

FILE 200547262 OR BOOK 01374 PGS 0202-0206 RECORDED 12/14/2005 14:22:23 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

RESOLUTION NO. 2005- 174

A RESOLUTION CLOSING, VACATING, AND ABANDONING OF THOSE CERTAIN RIGHTS OF WAY OR THE RENOUNCING AND DISCLAIMING OF ANY RIGHT OR INTEREST OF SAID NASSAU COUNTY, FLORIDA, AND THE PUBLIC IN SAID RIGHTS OF WAY OR ALLEYS.

WHEREAS, upon the petition of the Town of Callahan, a public hearing was held at 7:00 PM on the 28th day of November, 2005, at the Commission Chambers at the Nassau County Governmental Complex, located at 96135 Nassau Place, Yulee, Florida, pursuant to a notice duly published as provided by law for consideration by the Board of County Commissioners to close, vacate, and abandon the roadways or alleyways hereinafter described and to renounce and disclaim the right of the public and the county in and to said roadways and alleyways described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

WHEREAS, no one appeared at said public hearing regarding said petition, and

WHEREAS, this Board finds that said roadways or alleyways lie wholly without the corporate limits of any municipality and that this Board is authorized to close said roadways or alleyways by the authority stated in Section 336.09, Florida Statutes; and

WHEREAS, this Board has determined that it is in the best interest of Nassau County and the public that said roadways or alleyways be closed, vacated and abandoned and that the interest of Nassau County and the public be renounced and disclaimed therein.

NOW, THEREFORE, BE IT RESOLVED this 28th day of November, 2005, by the Board of County Commissioners of Nassau County, Florida, in a meeting duly assembled that said roadways or alleyways as

2005-174

\*Return to Joyce Bradley

hereby closed, vacated, and abandoned to the extent as if said roadways or alleyways had never been delineated on said plat.

BE IT FURTHER RESOLVED that the right and interest of Nassau County and the public in said roadways above described be, and the same are hereby renounced and disclaimed, and any easement heretofore owned, held, claimed or used by or on behalf of the public therein is hereby abrogated.

BE IT FURTHER RESOLVED that the Clerk of this Board shall cause to be published, within thirty (30) days after the adoption of this Resolution, in one issue of the Nassau County Record, a notice of the adoption of this Resolution closing, vacating, and abandoning all of those certain roadways or alleyways as hereinbefore described in the preamble hereto, and the renouncing and disclaiming of any right or interest of the county and the public in said roadways or alleyways.

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Nassau County, Florida did on the 28th day of November, 2005 adopt a Resolution Closing, vacating, and abandoning those certain roadways or alleyways, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

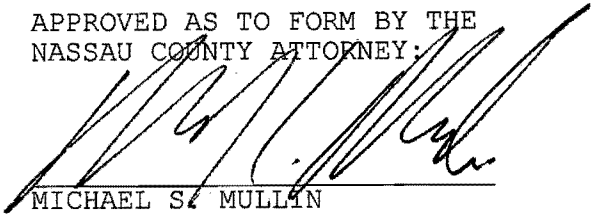
BY:

  
~~ANSLEY-N--ACREE~~ TOM BRANAN  
ITS: ~~CHAIRMAN~~ VICE CHAIRMAN

ATTEST:

  
JOHN A. CRAWFORD  
EX-OFFICIO CLERK

APPROVED AS TO FORM BY THE  
NASSAU COUNTY ATTORNEY:

A handwritten signature in black ink, appearing to read "Michael S. Mullin", is written over a horizontal line.

MICHAEL S. MULLIN

PARCEL 9:

A portion Section 29 and of the Seymour Pickett Grant, Section 49, all in Township 2 North, Range 25 East, Nassau County, Florida, being more particularly described as follows: COMMENCING at the intersection of the Northerly line of said Section 49, with the Easterly right of way line of U.S. Highway No. 1 and/or Dixie Highway (a 150 foot right of way as established by the Florida Department of Transportation Right of Way Map Section 7403(202)203; thence South 16°45'00" East, along said Easterly right of way line, 30.95 feet to its intersection with the Southerly right of way line of Fifth Avenue (as now established); thence North 59°00'00" East, along said Southerly right of way line, 218.93 feet for a POINT OF BEGINNING; thence continue North 59°00'00" East, along said Southerly right of way line, 31.47 feet; thence South 48°35'33" East, along the Southwesterly line of those certain lands recorded in Deed Book 175, Page 392 of the Public Records of said County and along the Northeasterly right of way line of Clemmons Road (a County maintained 30 foot easement for ingress, egress and utilities), 622.39 feet; thence South 63°52'47" West, 35.57 feet to the Southeasterly corner of those lands recorded in Official Records Book 686, Page 150 of said Public Records; thence North 47°56'09" West, along the Southwesterly right of way line of said Clemmons Road and along the Northeasterly line of said last mentioned land, 250.11 feet to the Northeasterly corner of said last mentioned lands; thence North 48°35'33" West, continuing along said Southwesterly right of way line and along the Northeasterly line of those certain lands recorded in Official Records Book 834, Page 464 (Parcel 3) of said Public Records, 368.21 feet to the POINT OF BEGINNING.

Containing 0.4359 acres, more or less.

PARCEL 10:

A portion of that certain 30 foot roadway as shown on the map of Pickett's Subdivision, as recorded in Plat Book "O", Page 29 of the Public Records of Nassau County, Florida, lying between the West line of Lots 1, 2 and 21, said Pickett's Subdivision and the Westerly line of Section 29, Township 2 North, Range 25 East, said Nassau County, Florida and being more particularly described as follows: COMMENCING at the intersection of the Northerly line of Section 49, with the Easterly right of way line of U.S. Highway No. 1 and/or Dixie Highway (a 150 foot right of way as established by the Florida Department of Transportation Right of Way Map Section 7403 (202)203; thence South 16°45'00" East, along said Easterly right of way line, 30.95 feet to its intersection with the Southerly right of way line of Fifth Avenue (as now established); thence North 59°00'00" East, along said Southerly right of way line, 405.15 feet to its intersection with the Southerly right of way line of Lem Turner Road (State Road No. 115, a 100 foot right of way as established by the Florida Department of Transportation Right of Way Map Section 7407-102), said Southerly right of way line being a curve concave Northerly and having a radius of 1,960.08 feet; thence Easterly around and along the arc of said curve and along said Southerly right of way line, 51.56 feet, said arc being subtended by a chord bearing and distance of South 76°45'28" East, 51.56 feet to its intersection with the Easterly line of said Seymour Pickett Grant, Section 49, Township 2 North, Range 25 East, the same being the Westerly line of said Section 29 for a POINT OF BEGINNING; thence continue Easterly around and along said curved Southerly right of way line of Lem Turner Road, an arc distance of 41.15 feet, said arc being subtended by a chord bearing and distance of South 78°06'46" East, 41.15 feet ; thence South 31°18'30" East, along the Easterly line of said 30 foot roadway and along the Westerly line of said Lots 21,1 and 2, a distance of 646.64 feet; thence North 48°35'33" West, 100.97 feet to the most Southerly corner of those certain lands recorded in Deed Book 175, Page 392 of said Public Records, and a point situate in the Westerly line of said Section 29 and the Westerly line of said 30 foot roadway; thence North 31°18'30" West, along said Westerly line of Section 29 and said 30 foot roadway, and along the Easterly line of said lands in Deed Book 175, Page 392, a distance of 578.43 feet to the POINT OF BEGINNING.

Containing 0.4218 acres, more or less.

OR BK 01374 PG 0201  
RECORDED 12/14/2005 02:22:23 PM  
JOHN A. CRAWFORD  
CLERK OF CIRCUIT COURT

# Nassau County Record

617317 Brandies Avenue, PO Box 609  
Callahan, Florida 32011  
(904) 879-2727 - Fax (904) 879-5155

STATE OF FLORIDA  
COUNTY OF NASSAU:

Before the undersigned authority personally appeared  
**Mike Hankins**  
who on oath says that he is the Advertising Director of the Nassau County Record, a weekly newspaper published at Callahan in Nassau County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

### Notice Of Hearing For The Abandonment Of Rights Of Way, Roadways, or Alleyways

was published in said newspaper in the issues of

11/10/05, 11/17/05  
Ref # 1987

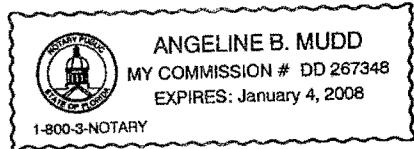
Affiant further says that the said Nassau County Record is a newspaper published at Callahan, in said Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Callahan in said Nassau County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he 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 the said newspaper.

*John A. Crawford*

Sworn to and subscribed before me this 18th day of November A.D. 2005.

*Angelina B. Mudd*  
Angelina B. Mudd, Notary Public

*John A. Crawford* Personally Known



### NOTICE OF HEARING FOR THE COUNTY, FLORIDA ABANDONMENT OF RIGHTS OF WAY, ROADWAYS, OR ALLEYWAYS TO WHOM IT MAY CONCERN

YOU WILL TAKE NOTICE that the Board of County Commissioners of Nassau County, Florida, upon the petition of the Town of Callahan, will at 7:00 P.M. on the 28th day of November, 2005, at the Commission Chambers, located at the Nassau County Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097, consider and determine whether or not the said Nassau County, Florida, will vacate, abandon, discontinue and close, and will renounce and disclaim any right of Nassau County, Florida and the public in and to any land or interest therein delineated upon the roads and alleys which is more particularly described as follows:  
PARCEL 9:

A portion of Section 29 and the Seymour Pickett Grant, Section 49, all in Township 2 North, Range 25 East, Nassau County, Florida, being more particularly described as follows: COMMENCING at the intersection of the Northern line of said Section 49, with the Easterly right of way line of U.S. Highway No. 1 and/or Dixie Highway (a 150 foot right of way as established by the Florida Department of Transportation, Right of Way Map Section 7403 (202)203; thence South 16°45'00" East, along said Easterly right of way line, 30.95 feet to its intersection with the Southerly right of way line of Fifth Avenue, (as now established); thence North 59°00'00" East, along said Southerly right of way line, 218.83 feet to a POINT OF BEGINNING; thence continue North 59°00'00" East, along said Southerly right of way line, 31.47 feet; thence South 48°35'33" East, along the Southwesterly line of those certain lands recorded in Deed Book 175, Page 392 of the Public Records of said County, and along the Northeastery right of way line of Clemmons Road, (a County maintained 30 foot easement for ingress, egress and utilities), 622.39 feet; thence South 63°52'47" West, 35.57 feet to the Southeastery corner of those lands recorded in Official Records Book 886, Page 150 of said Public Records; thence North 47°56'09" West, along the Southwesterly right of way line of said Clemmons Road and along the Northeastery line of said last mentioned land, 250.11 feet to the Northeastery corner of said last mentioned lands; thence North 48°35'33" West, continuing along said Southwesterly right of way line and along the Northeastery line of those certain lands recorded in Official Records Book 834, Page 464 (Parcel 3) of said Public Records, 368.21 feet to the POINT OF BEGINNING.

Containing 0.4359 acres, more or less.  
PARCEL 10:

A portion of that certain 30 foot roadway as shown on the map of Pickett's Subdivision, as recorded in Plat Book "O," Page 29 of the Public Records of Nassau County, Florida, lying between the West line of Lots 1, 2 and 21, said Pickett's Subdivision and the Westerly line of Section 29, Township 2 North, Range 25 East, said Nassau County, Florida, and being more particularly described as follows: COMMENCING at the intersection of the Northern line of Section 49, with the Easterly right of way line of U.S. Highway No. 1 and/or Dixie Highway (a 150 foot right of way as established by the Florida Department of Transportation, Right of Way Map Section 7403 (202)203; thence South 16°45'00" East, along said Easterly right of way line, 30.95 feet to its intersection with the Southerly right of way line of Fifth Avenue, (as now established); thence North 59°00'00" East, along said Southerly right of way line, 405.15 feet to its intersection with the Southerly right of way line of Lem Turner Road (State Road No. 115), a 100 foot right of way as established by the Florida Department of Transportation Right of Way Map Section 7407-102; said Southerly right of way line being a curve concave Northernly and having a radius of 1,960.08 feet; thence Easterly around and along the arc of said curve and along said Southerly right of way line, 51.56 feet; said arc being subtended by a chord bearing and distance of South 76°45'28" East, 51.56 feet to its intersection with the Easterly line of said Seymour Pickett Grant, Section 49, Township 2 North, Range 25 East; the same being the Westerly line of said Section 29 for a POINT OF BEGINNING; thence

continue Easterly around and along said curved Southerly right of way line of Lem Turner Road, an arc distance of 41.15 feet, said arc being subtended by a chord bearing and distance of South 78°06'46" East, 41.15 feet; thence South 31°18'30" East, along the Easterly line of said 30 foot roadway and along the Westerly line of said Lots 21, 1 and 2, a distance of 646.64 feet; thence North 48°35'33" West, 100.97 feet to the most Southerly corner of those certain lands recorded in Deed Book 175, Page 392 of said Public Records; and a point situate in the Westerly line of said Section 29 and the Westerly line of said 30 foot roadway; thence North 31°18'30" West, along said Westerly line of Section 29, and said 30 foot roadway, and along the Easterly line of said lands in Deed Book 175, Page 392, a distance of 578.43 feet to the POINT OF BEGINNING.

Containing 0.4218 acres, more or less.

The public is invited to be present and be heard, if a person wishes to appeal any decision made by the Board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may 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.

Individuals with disabilities requiring accommodations in order to participate in this proceeding should contact the Office of the Ex-Officio Clerk, at (904) 548-4660 or Florida Relay Service at 1-800-955-8770 (v) or 1-800-955-8771 (TDD) at least seventy-two hours in advance to request such accommodation.

BOARD OF COUNTY COMMISSIONERS,  
NASSAU COUNTY, FLORIDA  
/s/ ANSLEY N. ACREE  
Its Chairman  
ATTEST:  
JOHN A. CRAWFORD  
Its Ex-Officio Clerk  
21 11-10-17-2005  
1987

\*Return: Joyce Bradley

# Nassau County Record

Published Weekly  
617317 Brandies Avenue,  
Callahan, Nassau County, FL 32011  
904-879-2727

FILE 200547263 OR BOOK 01374 PG 0207 RECORDED 12/14/2005 14:22:23 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

## NOTICE OF ADOPTION OF RESOLUTION CLOSING, VACATING, AND ABANDONING OF RIGHTS OF WAY, ROADWAYS OR ALLEYWAYS

OF WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Nassau County, Florida, upon the petition of THE TOWN OF CALLAHAN, filed on the 28th of November 2005, adopt resolution No. 2005-174, a resolution closing, vacating and abandoning those certain right of way alleyways described as follows:

EXHIBIT A

PARCEL 9:

A portion Section 29 and of the Seymour Pickett Grant, Section 49, all in Township 2 North, Range 25 East, Nassau County, Florida, being more particularly described as follows: COMMENCING at the intersection of the Northerly line

of said Section 49, with the Easterly right of way line of U.S. Highway No. 1 and/or Dixie Highway (a 150 foot right of way as established by the Florida Department of Transportation Right of Way Map Section 7403(202)203; thence South 16°45'00" East, along said Easterly right of way line, 30.95 feet to its intersection with the Southerly right of way line of Fifth Avenue (as now established); thence North 59°00'00" East, along said Southerly right of way line, 218.93 feet for a POINT OF BEGINNING; thence continue North 59°00'00" East, along said Southerly right of way line, 31.47 feet; thence South 48°35'33" East, along the Southwesterly line of those certain lands recorded in Deed Book 175, Page 392 of the Public Records of said County and along the Northeasterly right of way line of Clemmons Road (a County maintained 30 foot easement for ingress, egress and utilities), 622.39 feet; thence South 63°52'47" West, 35.57 feet to the Southeasterly corner of those lands recorded in Official Records Book 686, Page 150 of said Public Records; thence North 47°56'09" West, along the Southwesterly right of way line of said Clemmons Road and along the Northeasterly line of said last mentioned land, 250.11 feet to the Northeasterly corner of said last mentioned lands; thence North 48°35'33" West, continuing along said Southwesterly right of way line and along the Northeasterly line of those certain lands recorded in Official Records Book 834, Page 464 (Parcel 3) of said Public Records, 368.21 feet to the POINT OF BEGINNING.

Containing 0.4359 acres, more or less.

EXHIBIT A

PARCEL 10:

A portion of that certain 30 foot roadway as shown on the map of Pickett's Subdivision, as recorded in Plat Book "O", Page 29 of the Public Records of Nassau County, Florida, lying between the West line of Lots 1, 2 and 21, said Pickett's Subdivision and the Westerly line of Section 29, Township 2 North, Range 25 East, said Nassau County, Florida, and being more particularly described as follows: COMMENCING at the intersection of the Northerly line of Section 49, with the Easterly right of way line of U.S. Highway No. 1 and/or Dixie Highway (a 150 foot right of way as established by the Florida Department of Transportation Right of Way Map Section 7403(202)203; thence South 16°45'00" East, along said Easterly right of way line, 30.95 feet to its intersection with the Southerly right of way line of Fifth Avenue (as now established); thence North 39°00'00" East, along said Southerly right of way line, 405.15 feet to its intersection with the Southerly right of way line of Lem Turner Road (State Road No. 115; a 100 foot right of way as established by the Florida Department of Transportation Right of Way Map Section 7407(102); said Southerly right of way line being a curve concave Northerly and having a radius of 1,960.08 feet; thence Easterly around and along the arc of said curve and along said Southerly right of way line, 51.56 feet; said arc being subtended by a chord bearing and distance of South 76°45'28" East, 51.56 feet to its intersection with the Easterly line of said Seymour Pickett Grant, Section 49, Township 2 North, Range 25 East, the same being the Westerly line of said Section 29 for a POINT OF BEGINNING; thence continue Easterly around and along said curved Southerly right of way line of Lem Turner Road, an arc distance of 41.15 feet; said arc being subtended by a chord bearing and distance of South 8°06'46" East, 41.15 feet; thence South 31°18'30" East, along the Easterly line of said 30 foot roadway and along the Westerly line of said Lots 21, 1 and 2; a distance of 646.64 feet; thence North 8°35'33" West, 100.97 feet to the most Southerly corner of those certain lands recorded in Deed Book 175, Page 392 of said Public Records; and a point situate in the Westerly line of said Section 29 and the Westerly line of said 30 foot roadway; thence North 31°18'30" West, along said Westerly line of Section 29 and said 30 foot roadway, and along the Easterly line of said lands in Deed Book 175, Page 392; a distance of 578.43 feet to the POINT OF BEGINNING.

Containing 0.4213 acres, more or less.  
And that said Resolution renounces and disclaims any right or interest of said Nassau County, Florida, and the public in and to said portion of roadways or alleyways.  
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA  
BY: /s/ ANSLEY N. ACREE  
ITS CHAIRMAN  
ATTEST:  
/s/ JOHN A. CRAWFORD  
EX-OFFICIO CLERK  
11-12-08-2005  
2004

STATE OF FLORIDA  
COUNTY OF NASSAU:

Before the undersigned authority appeared  
**Robert O. Fiege**  
who on oath says that he is the Production Director of the Nassau County Record, a weekly newspaper published at Callahan in Nassau County, Florida; that the attached copy of the advertisement, being a LEGAL NOTICE in the matter of

### Notice of Adoption of Resolution Closing, Vacating & Abandoning of Rights of Way, Roadways or Alleyways

was published in said newspaper in the issue(s) of

12/08/05  
Ref # 2004

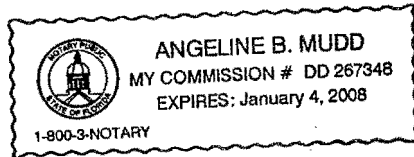
Affiant further says that the said Nassau County Record is a newspaper published at Callahan in Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class matter at the post office in Callahan,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

*Robert O. Fiege*

Sworn to and subscribed before me  
This 8th day of December A.D. 2005.

*Angeline B. Mudd*  
Angeline B. Mudd, Notary Public

*Am* Personally Known



Return: Joyce Bradley