

RESOLUTION NO.2007- 216
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA
VACATING A PORTION OF THE PLAT OF DANCY TRACT

WHEREAS, a petition has been filed by the qualified fee simple land owner to vacate a portion of a certain subdivision plat hereinafter described in accordance with Section 177.101 Florida Statutes; and

WHEREAS, Notice of 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, IN CONSIDERATION OF THE PREMISIES, 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 Dancy Tract as described in 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 to 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.

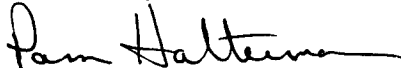
4. That the applicant shall pay all recording costs.

PASSED AND ADOPTED THIS 24 DAY OF July 2007.

BOARD OF COUNTY
COMMISSIONERS OF
ST. JOHNS COUNTY,

By: 
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 7/26/07

EXHIBIT "A"

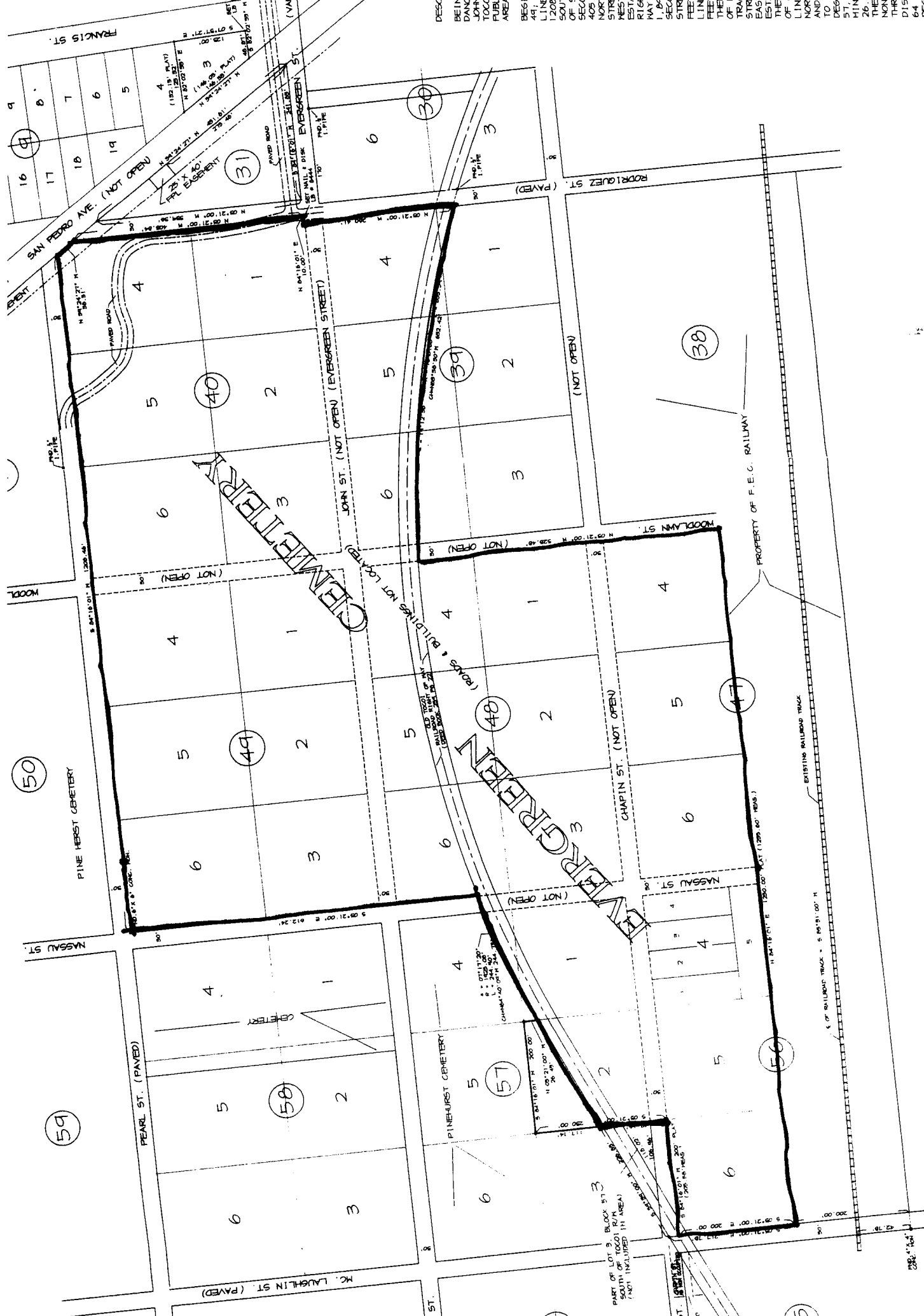
DESCRIPTION FOR VACATION:

BEING ALL OF BLOCKS 40, 48 AND 49 AND PART OF BLOCKS 39, 47, 56 AND 57, DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; ALSO ALL STREET RIGHT OF WAYS AND PART OF OLD TOCOI RAILROAD RIGHT OF WAY, AS RECORDED IN DEED BOOK 259, PAGE 22, PUBLIC RECORDS OF SAID COUNTY, THAT ARE WITHIN THE FOLLOWING DESCRIBED AREA.

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID BLOCK 49; THENCE NORTH 84 DEGREES 16 MINUTES 01 SECOND EAST, ON THE SOUTH LINE OF PEARL STREET, A 30 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED, 1208.46 FEET TO THE NORTHEASTERLY LINE OF SAID DANCY TRACT; THENCE SOUTH 39 DEGREES 24 MINUTES 27 SECONDS EAST, ON THE NORTHEASTERLY LINE OF SAID DANCY TRACT, 38.51 FEET; THENCE SOUTH 05 DEGREES 21 MINUTES 00 SECONDS EAST, ON THE EAST LINE OF BLOCK 40, OF SAID DANCY TRACT, 405.84 FEET; THENCE SOUTH 84 DEGREES 16 MINUTES 01 SECOND WEST, ON THE NORTH LINE OF JOHN STREET; 10.00 FEET TO THE WEST LINE OF RODRIQUEZ STREET, THENCE SOUTH 05 DEGREES 21 MINUTES 00 SECONDS EAST, ON THE WEST LINE OF RODRIQUEZ STREET, A 30 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED, 260.41 FEET TO THE SOUTH LINE OF SAID OLD TOCOI RAILROAD RIGHT OF WAY; THENCE ON SAID SOUTH LINE OF OLD TOCOI RAILROAD RIGHT OF WAY BEING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH RADIUS OF 1,895.08 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 12 MINUTES 38 SECONDS AN ARC DISTANCE OF 635.39 FEET TO THE WEST LINE OF WOODLAWN STREET (CHORD=NORTH 83 DEGREES 58 MINUTES 30 SECONDS WEST-632.42 FEET); THENCE SOUTH 05 DEGREES 21 MINUTES 00 SECONDS EAST, ON THE WEST LINE OF WOODLAWN STREET, A 30 FOOT WIDTH RIGHT OF WAY NOT OPEN, 528.48 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 47, OF SAID DANCY TRACT; THENCE SOUTH 84 DEGREES 16 MINUTES 01 SECOND WEST, ON THE SOUTH LINE OF LOTS 4, 5 AND 6, BLOCK 47 AND LOTS 4, 5 AND 6 BLOCK 56, OF SAID DANCY TRACT, A DISTANCE OF 1,235.60 FEET TO THE EAST LINE OF Mc LAUGHLIN STREET; THENCE NORTH 05 DEGREES 21 MINUTES 00 SECONDS WEST, ON THE EAST LINE OF Mc LAUGHLIN STREET, A 30 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED, 200.00 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 56; THENCE NORTH 84 DEGREES 16 MINUTES 01 SECOND EAST, ON THE SOUTH LINE OF CHAPIN STREET, A 30 FOOT WIDTH RIGHT OF WAY NOT OPEN AND SAID NORTH LINE OF LOT 6, BLOCK 56, OF SAID DANCY TRACT, 205.58 FEET. THENCE NORTH 05 DEGREES 21 MINUTES 00 SECONDS WEST, ACROSS SAID CHAPIN STREET AND ON THE WEST LINE OF LOT 2 BLOCK 57, SAID DANCY TRACT, 112.26 FEET TO THE NORTH LINE OF SAID OLD TOCOI RAILROAD RIGHT OF WAY;

THENCE ON SAID NORTH LINE OF OLD TOCOI RAILROAD RIGHT OF WAY, NORTH 59 DEGREES 39 MINUTES 00 SECONDS EAST 174.23 FEET TO THE POINT OF A CURVE CONCAVE SOUTHWESTERLY WITH RADIUS OF 1,925.08 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 39 MINUTES 49 SECONDS AN ARC DISTANCE OF 291.09 FEET TO THE EAST LINE OF NASSAU STREET (CHORD=NORTH 63 DEGREES 58 MINUTES 55 SECONDS WEST-290.81 FEET); THENCE NORTH 05 DEGREES 21 MINUTES 00 SECONDS WEST, ON THE EAST LINE OF NASSAU STREET, A 30 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED, 612.24 FEET TO THE POINT OF BEGINNING. CONTAINING 28.93 ACRES MORE OR LESS.

LESS AND EXCEPT THE COUNTY'S VESTED INTEREST IN PARTS OF PEARL, RODRIQUEZ, AND EVERGREEN STREETS AS SET FORTH IN RESOLUTION NO. 2007-54, RECORDED IN OFFICIAL RECORDS BOOK 2871, PAGE 1425-1429 AND AS SHOWN ON MAINTENANCE MAP FILED IN COUNTY ROAD PLAT MAP BOOK 2, PAGE 32.



DESIG BEING DANCE TOKO FUBL AREA BEGIN LINE SOUTH OF 57 SECOR 405.2 NORTH STREET ESTABL RYAL MAY I P4E SEOR STREET FEET LINE FEET THENK OF LC TRAC STREET EAST ESTAI THENK OF C LINE NORTH AND TO DEGR ST. HINU 2044 ZONE NOR THRO D1 ST 64 66-68

PART OF LOT 3, BLOCK 573 SOUTH OF TOKO R/M FACTY INCLUDED IN AREA

288.42

