

RESOLUTION NO. 2018- 57

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE VARIABLE WIDTH RIGHT-OF-WAY KNOWN AS DEBBIES WAY (F/K/A PALM VALLEY ROAD), SUBJECT TO RESERVATION OF A UTILITY EASEMENT OVER THE VACATED RIGHT-OF-WAY.

WHEREAS, a petition has been filed by qualified land owners to vacate a portion of the variable width right-of-way herein after 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. As a condition to such vacation, to the extent allowed by law there is hereby reserved unto JEA a perpetual non-exclusive easement on, over, across, under and through the closed portions of such right-of-way for electric, water, sewer, and reuse water utilities.
4. That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published and recorded.
5. That the applicant pays all recording costs.

PASSED AND ADOPTED this 20 day of February, 2018.

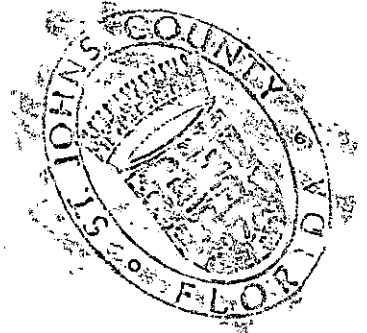
BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 2/21/18



SCHEDULE "A"



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 November 29, 2016
November 22, 2016
Nocatee

Work Order No. 16-251.00
File No. 123Q-03.00A

Debbies Way Closure

A portion of Section 55, of the Pedro Miranda Grant, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 4012, page 1931, of the Public Records of said county, being more particularly described as follows:

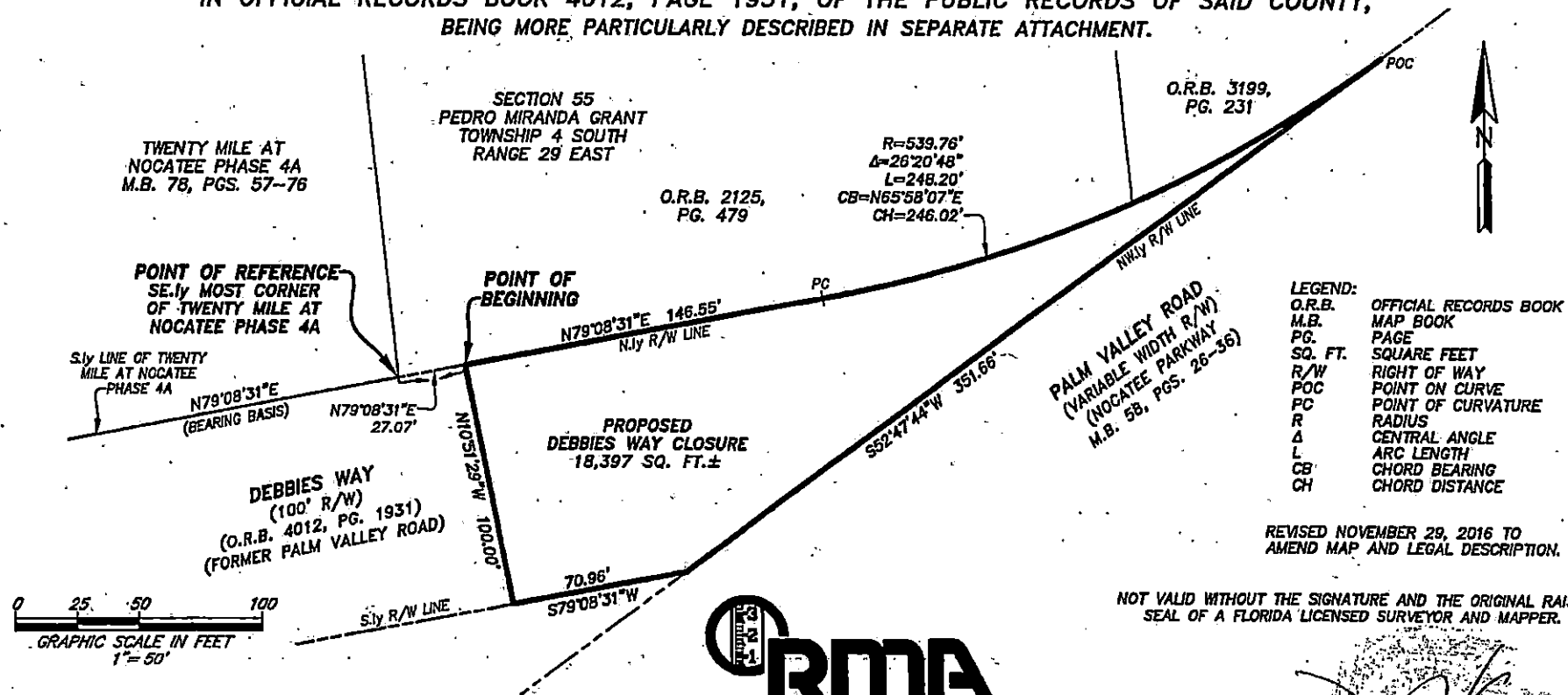
For a Point of Reference, commence at the Southeasterly most corner of Twenty Mile at Nocatee Phase 4A, a plat recorded in Map Book 78, pages 57 through 76 of said Public Records, said corner lying on the Northerly right of way line of Debbies Way, a 100 foot right of way as presently established; thence North $79^{\circ}08'31''$ East, along said Northerly right of way line, 27.07 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $79^{\circ}08'31''$ East, along said Northerly right of way line, 146.55 feet to the point of curvature of a curve concave Northwesterly having a radius of 539.76 feet; thence Northeasterly along the arc of said curve, through a central angle of $26^{\circ}20'48''$, an arc length of 248.20 feet to a point on said curve, said point lying on the Northwesterly right of way line of Palm Valley Road, a variable width right of way as presently established, said arc being subtended by a chord bearing and distance of North $65^{\circ}58'07''$ East, 246.02 feet; thence South $52^{\circ}47'44''$ West, departing said Northerly right of way line and along said Northwesterly right of way line, 351.66 feet to its intersection with the Southerly right of way line of said Debbies Way; thence South $79^{\circ}08'31''$ West, departing said Northwesterly right of way line and along said Southerly right of way line, 70.96 feet; thence North $10^{\circ}51'29''$ West, departing said Southerly right of way line, 100.00 feet to the Point of Beginning.

Containing 18,397 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 55, OF THE PEDRO MIRANDA GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4012, PAGE 1931, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE SOUTHERLY LINE OF TWENTY MILE AT NOCATEE PHASE 4A AS BEING NORTH 79°08'31" EAST.



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4185
 Certificate of Authorization No.: LB 3824

SCALE: 1" = 50'
DATE: NOVEMBER 22, 2016

Consent and Joinder

COMES NOW, the undersigned as an adjacent owner of the following County Road sought to be vacated to-wit:

LEGAL DESCRIPTION AS PER ATTACHED SCHEDULE "A"

and do hereby join in the petition to vacate same now or hereafter to be filed before the County Commission of St. Johns County, Florida.

Dated this 31st day of July, 2017.

Norma Jean Bishop
Norma Jean Bishop, as Trustee of The Norma Jean Bishop Living Trust, a revocable living trust

Joseph Henry Bishop
Joseph Henry Bishop, as Trustee of The Norma Jean Bishop Living Trust, a revocable living trust

STATE OF FLORIDA
COUNTY OF ~~DADE~~ ST Johns

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Norma Jean Bishop and Joseph Henry Bishop, as Trustees of The Norma Jean Bishop Living Trust, to me well known to be the persons described in and who executed the foregoing Consent and Joinder, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Ponte Vedra, County of ST Johns, State of FLORIDA.
This 31st day of July, 2017.

Harry D. Francis
Notary Public

My Commission Expires: 4/23/2018



Consent and Joinder

COMES NOW, the undersigned as an adjacent owner of the following County Road sought to be vacated to-wit:

LEGAL DESCRIPTION AS PER ATTACHED SCHEDULE "A"

and do hereby join in the petition to vacate same now or hereafter to be filed before the County Commission of St. Johns County, Florida.

Dated this 31st day of July, 2017.

JB-2, LLC, a Florida limited liability company

By: Joseph Henry Bishop Sr.
Name: JOSEPH HENRY BISHOP
Its: MANAGER

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Joseph Henry Bishop as MANAGER of JB-2, LLC, a Florida limited liability company, to me well known to be the person(s) described in and who executed the foregoing Consent and Joinder, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Ponte Vedra, County of St. Johns, State of FLORIDA.
This 31st day of July, 2017.

Harry D. Francis
Notary Public

My Commission Expires: 4/23/2018

