

RESOLUTION NO. 2023/2024-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, VACATING CERTAIN PLATTED LANDS WITHIN UNINCORPORATED CLAY COUNTY AND SHOWN ON THE PLATS OF FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY RECORDED IN PLAT BOOK 2, PAGES 26-29, 32, 33, AND 35-37, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

Recitals

WHEREAS, pursuant to Section 177.101, Florida Statutes, a petition (the Petition) has been filed with the Board of County Commissioners (the Board) of Clay County, Florida, on behalf of Jax-Palatka Farms, LLC; Cathedral Oak, LLC; Parcel 61 Ventures, LLC; and Reinhold Corporation, to vacate certain below described platted lands within unincorporated Clay County and shown on the plats of Florida Farms and Industries Company's Property, recorded in Plat Book 2, pages 27-29, 32, 33, and 35-37, public records of Clay County, Florida (the Subject Platted Lands); and,

WHEREAS, by the adoption of Resolution No. 2023/2024-68, and pursuant to Section 177.101, Florida Statutes, and the County's Plat Vacation Procedures, the Board scheduled a public hearing (the Public Hearing) on Tuesday, August 13, 2024, at 5:00 p.m., or as soon thereafter as could be heard, in the Board's meeting room on the Fourth Floor of the County Administration Building located at 477 Houston Street, Green Cove Springs, Florida, to consider the adoption of a resolution vacating the Subject Platted Lands pursuant to Section 177.101, Florida Statutes; and,

WHEREAS, notice of the Public Hearing was duly published as required under Section 177.101, Florida Statutes, and the County's Plat Vacation Procedures, and the Public Hearing was held as provided in the notice; and,

WHEREAS, the Subject Platted Lands are more particularly described as follows:

LANDS NORTH OF STATE ROAD 16

PARCEL "A"

LESS AND EXCEPT FROM ALL OF THE FOLLOWING DESCRIBED LANDS:

Any Portion Lying within the "Town of Penney Farms" and any Portion Lying within the Limits of "Cathedral Oak Parkway Phase 3" as per the plat thereof recorded in Plat Book 71 on Pages 1 thru 19 of the public records of Clay County, Florida and any Portion Lying in a Public, Maintained Road.

PART 1

Those Certain Tracts of Land being a Portion of "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Tract being situated in Sections 32, 33 and 34, Township 5 South, Range 25 East, and in Sections 3, 4, 5, 8, 9 and 10, Township 6 South, Range 25 East and described as follows:

BLOCK 1, Lots 5 through 8, inclusive.

BLOCK 2, Lots 1 through 10, inclusive.

LESS AND EXCEPT: Those lands conveyed in Official Records Book 1 on Page 674 of said public records to the State of Florida for Right of Way of former State Road 218 now County Road 218.

BLOCK 3, Lots 1 through 8, inclusive.

BLOCK 4, Lots 1 through 12, inclusive.

BLOCK 5, Lots 1 through 4, inclusive.

BLOCK 6, Lots 1 through 3, inclusive.

BLOCK 7, Lots 1 through 12, inclusive.

LESS AND EXCEPT: Those lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

BLOCK 8, Lots 1 through 8, inclusive.

LESS AND EXCEPT: Those lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

BLOCK 9, Lots 1 through 12, inclusive.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

BLOCK 10, Lots 5 through 8, inclusive.

BLOCK 13, Lots 3 through 6, inclusive.

BLOCK 14, Lots 3 through 9, inclusive.

BLOCK 15, Lots 1 and 2.

BLOCK 16, Lots 1 through 4, inclusive.

BLOCK 17: All.

BLOCK 18: All.

BLOCK 21, Lots 9 through 14, inclusive.

TOGETHER WITH: That portion of those certain Unnumbered Lands lying southerly of and immediately adjacent to said Lot 14 and North of Green Cove Springs Road. as shown on said plat.

LESS AND EXCEPT FROM SAID LOT 14 AND SAID UNNUMBERED LOT: Those lands conveyed to James Morrissey and Jeanette Case Morrissey as recorded in Official Records Book 251 on Page 211 of said public records.

BLOCK 22, Lots 5 through 8, inclusive.

LESS AND EXCEPT: Any Portion of Those lands conveyed to Claude D. Kelley and Frances S. Kelley as described in Official Records Book 357 on Page 178; Official Records Book 395 on Page 571; Official Records Book 442 on Page 614; Official Records Book 442 on Page 615; Official Records Book 495 on Page 35 and Official Records Book 549 on Page 190 of said public records, that may lie within said Lot 5.

BLOCK 24, All of that Portion Lying North of the Town Limits of Penny Farms as described in Laws of Florida 1974; Chapter 74-575.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

BLOCK 25, Lots 1 through 3, inclusive, and Lots 5 through 12, inclusive.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

BLOCK 26, All of that Portion Lying North of the Town Limits of Penny Farms as described in Laws of Florida 1974; Chapter 74-575.

BLOCK 27, Lots 3 through 8, inclusive.

LESS AND EXCEPT: Those lands as conveyed to B. A. Franklin and Katherine E. Franklin described in Deed Book 37 on Page 260 of said public records.

PART 2

Those Certain 60' Wide, Non Public and Un-Dedicated Lands being noted as Avenues and Roads on "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Non Public and Un-Dedicated Lands being described as follows:

All or Any Portion of "Donnelly Road", Non Public and Un-Dedicated Lands as shown on said Plat, That May Lie Within Sections 32, 33 and 34, Township 5 South, Range 25 East.

All of "Tebo Road", Non Public and Un-Dedicated Lands as shown on said Plat; Lying in Sections 32, 33 and 34, Township 5 South, Range 25 East.

LESS AND EXCEPT: That portion lying within the lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

All of "Borden Road", Non Public and Un-Dedicated Lands as shown on said Plat.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

That portion of "Bermuda Road", Non Public and Un-Dedicated Lands Lying between Block 15 and Block 16 as shown on said Plat.

All of "Farmside Road", Non Public and Un-Dedicated Lands as shown on said Plat.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

LESS AND EXCEPT: That portion Lying South of Block 19, South of Block 20 and That Portion in common with Ohio Avenue.

The Avenue (Mellontown), Non Public and Un-Dedicated Lands as shown on said Plat; Lying Between Blocks 4, 5, 6, 7, 14, 15, 16 and 17, and between Lots 9 through 15, Block 26 and Lots 2 through 8, Block 27 as shown on said Plat.

LESS AND EXCEPT: Those lands conveyed to B. A. Franklin and Katherine E. Franklin as described in Deed Book 37 on Page 260, of said public records.

All of "Conway Avenue," Non Public and Un-Dedicated Lands as shown on said Plat .

LESS AND EXCEPT: That portion lying within the lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

All of "Railroad Avenue", lying between Blocks 2, 3, 8, 9, 12, 13, 18 and 19, as shown on said Plat.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

LESS AND EXCEPT: That portion lying within the lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

That Portion of "Ohio Avenue" Non Public and Un-Dedicated Lands as shown on said Plat, Lying between Blocks 1 and 2 and Lying between Blocks 9 and 10.

That "Un-Named", Non Public and Un-Dedicated Lands as shown on said Plat, lying between Block 21 and 22.

LESS AND EXCEPT: The South 1846.26 feet of that "Un-Named", Non Public and Un-Dedicated Lands as shown on said Plat, Lying between Block 21 and Block 22.

PART 3

Those Certain Tracts of Land being a Portion of "Section 3 of Plat "A" of Florida Farms and Industries Company's Property" in Clay County, Florida, as per the plat thereof recorded in Plat Book 2 on Page 29, of the Public Records of Clay County, Florida; Said Tracts being situated in Sections 10 and 11, Township 6 South, Range 25 East and described as follows:

BLOCK 21, Lots 1, 16 and 17, Together with Those Lands Lying North of and Adjacent to said Lots 1, 16 and 17 shown as FF & I Railroad on said Plat.

LESS AND EXCEPT FROM LOT 16:

Those lands conveyed to James Morrissey and Jeanette Case Morrissey as recorded in Official Records Book 251 on Page 211 of said public records.

Those lands conveyed to Penney Farms Cemetery Association as recorded in Official Records Book 945 on Page 350 of said public records.

Those lands conveyed to Penney Retirement Community, Inc. in Official Records Book 945 on Page 351, of said public records.

BLOCK 76, Lot 16.

PART 4

All of "Lyman Avenue", being that Certain 60' Wide, Non Public and Un-Dedicated Lands Lying Between Lot 1 of Block 21 and Lot 16 of Block 76 as shown on "Section 3 of Plat "A" of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 29 of the Public Records of Clay County, Florida.

DESCRIPTION: PARCEL "B"

Lands Lying within the following Re-Subdivisions and/or Re-Plats that were recorded Subsequent to "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Lands being described as follows:

ENTIRE PLAT OF: Lands shown on "Florida Farms & Industries Co.'s Property Plat showing Re-Subdivision of all of Block 9 of Plat "A" recorded in Plat Book 2, Page 27, Clay County, Florida, as per the plat thereof recorded in Plat Book 2, Page 32, of the Public Records of Clay County, Florida: Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

LESS AND EXCEPT: Those lands conveyed in Official Records Book 1 on Page 674 of said public records to the State of Florida for Right of Way of former State Road 218 now County Road 218.

ENTIRE PLAT OF: Lands shown on "Florida Farms and Industries Co. Plat Showing Resubdivision of Lots 3,5,6,7,8 and 9, of Block 25 and a Portion of Long Branch Farm North of Long Branch and West of the F.F. & I. RR." as per the plat thereof recorded in Plat Book 2, Page 35, of the Public Records of Clay County, Florida. Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

LESS AND EXCEPT: Those lands conveyed in Official Records Book 1 on Page 674 of said public records to the State of Florida for Right of Way of former State Road 218 now County Road 218.

ENTIRE PLAT OF: Lands shown on "Florida Farms and Industries Company Plat Showing Resubdivision" as per the plat thereof recorded in Plat Book 2, Page 36, of the Public Records of Clay County, Florida: Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

LESS AND EXCEPT: That Portion Lying South of the North Town Limits of Penny Farms as described in Laws of Florida 1974; Chapter 74-575.

LANDS SOUTH OF STATE ROAD 16

PARCEL "A"

LESS AND EXCEPT FROM ALL OF THE FOLLOWING DESCRIBED LANDS:

Any Portion Lying within the "Town of Penney Farms" and Any Portion Lying in a Public, Maintained Road.

PART 1

Those Certain Tracts of Land being a Portion of "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Tracts being situated in Sections 17 and 20, Township 6 South, Range 25 East and described as follows:

BLOCK 28, Lots 1 through 5, inclusive.

AND: That Portion of the Florida Farms and Industries Company Railroad Right of Way; Lying North of and Adjacent to said Lot 5, Block 28 as shown on said Plat

BLOCK 29: Lots 1 through 10, inclusive.

BLOCK 30: Lots 5 through 9, inclusive

BLOCK 38: Lots 9 through 16, inclusive

BLOCK 39: Lots 1 through 18, inclusive.

BLOCK 40: Lots 1 through 6, inclusive.

PART 1-A

Those Certain Non Public, Un-Dedicated Lands being Un-Designated or Noted as Avenues and Roads on "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Non Public, Un-Dedicated or Un-Designated Lands being described as follows:

That Portion of "Avenue" (also known as Mellontown or South Kentucky Ave), Non Public and Un-Dedicated Lands Lying South of the Northerly Line of Florida Farms and Industries Company Railroad and Lying Between Blocks 28 and 29, and between Blocks 39 and 40, as shown on said Plat.

LESS AND EXCEPT: That Portion of The East 1/2 of said "Avenue" Extending South from the Northerly Line of Florida Farms and Industries Company Railroad to a Westerly Prolongation of the North Line of Lot 9 of Block 29 as shown on said Plat.

All of "Cleveland Avenue", Non Public and Un-Dedicated Lands as shown on said Plat.

All of "Adams Road", Non Public and Un-Dedicated Lands as shown on said Plat.

PART 2

Those Certain Tracts of Land being a Portion of "The Florida Farms and Industries Companies Subdivision of Sec. 18; E1/2 of Sec.19; T6S, R25; And That Part of Sec. 13, T6S, R24E; Lying East of Black Creek, In Clay County, Florida" as per plat thereof recorded in Plat Book 2 on Page 28 of the Public Records of said County; Said Tracts being described as follows:

BLOCK 28: All (Lots 9 through 14).

BLOCK 40: All (Lots 7 through 13).

BLOCK 41: All (Lots 1 through 7).

LESS AND EXCEPT: That Portion of Lot 1 – Block 41, Lying within the Boundaries of "Greens Creek Mitigation Bank, Phase 1", described in Official Records Book 3369 on Page 1342 of said public records.

BLOCK 42: All (Lots 1 through 12).

BLOCK 43: Lots 1 through 5, inclusive, That Portion of Lot 6, Lying South of State Road 16.

AND: That Portion of the "Florida Farms Industries Company's Railroad Right of Way"; Lying Within said Blocks 28, 42 and 43 In Sec. 18, T6S, R25E. as shown on said Plat.

LESS AND EXCEPT: Those lands described in Deed Book 91 on Page 19 of said public records as conveyed to the Florida State Road Department as Right of Way of State Road 16.

PART 2-A

Those Certain Non Public, Un-Dedicated Lands being Un-Designated or Noted as Avenues and Roads on "The Florida Farms and Industries Companies Subdivision of Sec. 18; E1/2 of Sec.19; T6S, R25; And That Part of Sec. 13, T6S, R24E; Lying East of Black Creek, In Clay County, Florida" as per plat thereof recorded in Plat Book 2 on Page 28 of the Public Records of said County; Said Non Public, Un-Dedicated or Un-Designated Lands being described as follows:

All of "McDuffie Avenue, Non Public and Un-Dedicated Lands as shown on said Plat.

All of "Prospect Avenue", Non Public and Un-Dedicated Lands as shown on said Plat.

All of "Adams Road", Non Public and Un-Dedicated Lands as shown on said Plat.

That Certain "Undesignated, Non Public and Un-Dedicated Land Lying South of Lot 1 of Block 43 and South of Lot 12 of Block 42 In Sec. 18, T6S, R25E. as shown on said Plat.

PART 3

Those Certain Tracts of Land being a Portion of "Section 3 of Plat "A" of Florida Farms and Industries Company's Property in Clay County, Florida, as per the plat thereof recorded in Plat Book 2 on Page 29, of the public records of Clay County, Florida, said Tracts being situated in being in Sections 15, 16, 21, 22 and 27, Township 6 South, Range 25 East and described as follows:

BLOCK 30: Lots 1, 2, 3, 4 and 10.

BLOCK 31: Lots 1 through 10.

LESS AND EXCEPT: That portion of Lot 4 and Lot 10 in Block 30 and That portion of Lot 4, Lot 5, Lot 9 and Lot 10 of Block 31; Lying within the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) and as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County.

BLOCK 32: Lots 2 through 13, inclusive and That Certain Un-Named and Un-Numbered Land; Lying Northerly of and Adjacent to Lots 6 and 7 of Block 32; Said Land Bounded on the East by a Northerly prolongation of the East Line of Block 32, on the North by the Southerly Line of Florida Farms and Industries Company Railroad and on the West by a Northerly Prolongation of the West Line of Lot 6.

AND: That Portion of the "Florida Farms Industries Company's Railroad Right of Way"; Lying North of That Certain Un-Named and Un-Numbered Land; Lying Northerly of and Adjacent to Lots 6 and 7 of Block 32; Said Portion Bounded on

the East by a Northerly prolongation of the East Line of Block 32, on the North by the Northerly Line of said Florida Farms and Industries Company Railroad and on the West by a Northerly Prolongation of the West Line of Lot 6.

LESS AND EXCEPT: Those Portions of Lot 13 of Block 32 as described in Official Records Book 672 on Page 19 and in Official Records Book 1046 on Page 460 of said public records as conveyed to Jerry W. Smith and Joyce R. Smith.

BLOCK 33: Lots 1 through 4 and Lots 13 through 16.

BLOCK 34: Lots 11 and 12.

BLOCK 35: Lots 1 through 16, inclusive.

LESS AND EXCEPT: That Portion of said Block 35 lying in Sec. 22, T6S, R25E, as conveyed in Deed Book 37 on Page 478 of said public records for "A 50 foot Right of Way for County Road" known as Saunders Road.

BLOCK 36: Lots 5, 6, 11 and 12.

BLOCK 37: Lots 5, 6, 9, 10, 11 and 12.

BLOCK 38: Lots 5, 6, 7 and 8.

BLOCK 56: Lot 8, Lot 9 and That Portion of the NE 1/4 of NW 1/4 and the NE 1/4 of Sec. 27, T6S, R25E, Lying North of Greens Creek; Being Un-Named and Un-Numbered Lands as shown on said Plat.

LESS AND EXCEPT: That Portion of said Block 56 lying in Sec. 27, T6S, R25E, as conveyed in Deed Book 37 on Page 478 of said public records for "A 50 foot Right of Way for County Road" known as Saunders Road.

BLOCK 57: Lot 9, Lot 10 and That Portion of the NE 1/4 of Sec. 27, T6S, R25E; Lying North of Greens Creek; Being Un-Named and Un-Numbered Lands as shown on said Plat.

BLOCK 68: Lots 11 through 20, inclusive

PART 3-A

Those Certain Non Public, Un-Dedicated Lands being Un-Designated or Noted as Avenues and Roads on "Section 3 of Plat "A" of Florida Farms and Industries Company's Property in Clay County, Florida", as per the plat thereof recorded in Plat Book 2 on Page 29, of the public records of Clay County, Florida; Said Non Public, Un-Dedicated or Un-Designated Lands being described as follows:

That Portion of "Dunlap Avenue", Non Public and Un-Dedicated Lands as shown on said Plat; Lying South of Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) and as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County.

That Portion of "Young Avenue", Non Public and Un-Dedicated Lands; Lying South of an Easterly prolongation of the North Line of Lot 10 - Block 31 and North of the South line of Block 37 as shown on said Plat.

LESS AND EXCEPT: That Portion of "Young Avenue", Non Public and Un-Dedicated Lands Lying Between Lot 10- Block 36 and Lands Designated US in Block 37 and That Portion common to "Adams Road", Non Public and Un-Dedicated shown on said Plat.

All of "Ohio Avenue", Non Public and Un-Dedicated Lands, Lying Between Blocks 32 and 33; Blocks 35 and 36 and Adjacent to Block 56.

That Portion of "Pierce Avenue", Non Public and Un-Dedicated Lands: Lying Between Blocks 33 and 34; Blocks 33 and 68; Blocks 35 and 68 and Blocks 56 and 57.

Those Portions of "Adams Road", Non Public and Un-Dedicated Lands: Lying Between Blocks 30 and 38; South of and adjacent to Lot 8 of Block 31; Between Blocks 33 and 35 and Between Blocks 34 and 68 as shown on said Plat.

All of "Bennett Road", Non Public and Un-Dedicated Lands as shown on said Plat.

DESCRIPTION: PARCEL "B"

Lands Lying within the following Re-Subdivision and/or Re-Plat that was recorded Subsequent to "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Lands being described as follows:

ENTIRE PLAT OF: Lands Shown on "Florida Farms and Industries Company's Subdivision Plat Showing Re-Subdivision" as per Plat thereof Recorded in Plat Book 2 on Page 37 of the Public Records of said County; Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

AND:

Lands Lying within the following Re-Subdivision and/or Re-Plat that was recorded Subsequent to "The Florida Farms and Industries Company's Subdivision of Sec. 18: The E 1/2 Sec. 19, T6S, R25E; That Part of Sec. 13, T6S, R24E; Lying East of Black Creek, In Clay County, Florida" as per plat thereof recorded in Plat Book 2 on Page 28 of the Public Records of Clay County, Florida.

ENTIRE PLAT OF: Lands shown on "The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 33 of the Public Records of said County. Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

LESS AND EXCEPT: Those Portions of said Plat as shown Lying in Sec.17, T6S, R25E; The same as being within the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575.

ALSO LESS AND EXCEPT: Those Lands described in Deed Book 91 on Page 19 and Those Lands described in Official Records Book 62 on Page 575 of said public records as conveyed to the State of Florida for Right of Way of State Road 16.

Be It Resolved by the Board of County Commissioners of Clay County:

Section 1. The Recitals set forth hereinabove are adopted as the findings of the Board, and said findings provide the authority and justification for the adoption of this Resolution.

Section 2. On behalf of the County and pursuant to its authority under Section 177.101, Florida Statutes, and the County's Plat Vacation Procedures, the Board hereby vacates the Subject Platted Lands as hereinabove described.

Section 3. This Resolution shall take effect immediately upon its adoption, but shall not be deemed effective unless and until the Petitioners shall have caused to be recorded in the public records of the County proof of the publication of the notice of the Public Hearing, a certified copy of this Resolution, and proof of the publication of a notice in the *Clay Today* within thirty days following the adoption hereof in the form attached hereto as Appendix A.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this 13th day of August, 2024.

BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA

By: _____
Jim Renninger
Its Chairman

ATTEST:

Tara Green
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Appendix A
[Form of Notice of Adoption of Resolution Vacating Platted Lands]

*To be advertised **Thursday, August 29, 2024**
in the *Clay Today*:*

NOTICE OF ADOPTION OF RESOLUTION VACATING PLATTED LANDS

The Board of County Commissioners (the Board) of Clay County, Florida, has received a petition (the Petition) filed pursuant to Section 177.101, Florida Statutes, on behalf of Jax-Palatka Farms, LLC; Cathedral Oak, LLC; Parcel 61 Ventures, LLC; and Reinhold Corporation, to vacate certain platted lands hereinafter described. In accordance with the Petition, the Board held a public hearing on Tuesday, August 13, 2024, and thereafter adopted a resolution pursuant to Section 177.101, Florida Statutes, and the County's Plat Vacation Procedures, vacating said platted lands. The platted lands being vacated are more particularly described as follows:

LANDS NORTH OF STATE ROAD 16

PARCEL "A"

LESS AND EXCEPT FROM ALL OF THE FOLLOWING DESCRIBED LANDS:

Any Portion Lying within the "Town of Penney Farms" and any Portion Lying within the Limits of "Cathedral Oak Parkway Phase 3" as per the plat thereof recorded in Plat Book 71 on Pages 1 thru 19 of the public records of Clay County, Florida and any Portion Lying in a Public, Maintained Road.

PART 1

Those Certain Tracts of Land being a Portion of "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Tract being situated in Sections 32, 33 and 34, Township 5 South, Range 25 East, and in Sections 3, 4, 5, 8, 9 and 10, Township 6 South, Range 25 East and described as follows:

BLOCK 1, Lots 5 through 8, inclusive.

BLOCK 2, Lots 1 through 10, inclusive.

LESS AND EXCEPT: Those lands conveyed in Official Records Book 1 on Page 674 of said public records to the State of Florida for Right of Way of former State Road 218 now County Road 218.

BLOCK 3, Lots 1 through 8, inclusive.

BLOCK 4, Lots 1 through 12, inclusive.

BLOCK 5, Lots 1 through 4, inclusive.

BLOCK 6, Lots 1 through 3, inclusive.

BLOCK 7, Lots 1 through 12, inclusive.

LESS AND EXCEPT: Those lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

BLOCK 8, Lots 1 through 8, inclusive.

LESS AND EXCEPT: Those lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

BLOCK 9, Lots 1 through 12, inclusive.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

BLOCK 10, Lots 5 through 8, inclusive.

BLOCK 13, Lots 3 through 6, inclusive.

BLOCK 14, Lots 3 through 9, inclusive.

BLOCK 15, Lots 1 and 2.

BLOCK 16, Lots 1 through 4, inclusive.

BLOCK 17: All.

BLOCK 18: All.

BLOCK 21, Lots 9 through 14, inclusive.

TOGETHER WITH: That portion of those certain Unnumbered Lands lying southerly of and immediately adjacent to said Lot 14 and North of Green Cove Springs Road. as shown on said plat.

LESS AND EXCEPT FROM SAID LOT 14 AND SAID UNNUMBERED LOT: Those lands conveyed to James Morrissey and Jeanette Case Morrissey as recorded in Official Records Book 251 on Page 211 of said public records.

BLOCK 22, Lots 5 through 8, inclusive.

LESS AND EXCEPT: Any Portion of Those lands conveyed to Claude D. Kelley and Frances S. Kelley as described in Official Records Book 357 on Page 178; Official Records Book 395 on Page 571; Official Records Book 442 on Page 614; Official Records Book 442 on Page 615; Official Records Book 495 on Page 35 and Official Records Book 549 on Page 190 of said public records, that may lie within said Lot 5.

BLOCK 24, All of that Portion Lying North of the Town Limits of Penny Farms as described in Laws of Florida 1974; Chapter 74-575.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

BLOCK 25, Lots 1 through 3, inclusive, and Lots 5 through 12, inclusive.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

BLOCK 26, All of that Portion Lying North of the Town Limits of Penny Farms as described in Laws of Florida 1974; Chapter 74-575.

BLOCK 27, Lots 3 through 8, inclusive.

LESS AND EXCEPT: Those lands as conveyed to B. A. Franklin and Katherine E. Franklin described in Deed Book 37 on Page 260 of said public records.

PART 2

Those Certain 60' Wide, Non Public and Un-Dedicated Lands being noted as Avenues and Roads on "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Non Public and Un-Dedicated Lands being described as follows:

All or Any Portion of "Donnelly Road", Non Public and Un-Dedicated Lands as shown on said Plat, That May Lie Within Sections 32, 33 and 34, Township 5 South, Range 25 East.

All of "Tebo Road", Non Public and Un-Dedicated Lands as shown on said Plat; Lying in Sections 32, 33 and 34, Township 5 South, Range 25 East.

LESS AND EXCEPT: That portion lying within the lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

All of "Borden Road", Non Public and Un-Dedicated Lands as shown on said Plat.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

That portion of "Bermuda Road", Non Public and Un-Dedicated Lands Lying between Block 15 and Block 16 as shown on said Plat.

All of "Farmside Road", Non Public and Un-Dedicated Lands as shown on said Plat.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

LESS AND EXCEPT: That portion Lying South of Block 19, South of Block 20 and That Portion in common with Ohio Avenue.

The Avenue (Mellontown), Non Public and Un-Dedicated Lands as shown on said Plat; Lying Between Blocks 4, 5, 6, 7, 14, 15, 16 and 17, and between Lots 9 through 15, Block 26 and Lots 2 through 8, Block 27 as shown on said Plat.

LESS AND EXCEPT: Those lands conveyed to B. A. Franklin and Katherine E. Franklin as described in Deed Book 37 on Page 260, of said public records.

All of "Conway Avenue," Non Public and Un-Dedicated Lands as shown on said Plat .

LESS AND EXCEPT: That portion lying within the lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

All of "Railroad Avenue", lying between Blocks 2, 3, 8, 9, 12, 13, 18 and 19, as shown on said Plat.

LESS AND EXCEPT: Those lands described in Official Records Book 1 on Page 674 of said public records as conveyed to the State of Florida for Right of Way of former State Road 218 now County Road 218.

LESS AND EXCEPT: That portion lying within the lands described in Official Records Book 2905 on Page 547 of said public records as conveyed to the School District of Clay County, Florida.

That Portion of "Ohio Avenue" Non Public and Un-Dedicated Lands as shown on said Plat, Lying between Blocks 1 and 2 and Lying between Blocks 9 and 10.

That "Un-Named", Non Public and Un-Dedicated Lands as shown on said Plat, lying between Block 21 and 22.

LESS AND EXCEPT: The South 1846.26 feet of that "Un-Named", Non Public and Un-Dedicated Lands as shown on said Plat, Lying between Block 21 and Block 22.

PART 3

Those Certain Tracts of Land being a Portion of "Section 3 of Plat "A" of Florida Farms and Industries Company's Property" in Clay County, Florida,

as per the plat thereof recorded in Plat Book 2 on Page 29, of the Public Records of Clay County, Florida; Said Tracts being situated in Sections 10 and 11, Township 6 South, Range 25 East and described as follows:

BLOCK 21, Lots 1, 16 and 17, Together with Those Lands Lying North of and Adjacent to said Lots 1, 16 and 17 shown as FF & I Railroad on said Plat.

LESS AND EXCEPT FROM LOT 16:

Those lands conveyed to James Morrissey and Jeanette Case Morrissey as recorded in Official Records Book 251 on Page 211 of said public records.

Those lands conveyed to Penney Farms Cemetery Association as recorded in Official Records Book 945 on Page 350 of said public records.

Those lands conveyed to Penney Retirement Community, Inc. in Official Records Book 945 on Page 351, of said public records.

BLOCK 76, Lot 16.

PART 4

All of "Lyman Avenue", being that Certain 60' Wide, Non Public and Un-Dedicated Lands Lying Between Lot 1 of Block 21 and Lot 16 of Block 76 as shown on "Section 3 of Plat "A" of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 29 of the Public Records of Clay County, Florida.

DESCRIPTION: PARCEL "B"

Lands Lying within the following Re-Subdivisions and/or Re-Plats that were recorded Subsequent to "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Lands being described as follows:

ENTIRE PLAT OF: Lands shown on "Florida Farms & Industries Co.'s Property Plat showing Re-Subdivision of all of Block 9 of Plat "A" recorded in Plat Book 2, Page 27, Clay County, Florida, as per the plat thereof recorded in Plat Book 2, Page 32, of the Public Records of Clay County, Florida: Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

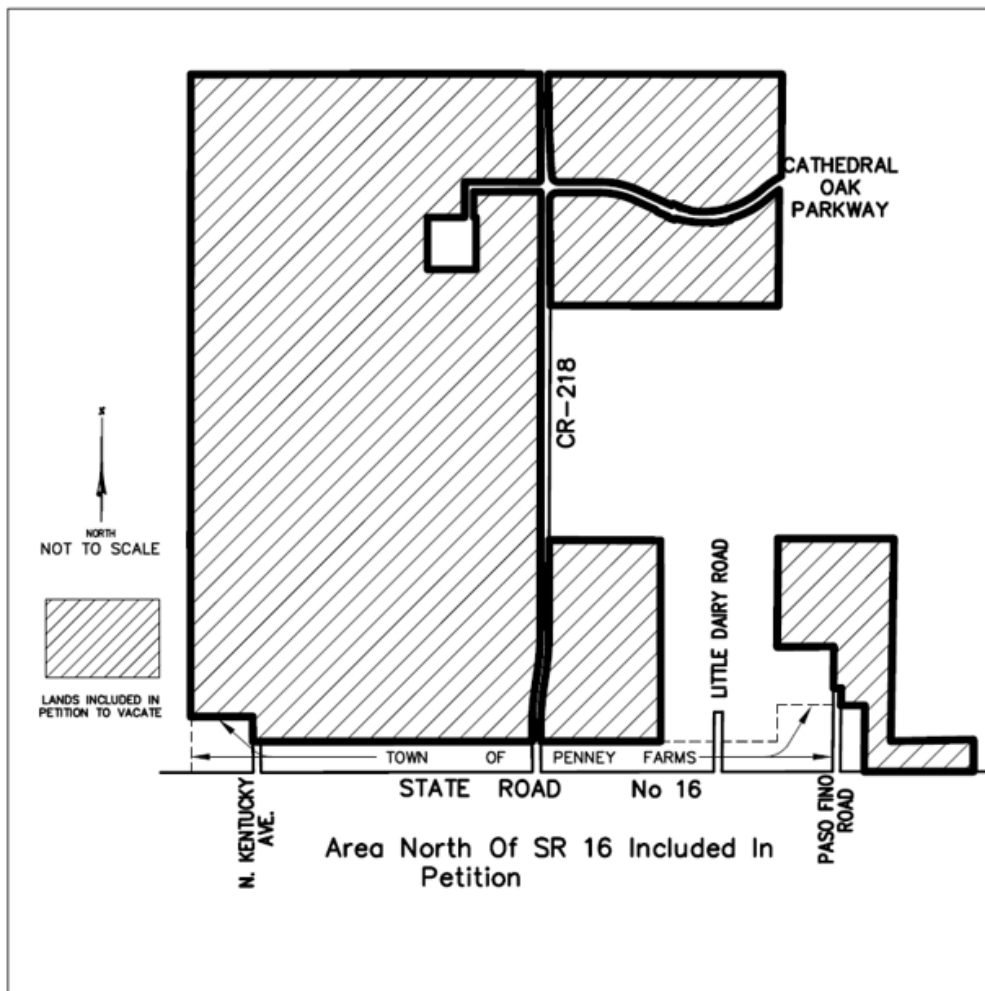
LESS AND EXCEPT: Those lands conveyed in Official Records Book 1 on Page 674 of said public records to the State of Florida for Right of Way of former State Road 218 now County Road 218.

ENTIRE PLAT OF: Lands shown on "Florida Farms and Industries Co. Plat Showing Resubdivision of Lots 3,5,6,7,8 and 9, of Block 25 and a Portion of Long Branch Farm North of Long Branch and West of the F.F. & I. RR." as per the plat thereof recorded in Plat Book 2, Page 35, of the Public Records of Clay County, Florida. Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

LESS AND EXCEPT: Those lands conveyed in Official Records Book 1 on Page 674 of said public records to the State of Florida for Right of Way of former State Road 218 now County Road 218.

ENTIRE PLAT OF: Lands shown on "Florida Farms and Industries Company Plat Showing Resubdivision" as per the plat thereof recorded in Plat Book 2, Page 36, of the Public Records of Clay County, Florida: Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

LESS AND EXCEPT: That Portion Lying South of the North Town Limits of Penny Farms as described in Laws of Florida 1974; Chapter 74-575.



LANDS SOUTH OF STATE ROAD 16

PARCEL "A"

LESS AND EXCEPT FROM ALL OF THE FOLLOWING DESCRIBED LANDS:

Any Portion Lying within the "Town of Penney Farms" and Any Portion Lying in a Public, Maintained Road.

PART 1

Those Certain Tracts of Land being a Portion of "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Tracts being situated in Sections 17 and 20, Township 6 South, Range 25 East and described as follows:

BLOCK 28, Lots 1 through 5, inclusive.

AND: That Portion of the Florida Farms and Industries Company Railroad Right of Way; Lying North of and Adjacent to said Lot 5, Block 28 as shown on said Plat

BLOCK 29: Lots 1 through 10, inclusive.

BLOCK 30: Lots 5 through 9, inclusive

BLOCK 38: Lots 9 through 16, inclusive

BLOCK 39: Lots 1 through 18, inclusive.

BLOCK 40: Lots 1 through 6, inclusive.

PART 1-A

Those Certain Non Public, Un-Dedicated Lands being Un-Designated or Noted as Avenues and Roads on "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Non Public, Un-Dedicated or Un-Designated Lands being described as follows:

That Portion of "Avenue" (also known as Mellontown or South Kentucky Ave), Non Public and Un-Dedicated Lands Lying South of the Northerly Line of Florida Farms and Industries Company Railroad and Lying Between Blocks 28 and 29, and between Blocks 39 and 40, as shown on said Plat.

LESS AND EXCEPT: That Portion of The East 1/2 of said "Avenue" Extending South from the Northerly Line of Florida Farms and Industries

Company Railroad to a Westerly Prolongation of the North Line of Lot 9 of Block 29 as shown on said Plat.

All of "Cleveland Avenue", Non Public and Un-Dedicated Lands as shown on said Plat.

All of "Adams Road", Non Public and Un-Dedicated Lands as shown on said Plat.

PART 2

Those Certain Tracts of Land being a Portion of "The Florida Farms and Industries Companies Subdivision of Sec. 18; E1/2 of Sec.19; T6S, R25; And That Part of Sec. 13, T6S, R24E; Lying East of Black Creek, In Clay County, Florida" as per plat thereof recorded in Plat Book 2 on Page 28 of the Public Records of said County; Said Tracts being described as follows:

BLOCK 28: All (Lots 9 through 14).

BLOCK 40: All (Lots 7 through 13).

BLOCK 41: All (Lots 1 through 7).

LESS AND EXCEPT: That Portion of Lot 1 – Block 41, Lying within the Boundaries of "Greens Creek Mitigation Bank, Phase 1", described in Official Records Book 3369 on Page 1342 of said public records.

BLOCK 42: All (Lots 1 through 12).

BLOCK 43: Lots 1 through 5, inclusive, That Portion of Lot 6, Lying South of State Road 16.

AND: That Portion of the "Florida Farms Industries Company's Railroad Right of Way"; Lying Within said Blocks 28, 42 and 43 In Sec. 18, T6S, R25E. as shown on said Plat.

LESS AND EXCEPT: Those lands described in Deed Book 91 on Page 19 of said public records as conveyed to the Florida State Road Department as Right of Way of State Road 16.

PART 2-A

Those Certain Non Public, Un-Dedicated Lands being Un-Designated or Noted as Avenues and Roads on "The Florida Farms and Industries Companies Subdivision of Sec. 18; E1/2 of Sec.19; T6S, R25; And That Part of Sec. 13, T6S, R24E; Lying East of Black Creek, In Clay County, Florida" as per plat thereof recorded in Plat Book 2 on Page 28 of the Public Records of said County; Said Non Public, Un-Dedicated or Un-Designated Lands being described as follows:

All of "McDuffie Avenue, Non Public and Un-Dedicated Lands as shown on said Plat.

All of "Prospect Avenue", Non Public and Un-Dedicated Lands as shown on said Plat.

All of "Adams Road", Non Public and Un-Dedicated Lands as shown on said Plat.

That Certain "Undesignated, Non Public and Un-Dedicated Land Lying South of Lot 1 of Block 43 and South of Lot 12 of Block 42 In Sec. 18, T6S, R25E. as shown on said Plat.

PART 3

Those Certain Tracts of Land being a Portion of "Section 3 of Plat "A" of Florida Farms and Industries Company's Property in Clay County, Florida, as per the plat thereof recorded in Plat Book 2 on Page 29, of the public records of Clay County, Florida, said Tracts being situated in being in Sections 15, 16, 21, 22 and 27, Township 6 South, Range 25 East and described as follows:

BLOCK 30: Lots 1, 2, 3, 4 and 10.

BLOCK 31: Lots 1 through 10.

LESS AND EXCEPT: That portion of Lot 4 and Lot 10 in Block 30 and That portion of Lot 4, Lot 5, Lot 9 and Lot 10 of Block 31; Lying within the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) and as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County.

BLOCK 32: Lots 2 through 13, inclusive and That Certain Un-Named and Un-Numbered Land; Lying Northerly of and Adjacent to Lots 6 and 7 of Block 32; Said Land Bounded on the East by a Northerly prolongation of the East Line of Block 32, on the North by the Southerly Line of Florida Farms and Industries Company Railroad and on the West by a Northerly Prolongation of the West Line of Lot 6.

AND: That Portion of the "Florida Farms Industries Company's Railroad Right of Way"; Lying North of That Certain Un-Named and Un-Numbered Land; Lying Northerly of and Adjacent to Lots 6 and 7 of Block 32; Said Portion Bounded on the East by a Northerly prolongation of the East Line of Block 32, on the North by the Northerly Line of said Florida Farms and Industries Company Railroad and on the West by a Northerly Prolongation of the West Line of Lot 6.

LESS AND EXCEPT: Those Portions of Lot 13 of Block 32 as described in Official Records Book 672 on Page 19 and in Official Records Book 1046 on Page 460 of said public records as conveyed to Jerry W. Smith and Joyce R. Smith.

BLOCK 33: Lots 1 through 4 and Lots 13 through 16.

BLOCK 34: Lots 11 and 12.

BLOCK 35: Lots 1 through 16, inclusive.

LESS AND EXCEPT: That Portion of said Block 35 lying in Sec. 22, T6S, R25E, as conveyed in Deed Book 37 on Page 478 of said public records for " A 50 foot Right of Way for County Road" known as Saunders Road.

BLOCK 36: Lots 5, 6, 11 and 12.

BLOCK 37: Lots 5, 6, 9, 10, 11 and 12.

BLOCK 38: Lots 5, 6, 7 and 8.

BLOCK 56: Lot 8, Lot 9 and That Portion of the NE 1/4 of NW 1/4 and the NE 1/4 of Sec. 27, T6S, R25E, Lying North of Greens Creek; Being Un-Named and Un-Numbered Lands as shown on said Plat.

LESS AND EXCEPT: That Portion of said Block 56 lying in Sec. 27, T6S, R25E, as conveyed in Deed Book 37 on Page 478 of said public records for " A 50 foot Right of Way for County Road" known as Saunders Road.

BLOCK 57: Lot 9, Lot 10 and That Portion of the NE 1/4 of Sec. 27, T6S, R25E; Lying North of Greens Creek; Being Un-Named and Un-Numbered Lands as shown on said Plat.

BLOCK 68: Lots 11 through 20, inclusive

PART 3-A

Those Certain Non Public, Un-Dedicated Lands being Un-Designated or Noted as Avenues and Roads on "Section 3 of Plat "A" of Florida Farms and Industries Company's Property in Clay County, Florida", as per the plat thereof recorded in Plat Book 2 on Page 29, of the public records of Clay County, Florida; Said Non Public, Un-Dedicated or Un-Designated Lands being described as follows:

That Portion of "Dunlap Avenue", Non Public and Un-Dedicated Lands as shown on said Plat; Lying South of Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) and as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County.

That Portion of "Young Avenue", Non Public and Un-Dedicated Lands; Lying South of an Easterly prolongation of the North Line of Lot 10 - Block 31 and North of the South line of Block 37 as shown on said Plat.

LESS AND EXCEPT: That Portion of "Young Avenue", Non Public and Un-Dedicated Lands Lying Between Lot 10- Block 36 and Lands Designated US in Block 37 and That Portion common to "Adams Road", Non Public and Un-Dedicated shown on said Plat.

All of "Ohio Avenue", Non Public and Un-Dedicated Lands, Lying Between Blocks 32 and 33; Blocks 35 and 36 and Adjacent to Block 56.

That Portion of "Pierce Avenue", Non Public and Un-Dedicated Lands: Lying Between Blocks 33 and 34; Blocks 33 and 68: Blocks 35 and 68 and Blocks 56 and 57.

Those Portions of "Adams Road", Non Public and Un-Dedicated Lands: Lying Between Blocks 30 and 38; South of and adjacent to Lot 8 of Block 31; Between Blocks 33 and 35 and Between Blocks 34 and 68 as shown on said Plat.

All of "Bennett Road", Non Public and Un-Dedicated Lands as shown on said Plat.

DESCRIPTION: PARCEL "B"

Lands Lying within the following Re-Subdivision and/or Re-Plat that was recorded Subsequent to "Plat A of The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 27 of the Public Records of Clay County, Florida; Said Lands being described as follows:

ENTIRE PLAT OF: Lands Shown on "Florida Farms and Industries Company's Subdivision Plat Showing Re-Subdivision" as per Plat thereof Recorded in Plat Book 2 on Page 37 of the Public Records of said County; Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

AND:

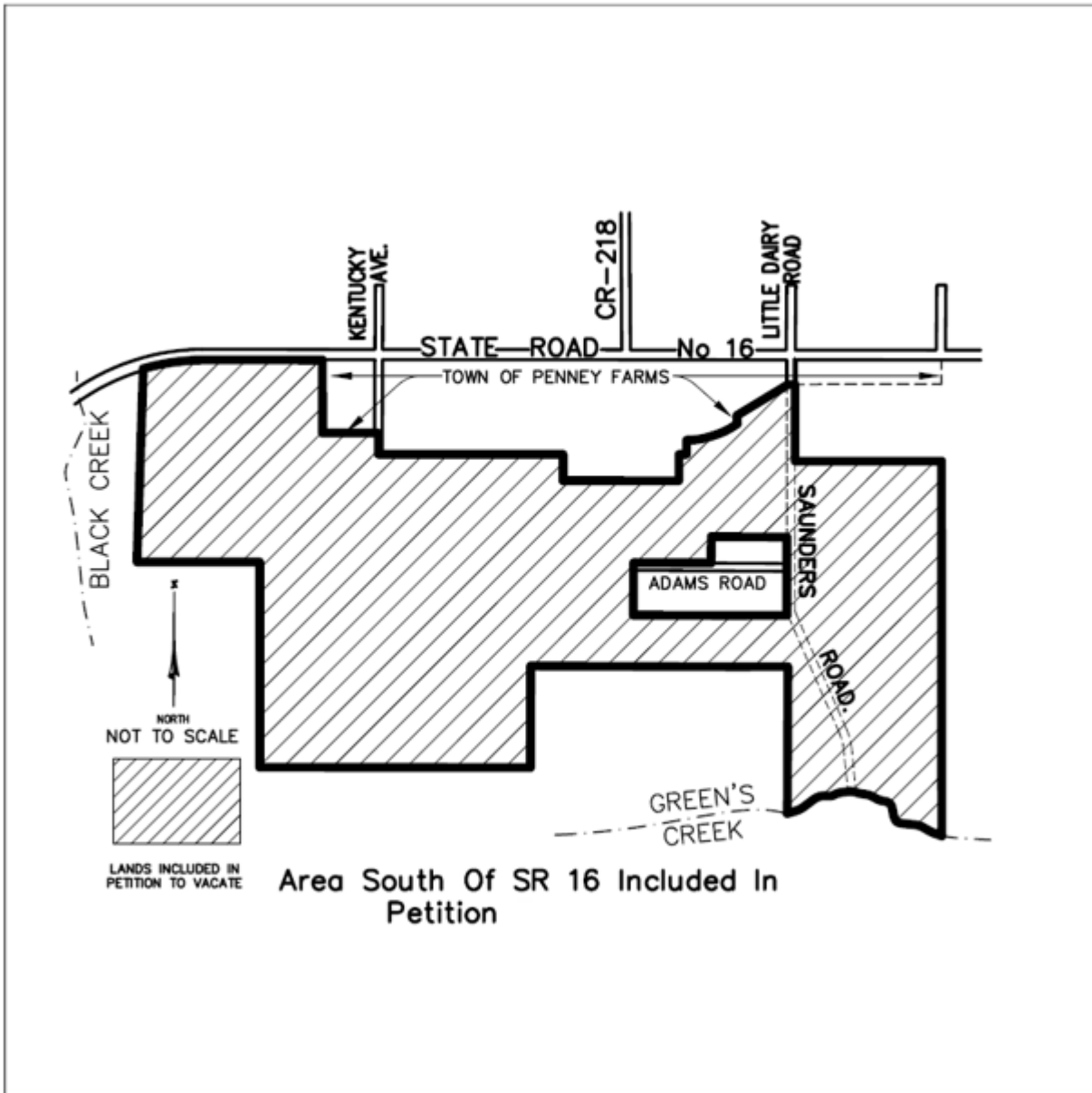
Lands Lying within the following Re-Subdivision and/or Re-Plat that was recorded Subsequent to "The Florida Farms and Industries Company's Subdivision of Sec. 18: The E 1/2 Sec. 19, T6S, R25E; That Part of Sec. 13, T6S, R24E; Lying East of Black Creek, In Clay County, Florida" as per plat thereof recorded in Plat Book 2 on Page 28 of the Public Records of Clay County, Florida.

ENTIRE PLAT OF: Lands shown on "The Florida Farms and Industries Company's Property" as per plat thereof recorded in Plat Book 2 on Page 33 of the Public Records of said County. Inclusive of Any and All, Non Public and Un-Dedicated Lands Lying within said Plat.

LESS AND EXCEPT: Those Portions of said Plat as shown Lying in Sec.17, T6S, R25E; The same as being within the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575.

ALSO LESS AND EXCEPT: Those Lands described in Deed Book 91 on Page 19 and Those Lands described in Official Records Book 62 on Page

575 of said public records as conveyed to the State of Florida for Right of Way of State Road 16.



Board of County Commissioners
Clay County, Florida

-----END-----

Special Instructions to Publisher:

THIS NOTICE MUST BE PUBLISHED WITHIN 30 DAYS AFTER ADOPTION OF THE RESOLUTION REFERRED TO IN THE NOTICE.

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