

RESOLUTION NO. 98-194

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA DETERMINING THAT THE ACQUISITION OF PROPERTY OWNED BY CSX TRANSPORTATION, PARCEL NO. 30-2N-25-0000-0008-0000 BY CONDEMNATION IS NECESSARY AND SERVES A PUBLIC INTEREST

WHEREAS, the Board of County Commissioners has previously found that the re-construction of C.R. 108 is necessary for the benefit of the citizens of Nassau County; and

WHEREAS, the Board of County Commissioners retained the services of Reynolds, Smith & Hills, Inc. to design the road; and

WHEREAS, Reynolds, Smith & Hills, Inc. has provided the Board of County Commissioners with property descriptions that are necessary for the re-construction of the road; and

WHEREAS, the property is owned by CSX Transportation and is further described in Exhibit "A" and attached hereto and made a part hereof; and

WHEREAS, the Board of County Commissioners finds that the acquisition of the property is necessary for the road reconstruction and is in the best interest of the citizens of Nassau County; and

WHEREAS, the Director of Public Works has contacted the property owners and they have declined to convey the property to the county; and

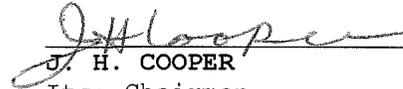
WHEREAS, condemnation is the only means available to acquire the property.

NOW THEREFORE, BE IT RESOLVED this 28th day of December, 1998, by the Board of County Commissioners of Nassau County, Florida as follows:

1. The property owned by CSX Transportation is necessary for the reconstruction of C.R. 108.
2. It is in the best interest of the citizens of Nassau County that the property be acquired by condemnation.

3. The acquisition of the property serves a vital public interest.
4. The County Attorney is hereby authorized to proceed with the condemnation of the property at the earliest possible time.

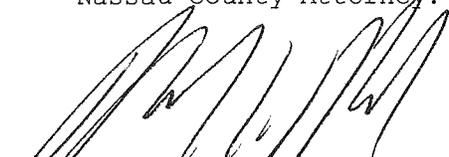
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


J. H. COOPER
Its: Chairman

ATTEST:


J. M. "CHIEF" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN

Olde Isle
Surveying & Mapping Company

Michael A. Manzie, P.L.S. • Stephen W. Hoffman, P.S.M. • Jeanette C. Hoffman, Office Manager
A Portion of CSX Parcel 30-2N-25-0000-0008-0000

EXHIBIT "A"

LEGAL DESCRIPTION: (PARCEL 102)(C.R. NO. 108)(ADDITIONAL RIGHT-OF-WAY)

A PARCEL OF LAND SITUATE IN SECTION 25, TOWNSHIP 2 NORTH, RANGE 24 EAST AND SECTION 30, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, LYING ADJACENT TO COUNTY ROAD NO. 108 (C.R. NO. 108) (A 66 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7451-250 AND ENGINEERING PLANS PREPARED BY REYNOLDS, SMITH & HILL DATED JANUARY 15, 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE CENTERLINE OF SAID RIGHT-OF-WAY AT POINT OF CURVATURE STATION 386+47.88 AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH $76^{\circ}55'28''$ WEST, ALONG SAID CENTERLINE AND ALONG A LINE TANGENT TO SAID POINT OF CURVATURE, A DISTANCE OF 174.58 FEET; THENCE SOUTH $13^{\circ}04'32''$ EAST A DISTANCE OF 33.00 FEET THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND THE POINT OF BEGINNING; THENCE NORTH $80^{\circ}12'10''$ EAST A DISTANCE OF 174.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4254.29 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH $13^{\circ}04'32''$ EAST; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG A LINE 43 FEET SOUTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF $04^{\circ}56'00''$, AN ARC DISTANCE OF 366.31 FEET; THENCE NORTH $81^{\circ}51'28''$ EAST, ALONG A LINE 43 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 58.91 FEET; THENCE SOUTH $08^{\circ}08'32''$ EAST A DISTANCE OF 5.00 FEET; THENCE NORTH $81^{\circ}51'28''$ EAST, ALONG A LINE 48 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 700.00 FEET; THENCE NORTH $80^{\circ}25'32''$ EAST A DISTANCE OF 200.06 FEET; THENCE NORTH $81^{\circ}51'28''$ EAST, ALONG A LINE 43 FEET SOUTH OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 736.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1102.92; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG A LINE 43 FEET SOUTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF $15^{\circ}52'00''$, AN ARC DISTANCE OF 305.43 FEET; THENCE SOUTH $82^{\circ}16'32''$ EAST, ALONG A LINE 43 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 540.35 FEET; THENCE SOUTH $07^{\circ}43'28''$ WEST A DISTANCE OF 5.00 FEET; THENCE SOUTH $82^{\circ}16'32''$ EAST, ALONG A LINE 48 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 447.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 524.96 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG A LINE 48 FEET SOUTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF $16^{\circ}33'00''$, AN ARC DISTANCE OF 151.64 FEET; THENCE SOUTH $65^{\circ}43'32''$ EAST, ALONG A LINE 48 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 145.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 684.62 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG A LINE 48 FEET SOUTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF $24^{\circ}56'00''$, AN ARC DISTANCE OF 297.93 FEET; THENCE NORTH $89^{\circ}20'28''$ EAST, ALONG A LINE 48 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 1,005 FEET MORE OR LESS TO INTERSECT THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ATLANTIC COASTLINE RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 15 FEET MORE OR LESS TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108); THENCE SOUTH $89^{\circ}20'28''$ WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,005 FEET MORE OR LESS TO THE BEGINNING OF A CURVE IN SAID RIGHT-OF-WAY LINE AT CENTERLINE STATION 426+06.88, CONCAVE TO THE NORTH HAVING A RADIUS OF 669.62 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF $24^{\circ}56'00''$, AN ARC DISTANCE OF 291.40 FEET; THENCE NORTH $65^{\circ}43'32''$ WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 145.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 539.96 FEET;

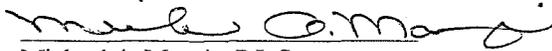
Olde Isle
Surveying & Mapping Company

Michael A. Manzie, P.L.S. • Stephen W. Hoffman, P.S.M. • Jeanette C. Hoffman, Office Manager

EXHIBIT "A"

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16°33'00", AN ARC DISTANCE OF 155.97 FEET; THENCE NORTH 82°16'32" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 988.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1112.92 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 15°52'00", AN ARC DISTANCE OF 308.20 FEET; THENCE SOUTH 81°51'28" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1695.77 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4264.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04°56'00", AN ARC DISTANCE OF 367.17 FEET; THENCE SOUTH 76°55'28" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 174.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,675 SQ. FT. OR .485 ACRES MORE OR LESS.



Michael A. Manzie, P.L.S.
Florida Registration No. 4069

Olde Isle
Surveying & Mapping Company

Michael A. Manzie, P.L.S. • Stephen W. Hoffman, P.S.M. • Jeanette C. Hoffman, Office Manager

Portion of CSX Parcel 30-2N-25-0000-0008-0000
EXHIBIT "A"

LEGAL DESCRIPTION: (PARCEL 103)(C.R. NO. 108)(ADDITIONAL RIGHT-OF-WAY)

A PARCEL OF LAND SITUATE IN SECTION 25, TOWNSHIP 2 NORTH, RANGE 24 EAST AND SECTION 30, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, LYING ADJACENT TO COUNTY ROAD NO. 108 (C.R. NO. 108) (A 66 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7451-250 AND ENGINEERING PLANS PREPARED BY REYNOLDS, SMITH & HILL DATED JANUARY 15, 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE CENTERLINE OF SAID RIGHT-OF-WAY AT POINT OF CURVATURE STATION 386+47.88 AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH 76°55'28" WEST, ALONG SAID CENTERLINE AND ALONG A LINE TANGENT TO SAID POINT OF CURVATURE, A DISTANCE OF 174.58 FEET; THENCE NORTH 13°04'32" WEST A DISTANCE OF 33.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND THE POINT OF BEGINNING; THENCE NORTH 73°38'46" EAST A DISTANCE OF 174.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4340.29 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 13°04'32" EAST; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG A LINE 43 FEET NORTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 04°56'00", AN ARC DISTANCE OF 373.71 FEET; THENCE NORTH 81°51'28" EAST, ALONG A LINE 43 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 1695.77 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1188.92; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG A LINE 43 FEET NORTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 15°52'00", AN ARC DISTANCE OF 329.24 FEET; THENCE SOUTH 82°16'32" EAST, ALONG A LINE 43 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 540.35 FEET; THENCE NORTH 07°43'28" EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH 82°16'32" EAST, ALONG A LINE 48 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 447.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 620.96 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG A LINE 48 FEET NORTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 16°33'00", AN ARC DISTANCE OF 179.37 FEET; THENCE SOUTH 65°43'32" EAST, ALONG A LINE 48 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 145.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 588.62 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG A LINE 48 FEET NORTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 24°56'00", AN ARC DISTANCE OF 256.15 FEET; THENCE NORTH 89°20'28" EAST, ALONG A LINE 48 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 875.51 FEET; THENCE SOUTH 00°39'32" EAST A DISTANCE OF 15.00 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108); THENCE SOUTH 89°20'28" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 875.51 TO THE BEGINNING OF A CURVE IN SAID RIGHT-OF-WAY LINE AT CENTERLINE STATION 426+06.88, CONCAVE TO THE NORTH HAVING A RADIUS OF 603.62 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 24°56'00", AN ARC DISTANCE OF 262.68 FEET; THENCE NORTH 65°43'32" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 145.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 605.96 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16°33'00", AN ARC DISTANCE OF 175.03 FEET; THENCE NORTH 82°16'32" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 988.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1178.92 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 15°52'00", AN ARC DISTANCE OF

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326.47 FEET; THENCE SOUTH 81°51'28" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1695.77 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4330.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04°56'00", AN ARC DISTANCE OF 372.85 FEET; THENCE SOUTH 76°55'28" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 174.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,821 SQ. FT. OR 1.350 ACRES MORE OR LESS.



Michael A. Manzie, P.L.S.
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