

RESOLUTION NO. 2020- 393

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS CRESTVIEW DRIVE AND ACCEPTING GRANT OF TEMPORARY EASEMENT FROM SONOCO COMPANY, LLC OVER VACATED RIGHT-OF-WAY.**

**RECITALS**

**WHEREAS**, a petition has been filed by qualified land owners to vacate a portion of the roadway right-of-way hereinafter 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; and

**WHEREAS**, SONOC Company, LLC, the qualified land owner, has presented to St. Johns County a Grant of Temporary Easement, attached hereto as Exhibit B and incorporated herein, to allow the County to continue to maintain certain improvements located within the right-of-way to be vacated until such improvements are reconfigured and relocated outside of the easement area; and

**WHEREAS**, it is in the best interest of the County to accept the easement for the health, safety, and welfare of the public.

**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. That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published.
4. That the Grant of Temporary Easement, in substantially the same form and format as attached hereto as Exhibit B is accepted by the Board of County Commissioners.
5. That the petitioner pays all recording costs.

Dated this 20th day of October, 2020.

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

By:   
JEB S. SMITH, Chair

**ATTEST:** Brandon J. Patty, Clerk of the Circuit Court & Comptroller

By:   
Deputy Clerk

**RENDITION DATE** 10/21/20



SCHEDULE A

**MAP SHOWING SKETCH & DESCRIPTION LYING IN  
SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA  
FOR: THE PARC GROUP**

**DESCRIPTION:**

**SCHEDULE A**

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PART OF CRESTVIEW DRIVE (A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON TOWN CENTER ROADS PHASE III, A PLAT RECORDED IN MAP BOOK 74, PAGES 62 THROUGH 67 OF THE PUBLIC RECORDS OF SAID COUNTY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

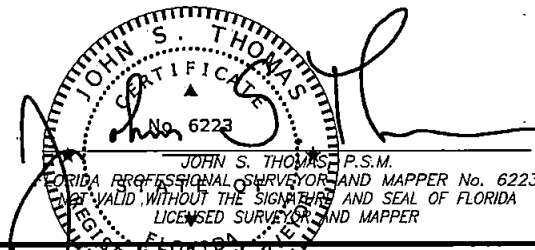
FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHWESTERLY CORNER OF TRACT "A", AS SHOWN ON LAKESIDE AT TOWN CENTER PHASE 3, A PLAT RECORDED IN MAP BOOK 75, PAGES 3 THROUGH 7 OF SAID PUBLIC RECORDS; THENCE DUE SOUTH, ALONG THE WESTERLY LINE OF SAID TRACT "A", ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4172, PAGE 445 OF AFORESAID PUBLIC RECORDS, A DISTANCE OF 55.69 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CRESTVIEW DRIVE; THENCE DUE WEST, ALONG SAID SOUTHERLY AND NORTHERLY LINES, A DISTANCE OF 27.26 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 0.71 FEET, THROUGH A CENTRAL ANGLE OF 00°23'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°11'33" EAST, 0.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE DUE SOUTH, A DISTANCE OF 74.83 FEET TO THE POINT OF CUSP OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF AFORESAID CRESTVIEW DRIVE; THENCE NORTHWESTERLY, WESTERLY, AND NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING THREE COURSES: COURSE 1: NORTHWESTERLY AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 35.36 FEET; COURSE 2: DUE WEST, A DISTANCE OF 10.00 FEET; COURSE 3: DUE NORTH, A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID CRESTVIEW DRIVE, SAID POINT ALSO BEING ON THE AFORESAID SOUTHERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 4172, PAGE 445; THENCE DUE EAST, ALONG SAID NORTHERLY AND SOUTHERLY LINES, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,884 SQUARE FEET OR 0.043 ACRES, MORE OR LESS.

LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
ORB	OFFICIAL RECORDS BOOK
RE ID.	REAL ESTATE IDENTIFICATION
SQ. FT.	SQUARE FEET

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH & DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT "A", BEING DUE SOUTH, AS PER PLAT OF LAKESIDE AT TOWN CENTER PHASE 3, RECORDED IN PLAT BOOK 75, PAGES 3 THROUGH 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
4. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED RIGHT OF WAY VACATION AS SPECIFIED BY THE CLIENT.
5. IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.



**GHIOTTO & ASSOCIATES, INC.**

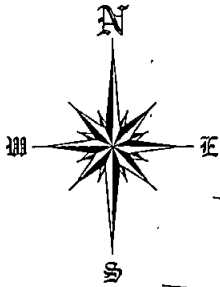
NATIONALLY CERTIFIED SURVEYORS & MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB 6508  
 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 (904) 886-7174 FAX  
 www.GHIOTTO.com



JOB No.: 20-039  
 FILE No.: A-217  
 REFERENCE: N/A  
 PARTY CHIEF: N/A  
 FIELD BOOK: N/A  
 DRAWN BY: A. PULLER  
 CHECKED BY: T. HODGE  
 PLOT DATE: 5/7/2020 8:48:13 AM  
 CAD FILE: P:\20\20-039 CRESTVIEW DRIVE ROUTE SURVEY AT NOC FOR C & W\DWG\20-039 CRESTVIEW AT PARK LANE S&D.DWG

SKETCH OF DESCRIPTION



0 30 60  
 ( IN FEET )  
 1 INCH = 60 FEET

MULTI-USE PATH 3  
 NOCATEE/NORTH/SOUTH TRAIL  
 ORB 4172, PAGE 445  
 RE ID. 0680500006

PARCEL A  
 1,884 SQ. FT.

SONOC COMPANY, LLC  
 ORB 1462, PAGE 711  
 RE ID. 0680500000

Line Table		
Line #	Direction	Length
L1	DUE SOUTH	55.69'
L2	DUE WEST	27.26'
L3	DUE SOUTH	74.83'
L4	DUE WEST	10.00'
L5	DUE NORTH	50.00'
L6	DUE EAST	35.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	0.17'	0°23'07"	S00°11'33"E	0.17'
C2	25.00'	39.27'	90°00'00"	N45°00'00"W	35.36'

**P.O.C.**  
 NORTHWESTERLY CORNER OF TRACT "A"

TRACT "A"  
 (NEIGHBORHOOD PARK) (PUBLIC ACCESS EASEMENT)  
 LAKESIDE AT TOWN CENTER PHASE 3  
 MAP BOOK 75, PAGES 3-7  
 RE ID. 0680550008

NORTHERLY  
 RIGHT OF WAY LINE

**PARK LAKE DRIVE**  
 (50' RIGHT OF WAY)  
 (LAKESIDE AT TOWN CENTER PHASE 3  
 MAP BOOK 75, PAGES 3-7)

**P.O.B.**

**CRESTVIEW DRIVE**  
 (VARIABLE WIDTH RIGHT OF WAY)  
 (TOWN CENTER ROADS PHASE III  
 MAP BOOK 74, PAGES 62-67)

154

153

152

151

LAKESIDE AT TOWN  
 MAP BOOK 75

CENTER PHASE 3  
 PAGES 3-7

130

131

132

**TAVERNIER DRIVE**  
 (50' RIGHT OF WAY)  
 (LAKESIDE AT TOWN CENTER PHASE 3  
 MAP BOOK 75, PAGES 3-7)

129

128

127

126

JOB No.: 20-039  
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 REFERENCE: N/A  
 PARTY CHIEF: N/A  
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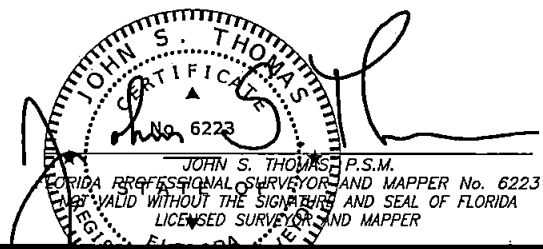
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SAID PARCEL CONTAINS 2,364 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.

LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
ORB	OFFICIAL RECORDS BOOK
RE ID.	REAL ESTATE IDENTIFICATION
SQ. FT.	SQUARE FEET

**NOTES:**

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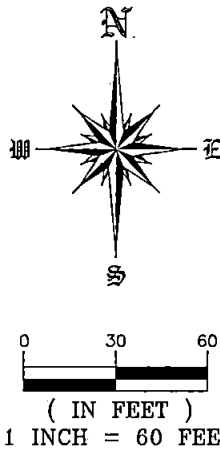
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 REFERENCE: N/A  
 PARTY CHIEF: N/A  
 FIELD BOOK: N/A  
 DRAWN BY: A. PULLER  
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 PLOT DATE: 5/7/2020 8:49:50 AM  
 CAD FILE: P:\20\20-039 CRESTVIEW DRIVE ROUTE SURVEY AT  
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 S&D.DWG



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SKETCH OF DESCRIPTION

**P.O.C.**  
NORTHWESTERLY CORNER OF TRACT "A"



MULTI-USE PATH 3  
NOCATEE/NORTH/SOUTH TRAIL  
ORB 4172, PAGE 445  
RE ID. 0680500006

TRACT "A"  
(NEIGHBORHOOD PARK) (PUBLIC ACCESS EASEMENT)  
LAKESIDE AT TOWN CENTER PHASE 3  
MAP BOOK 75, PAGES 3-7  
RE ID. 0680550008

**PARK LAKE DRIVE**  
(50' RIGHT OF WAY)  
(LAKESIDE AT TOWN CENTER PHASE 3  
MAP BOOK 75, PAGES 3-7

Line Table		
Line #	Direction	Length
L1	DUE SOUTH	55.69'
L2	DUE WEST	62.26'
L3	DUE SOUTH	50.00'
L4	DUE EAST	10.00'
L5	DUE SOUTH	210.00'
L6	DUE WEST	10.00'
L7	DUE SOUTH	50.00'
L8	DUE EAST	10.00'
L9	DUE SOUTH	28.88'
L10	DUE WEST	10.00'
L11	DUE NORTH	50.00'
L12	DUE EAST	21.48'

SONOC COMPANY, LLC  
ORB 1462, PAGE 711  
RE ID. 0680500000

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	S45°00'00"E	35.36'
C2	25.00'	39.27'	90°00'00"	S45°00'00"W	35.36'
C3	25.00'	39.27'	90°00'00"	S45°00'00"E	35.36'
C4	2053.00'	183.54'	5°07'26"	S02°33'43"W	183.54'
C5	2053.00'	101.91'	2°50'39"	S06°32'46"W	101.90'
C6	25.00'	42.75'	97°58'05"	N41°00'58"W	37.73'
C7	25.00'	37.03'	84°52'34"	N47°33'43"E	33.74'

**CRESTVIEW DRIVE**  
(VARIABLE WIDTH RIGHT OF WAY)  
(TOWN CENTER ROADS PHASE III  
MAP BOOK 74, PAGES 62-67)

**TAVERNIER DRIVE**  
(50' RIGHT OF WAY)  
(LAKESIDE AT TOWN CENTER PHASE 3  
MAP BOOK 75, PAGES 3-7

**TREASURE HARBOR DRIVE**  
(50' RIGHT OF WAY)  
(LAKESIDE AT TOWN CENTER PHASE 3  
MAP BOOK 75, PAGES 3-7

**PARCEL B**  
2,364 SQ. FT.

**P.O.B.**

JOB No.: 20-039  
FILE No.: A-218  
REFERENCE: N/A  
PARTY CHIEF: N/A  
FIELD BOOK: N/A  
DRAWN BY: A. PULLER  
CHECKED BY: T. HODGE  
PLOT DATE: 5/7/2020 8:50:31 AM  
CAD FILE: P:\20\20-039 CRESTVIEW DRIVE ROUTE SURVEY AT  
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(904) 886-0071  
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THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634  
AD# 0003310196-01  
PO# 0003310196

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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 NOTICE OF HEARING in the matter of CRESTVIEW ROW VACTION was published in said newspaper on 09/29/2020.

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

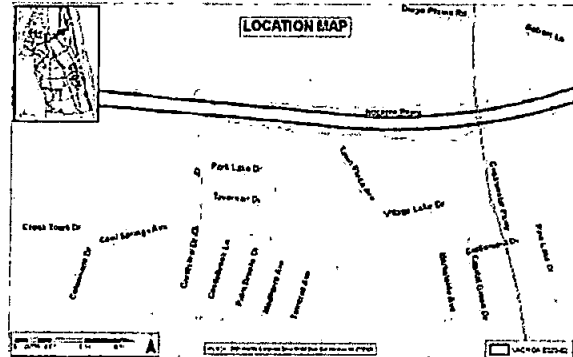
NOTICE OF PUBLIC HEARING ON  
VACATION OF CERTAIN STREETS, ALLEYWAYS, EASEMENTS OR ROADS  
(existing stub-outs along Crestview Drive in Nocatee)

Take notice that the Board of County Commissioners of St. Johns County, Florida, upon petition of qualified land owners, will hold a public hearing on **October 20, 2020 at 9:00 a.m.** in the County Auditorium of the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider and determine whether it will vacate the existing stub-outs along Crestview Drive in Nocatee, described as follows:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PART OF CRESTVIEW DRIVE (A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON TOWN CENTER ROAD PHASE II, A PLAN RECORDED IN MAP BOOK 74 PAGES 62 THROUGH 67 OF THE PUBLIC RECORDS OF SAID COUNTY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHWESTLY CORNER OF TRACT 'A', AS SHOWN ON LAYOUT AT TOWN CENTER ROAD PHASE II, A PLAN RECORDED IN MAP BOOK 74, PAGES 3 THROUGH 7 OF SAID PUBLIC RECORDS; THENCE S60°E01'11" ALONG THE WESTERLY LINE OF SAID TRACT 'A', ALSO BEING THE EASTDAY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK #172, PAGE 445 OF APPLICABLE PUBLIC RECORDS, A DISTANCE OF 23.69 FEET TO THE SOUTHERLY LINE OF SAID LANDS AND THE NORTHERLY BOUNDARY OF SAID LINE OF APPLICABLE CRESTVIEW DRIVE, THENCE S60°E01'11" ALONG SAID SOUTHERLY AND NORTHERLY LINES, A DISTANCE OF 27.21 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE, COMMENCING SAID NORTHERLY RIGHT OF WAY LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 0.71 FEET, THROUGH A CENTRAL ANGLE OF 0°22'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°11'31" EAST, 6.17 FEET TO THE POINT OF BACKSIGHT OF SAID CURVE, THENCE S60°E01'11" ALONG SAID SOUTHERLY AND NORTHERLY LINES, A DISTANCE OF 27.21 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING ON THE WESTERLY PORT OF SAID LINE OF APPLICABLE CRESTVIEW DRIVE, THENCE NORTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING THREE COURSES: COURSE 1, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 19.27 FEET, THROUGH A CENTRAL ANGLE OF 3°07'00", AND A CHORD BEARING AND DISTANCE OF NORTH 43°00'00" WEST, 33.36 FEET; COURSE 2, DUE WEST, A DISTANCE OF 10.00 FEET; COURSE 3, DUE NORTH, A DISTANCE OF 34.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID CRESTVIEW DRIVE, SAID POINT ALSO BEING ON THE APPLICABLE SOUTHERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK #172, PAGE 442, THENCE DUE EAST, ALONG SAID NORTHERLY AND SOUTHERLY LINES, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,804 SQUARE FEET OR 0.041 ACRES, MORE OR LESS



All parties having any interest in said matter will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is published pursuant to the provisions of Section 336.10 Florida Statutes.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, Room #17, St. Augustine, FL 32084. For hearing-impaired individuals: Florida Relay Service: 1-800-935-8770, no later than 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
BRANDON J. PATTY, ITS CLERK  
By: Yvonne King, Deputy Clerk

0003310196 September 29, 2020

Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this      day of SEP 29 2020

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M. Reese  
(Signature of Notary Public)

