

**RESOLUTION NO. 2017- 28**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA VACATING A PORTION OF  
SUBDIVISION OF HILDEN**

**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 Subdivision of Hilden as recorded in Map Book 3, Page 59, 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.
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  
7<sup>th</sup> day of March, 2017.

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

BY: \_\_\_\_\_

  
James K. Johns, Chair

**ATTEST:** Hunter S. Conrad

**RENDITION DATE** 3/9/17



Deputy Clerk



**Attachment 2**  
**Petition**

UPDATED PETITION TO VACATE – SUBMITTAL 3 -CORRECTING PLAT MAP BOOK AND PAGE

PETITION TO VACATE  
THE PLAT OF Hilden Subdivision

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

Hilden Sub, LLP (a Florida Limited Liability Partnership), respectfully petition this HONORABLE BOARD as follows:

1. To vacate the portion of Hilden Subdivision as described in Exhibit "A" within the Plat of Hilden Subdivision, recorded in the Plat Map Book (3), Page (59) Hilden Subdivision, of the public records of St. Johns County, Florida, and all the streets lying therein which have not become highways necessary for use by the traveling public. The portion of said Hilden Subdivision, 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 Hilden Subdivision, 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 of Hilden Subdivision, sought to be vacated and that all state and county taxes due 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 aforesaid portion of the Plat of Hilden Subdivision have become necessary for use by the general public, nor have any of said streets been opened or used by members of the public per Exhibit "C."
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 Hilden Subdivision, 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 "D."
6. The vacation by County of the portion of the Plat of Hilden Subdivision, sought to be vacated will not affect the ownership or right of convenient access of person owning other parts of the subdivision per Exhibit "C."
7. Hilden Subdivision Plat Map Book 3, Page 59 attached as Exhibit "E."

8. Certification by title company, Old Republic National Title Insurance Company, pursuant to §177.041(2), Florida Statutes, attached as Exhibit "F."

Schedule of Exhibits:

- Exhibit "A"      Survey of the portion of said Hilden Subdivision, sought to be vacated. ATTACHED
- Exhibit "F"      Updated Plat Letter from Old Republic National Title Insurance Company.

***SIGNATURE AND NOTARY SEAL NEXT PAGE***

{BBA Firm Docs/1309/160102/00579281.DOCX:2 } Submittal 3

Hilden Sub, LLP

By: DL Arnold  
David L. Arnold

Its: General Partner

Date: Jan 30, 2017

David L. Arnold, being by me, the undersigned General Partner, first duly sworn, says on oath that he is the General Partner of Hilden Sub, LLC, a Limited Liability Partnership authorized to do business in the State of Florida, the Petitioner named in the foregoing Petition to vacate (a portion of), the plat of Hilden Subdivision, that he has read and knows the contents thereof and the statements contained herein are true and correct.

David L. Arnold

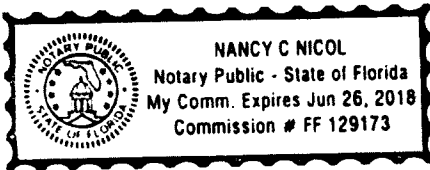
SWORN TO AND SUBSCRIBED before me this 30<sup>th</sup> day of January, 2017, who is known to me or has provided FL Drivers License as identification, and who did take an oath.

Nancy C Nicol  
PRINTED NAME: Nancy C Nicol

Notary Public State of Florida at Large

My commission expires: 6-26-18

Commission Number: FF 129173





# **Attachment 3**

## **Title Opinion**



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

121 W. FORSYTH STREET, SUITE 500

JACKSONVILLE, FLORIDA 32202

904-354-7112

PLAT LETTER  
ST. JOHNS COUNTY, FLORIDA

Reference: Subdivision of Hilden

January 27, 2017

ORNT File No. 16094966

To: Ansbacher Law

ATTN: Ivette Elizondo

A search of the public records of St. Johns County, Florida through January 25, 2017 at 5:00 PM reveals the following with respect to the legal description attached hereto as Exhibit "A" and made a part hereof.

A. Last Grantee of Record:

Hilden Sub, LLP, a Florida limited liability partnership

B. Unsatisfied Mortgage or Liens encumbering said property are as follows:

None

C. Easements, Restrictions and other matters affecting said property are as follows:

Reservations contained in Deed Book 168, page 52.

D. Ad valorem taxes on said property as follows:

Taxes for the year 2016 are PAID

Sincerely,



Tony Hunt/Title Examiner

EXHIBIT A

Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, and 40, Block 16 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 39, Block 17, and the North ½ of 4<sup>th</sup> Street lying South thereof, SUBDIVISION OF HILDEN, according to the map or plat thereof as recorded in Plat Book 3, page 59, public records of St. Johns County, Florida.

**Attachment 4**  
**Advertising Notice**

## **Attachment 5**

**Certification from the Tax Collector of St. Johns County**



Last Update: 11/30/2016 11:27:28 AM EST

Register for eBill

**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year		
<b>024230-0000</b>	<b>REAL ESTATE</b>	<b>2016</b>		
<table style="width: 100%;"> <tr> <td style="width: 50%;"><b>Mailing Address</b> HILDEN SUB LLP 251-D SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000</td> <td style="width: 50%;"><b>Physical Address</b> 10110 US HIGHWAY 1 N</td> </tr> </table>			<b>Mailing Address</b> HILDEN SUB LLP 251-D SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000	<b>Physical Address</b> 10110 US HIGHWAY 1 N
<b>Mailing Address</b> HILDEN SUB LLP 251-D SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000	<b>Physical Address</b> 10110 US HIGHWAY 1 N			
<b>Exempt Amount</b>		<b>Taxable Value</b>		
<b>\$0.00</b>		<b>\$65,449.00</b>		
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 300	<b>Escrow Code</b>		
<b>Legal Description</b> 13-05-28 1.20 Acres 3-59 HILDEN SUB LOTS 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 & 40 BLK 16 & PT OF VACATED 4TH ST LYING S OR4179/651(PR/D) 654(TR/D) &659(PR/D) &659(PR/D)				
<b>Ad Valorem Taxes</b>				
<b>COUNTY</b>				
	0.7300	65,449		
<b>ROAD</b>	0.7300	65,449		
		0		
		\$65,449		
		\$47.78		
<b>SCHOOL</b>				
	2.2480	65,449		
<b>SCHOOL - LOCAL BOARD</b>	2.2480	65,449		
		0		
		\$65,449		
		\$147.13		
<b>FIRE</b>	1.4700	65,449		
		0		
		\$65,449		
		\$96.21		
<b>FL INLAND NAV DISTRICT</b>	0.0320	65,449		
		0		
		\$65,449		
		\$2.09		
<b>Total Millage</b>		<b>14.7396</b>		
<b>Total Taxes</b>		<b>\$964.69</b>		
<b>Non-Ad Valorem Assessments</b>				
<b>Total Assessments</b>		<b>\$0.00</b>		
<b>If Paid By</b>		<b>Amount Due</b>		
		<b>\$0.00</b>		

*Sublet B*

11/30/2016

Dennis W. Hollingsworth Tax Collector

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2016	PAYMENT	1010344.0001	2016	\$926.10

Prior Year Taxes Due

**NO DELINQUENT TAXES**

C. L. B.

Last Update: 11/30/2016 11:30:50 AM EST



**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year
024240-0000	REAL ESTATE	2016
<b>Mailing Address</b> HILDEN SUB LLP 2510 SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000		<b>Physical Address</b> 10135 OLD DIXIE HWY
<b>Exempt Amount</b>	<b>Taxable Value</b>	
\$0.00	\$32,155.00	
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>
NO EXEMPTIONS	300	
<b>Legal Description</b>		
13-05-28 1.27 Acres 3-59 HILDEN SUB LOTS 1 THRU 8 29 THRU 37 & 39 BLK 17 & PT OF VACATED 4TH LYING S OR4179/651 654 &659(PR/D) 654 &659(PR/D)		
Ad Valorem Taxes		
COUNTY		
ROAD	0.7300	\$23.47
SCHOOL		
SCHOOL - LOCAL BOARD	2.2480	\$72.28
FIRE	1.4700	\$47.27
FL INLAND NAV DISTRICT	0.0320	\$1.03
<b>Total Millage</b>	14.7396	<b>Total Taxes \$473.94</b>
Non-Ad Valorem Assessments		
<b>Total Assessments</b>		\$0.00
<b>If Paid By</b>	<b>Amount Due</b>	
	\$0.00	

024240

11/30/2016

Dennis W. Hollingsworth Tax Collector

Date Paid	Transaction	Receipt	Year	Amount Paid
11/7/2016	PAYMENT	1010344.0002	2016	\$454.98

Four Year Taxes Due

NO DELINQUENT TAXES

*D.W.H. B*





Last Update: 11/30/2016 11:32:43 AM EST



**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
024250-0000		REAL ESTATE		2016	
Mailing Address HILDEN SUB LLP 251-D SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000		Physical Address 10137 OLD DIXIE HWY			
Exempt Amount		Taxable Value			
\$0.00		\$4,736.00			
Exemption Detail NO EXEMPTIONS		Millage Code 300		Escrow Code	
Legal Description 13-05-28 .29 Acres 3-59 HILDEN SUB LOTS 9 10 11 & 12 BLK 17 OR715/1845 & 2594/1291(Q/C) 82594/1291(Q/C)					
Ad Valorem Taxes					
COUNTY					
ROAD	0.7300	4,736	0	\$4,736	\$3.46
		4,736			
SCHOOL					
SCHOOL LOCAL BOARD	2.2480	4,736	0	\$4,736	\$10.65
FIRE	1.4700	4,736	0	\$4,736	\$6.96
FL INLAND NAV DISTRICT	0.0320	4,736	0	\$4,736	\$0.15
<b>Total Millage</b>		<b>14.7396</b>	<b>Total Taxes</b>		<b>\$69.82</b>
Non-Ad Valorem Assessments					
<b>Total Assessments</b>					<b>\$0.00</b>
If Paid By					Amount Due
					<b>\$0.00</b>

*Sarkis bit B*

11/30/2016

Dennis W. Hollingsworth Tax Collector

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2016	PAYMENT	1010344.0003	2016	\$67.03

Prior Year Taxes Due

NO DELINQUENT TAXES

*Exhibit A*

Last Update: 11/30/2016 11:33:29 AM EST



**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

Parcel Number <b>024260-0000</b>		Tax Type <b>REAL ESTATE</b>		Tax Year <b>2016</b>	
Mailing Address HILDEN SUB LLP 251-D SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000			Physical Address 10145 OLD DIXIE HWY		
Exempt Amount <b>\$0.00</b>		Taxable Value <b>\$4,738.00</b>			
Exemption Detail NO EXEMPTIONS		Millage Code 300		Escrow Code	
Legal Description 13-05-28 .29 Acres 3-59 HILDEN SUB LOTS 13 14 15 & 16 BLK 17 OR4179/651(PR/D) 654(TR/D) & 659(PR/D) 654(TR/D) & 659(PR/D)					
Ad Valorem Taxes					
COUNTY					
ROAD	0.7300	4,738	0	\$4,738	\$3.46
SCHOOL					
SCHOOL LOCAL BOARD	2.2480	4,738	0	\$4,738	\$10.65
FIRE	1.4700	4,738	0	\$4,738	\$6.96
FL INLAND NAV DISTRICT	0.0320	4,738	0	\$4,738	\$0.15
<b>Total Millage</b>		<b>14.7396</b>	<b>Total Taxes</b>		<b>\$69.83</b>
Non-Ad Valorem Assessments					
<b>Total Assessments</b>					<b>\$0.00</b>
If Paid By				Amount Due	
				<b>\$0.00</b>	

*Exhibit A*

11/30/2016

Dennis W. Hollingsworth Tax Collector

Date Paid	Transaction	Receipt	Year	Amount Paid
11/7/2016	PAYMENT	1010344.0004	2016	\$67.04

Prior Year Taxes Due

NO DELINQUENT TAXES

Exhibit A



Last Update: 11/30/2016 11:34:08 AM EST



**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year
024270-0000	REAL ESTATE	2016
<b>Mailing Address</b> HILDEN SUB LLP 251 D SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000		<b>Physical Address</b> 10155 OLD DIXIE HWY
Exempt Amount	Taxable Value	
\$0.00	\$4,741.00	
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 300	<b>Escrow Code</b>
<b>Legal Description</b> 13-05-28 .29 Acres 3-59 HILDEN SUB LOTS 17 18 19 & 20 BLK 17 OR2622/746 & 20 BLK 17 OR2622/746		
Ad Valorem Taxes		
COUNTY		
ROAD	0.7300	\$3.46
SCHOOL		
SCHOOL - LOCAL BOARD	2.2480	\$10.66
FIRE	1.4700	\$6.97
FL INLAND NAV DISTRICT	0.0320	\$0.15
<b>Total Millage</b>	<b>14.7396</b>	<b>Total Taxes \$69.88</b>
Non-Ad Valorem Assessments		
<b>Total Assessments</b>		<b>\$0.00</b>
If Paid By		Amount Due
		<b>\$0.00</b>

*Schick B*

11/30/2016

Dennis W. Hollingsworth Tax Collector

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2016	PAYMENT	1010344.0005	2016	\$67.08

Prior Year Taxes Due

**NO DELINQUENT TAXES**

Exhibit A



Last Update: 11/30/2016 11:34:53 AM EST



**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account or Parcel Number</b> 024280-0000		<b>Tax Type</b> REAL ESTATE		<b>Tax Year</b> 2016	
<b>Mailing Address</b> HILDEN SUB LLP 251-D SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000			<b>Physical Address</b> 10165 OLD DIXIE HWY		
<b>Exempt Amount</b> \$0.00		<b>Taxable Value</b> \$18,978.00			
<b>Exemption Detail</b> NO EXEMPTIONS		<b>Millage Code</b> 300		<b>Escrow Code</b>	
<b>Legal Description</b> 13-05-28 .58 Acres 3-59 HILDEN SUBD LOTS 21 THRU 28 BLK 17 OR4179/657 28 BLK 17 OR4179/657					
<b>Ad Valorem Taxes</b>					
<b>COUNTY</b>					
ROAD					
	0.7300	18,978	0	\$18,978	\$13.85
<b>SCHOOL</b>					
SCHOOL - LOCAL BOARD					
	2.2480	18,978	0	\$18,978	\$42.66
FIRE					
	1.4700	18,978	0	\$18,978	\$27.90
FL INLAND NAV DISTRICT					
	0.0320	18,978	0	\$18,978	\$0.61
<b>Total Millage</b>		14.7396	<b>Total Taxes</b>		\$279.73
<b>Non-Ad Valorem Assessments</b>					
<b>Total Assessments</b>					\$0.00
<b>If Paid By</b>					<b>Amount Due</b>
					\$0.00

CVL:LA

11/30/2016

Dennis W. Hollingsworth Tax Collector

Date Paid	Transaction	Receipt	Year	Amount Paid
11/7/2016	PAYMENT	1010344.0006	2016	\$268.54

Prior Year Taxes Due

**NO DELINQUENT TAXES**

*Exhibit A*



## **Attachment 6**

**Certified Engineer's Statement for the Proposed Plat Vacation**

EXHIBIT C  
William E. (Ed) Tully III, P.E.  
10625 Quail Ridge Drive  
Ponte Vedra, Florida 32081  
Ph. (904) 824-6371 • Fax (904) 824-9305  
E-mail: etullyiii@comcast.net

September 3, 2016

Ms. Melissa Stratton  
St. Johns County Planning Department  
4040 Lewis Speedway  
St. Augustine, Florida 32086

**RE: VACATION OF SECOND AVENUE - from DaVinci Blvd. To Fourth Street  
Silver Treasures North Assisted Living Facility  
Project No. 16-017**

Dear Ms. Stratton,

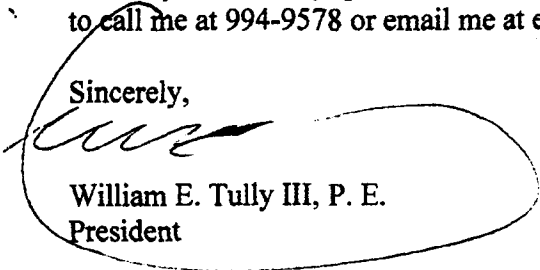
Please be advised that the vacation of Second Avenue from DaVinci Blvd. To Fourth Street will have no adverse impact to traffic, water, sewer, paving, drainage, landscaping, or other utilities nor will it cause any issues with St. Johns County.

The platted right of way in question is currently unimproved and is situated in an undeveloped wooded parcel and the prospective owner (Jim-Jen-Oakleaf, LLC) will own all of the platted lots that have any access onto this right of way between DaVinci and Fourth St. The new development will consist of a new three building assisted living facility with paved parking area, drainage, landscaping and utilities and the Second Avenue right of way will not be needed for these improvements.

The new owner's vehicular access will be to the north to DaVinci Blvd., which is an existing paved roadway owned and maintained by St. Johns County. It is our understanding that since our client, Jim-Jen-Oakleaf, LLC owns the land on either side of this right of way to be vacated, ownership of the vacated right of way will revert to them.

Should you have any questions or need any additional information, please do not hesitate to call me at 994-9578 or email me at [etullyiii@comcast.net](mailto:etullyiii@comcast.net).

Sincerely,



William E. Tully III, P. E.  
President

Cc: West Westmoreland  
Linda Daniels

Certification of Authorization No. 4576

*Exhibit C*