



## Nassau County Development Services

96161 Nassau Place  
Yulee, Florida 32097  
904-530-6225

### 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 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 Development Services Department cannot assist in the preparation of the required documents.**

Upon receipt of completed application and fees:

- 1.) The Development Services 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.  
*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 Development Services

96161 Nassau Place  
Yulee, Florida 32097

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

**Address or General Location:** 3163 Bailey Road

**Property Identification Number:** Between 00-00-30-044B-0052-0000 and 00-00-30-044B-0066-0000

#### PART ONE - APPLICANT INFORMATION:

##### Applicant/Authorized Agent:

Name: Jack Healan

Mailing Address: 4001 Centurion Way, Fernandina Beach, FL 32034

☒ Phone: 904-219-2754 Email: healanm@gmail.com

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

Name: See Attached

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Owners:**

Name: Anne Coonrod

Mailing Address: 3017 Riverside Drive, Fernandina Beach, FL 32034

Phone: 904-583-2599      Email: annecoonrod3@gmail.com

AND

Name: The Commercial Range at Amelia LLC

Mailing Address: 4001 Centurion Way, Fernandina Beach, FL 32034

Phone: 904-219-2754      Email: healanm@gmail.com



Nassau County Development Services  
96161 Nassau Place  
Yulee, Florida 32097

## PART TWO: PROPERTY INFORMATION

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

See Attached

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

Unimproved - no access

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Intended Use of the Right-of-Way:

To be incorporated into adjoining lots

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# MANZIE & DRAKE LAND SURVEYING



**LEGAL DESCRIPTION**  
**PORTION OF RIVERSIDE DRIVE**  
**JUNE 11, 2024**

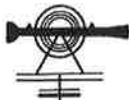
ALL OF RIVERSIDE DRIVE (A 30' RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF "OCEAN BREEZE FARMS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS:

**ON THE NORTH:** BY THE SOUTHERLY BOUNDARY LINE OF "RIVER OAKS OF AMELIA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 407 & 408, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

**ON THE SOUTH:** BY THE SOUTHERLY LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

CONTAINING 0.38 ACRE MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 19107

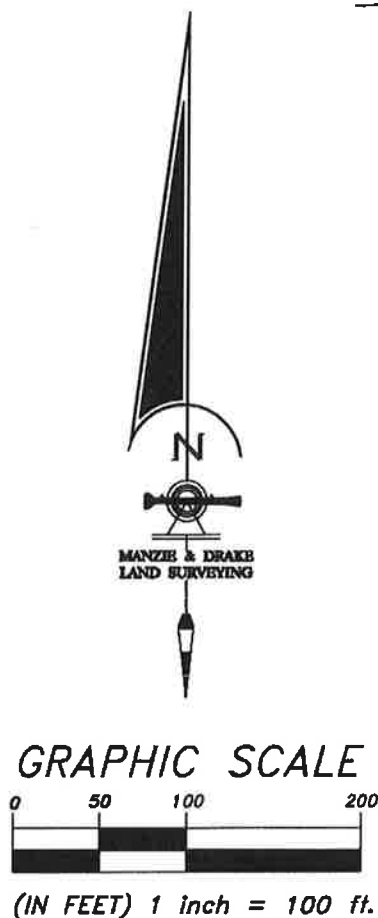


# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION



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



**LOT 9**  
RIVER OAKS OF AMELIA  
(PLAT BOOK 5, PAGES 407 & 408)

**LOT 10**  
RIVER OAKS OF AMELIA  
(PLAT BOOK 5, PAGES 407 & 408)

**LOT 21**  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 111)

**ROWAN OAK**  
(60-FOOT RIGHT-OF-WAY)

**LOT 28**  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 111)

**RIVERSIDE DRIVE**  
(60-FOOT RIGHT-OF-WAY)  
(PLAT BOOK 5, PAGES 407 & 408)

**RIVERSIDE DRIVE**  
(30-FOOT RIGHT-OF-WAY) (PLAT BOOK 2, PAGE 19)

P.I.N. = 00-00-30-044B-0052-0000  
(O.R.B. 2197, PAGE 505)

P.I.N. = 00-00-30-044B-0066-0000  
(O.R.B. 671, PAGE 490)

LOT 65 (OCEAN BREEZE FARMS)  
(PLAT BOOK 2, PAGE 19)

LOT 99 (OCEAN BREEZE FARMS)  
(PLAT BOOK 2, PAGE 19)

30.0'

SOUTHWEST CORNER OF  
SECTION 5, TOWNSHIP  
2 NORTH, RANGE 28 EAST

SECTION 5  
SECTION 6

SHEET 2 OF 2  
JOB NO. 19107

P.I.N. = 05-2N-28-0000-0001-0000  
O.R.B. 1612, PAGE 946

### LEGEND

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

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904)491-5700 [WWW.MANZIEANDDRAKE.COM](http://WWW.MANZIEANDDRAKE.COM)

P.I.N. = 19-2N-28-0000-0001-0000  
O.R.B. 1903, PAGE 336  
O.R.B. 1903, PAGE 389

3043 9

3051 10

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197  
RIVER OAKS OF AMOSA, INC.

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3095 19

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3105 21

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3575 115

3580 116

3585 117

3590 118

3595 119

3600 120

3605 121

3610 122

3615 123

3620 124

3625 125

3630 126

3635 127

3640 128

3645 129

3650 130

3655 131

3660 132

3665 133

3670 134

3675 135

3680 136

3685 137

3690 138

3695 139

3700 140

3705 141

3710 142

3715 143

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4460 292

4465 293

4



# MANZIE & DRAKE LAND SURVEYING



**LEGAL DESCRIPTION**  
PORTION OF RIVERSIDE DRIVE  
NORTHERLY PORTION  
JUNE 18, 2024

A PORTION OF RIVERSIDE DRIVE (A 30' RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF "OCEAN BREEZE FARMS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

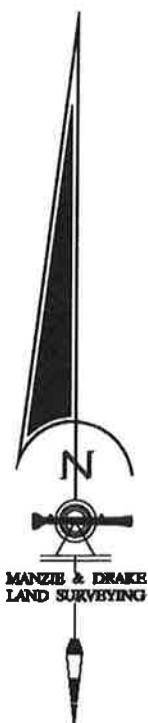
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 10, "RIVER OAKS OF AMELIA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 407, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH  $00^{\circ}59'16''$  WEST, ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON SAID PLAT OF "RIVER OAKS OF AMELIA", A DISTANCE OF 13.90 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH  $00^{\circ}59'16''$  WEST, ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON SAID PLAT OF "OCEAN BREEZE FARMS", A DISTANCE OF 48.47 FEET; THENCE SOUTH  $89^{\circ}00'45''$  EAST A DISTANCE OF 30.00 FEET; THENCE ALONG THE PERIMETER OF SAID PLAT OF "RIVER OAKS OF AMELIA" THE FOLLOWING TWO COURSES: (1) THENCE NORTH  $00^{\circ}59'16''$  EAST A DISTANCE OF 48.47 FEET; (2) THENCE NORTH  $89^{\circ}00'44''$  WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 19107

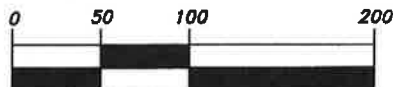


## SKETCH OF LEGAL DESCRIPTION

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



### GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°59'16"W	48.47'
L2	S89°00'45"E	30.00'
L3	N0°59'16"E	48.47'
L4	N89°00'44"W	30.00'

SOUTHWEST CORNER OF  
SECTION 5, TOWNSHIP  
2 NORTH, RANGE 28 EAST

SECTION 5  
SECTION 6

SHEET 2 OF 2  
JOB NO. 19107

### LEGEND

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

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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P.I.N. = 06-2N-28-0000-0001-0000  
O.R.B. 1612, PAGE 946

LOT 9  
RIVER OAKS OF AMELIA  
(PLAT BOOK 5, PAGES 407 & 408)

LOT 10  
RIVER OAKS OF AMELIA  
(PLAT BOOK 5, PAGES 407 & 408)

POINT OF  
REFERENCE

S00°59'16"W  
13.90'

POINT OF  
BEGINNING

RIVERSIDE DRIVE  
(60-FOOT RIGHT-OF-WAY)  
(PLAT BOOK 5, PAGES 407 & 408)

LOT 21  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 111)

ROWAN OAK  
(60-FOOT RIGHT-OF-WAY)

LOT 28  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 111)

RIVERSIDE DRIVE  
(30-FOOT RIGHT-OF-WAY) (PLAT BOOK 2, PAGE 19)

P.I.N. = 00-00-30-044B-0052-0000  
(O.R.B. 2197, PAGE 505)

LOT 65 (OCEAN BREEZE FARMS)  
(PLAT BOOK 2, PAGE 19)

LOT 99 (OCEAN BREEZE FARMS)  
(PLAT BOOK 2, PAGE 19)

P.I.N. = 19-2N-28-0000-0001-0000  
O.R.B. 1903, PAGE 336  
O.R.B. 1903, PAGE 369



Nassau County Development Services

96161 Nassau Place

Yulee, Florida 32097

OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, The Commercial Range at Amelia LLC the owner of the following described property

(Give legal description): See 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 Jack Healan  
(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.

[Signature]  
ATTORNEY IN FACT  
(Owner's Signature)

State of Florida  
County of Nassau

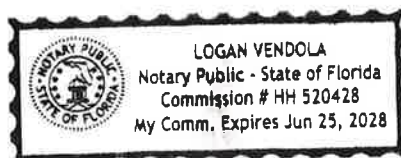
The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me  
by means of ☒ physical presence or ☐ online notarization, this 13<sup>th</sup> day of June, 2024, by  
Jack Healan, who is personally known to me or has produced DL as  
identification.

Oath taken: ✓ Yes        No

[Signature]  
Notary Signature

My commission expires: 6-25-28

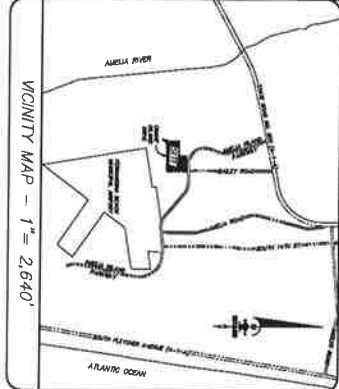
(NOTARY SEAL)



PHONE (904) 530-6225

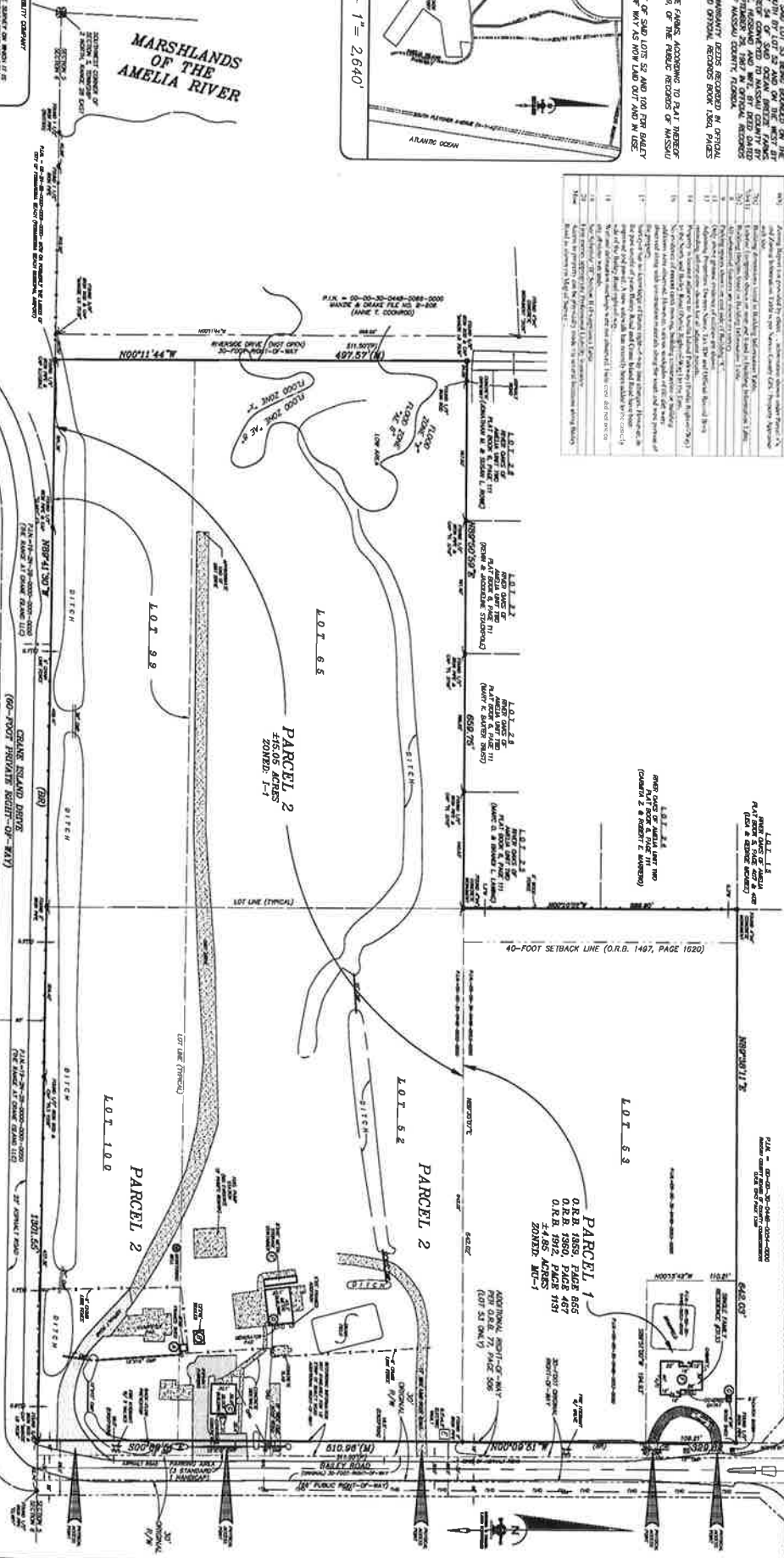
MAP OF ALTA/NSPS  
LAND TITLE SURVEY

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840

[illegible]

**AMELIA ISLAND PARKWAY**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PLN - 00-00-30-0448-0024-000  
Federal Census Bureau of County Government  
Data Processing

BUILDING INFORMATION TABLE (HEIGHT & SQUARE FOOTAGE)[illegible]

MANZIE &amp; DRAKE LAND SURVEYING

112 South Main Street, Portland, ME 04101  
(204) 481-5702 [www.MusicAndOrdn.com](http://www.MusicAndOrdn.com)  
Certificate of Authorization Number 741775

Only use these and on the 17th, 21st, 25th, 29th, and 31st.

=60 JOB NO:15087 & 20178 DATE:06/JUL/2019 CAL  
 SMS X-277, PG. 48 & X-301, PG. 50 CREW:CS FILE:

[illegible][illegible][illegible]



Nassau County Development Services

96161 Nassau Place  
Yulee, Florida 32097

OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, Anne Coonrod the owner of the following described property

(Give legal description): See 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 Jack Healan  
(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.

Anne Coonrod

(Owner's Signature)

State of Florida  
County of Nassau

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of June, 2024, by Anne Coonrod, who is personally known to me or has produced DL as identification.

Oath taken: ✓ Yes          No           
Notary Signature

My commission expires: 6-25-28

(NOTARY SEAL)



REVISIONS:  
1. REVISED ON 04/23/2024 TO SHOW EASEMENT, RECORDING INFORMATION & TITLE COMMITMENT INFORMATION. NO FIELD INFORMATION HAS BEEN UPDATED SINCE MAP WAS ORIGINALLY ISSUED ON 11/05/2014. (WKO)

# MAP OF BOUNDARY SURVEY

"PARCEL B" IN O.R.B. 671 PAGE 490

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 66, OCEAN BREEZE FARMS, AMELIA ISLAND, NASSAU COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK NO. 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF SIMMONS ROAD (A 30-FOOT RIGHT-OF-WAY) INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE ROAD (A 30-FOOT RIGHT-OF-WAY) AND RUN SOUTH 00°58'15" WEST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.00 FEET TO A 1/4 INCH IRON PIPE SET AT THE NORTHEAST CORNER OF SAID LOT 66 FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 00°58'15" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 827.61 FEET TO A 1/4 INCH IRON PIPE SET AT THE SOUTHEAST CORNER OF SAID LOT NO. 68 SAID POINT LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF THE CITY OF FERNANDINA BEACH; RUN THENCE NORTH 88°32'38" WEST, ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 244 FEET MORE OR LESS TO A 1/4-INCH REBAR FOUND ON THE EDGE OF THE MARSH OF THE AMELIA RIVER; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE EDGE OF SAID MARSH, A DISTANCE OF 879 FEET MORE OR LESS TO A 1/4-INCH IRON PIPE SET ON THE NORTHERLY LINE OF SAID LOT 66; RUN THENCE SOUTH 89°00'00" EAST ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 312 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPT "RIVER OAKS OF AMELIA" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 407 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

GRAPHIC SCALE

( IN FEET )

1 inch = 60 ft.

**RIVERSIDE DRIVE**  
(60-FOOT RIGHT-OF-WAY)

**LOT 9**  
RIVER OAKS OF AMELIA  
(PLAT BOOK 5, PAGES 407 & 408)

**LOT 10**  
RIVER OAKS OF AMELIA  
(PLAT BOOK 5, PAGES 407 & 408)

**LOT 21**  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 11)

**ROWAN OAK**  
(60-FOOT RIGHT-OF-WAY)

**LOT 28**  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 11)

**LOT 27**  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 11)

**RESIDUE OF "PARCEL B"**  
IN O.R.B. 671 PAGE 490  
**VACANT**  
±126,124.90 SQ. FT.  
±2.90 ACRES

**MARSHLANDS OF THE AMELIA RIVER**

LANDS OF NASSAU COUNTY  
P.I.N.=00-00-00-30-044B-0052-0000

**BAILEY ROAD**  
(60-FOOT RIGHT-OF-WAY)

**LEGEND**  
--- CHAIN LINK FENCE  
B.R. = BEARING REFERENCE  
O.R.B. = OFFICIAL RECORDS BOOK  
P.I.N. = PARCEL IDENTIFICATION NUMBER  
O- 5/8" IRON ROD & CAP  
LB 7039 SET

## SURVEY NOTES:

- The "Legal Description" herein is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Land shown herein were not disturbed by this office for easements, rights-of-way, easements or other instruments of record.
- Boundaries shown herein are based on 588°32'07"E for the south line of Section 5, Township 2 North, Range 28 East. The bearing reference line is indicated as true (BR).
- Unless it bears the signature and the original sealed seal of a Florida Licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- The property shown herein lies with flood zone "A" & "B" as per F.E.M.A. Flood Insurance Rate Map, Panel 12080C-A332-E, dated 12/22/2015. Flood Zone Information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by license holder's field inspection for accuracy. No warranty is made for its accuracy. Flood Zone Information is not covered by the jurisdiction herein and is not required to be shown per Chapter 30-12, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- This survey is protected by copyright and is certified only to the parties listed and only for the particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any contribution to any parties in future transactions. No party other than those listed should rely upon this survey.

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PREPARED FOR:  
ANNE T. COONROD

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael A Manzie  
Manzie  
P.L.S. 4069

**MANZIE & DRAKE LAND SURVEYING**

117 South Ninth Street, Fernandina Beach, FL 32034  
(904) 491-5700 FAX (904) 491-5777  
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,  
SET YOUR SITES ON US."

SCALE: 1"=50' JOB NO: 19107 DATE: 11/5/14 CADD: WKO  
F.B. NO: X-277 PAGE NO: 28 FIELD CREW: GS FILE NO: B-906