

RESOLUTION NO. 2016- 79

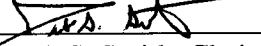
RESOLVED, that the Board of County Commissioners of St. Johns County, Florida, in the County Auditorium of the St. Johns County Administration Building, on April 19, 2016, at 9:00 a.m. or on a date and time as soon thereafter as possible upon petition of qualified landowners, will consider the advisability of exercising the power granted to it by Section 336.09, Florida Statutes 2007, and determine whether it will vacate, abandon, discontinue and close and simultaneously convey to a Homeowner's Association portions of certain streets, alleyways, or roads described as follows:

Legal description as per attached "Schedule A"

and the notice required by Section 336.10, Florida Statutes 2007, is hereby authorized and directed to be published.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of March, 2016.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad



Deputy Clerk

RENDITION DATE 3/17/16

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:

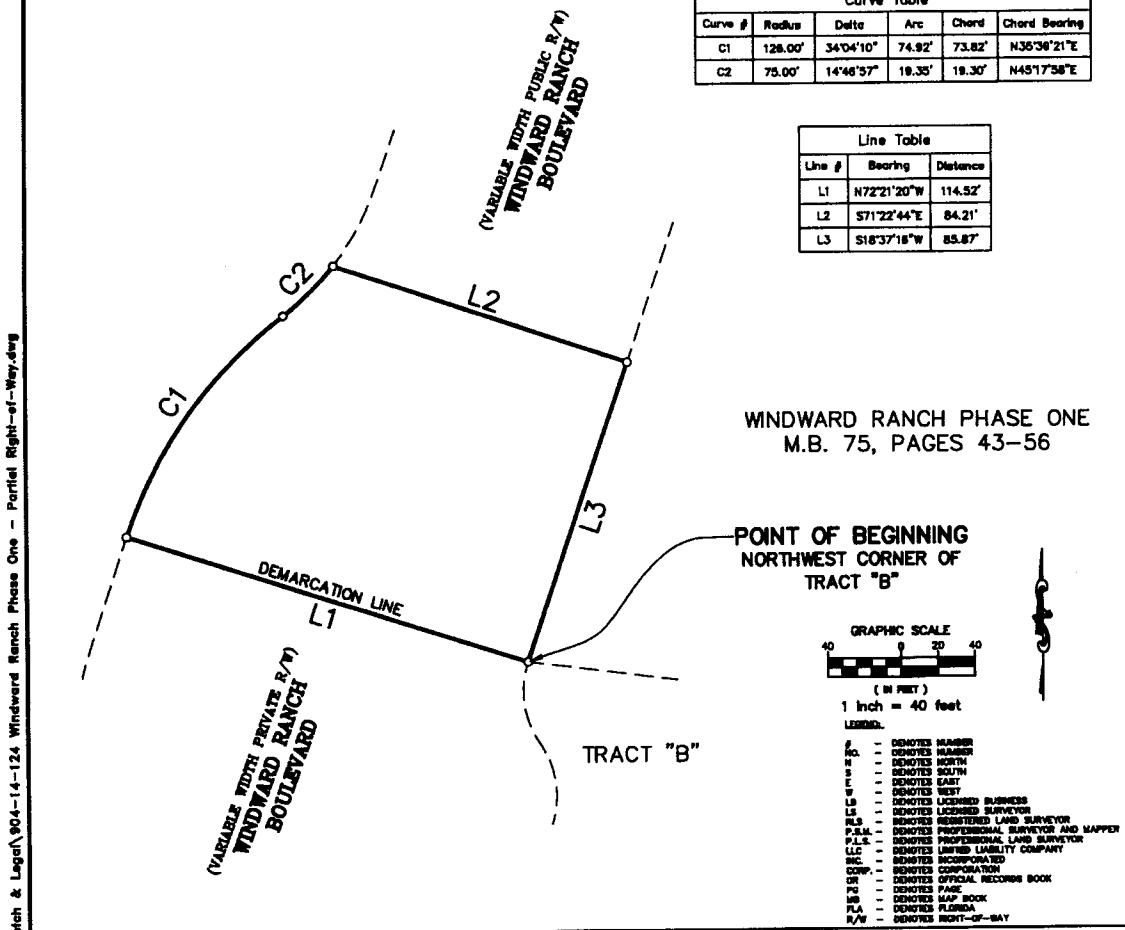
BEGIN at the Northwest corner of Tract "B", according to said plat; thence N72°21'20"W, along the Windward Ranch Boulevard Demarcation line, for 114.52 feet to the point of intersection with a curve concave to the Southeast, said point also being on the westerly right-of-way line of said Windward Ranch 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
 - No. - DENOTES NUMBER
 - N - DENOTES NORTH
 - S - DENOTES SOUTH
 - E - DENOTES EAST
 - W - DENOTES WEST
 - LB - DENOTES LICENSED BUSINESS
 - LS - DENOTES LICENSED SURVEYOR
 - R.L.S. - DENOTES REGISTERED LAND SURVEYOR
 - P.L.S. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - P.L.M. - DENOTES PROFESSIONAL LAND SURVEYOR
 - LLC - DENOTES LIMITED LIABILITY COMPANY
 - INC. - DENOTES INCORPORATED
 - COOP. - DENOTES CORPORATION
 - OR - DENOTES OFFICIAL RECORDS BOOK
 - PL - DENOTES PLAT
 - MB - DENOTES MAP BOOK
 - PLA - DENOTES PLAT
 - 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	CALCD CWC	CHECKED KJB
JOB No. 904-14-124	SECTION 36	TOWNSHIP 6 SOUTH	RANGE 28 EAST	

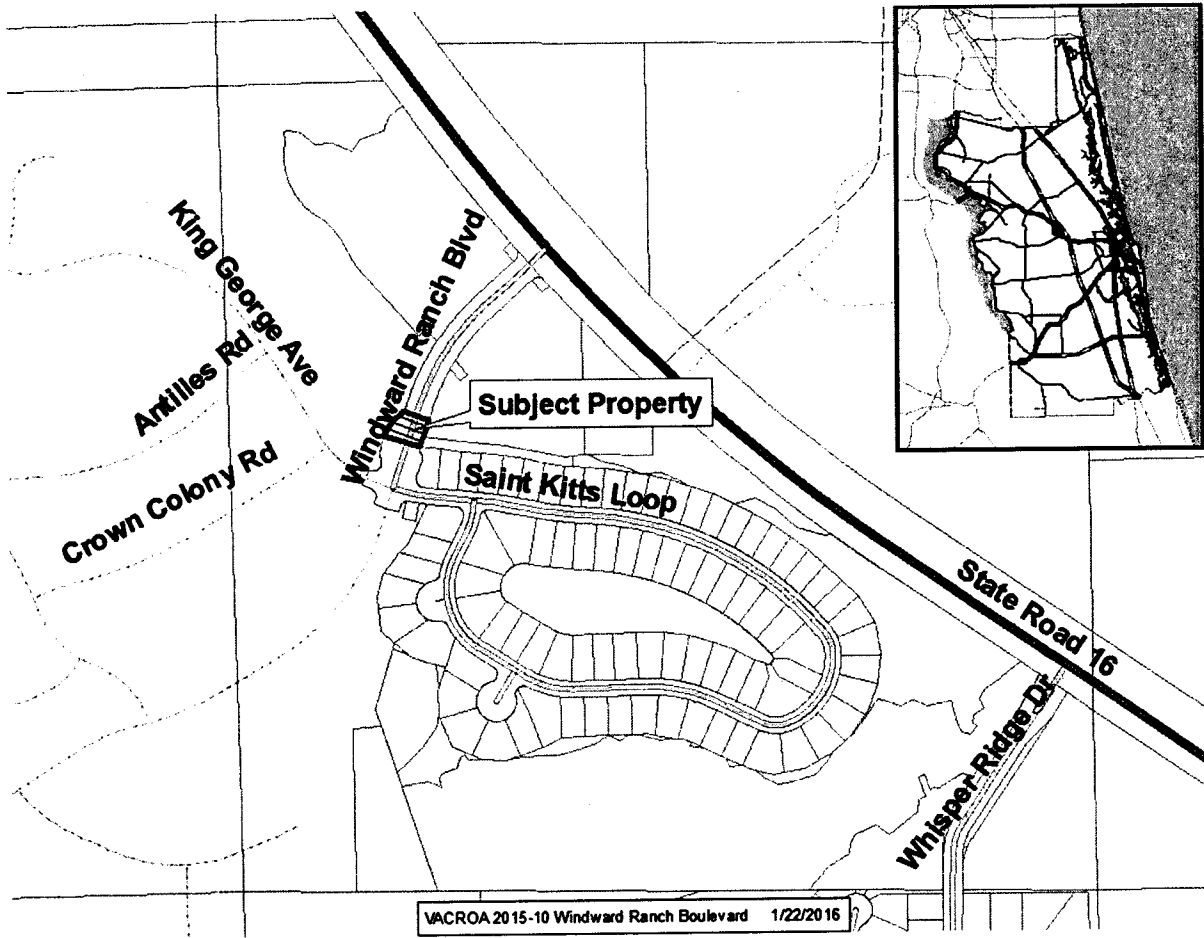
I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code, and is not valid without the signature and the original Certified seal of a Florida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

BARTRAM TRAIL SURVEYING, INC.
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1601 COUNTY ROAD 315, SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2268
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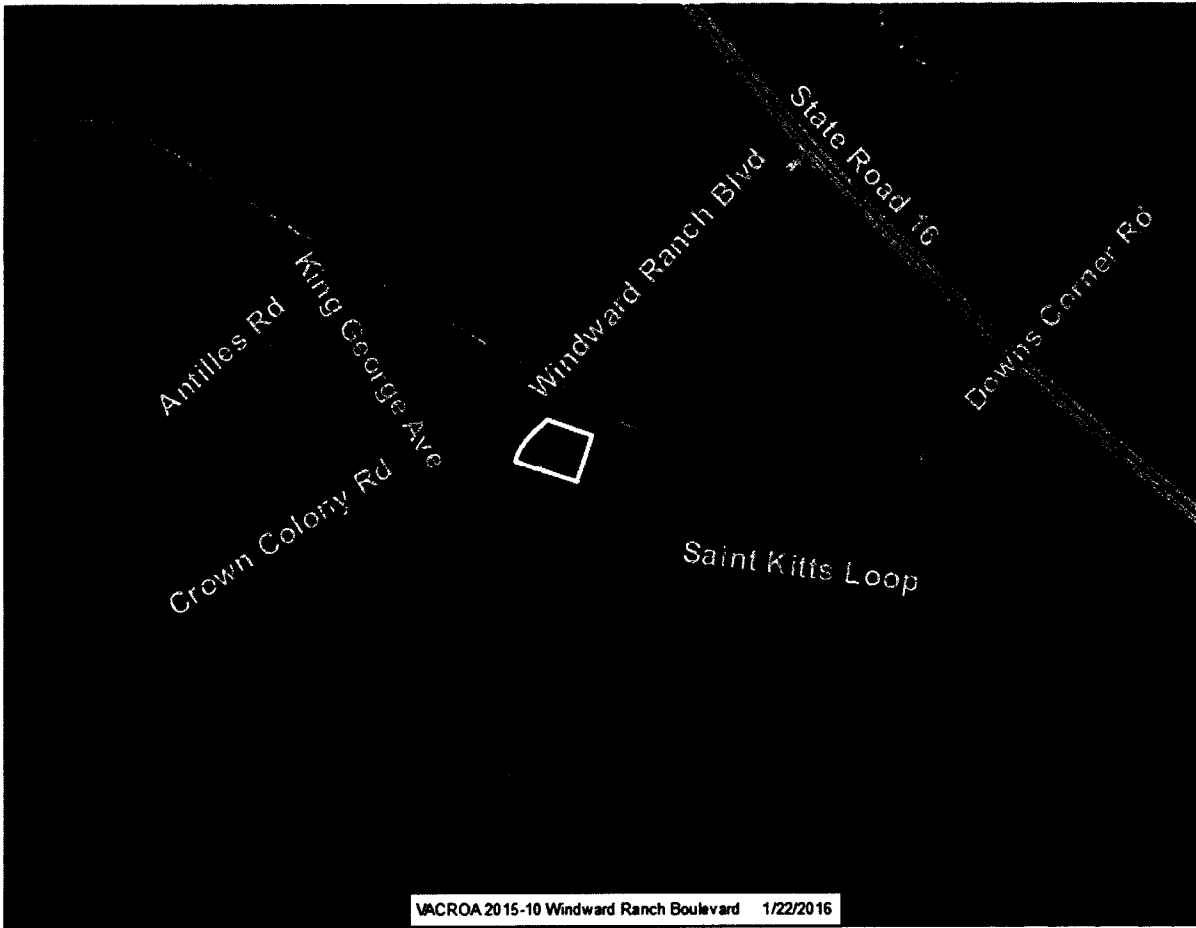
Keith J. Bourford
 KEITH J. BOURFORD
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA L.S. 5172
 CERTIFICATE OF AUTHORIZATION No. LB 6991

F:\P14\Lenar\Encanta Phase One - Plat\Sketch & Legal\904-14-124 Windward Ranch Phase One - Partial Right-of-Way.dwg

Location Map



Aerial Image



VACROA 2015-10 Windward Ranch Boulevard 1/22/2016