, ALONG THE SOUTH LINE OF OCEAN COURSE DRIVE, A DISTANCE OF 50.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF OCEAN COURSE DRIVE; THENCE NORTH 01°11'00" WEST, ALONG LAST SAID LINE AND ALONG THE EAST LINE OF LOT 5, BLOCK 6, AS SHOWN ON AFOREMENTIONED PLAT, SAID PUBLIC RECORDS, A DISTANCE OF 109.59 FEET; THENCE NORTH 88°37'38" EAST, A DISTANCE OF 50.00 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF OCEAN COURSE DRIVE; THENCE SOUTH 00°11'00" EAST, ALONG LAST SAID LINE, A DISTANCE OF 109.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,486 SQUARE FEET AND/OR 0.12± ACRES, MORE OR LESS.



GOVT LOT 8
SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 29 EAST

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
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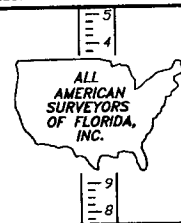
THIS IS TO CERTIFY THAT THE ABOVE SKETCH & DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SKETCH & DESCRIPTION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-8, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
BOB L. PITTMAN, No. 4827

SCALE 1"=20'

DATE 07/27/2018

B.L. Pittman 7-27-18
FLORIDA REGISTERED SURVEYOR AND MAPPER



Attachment 2

Petition

PLAT VACATION

PETITION TO VACATE THE PLAT OF AVALON

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

Petitioners, Alexander Rose and Alyssa P. Rose, respectfully petition this Honorable Board as follows:

1. To vacate the following described portion of the Plat of Avalon, recorded in Map Book 5, Page(s) 75, of the 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 Avalon, 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 of Avalon, and the streets lying therein none of which have become highways necessary for use by the traveling public.

3. In support hereof, Petitioners show that it is the fee simple owner of all lands lying within the portion of the Plat, excluding the right-of-way, of Avalon, sought to be vacated and that all state and county taxes dues 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 of Petitioner's intent to apply for vacation of a portion of the Plat of Avalon, 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 Publication from the St. Augustine Record attached hereto as Exhibit "C".

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

By: [Signature]
Alexander Rose

By: [Signature]
Alyssa P. Rose

STATE OF FLORIDA
COUNTY OF St. Johns

Alexander Rose and Alyssa P. Rose, Being by me, the undersigned officer, first duly sworn, says an oath that they, the Petitioner named in the foregoing Petition to vacate a portion of the plat of Avalon, that they have read and know the contents thereof and the statements contained therein are true and correct.

[Signature]
Alexander Rose

[Signature]
Alyssa P. Rose

SWORN TO AND SUBSCRIBED before me this 21st date of June, 2016, who is known to be or has provided Drivers License as identification, and who did take an oath.



James Steven Nichols
COMMISSION # FF131914
EXPIRES: JUN 12, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

[Signature]
Print Name: James Steven Nichols
Notary Public State of Florida at Large
My Commission Expire June 12, 2018
Commission Number: FF131914

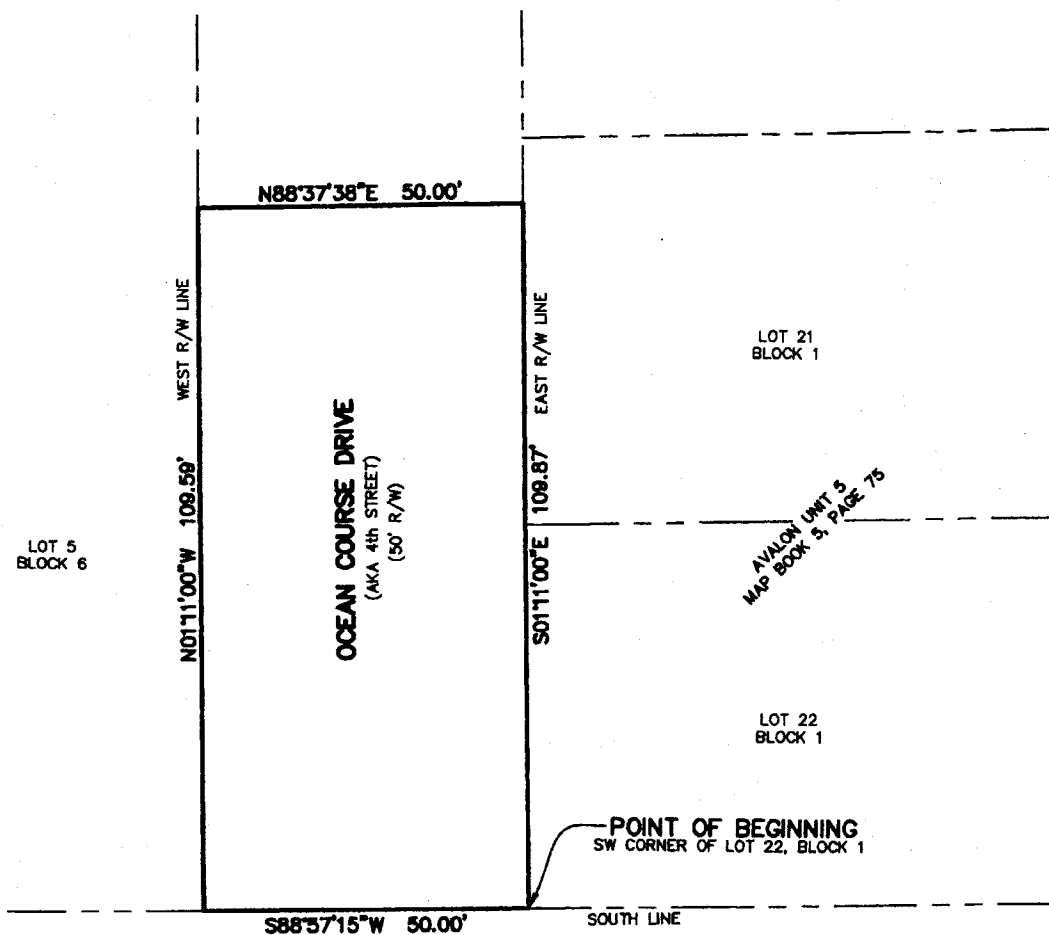
MAP SHOWING SKETCH & DESCRIPTION OF

(50' RIGHT-OF-WAY TO BE VACATED)

A PORTION OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING SHOWN ON MAP OF AVALON UNIT 5, AS RECORDED IN MAP BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE, AT THE SOUTHWEST CORNER OF LOT 22, BLOCK 1, AS SHOWN ON THE PLAT OF AVALON, UNIT 5, AS RECORDED IN MAP BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST SAID ST. JOHNS COUNTY (SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF OCEAN COURSE DRIVE, A 50' RIGHT-OF-WAY, ALSO KNOWN AS 4TH STREET BY PLAT, AS NOW ESTABLISHED); THENCE SOUTH 88°57'15" WEST, ALONG THE SOUTH LINE OF OCEAN COURSE DRIVE, A DISTANCE OF 50.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF OCEAN COURSE DRIVE; THENCE NORTH 01°11'00" WEST, ALONG LAST SAID LINE AND ALONG THE EAST LINE OF LOT 5, BLOCK 6, AS SHOWN ON AFOREMENTIONED PLAT, SAID PUBLIC RECORDS, A DISTANCE OF 109.59 FEET; THENCE NORTH 88°37'38" EAST, A DISTANCE OF 50.00 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF OCEAN COURSE DRIVE; THENCE SOUTH 00°11'00" EAST, ALONG LAST SAID LINE, A DISTANCE OF 109.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,486 SQUARE FEET AND/OR 0.12± ACRES, MORE OR LESS.



GOVT LOT 8
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RANGE 29 EAST

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	F.F.E. - FINISH FLOOR ELEVATION
COV. - COVERED	A/C - AIR CONDITIONER
PAV. - PAVED	LD. - IDENTIFICATION
EMB. - EMBEZZLED	P.P.M. - PERMANENT REFERENCE MONUMENT
CONC. - CONCRETE	P.T. - POINT OF TANGENCY
W.M. - MORTAR	P.C.P. - PERMANENT CONTROL POINT
I.P. - IRON PIPE	P.C. - POINT OF CURVE
R.P. - IRON ROD	P.R.C. - POINT OF REVERSE CURVE
Δ - DELTA ANGLE	P.C.C. - POINT OF COMPOUND CURVE
CHORD	B.R.L. - BUILDING RESTRICTION
ARC LENGTH	F.P.L. - FLORIDA POWER & LIGHT
ARC LENGTH CALCULATED	(TYP.) - TYPICAL
DEED	NAD - NATIONAL GEODESIC VERTICAL DATUM
PLAN	NAD - NORTH AMERICAN VERTICAL DATUM
ADJ.	
ADJ.	

THIS IS TO CERTIFY THAT THE ABOVE SKETCH & DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SKETCH & DESCRIPTION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61017-8, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES D. HARRISON, JR., No. 2647
 BOB L. PITTMAN, No. 4827

6/23/16

SCALE 1"=20'



Attachment 3
Plat Vacation Map

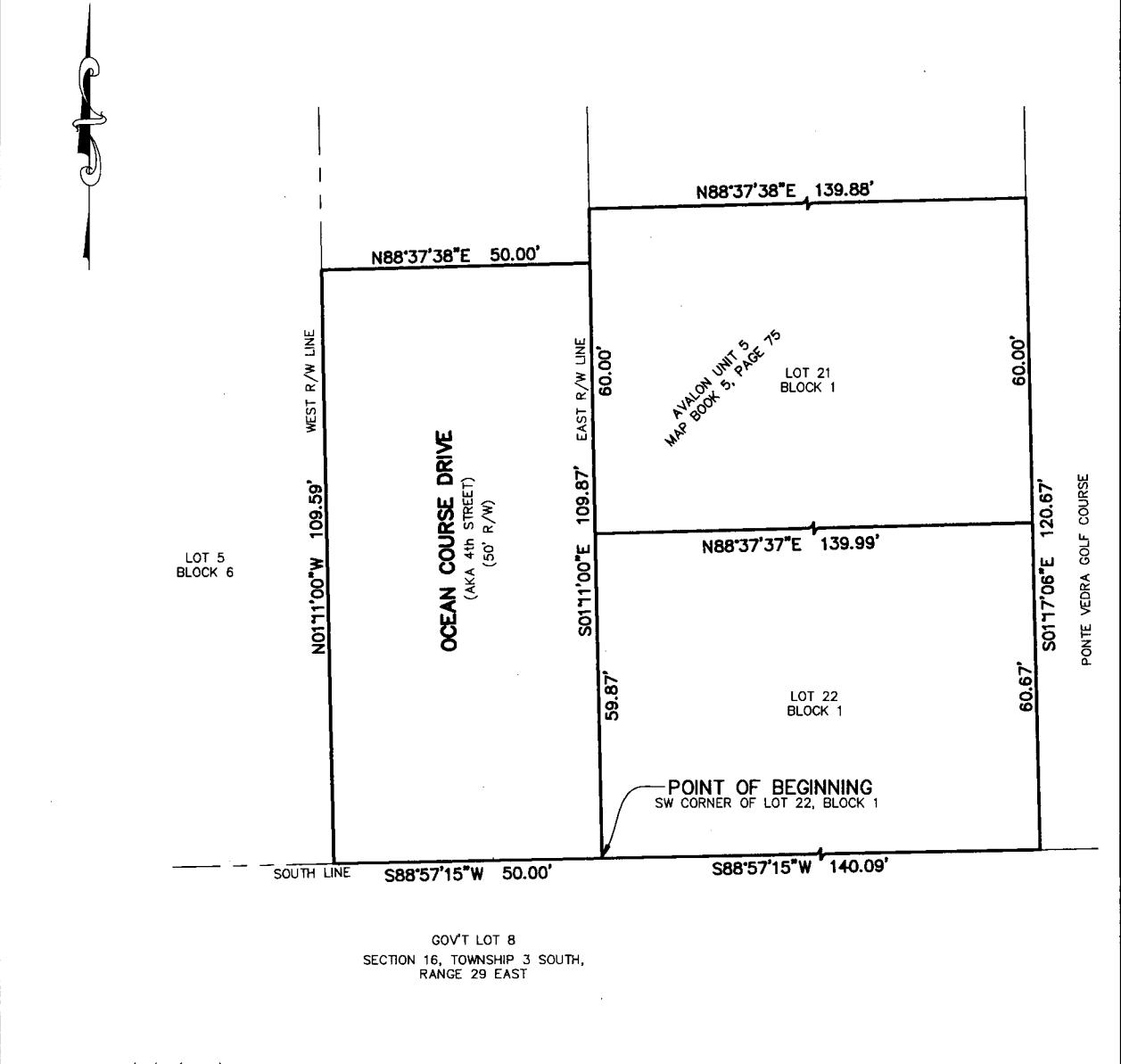
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CONTAINING 22,322 SQUARE FEET AND/OR 0.5± ACRES, MORE OR LESS.



REVISED ACREAGE: 09/01/16 (OFFICE)

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

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FLORIDA REGISTERED SURVEYOR AND MAPPER

