

NOTICE OF HEARING FOR THE ABANDONMENT OF RIGHT-OF-WAY

TO WHOM IT MAY CONCERN:

YOU WILL TAKE NOTICE that the Board of County Commissioners of Nassau County, Florida, upon the petition of Kenneth L. Greene, Sr., will at 6:00 P.M., or as soon thereafter as the matter may be heard, on the 28th day of June, 2021, at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 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 easement which is more particularly described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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, 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 County Manager at (904) 530-6010 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

BY: /s/ THOMAS FORD
Its: Chairman

ATTEST:

/s/ John A. Crawford
Its: Ex-Officio Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

ADDITIONAL ROAD RIGHT-OF-WAY FOR CUL-DE-SAC

A PARCEL OF LAND, TO BE DEEDED TO NASSAU COUNTY, FLORIDA FOR ADDITIONAL RIGHT-OF-WAY FOR "DEERFIELD COUNTRY CLUB ROAD", AN EXISTING SIXTY (60) FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT DEED FROM JOHN T. WOOD TO NASSAU COUNTY, FLORIDA AS RECORDED AT OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AFORESAID ADDITIONAL RIGHT-OF-WAY BEING A PORTION OF LOT 13, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 292 THROUGH 294 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 13, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 292 THROUGH 294 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "DEERFIELD COUNTRY CLUB ROAD", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER AFORESAID DEED RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND RUN THENCE, SOUTH 75°21'45" WEST, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 129.87 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 184°26'08" TO THE LEFT, AN ARC DISTANCE OF 209.24 FEET, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN LOTS 12 AND 13, "WOODLAND FOREST PHASE 1", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°33'09" EAST, 129.90 FEET; RUN THENCE, NORTH 14°39'55" WEST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 12 AND 13, A DISTANCE OF 5.05 FEET, TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 13, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 7,291 SQUARE FEET, OR 0.16 ACRES, MORE OR LESS, IN AREA.

PORTION OF ROAD RIGHT-OF-WAY TO BE ABANDONED, CLOSED AND VACATED

A PORTION OF "DEERFIELD COUNTRY CLUB ROAD", AN EXISTING SIXTY (60) FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT DEED FROM JOHN T. WOOD TO NASSAU COUNTY, FLORIDA AS RECORDED AT OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND LYING WITHIN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, TO BE ABANDONED, CLOSED AND VACATED, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 13, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 292 THROUGH 294 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "DEERFIELD COUNTRY CLUB ROAD", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER AFORESAID DEED RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND RUN THENCE, SOUTH 75°21'45" WEST, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 129.87 FEET, TO THE POINT OF BEGINNING OF THAT PORTION OF "DEERFIELD COUNTRY CLUB ROAD", TO BE ABANDONED, CLOSED AND VACATED.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: CONTINUE THENCE, SOUTH 75°21'45" WEST, A DISTANCE OF 274.83 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHWESTERLY;

COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 259.21 FEET, THROUGH A CENTRAL ANGLE OF 90°52'19" TO THE RIGHT, AN ARC DISTANCE OF 411.11 FEET, TO THE POINT OF REVERSE CURVATURE, OF THE BULB OF A CUL-DE-SAC, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°12'06" WEST, 369.36 FEET; RUN THENCE, ALONG AND AROUND THE BULB OF A CUL-DE-SAC, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 299°59'30" TO THE RIGHT, AN ARC DISTANCE OF 314.15 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "DEERFIELD COUNTRY CLUB ROAD", SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°26'33" EAST, 60.01 FEET; RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "DEERFIELD COUNTRY CLUB ROAD", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 199.21 FEET, THROUGH A CENTRAL ANGLE OF 91°06'38" TO THE LEFT, AN ARC DISTANCE OF 316.78 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°04'56" EAST, 284.44 FEET;

COURSE No. 2: RUN THENCE, NORTH 75°21'45" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 339.70 FEET, TO THE POINT OF CUSP, OF A CURVE LEADING SOUTHWESTERLY, SAID POINT ALSO BEING THE MOST MONUMENTED SOUTHEASTERLY CORNER OF LOT 15, BLOCK 1, "GREEN ACRES", AN UNRECORDED SUBDIVISION, AND ALSO BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2382, PAGE 393 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE

SOUTHERLY, AND HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF $85^{\circ}35'32''$ TO THE LEFT, AN ARC DISTANCE OF 97.10 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $32^{\circ}33'59''$ WEST, 88.32 FEET.

THE LANDS THUS DESCRIBED CONTAINS 50,208 SQUARE FEET OR 1.15 ACRES, MORE OR LESS, IN AREA.