



Nassau County Engineering Services Department
96161 Nassau Place
Yulee, Florida 32097

J. Scott Herring, P.E.
Public Works Director

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

Address or General Location: Price Street between Lewis Street and Julia Street

Property Identification Number: 00-00-30-010A-0007-0500 & 00-00-30-010A-0007-0560

PART ONE - APPLICANT INFORMATION:

Applicant:

Name: Rogers Towers, P.A. c/o Jon C. Lasserre, Esq.

Address: 960185 Gateway Blvd., Suite 203, Fernandina Beach, Florida 32034

Telephone Number: (904) 261-5618 **Fax Number:** (904) 396-0663

Owner (If same as Applicant N/A)

Name: C.M. Brooks, LLC, Brian J. Davis, Tayna P. Davis

Address: 1827 Lewis Street & 5455 Waldron Street, Fernandina Beach, Florida

Telephone Number: (904) 261-5618 **Fax Number:** (904) 396-0663

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):

That portion of Price Street, a thirty foot (30') right of way, as depicted on the plat of THE AMERICAN BEACH, recorded in Plat Book 2, Pages 41 and 42 of the Public Records of Nassau County, Florida, bounded on the North by the South Right-of-Way line of Julia Street, bonded on the South by the North Right-of-Way line of Lewis Street, bounded on the East by the West boundary of Block 7, and bounded on the West by the East boundary of Block 10.

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

The proposed portion of Price Street to be vacated is unimproved and is not utilized for either utilities or vehicular or pedestrian access.

Intended Use of the Right-of-Way:

The Right-of-Way was apparently intended to be used as a roadway on the original plat. The lots that front the portion of Price Street proposed to be abandoned also front either Waldron Street, Julie Street, James Street, or Lewis Street and gain vehicular and utility access from those respective rights of way. The portion of Price Street proposed to be abandoned is not used nor is it necessary for access or utilities.

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OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, C.M. Brooks, LLC, the owner of the following described property

(Give legal description):

Lot 50, Block 7 of AMERICAN BEACH, according to the plat thereof as recorded in
Plat Book 2, Page 42, of the Public Records of Nassau County, Florida.

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 Rogers Towers, P.A. c/o Jon C. Lasserre, Esq.
(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.
C.M. Brooks, LLC, a Florida limited liability company

By: [Signature]
Fred D. Franklin, Jr., Its: Manager
(Owner's Signature)

The foregoing instrument was acknowledged before me this 15th day of May, 2017

by Fred D. Franklin, Jr., who is personally known to me or has produced

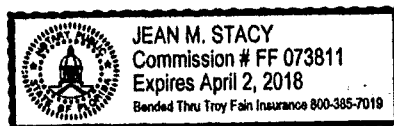
(type of document provided) as identification and who did / did not take an oath.

(Printed name of Notary)

[Signature]
(Signature of Notary)

Commission Number: _____, My Commission Expires _____

(NOTARY SEAL)



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Yulee, Florida 32097

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OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, Brian J. Davis, the owner of the following described property

(Give legal description):

Lot No. 56, AMERICAN BEACH SUBDIVISION, corner of Waldron and Julia Street, according to Plat thereof, as recorded in Plat Book 2, Page 42 of the public records of Nassau County, Florida.

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 Rogers Towers, P.A. c/o Jon C. Lasserre, Esq.
(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.

Brian J. Davis

(Owner's Signature)

The foregoing instrument was acknowledged before me this 10th day of May, 2017
by Brian J. Davis, who is personally known to me or has produced

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

Shannon M. Bishop
(Printed name of Notary)

Shannon M Bishop
(Signature of Notary)

Commission Number: _____, My Commission Expires _____

(NOTARY SEAL)



SHANNON M. BISHOP
MY COMMISSION # FF 031993
EXPIRES: August 20, 2017
Bonded Thru Budget Notary Services

PHONE (904) 530-6225



Nassau County Engineering Services Department
96161 Nassau Place
Yulee, Florida 32097

J. Scott Herring, P.E.
Public Works Director

OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, Tayna P. Davis, the owner of the following described property

(Give legal description):

Lot No. 56, AMERICAN BEACH SUBDIVISION, corner of Waldron and Julia Street, according

to Plat thereof, as recorded in Plat Book 2, Page 42 of the public records of Nassau
County, Florida.

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 Rogers Towers, P.A. c/o Jon C. Lasserre, Esq.

(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.

X Tanya P. Davis

(Owner's Signature)

X Tanya P. Davis

The foregoing instrument was acknowledged before me this 9th day of MAY, 2017

by Tanya P. Davis, who is personally known to me or has produced FIC

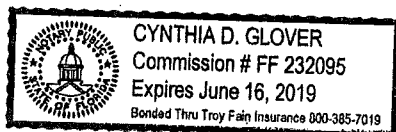
(type of document provided) as identification and who did / did not take an oath.

Cynthia D. Glover
(Printed name of Notary)

[Signature]
(Signature of Notary)

Commission Number: FF232095, My Commission Expires 6/16/2019

(NOTARY SEAL)



PHONE (904) 530-6225

The 2017 Florida Statutes

Title XII

MUNICIPALITIES

Chapter 177

LAND BOUNDARIES

177.101 Vacation and annulment of plats subdividing land.—

(1) Whenever it is discovered, after the plat has been recorded in the public records, that the developer has previously caused the lands embraced in the second plat to be differently subdivided under and by virtue of another plat of the same identical lands, and the first plat was also filed of public record at an earlier date, and no conveyances of lots by reference to the first plat so filed appears of record in such county, the governing body of the county is authorized and directed to and shall, by resolution, vacate and annul the first plat of such lands appearing of record upon the application of the developer of such lands under the first plat or upon application of the owners of all the lots shown and designated upon the second and subsequent plat of such lands, and the circuit court clerk of the county shall thereupon make proper notation of the annulment of such plat upon the face of such annulled plat.

(2) Whenever it is discovered that after the filing of a plat subdividing a parcel of land located in the county, the developer of the lands therein and thereby subdivided did cause such lands embraced in said plat, or a part thereof, to be again and subsequently differently subdivided under another plat of the same and identical lands or a part thereof, which said second plat was also filed at a later date; and it is further made to appear to the governing body of the county that the filing and recording of the second plat would not materially affect the right of convenient access to lots previously conveyed under the first plat, the governing body of the county is authorized by resolution to vacate and annul so much of the first plat of such lands appearing of record as are included in the second plat, upon application of the owners and developer of such lands under the first plat or their successors, grantees, or assignees, and the circuit court clerk of the county shall thereupon make proper notation of the action of the governing body upon the face of the first plat. The approval of a replat by the governing body of a local government, which encompasses lands embraced in all or part of a prior plat filed of public record shall, upon recordation of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the replat.

(3) The governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

(4) Persons making application for vacations of plats either in whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid. For the purpose of the tax collector's certification that state, county, and municipal taxes have been paid, the taxes shall be deemed to have been paid if, in addition to any partial payment under s. 194.171, the owner of the platted lands sought to be vacated shall post a cash bond, approved by the tax collector of the county where the land is located and by the Department of Revenue, conditioned to pay the full amount of any judgment entered pursuant to s. 194.192 adverse to the person making partial payment, including all costs, interest, and penalties. The circuit court shall fix the amount of said bond by order, after considering the reasonable timeframe for such litigation and all other relevant factors; and a certified copy of such approval, order, and cash bond shall be attached to the application. If such tract or parcel of land is within the corporate limits of any incorporated city or town, the governing body of the county shall be furnished with a certified copy of a resolution of the town council or city commission, as the case may be, showing that it has already by suitable resolution vacated such plat or subdivision or such part thereof sought to be vacated.

(5) Every such resolution by the governing body shall have the effect of vacating all streets and alleys which have not become highways necessary for use by the traveling public. Such vacation shall not become effective until a certified copy of such resolution has been filed in the offices of the circuit court clerk and duly recorded in the public records of said county.

(6) All resolutions vacating plats by the governing body of a county prior to September 1, 1971, are hereby validated, ratified, and confirmed. Such resolutions shall have the same effect as if the plat had been vacated after September 1, 1971.

History.—s. 1, ch. 71-339; s. 1, ch. 79-86; s. 32, ch. 87-224; s. 9, ch. 98-20.

ROBINSON EDWARD H & V W
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7771 ROCK CREEK
AVON IN 64123

SHARPLEY VICTORIA E B &
BYWATERS JEAN LEROY JR EST
1101 FAIRWAY DR
MIDDLETOWN RI 02842

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LOVE HETTIE S
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SMITH CRAIG S
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FERNANDINA BEACH FL 32034

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FOR R B STEWART III ET AL
10218 SHORE VIEW DR N
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TRUE BLUE VENTURES LLC
2344 FORBES ST
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TYSON TOMMIE L
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JACKSONVILLE FL 32208

UNITED STATES OF AMERICA
C/O NATIONAL PARK SERVICE LAND
RESOURCES DIVISION
1849 C STREET N W
WASHINGTON DC 20240

WALKER THELMA &
LEWIS CHERYL K
3959 WINTON DR
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WATSON JAMES H TRUSTEE &
WATSON BRENDA L TRUSTEE OF THE
WATSON TRUST
153 TERRACINA DRIVE
SAINT AUGUSTINE FL 32092

WATSON WILLIAM
1837 JULIA STREET
FERNANDINA BEACH FL 32034

WHITFIELD JAMES & LYNETTE
1472 COMPTON TERRACE
HILLSIDE NJ 07205

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WILLIAMS LINCOLN C JR
756 SUNKEN MEADOW
JACKSONVILLE FL 32218

WILLIAMS PEARL H & LINCOLN C
TRUSTEES OF PEARL H WILLIAMS LIVING
TRUST
952 TURTLE CREEK DR NORTH
JACKSONVILLE FL 32218

WILLIAMS RUDOLPH B EST
C/O BEVERLY BAAKE PR
11459 CYPRESS WOODS DR
SAN DIEGO CA 92131

WILLIAMS SOLOMON EST
C/O JUANITA M MITCHELL
706 TIBET AVENUE
SAVANNAH GA 31406

WILLIS FLOYD B & WANDA J
3949 CHARTER HOUSE DR
JACKSONVILLE FL 32224

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165 EDGEHILL RD
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JACKSONVILLE FL 32225

WRIGHT LATRICE TRUSTEE
OF LAND TRUST 4022
1563 ALFORD PLACE STE 1
JACKSONVILLE FL 32207

FPU

NAM

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ORLANDO FL 32805

GILL DUDLEY W & VALENDIA D
459 NORTH SHORE DRIVE
OSPNEY FL 34229

GRIFFITH METRO L SMITH
P O BOX 17052
FERNANDINA BEACH FL 32035

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JACKSONVILLE FL 32209

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ENCINO CA 914363603

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810 ROBERTS WAY
KENNETT SQUARE PA 19348

HOFF-SULLIVAN EMILY D TRUSTEE
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FERNANDINA BEACH FL 32034

HOLLOWAY LASHONDA J &
HOLLOWAY HELEN J (JT/RS)
5461 JAMES ST
FERNANDINA BEACH FL 32034

JOHNSON CORA D
959 PINELAND DRIVE
ROCKLEDGE FL 32955

JOHNSON PATRICIA D TRUSTEE
OF THE LIVING TRUST OF CORA DAVIS
5151 MOOSE CREEK COURT
JACKSONVILLE FL 32218

JSW LLC
5400 MURDOCK CT
VIRGINIA BEACH VA 23464

KING DIONE RENEE
6838 CLEVELAND RD
JACKSONVILLE FL 32209

KING FRANCINA C (2/3INT) &
KING ALONZO D (1/6INT) & KING PILAR B
(1/6INT)
100 BLAIR RD E-8
ST SIMONS GA 31522

LOWRIE CHARLES T &
SMITH ANNIE L 254 W 35TH STREET
MIAMI BEACH FL 33140

MCCRAY NATHANIEL H & BILLIE C
5419 WALDRON ST
FERNANDINA BEACH FL 32034

MCKENZIE CARLTON A & BEVERLY A
5437 WALDON ST
FERNANDINA BEACH FL 32034

MILLER DOUGLAS & JULIANA F
85352 BOSTICK WOOD DR
FERNANDINA BEACH FL 32034

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JEANETTE G MOBLEY
P O BOX 193
YULEE FL 320410193

MOLLOY GEORGE C &
GHEE PATRICIA (F&D) (JT/RS)
815 WEDGEWOOD RD
BALTIMORE MD 21229

MUNDY TONI P &
CRAWFORD LINDA P & FLOYD CAROLYN P
C/O 6274 BARRY DR W
JACKSONVILLE FL 32208

MYERS ANNETTE &
BARBARA M CAREY TRUSTEE(JTROS)
P O BOX 15024
FERNANDINA BEACH FL 32035

NELSON JANICE R &
NELSON JANAE A
2933 MYRTLE AVE
JACKSONVILLE FL 32209

NICHOLS DANIEL J &
DIORENZO JAMES P
100 BENT OAK DRIVE
PONTE VEDRA BEACH FL 32082

NORMAN JANETTA
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OMNI AMELIA ISLAND LLC
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DALLAS TX 75219

PHILLIPS KATHLEEN
3092 SE TREASURE ISLAND RD
PORT SAINT LUCIE FL 34952

POWELL BARBARA HOLMES
291 ANTELOPE VILLAGE CIRCLE
HENDERSON NV 89012

RANA AQEEL A
5733 CRESTVIEW RD
JACKSONVILLE FL 32210

RATCHFORD WARREN
PO BOX 1810
SPRINGFIELD GA 31329

PERMITS/INSP PAYMENT RECEIPT# 1550024
BOARD OF COMMISSIONERS
76347 VETERANS WAY
SUITE 1010
YULEE FL 32097

DATE: 11/22/17 TIME: 08:56
CLERK: 6235blid DEPT:
CUSTOMER#: 0
CUSTOMER NAME:
COMMENT:

CHARGES:

RWABN	RIGHT-OF-WAY ABANDONMENT	360.00
CARWA	LEGAL FEES-ROW ABANDON RE	100.00
EROP	RIGHT OF WAY ABANDONMENT	537.92

AMOUNT PAID: 997.92
PAID BY:
PAYMENT METHOD: CHECK 19889

REFERENCE: Price St

AMT TENDERED: 997.92
AMT APPLIED: 997.92
CHANGE: .00

PAYMENT SUMMARY RECEIPT

BOARD OF COMMISSIONERS
76347 VETERANS WAY
SUITE 1010
YULEE FL 32097

DATE: 11/22/17 CUSTOMER#: 000000000
TIME: 08:56
CLERK: 6235blid

RECPT#: 1550024 PREV BAL:
TP/YR: MS/2018 AMT PAID: 997.92
BILL: ADJSTMNT:
EFF DT: 11/22/17 BAL DUE:
PERMITS/INSP PAYMENT

-----TOTALS-----

PRINCIPAL PAID:	997.92
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00

AMT TENDERED:	997.92
AMT APPLIED:	997.92
CHANGE:	.00

PAID BY:
PAYMENT METH: CHECK
PAYMENT REF: 19889