

RESOLUTION NO. 2022-129

A RESOLUTION SETTING THE TIME AND PLACE FOR PUBLIC HEARING ON THE CLOSING, VACATING, AND ABANDONING OF THOSE CERTAIN RIGHTS OF WAYS 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, Ryan and Sarah Stewart, applicant, has petitioned the Board of County Commissioners of Nassau County, Florida, to vacate, abandon, discontinue and close, and to renounce and disclaim the right and interest of Nassau County, Florida, and the public in and to those certain rights of ways or alleys described as follows:

LEGAL DESCRIPTIONS ATTACHED HERETO AS EXHIBIT "A"

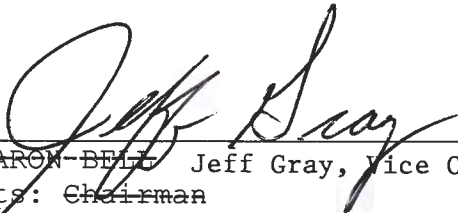
WHEREAS, Florida Statutes, authorizes this Board to close, vacate and abandon rights of ways or alleys and to renounce and disclaim the right and interest of Nassau County, Florida, and of the public in and to lands delineated on any recorded map or plat as a right of way or alley outside of the corporate limits of any municipality after giving notice of and holding a public hearing to determine whether such action should be taken.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Nassau County, Florida, in a meeting duly assembled on the 13th day of June, 2022, that a public hearing will be held on said petition at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau

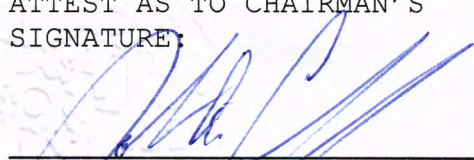
Place, Yulee, Florida, on the 25th day of July, 2022 at 6:00 p.m. or as soon thereafter as the matter may be heard.

BE IT FURTHER RESOLVED that notice of said meeting will be published in a newspaper of general circulation in Nassau County, Florida at least two weeks prior to the date of said hearing, said notice to be in substantially to form as indicated on the attached.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

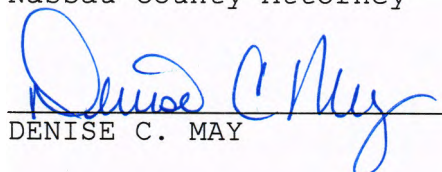

~~AARON BELL~~ Jeff Gray, Vice Chairman
Its: ~~Chairman~~

ATTEST AS TO CHAIRMAN'S
SIGNATURE:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



DENISE C. MAY

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

MARCH 15, 2022

PREPARED FOR: SARAH & RYAN STEWART
1304 MARIAN DRIVE RIGHT-OF-WAY ABANDONMENT

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST, NASSAU COUNTY, FLORIDA, AND BEING PART OF MARIAN DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AS REFERRED TO ON AN UNRECORDED PLAT BY GEORGE W. LOVESEE. FINISHED 30 NOV., '66, FOR PHILLIP'S ENTERPRISES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF AMELIA ROAD (A 60 FOOT-RIGHT OF WAY), AND A LINE PARALLEL TO AND 282.6 FEET NORTHERLY FROM THE NORTH EDGE OF SAID SECTION 12; THENCE SOUTH 80°24'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 956.00 FEET; THENCE AT RIGHT ANGLES SOUTH 09°36'00" EAST, A DISTANCE OF 389.07 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1433, PAGE 411 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1433, PAGE 411, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 09°43'50" EAST, A DISTANCE OF 143.16 FEET; (2) THENCE SOUTH 67°28'17" WEST A DISTANCE OF 237.59 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 29°04'21" WEST, A DISTANCE OF 79.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARIAN DRIVE (A 60 FOOT RIGHT-OF-WAY AT THIS POINT) AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARIAN DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY AND CUL-DE-SAC) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 177°46'10", AN ARC DISTANCE OF 124.11 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 29°04'21" EAST, A DISTANCE OF 78.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.06 ACRE MORE OR LESS


MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 16788

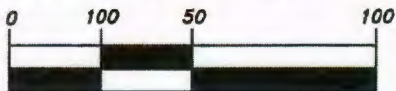
3/15/22

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

GRAPHIC SCALE



(IN FEET) 1 inch = 50 ft.



POINT OF REFERENCE

S80°24'00"W
956.0'

AMELIA ROAD

P.I.N.=00-00-30-0265-0005-0000
O.R.B. 2292, PAGE 948

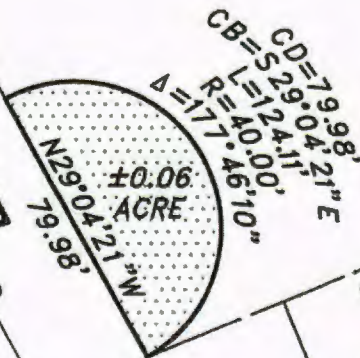
P.I.N.=00-00-30-0265-000T-0000
O.R.B. 2147, PAGE 298

P.I.N.=00-00-30-0265-0001-0000
O.R.B. 2056, PAGE 1485

S09°43'50"E
143.16'

PARCEL "H" OF AN
UNRECORDED PLAT
O.R.B. 1433, PAGE 411

MARIAN DRIVE
(60-FOOT RIGHT-OF-WAY)



S67°28'17"W
237.59'

P.I.N.=00-00-30-0020-0002-0020
O.R.B. 1290, PAGE 94

P.I.N.=00-00-30-0020-0002-0000
O.R.B. 1886, PAGE 1338

POINT OF BEGINNING
PROPOSED
ADDITIONAL
RIGHT-OF-WAY

P.I.N.=12-2N-
0000-0008-0000
O.R.B. 2226, PAGE 1051

LEGEND

- R = RADIUS
- ⊙ = CENTERLINE
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- L = LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.N. = PARCEL IDENTIFICATION NUMBER

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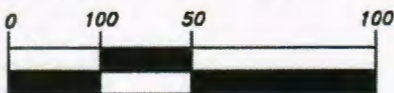

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FLORIDA REGISTRATION NO. 4069
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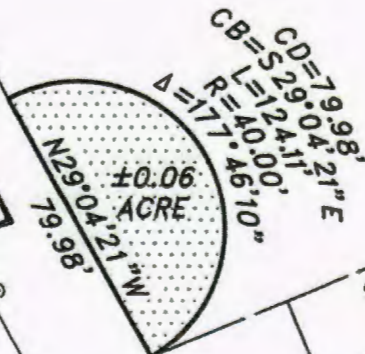


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MARIAN DRIVE
(60-FOOT RIGHT-OF-WAY)



POINT OF BEGINNING
PROPOSED
ADDITIONAL
RIGHT-OF-WAY
P.I.N.=12-2N-
0000-0008-0000
O.R.B. 2226, PAGE 1051

P.I.N.=00-00-30-0020-0002-0020
O.R.B. 1290, PAGE 94

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