

RESOLUTION NO. 2015- 75

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, RELEASING A CODE ENFORCEMENT LIEN AS TO A SPECIFIC PARCEL OF REAL PROPERTY.

WHEREAS, the Code Enforcement Board, on January 29, 2004, issued an Order imposing a fine of Fifty Dollars per day on real property described as Parcel Number 43-2N-27-4640-0005-0000 and Parcel Number 43-2N-27-4640-0007-0000; and

WHEREAS, the real property described above is owned by Bill and Lindy Cox of 1648 Avant Road, Yulee, Florida 32097; and

WHEREAS, Bill and Lindy Cox have conveyed, by gift, real property described as Parcel Number 43-2N-27-4643-0012-0000 to their son Neil Foy Cox; and

WHEREAS, the real property conveyed to Neil Foy Cox is not the real property which was the subject of the Code Enforcement Board Order; and

WHEREAS, the Code Enforcement Board Order, by state statute, applies to all real and personal property owned by Bill and Lindy Cox; and

WHEREAS, the Code Enforcement Board was asked to recommend to the Board of County Commissioners the release as to the gifted property thereby enabling Mr. Neil Foy Cox to build a home; and

WHEREAS, the Code Enforcement Board, after a hearing, has recommended the release of the real property identified as Parcel Number 43-2N-27-4643-0012-0000.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Nassau County, Florida, this 8th day of June, 2015, as follows:

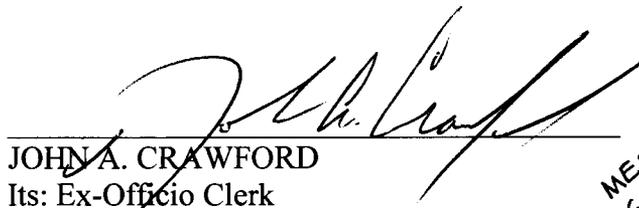
1. Based on the recommendation of the Nassau County Code Enforcement Board, the Board of County Commissioners approves the Release of Lien as to the real property described as Parcel Number 43-2N-27-4643-0012-0000.
2. The Chairman is authorized to execute the attached Release of Lien as to the described parcel.
3. All other real and personal property of Bill and Lindy Cox is not released and the Code Enforcement Board Order of January 29, 2004 remains in effect except as to Parcel Number 43-2N-27-4643 -0012-0000.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



PAT EDWARDS
Its: Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
06-10-15

Approved as to form by the Nassau County Attorney:



MICHAEL S. MULLIN

Record & Return to:
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

INSTR # 201516372, Book 1984, Page 582
Pages 2
Doc Type REL, Recorded 06/09/2015 at 10:32 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$18.50
#1

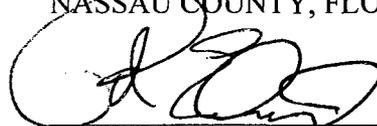
RELEASE OF LIEN AS TO A SPECIFIC PARCEL OF REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that the lien resulting from the Order Imposing Administrative Fine/Lien, in the sum of Fifty and 00/100 Dollars per day (\$50.00) filed by the **CODE ENFORCEMENT BOARD, NASSAU COUNTY, FLORIDA** on January 29, 2004 and recorded in Official Records Book 01204 pages, 1911-1912, of the Public Records of Nassau County, Florida, is hereby released as to the property described herein. This release and satisfaction is effective only as to the parcel of real property described with Tax ID #43-2N-27-4643-0012-0000 and shall not affect the lien on the remaining property described in the Order above and any and all real and personal property titled in Bill and Lindy Cox.

Property Owner: **Neil Foy Cox**
Property Address: **85014 Wesley Road**
Yulee, FL 32097
Tax ID No.: **43-2N-27-4643-0012-0000**
Legal Description: **Part of Tract "A", Wilson Neck Hills as recorded in Plat Book 4, page 62 of the public records of Nassau County, Florida See Exhibit "A"**

DATED the 8th day of June 2015.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



Pat Edwards
Its: Chairman

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 8th day of June, 2015, by Pat Edwards, who is personally known to me or who has produced _____ as identification and who did not take an oath.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires: _____



JOYCE T. BRADLEY
Notary Public, State of Florida
My Comm. Expires Dec. 23, 2017
Commission No. FF 75458

EXHIBIT "A"

Part of Tract "A", Wilson Neck Hills as recorded in Plat Book 4, page 62 of the public records of Nassau County, Florida described as follows: Begin at the most Easterly corner of said Tract "A"; thence North 53°03'30" West, along the Southerly line of said Tract "A", 775.89 feet; thence North 41°03' East, 234.12 feet to the Southerly right of way line of Elise Road as shown on said plat; thence South 48°57' East, 80.0 feet; thence South 55°36'52" East, 406.92 feet to the Easterly line of said Tract "A"; thence South 11°02'30" East, along said East line, 367.32 feet to the point of beginning. Subject to an existing county drainage easement over the Northwesterly 5 feet of the above-described land.

Less and except the following: A portion of tract "A", Wilson Neck Hills, Nassau County, Florida, according to the plat recorded in the public records of said county, in Plat Book 4, page 62. Being also known as the Northwesterly 60.0' feet of Lot 12 of an unrecorded plat. Said portion being more particularly described as follows: For a point of reference commence at the Eastern most corner of Tract "A" aforementioned and run North 53°02'38" West along the Southwesterly line of said Tract, a distance of 714.96 feet to a set iron pin with cap stamped PLS No. 1558 for the Point Of Beginning. From the Point of Beginning thus described continue North 53°02'28" West along said Southwesterly line, a distance of 60.16 feet to a found ½" iron pipe; run thence North 41°04'06" East along the Northwesterly line of Lot 12 aforementioned, a distance of 234.34 feet to a found ½" iron pipe on the Southwesterly right-of-way line of Elise Road (a 60 foot R/W); run thence South 49°02'28" East along said right-of-way, a distance of 60.0 feet to a set iron pin with cap stamped PLS No. 1558; run thence South 41°04'06" West, a distance of 230.14 feet to the Point of Beginning. The portion of land described contains 0.32 acre, more or less.