



Nassau County Public Works  
96161 Nassau Place  
Yulee, Florida 32097  
904-530-6225

*Marion  
Dove*

**PROCEDURES FOR VACATION, ABANDONMENT, OR CLOSING OF A ROAD, ROADWAY,  
STREET, ALLEYWAY, LOT OR SUBDIVISION PLAT.**

Applications for Abandonment of right-of-way must be submitted to the Engineering Services Department between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The application must be accompanied by a \$368.00 review fee, \$100 legal fee and a certified mailing fee of \$6.96 for each property owner and utility company with utilities located within 300 feet of proposed abandoned property. These fees are non-refundable. The following items must be included at time of submittal.

- 1.) Completed original application form.
- 2.) Names and mailing address of all owners and utility companies with utilities within a 300 feet radius of the proposed vacated/abandoned property. The applicant shall obtain this information from the Nassau County Property Appraiser's website ([www.nassauflpa.com](http://www.nassauflpa.com)).
- 3.) Licensed surveyor or attorney must certify a legal description of the road, roadway, Street, alleyway, lot or subdivision proposed to be abandoned.
- 4.) A tax map showing the property or portion of the property must be highlighted.

The applicant shall be responsible for providing the required documents as stated above. The Public Works Department cannot assist in the preparation of the required documents.

Upon receipt of completed application and fees:

- 1.) The Public Works Department will forward the application to the Board of County Commissioners.
- 2.) The Board of County Commissioners will set a time and date for a public hearing.
- 3.) The County will forward all necessary legal advertisements to the local newspaper for advertisement. The advertisement shall run for two (2) consecutive weeks prior to the public hearing.  
*Payment for the advertisement is the sole responsibility of the applicant and is payable directly to the newspaper in which it was published.*
- 4.) Upon approval of the application, the Board of County Commissioners will adopt a resolution vacating / abandoning the proposed property.



**Nassau County Public Works**

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**APPLICATION FOR VACATION, ABANDONMENT, OR CLOSING OF A ROAD, ROADWAY,  
STREET, ALLEYWAY, LOT OR SUBDIVISION PLAT.**

**Address or General Location:** 1304 Marian Drive Fernandina Beach, FL 32034

**Property Identification Number:** 0000300205000 H0000

**PART ONE - APPLICANT INFORMATION:**

**Applicant:**

**Name:** Ryan and Sarah Stewart

**Address:** 1304 Marian Drive Fernandina Beach, FL 32034

**Telephone Number:** (718) 044. 0704 **Fax Number:** \_\_\_\_\_

**Owner (If same as Applicant N/A)**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_



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OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, Ryan and Sarah Stewart the owner of the following described property

(Give legal description): 1304 Marian Drive. Legal description attached.

Hereby petition the Nassau County Board of County Commissioners for the abandonment of right-of-way herein described and understand that in the event this abandonment request is granted, I shall receive and be responsible for property obtained pursuant to the abandonment,

And affirm that Ryan and Sarah Stewart  
(Applicant's / Agent's Name)

Is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Nassau County Board of County Commissioners and are not returnable.

(Owner's Signature)

The foregoing instrument was acknowledged before me this 28 day of March, 2022

by Sarah Stewart, who is personally known to me or has produced

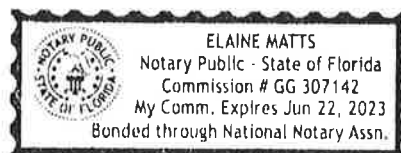
(type of document provided) as identification and who did / did not take an oath.

Elaine Matts  
(Printed name of Notary)

Elaine Matts  
(Signature of Notary)

Commission Number: GG 307142, My Commission Expires June 22, 2023

(NOTARY SEAL)



PHONE (904) 530-6225



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## PART TWO: PROPERTY INFORMATION

Legal Description of the Area to be Abandoned (attach separate sheet if necessary):

Please see attached survey with imagery and description  
of the area requested for abandonment.

Existing Condition of the Right-of-Way (i.e. Improved /Unimproved, is it being utilized for access):

The current condition of the right of way is the  
drive way to the property. It is in good condition.

Intended Use of the Right-of-Way:

The right of way will continue to be used as  
drive way for 1304 Marian Drive.



# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

MARCH 15, 2022

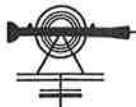
PREPARED FOR: SARAH & RYAN STEWART  
1304 MARIAN DRIVE RIGHT-OF-WAY ABANDONMENT

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

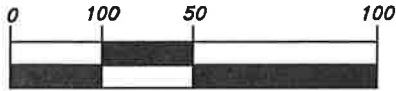
## SKETCH OF LEGAL DESCRIPTION



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



### GRAPHIC SCALE



(IN FEET) 1 inch = 50 ft.

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

P.I.N.=00-00-30-0265-000S-0000  
O.R.B. 2292, PAGE 948

POINT OF REFERENCE

S80°24'00"W  
956.0'

AMELIA ROAD

S09°36'00"E

389.07'

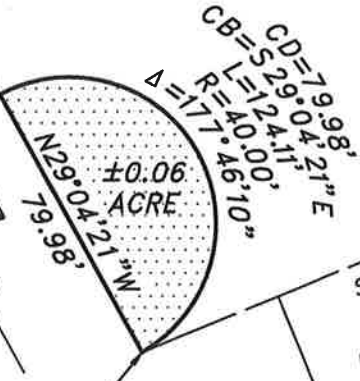
P.I.N.=00-00-30-0265-000I-0000  
O.R.B. 2056, PAGE 1485

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)



POINT OF BEGINNING

PROPOSED  
ADDITIONAL  
RIGHT-OF-WAY

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

S67°28'17"W

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

### LEGEND

- R = RADIUS
- CL = CENTERLINE
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- L = LENGTH

O.R.B. = OFFICIAL RECORDS BOOK  
P.I.N. = PARCEL IDENTIFICATION NUMBER

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