

RESOLUTION NO. 2025- 107

A RESOLUTION SETTING THE TIME AND PLACE FOR PUBLIC HEARING ON THE CLOSING, VACATING, AND ABANDONING OF AN EXISTING PUBLIC OR PRIVATE STREET, ALLEYWAY, ROAD, OR HIGHWAY, OR THE RENOUNCING AND DISCLAIMING OF ANY RIGHT OR INTEREST OF SAID NASSAU COUNTY, FLORIDA, AND THE PUBLIC, TO SAID STREET, ALLEYWAY, ROAD, OR HIGHWAY KNOWN AS AN UNNAMED, UNIMPROVED 60-FOOT RIGHT-OF-WAY OFF RICHARD DRIVE IN FERNANDINA BEACH, FLORIDA.

WHEREAS, Hidden Lake Properties, LLC, applicant, has petitioned the Board of County Commissioners of Nassau County, Florida, to vacate, abandon, discontinue and close, and to renounce and disclaim any right and interest of Nassau County, Florida, and the public, in and to the certain public or private street, alleyway, road or highway described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

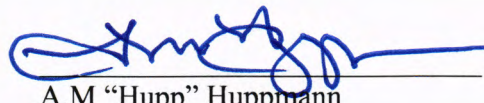
WHEREAS, Section 336.09, Florida Statutes, authorizes this Board to vacate, abandon, discontinue and close any existing public or private street, alleyway, road, highway, or other place used for travel, and to renounce and disclaim any right and interest of Nassau County, Florida, and of the public, in and to lands delineated on any recorded map or plat as a dedication or prescription for street, alleyway, road or highway purposes, 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 this 9th day of June, 2025, that a public hearing will be held on said petition at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida,

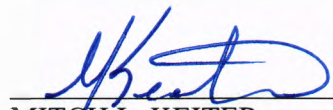
on the 14th day of July, 2025 at 5:00 p.m., or as soon thereafter as the matter may be heard.

BE IT FURTHER RESOLVED that pursuant to Section 336.10, Florida Statutes, public 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.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


A.M. "Hupp" Hupphmann
Its: Chairman

ATTEST AS TO CHAIRMAN'S
SIGNATURE:


MITCH L. KEITER
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney


DENISE C. MAY

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF UNNAMED ROAD RIGHT-OF-WAY, SITUATED IN "OAK HILL ESTATES UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, "OAK HILL ESTATES UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH $89^{\circ}25'28''$ EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 60.00 FEET TO INTERSECT THE WESTERLY LINE OF LOT 2, "OAK HILL ESTATES UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID LOT 2, THE FOLLOWING TWO COURSES: (1) THENCE SOUTH $01^{\circ}47'46''$ EAST A DISTANCE OF 105.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $88^{\circ}46'46''$, AN ARC LENGTH OF 46.48 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $46^{\circ}11'09''$ EAST A DISTANCE OF 41.97 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF RICHARD DRIVE, A 60 FOOT RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "OAK HILL ESTATES UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}25'28''$ WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RICHARD DRIVE, A DISTANCE OF 120.07 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY PERIMETER OF SAID LOT 3, THROUGH A CENTRAL ANGLE OF $91^{\circ}13'14''$, AN ARC LENGTH OF 47.76 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $43^{\circ}48'51''$ EAST A DISTANCE OF 42.88 FEET; THENCE NORTH $01^{\circ}47'46''$ WEST, ALONG THE EASTERLY PERIMETER OF SAID LOT 3, A DISTANCE OF 104.10 FEET TO THE POINT OF BEGINNING.

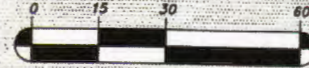
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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

P.I.N. = 31-2N-28-0000-0002-0000
O.R.B. 2527, PAGE 1599
MANZIE & DRAKE FILE NO. C-950

GRAPHIC SCALE



1 INCH = 30 FEET

POINT OF BEGINNING

NORTHEAST CORNER OF LOT 3,
OAK HILL ESTATES UNIT TWO
(PLAT BOOK 3, PAGE 134)

LOT 3
OAK HILL ESTATES UNIT TWO
(PLAT BOOK 5, PAGE 134)
MANZIE & DRAKE FILE NO. A-5929

$\Delta = 091^{\circ}13'14''$
 $R = 30.00'$
 $L = 47.76'$
 $CB = N43^{\circ}48'51''E$
 $CD = 42.88'$

60.00'
 $N89^{\circ}25'28''E$

$N01^{\circ}47'46''W$ 104.10'

UNNAMED ROAD RIGHT-OF-WAY
PER PLAT BOOK 5, PAGE 134
 $\pm 8,474.82$ SQUARE FEET

$S01^{\circ}47'46''E$ 105.38'

LOT 2
OAK HILL ESTATES UNIT TWO
(PLAT BOOK 5, PAGE 134)
MANZIE & DRAKE FILE NO. A-5920

$\Delta = 088^{\circ}46'46''$
 $R = 30.00'$
 $L = 46.48'$
 $CB = S46^{\circ}11'09''E$
 $CD = 41.97'$

$S89^{\circ}25'28''W$ 120.07'

RICHARD DRIVE

(60-FOOT RIGHT-OF-WAY)

LEGEND

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

JOB NO. 15657-J-RW-SKETCH

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