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Public Records of  
St. Johns County, FL  
Clerk # 2010045875,  
O.R. 3355 PG 1652-1655  
09/16/2010 at 03:56 PM,  
REC. \$17.00 SUR. \$18.50

RESOLUTION NO. 2010- 194  
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(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, IN CONSIDERATION OF THE PREMISES,  
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.

*Robert P. Halterman*  
M+R

2. That the following described portion of the plat of Dancy Tract as recorded in Map Book 1, Page 1, 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 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 7<sup>th</sup> DAY OF September 2010.

BOARD OF COUNTY  
COMMISSIONERS  
OF ST. JOHNS COUNTY,

By: [Signature]  
Chairman

ATTEST: Cheryl Strickland, Clerk

By: [Signature]  
Deputy Clerk

RENDITION DATE 09/08/10



**"EXHIBIT A"**

**PLAT VACATION LEGAL DESCRIPTIONS**

A portion of Chapin Street (a 30 foot right-of-way as now established) lying Southerly of Lot 3, Block 57, and Northerly of Lot 6, Block 56, Dancy Tract, as recorded in Map Book 1, Page 1, of the public records of St. Johns County, Florida, together with a portion of the Old Tocol Railroad right-of-way (a 30 foot right-of-way as now established), as described in Deed Book 259, Page 22, of said public records, and together with a portion of said Lot 3, being more particularly described as follows:

Begin at the Northwestern corner of aforementioned Lot 6, said point being the same as the Northwestern corner of aforementioned Block 56; thence North 05°21'00" West, along the Northerly prolongation of the Westerly line of said Lot 6, 17.78 feet to its intersection with the Northwestern line of the aforementioned Old Tocol Railroad right-of-way; thence North 59°39'00" East, along said Northwestern right-of-way line, 226.83 feet to its intersection with the easterly line of aforementioned Lot 3; thence South 05°21'00" East, along said Easterly line of Lot 3 and its Southerly prolongation thereof, 112.27 feet to the Northeasterly corner of said Lot 6; thence South 84°16'01" West, along the Northerly line of Said lot 6, being the same as the Northerly line of aforementioned Block 56, 205.58 feet to the Point of Beginning.

Containing 0.31 acres, more or less, or 13,367 square feet, more or less.

A portion of Lot 1, all of Lots 2 and 3, and a portion of Lots 4, 5, and 6, Block 39, also a portion of Woodlawn Street (a 30 foot right-of-way as now established) and a portion of Chapin Street (a 30 foot right-of-way as now established), Dancy Tract, as recorded in Map Book 1, Page 1, of the public records of St. Johns County, Florida, and being more particularly described as follows: Begin at the Northwestern corner of Lot 6, Block 38 of said Dancy Tract; thence South 05°21'00" East, along the Easterly right-of-way line of said Woodlawn Street, being the Westerly line of said Block 38, 300.00 feet to its intersection with the North right-of-way line of the Florida East Coast Railway (a 100 foot right-of-way at this point); thence along last said North right-of-way line, South 84°16'01" West, 30.00 feet to its intersection with the Westerly right-of-way line of said Woodlawn Street; thence North 05°21'00" West, along the Westerly right-of-way line of said Woodlawn Street, 628.47 feet to its intersection with the Southerly line of the Old Tocol Railroad right-of-way as described in Deed Book 259, Page 22 of said public records; thence Southeasterly, along said Southerly right-of-way line, being the arc of a curve, concave Southerly and having a radius of 1895.08 feet, through a central angle of 19°12'36" an arc distance of 635.38 feet to its intersection with the Westerly right-of-way line of Rodriguez Street (a 30 foot right-of-way as now established), said curve being subtended by a chord bearing and distance of South 83°58'31" East, 632.41 feet; thence South 05°21'00" East, along last said Westerly right-of-way line, 199.60 feet to its intersection with the Southerly right-of-way line of said Chapin Street; thence South 84°16'01" West, along last said right-of-way line being the same as the North line of said Block 38, 590.00 feet to the Point of Beginning.

Containing 4.22 acres, more or less.

THE ST. AUGUSTINE RECORD

GREEN & KUPPERMAN INC
200 1ST ST STE B
NEPTUNE BEACH FL 32266

Ref.#: L3184-10
P.O.#: PTDANCYTCT

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared ULINDA E. VERSTRAATE

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a MISC NOTICE

In the matter of NOTICE PLAT VACATION - PART OF DANCY TRACT

was published in said newspaper on 08/27/2010, 08/30/2010

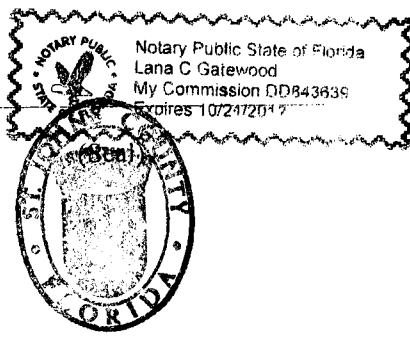
RECEIVED
SEP 01 2010

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this 30th day of August 2010

by Ulinda E Verstraate who is personally known to me
or who has produced as identification

HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 13th DAY OF September 20 10
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners



BY: L. W. King D.C.

COPY ( ) MENT

PLAT VACATION

NOTICE IS HEREBY
GIVEN THAT ST.
Augustine Cemetery
Association, Inc., 505
North Rodriguez Street,
St. Augustine, FL 32084,
and Buster Roberson, 17
Rolling Avenue, St.
Augustine, 32084, intends
to petition the Board of
County Commissioners
for St. Johns County,
Florida to vacate (a
portion of the) Plat
known as the Dancy
Tract, as recorded in
Map Book 1, Page 1.
Inclusive of the public
records of St. Johns
County, Florida, or par-
ticularly described as
follows:

A portion of Chapin Street
(a 30 foot right-of-way
as now established)
lying Southerly of Lot 3,
Block 57, and Northerly
of Lot 6, Block 56, Dancy
Tract, as recorded in
Map Book 1, Page 1, of
the public records of St.
Johns County, Florida,
together with a portion
of the Old Tocol Rail-
road right-of-way (a 30
foot right-of-way as now
established), as
described in Deed Book
259, Page 22, of said
public records; and
together with a portion
of said Lot 3, being
more particularly
described as follows:

Begin at the Northwest-
erly corner of aforemen-
tioned Lot 4; said point
being the same as the
Northwesterly corner of
aforementioned Block
56; thence North
05°21'00" West, along the
Northerly prolongation
of the Westerly line of
said Lot 6, 17.78 feet to
its intersection with the
Northwesterly line of
the aforementioned Old
Tocol Railroad
right-of-way; thence
North 59°39'00" East,
along said Northwest-
erly right-of-way line,
226.83 feet to its inter-
section with the east-
erly line of aforemen-
tioned Lot 3; thence
South 05°21'00" East,
along said Easterly line
of Lot 3 and its South-
erly prolongation
thereof, 112.27 feet to the
Northeasterly corner of
said Lot 6; thence South
84°16'01" West, along the

Northerly line of said Lot
6, being the same as the
Northerly line of afore-
mentioned Block 56,
205.58 feet to the Point
of Beginning.

Containing 0.31 acres,
more or less, or 13,367
square feet, more or
less.

A portion of Lot 1, all of
Lots 2 and 3, and a por-
tion of Lots 4, 5, and 6,
Block 39, also a portion
of Woodlawn Street (a
30 foot right-of-way as
now established) and a
portion of Chapin Street
(a 30 foot right-of-way
as now established),
Dancy Tract, as
recorded in Map Book 1,
Page 1, of the public
records of St. Johns
County, Florida, and
being more particularly
described as follows:

Begin at the Northwest-
erly corner of Lot 6,
Block 38 of said Dancy
Tract; thence South
05°21'00" East, along the
Easterly line of Woodlawn
Street, being the West-
erly line of said Block
38, 300.00 feet to its
intersection with the
North right-of-way line
of the Florida East
Coast Railway (a 100
foot right-of-way at this
point); thence along last
said North right-of-way
line, South 84°16'01"
West, 30.00 feet to its
intersection with the

Westerly right-of-way
line of said Woodlawn
Street; thence North
05°21'00" West, along the
Westerly right-of-way
line of said Woodlawn
Street, 628.47 feet to its
intersection with the
Southerly line of the Old
Tocol Railroad
right-of-way as
described in Deed Book
259, Page 22 of said pub-
lic records; thence
Southeasterly, along
said Southerly
right-of-way line, being
the arc of a curve, con-
cave Southerly and hav-
ing a radius of 1895.08
feet, through a central
angle of 19°12'36" an arc
distance of 635.38 feet to
its intersection with the
Westerly right-of-way
line of Rodriguez Street
(a 30 foot right-of-way
as now established),
said curve being sub-
tended by a chord bear-

ing and distance of
South 83°58'31" East,
632.41 feet; thence South
05°21'00" East, along last
said Westerly right-of-
way line, 199.60 feet to
its intersection with the
Southerly right-of-way
line of said Chapin
Street; thence South
84°16'01" West, along
last said right-of-way
line being the same as
the North line of said
Block 38, 590.00 feet to
the Point of Beginning.

Containing 4.22 acres,
more or less.
L3184-10 Aug 27, 30, 2010