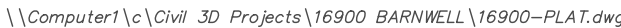


A PORTION OF SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. BEING ALSO THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 26 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND OFFICIAL RECORDS BOOK 499, PAGE 1411 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 120.00 FOOT RIGHT-OF-WAY) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF BARNWELL ROAD (A 60.00 FOOT RIGHT-OF-WAY); THENCE NORTH 04°02'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BARNWELL ROAD AFORESAID, A DISTANCE OF 1210.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°02'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BARNWELL ROAD (A 60' RIGHT-OF-WAY) A DISTANCE OF 72.50 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2840.29 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 121°08", AN ARC DISTANCE OF 527.50 FEET TO WHERE SAID RIGHT-OF-WAY LINE IS INTERSECTED BY THE SOUTHERLY LINE OF TRACT 9, BARNWELL MANOR – PHASE 1, AS RECORDED IN PLAT BOOK 8, PAGES 293 THROUGH 298 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA (THE AFORESAID ARC HAS A CHORD DISTANCE OF 526.51 FEET, THAT BEARS NORTH 10°07'34" EAST); THENCE SOUTH 86°07'19" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT 9, BARNWELL MANOR – PHASE 1, A DISTANCE OF 398.51 FEET TO INTERSECT THE WESTERLY LINE OF TRACT 11, BARNWELL MANOR – PHASE 1, THENCE SOUTH 143°15'50" WEST, RUNNING ALONG THE WESTERLY LINES OF TRACTS 11, 13 & 14, BARNWELL MANOR – PHASE 1, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF TRACT 22, BARNWELL MANOR – PHASE 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1884 THROUGH 1885 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°52'12" WEST, ALONG THE WESTERLY LINES OF TRACTS 22, AND LOT 147, BARNWELL MANOR – PHASE 2, A DISTANCE OF 300.00 FEET, TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 377, PAGE 723 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 85°55'20" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 377, PAGE 723, A DISTANCE OF 399.58 FEET TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____
DAY OF _____, A.D. 2021, AND THESE LOTS ARE APPROVED TO BE
REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 62-550, 62-555
62-560 AND F.A.C. 64E-6.

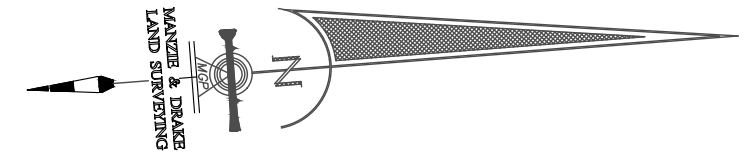


KINGSLEY ESTATES

A PORTION OF SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK _____ PAGE _____

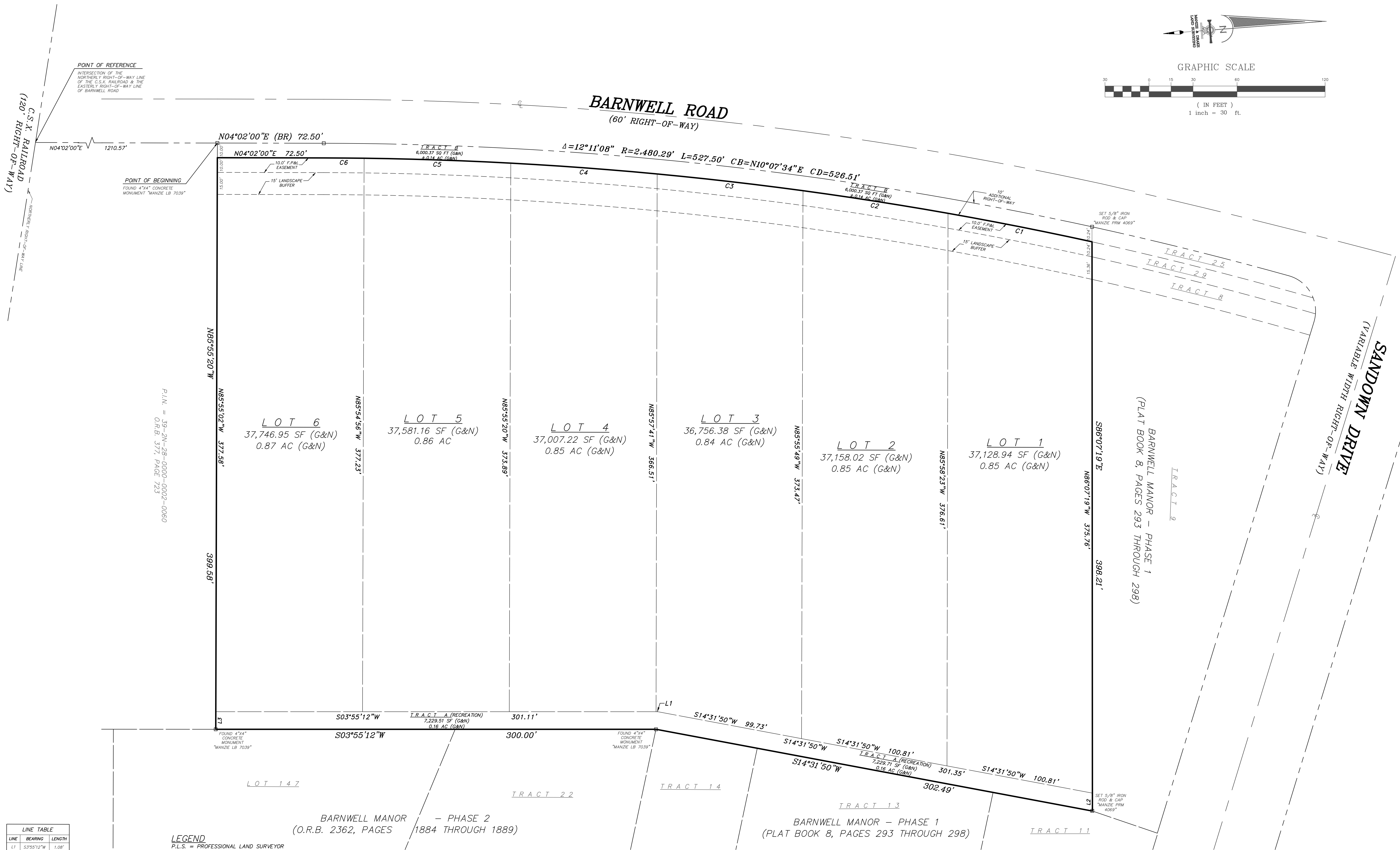
SHEET 2 OF 2 SHEETS



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

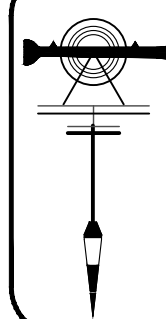


LINE TABLE		
LINE	BEARING	LENGTH
L1	S3°55'12\"W	1.08'
L2	N86°07'19\"W	12.21'
L3	N85°55'20\"W	12.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	100.02'	2,470.29'	2°19'11\"	N15°06'35\"E	100.01'
C2	100.02'	2,470.29'	2°19'11\"	N12°47'24\"E	100.01'
C3	100.01'	2,470.29'	2°19'11\"	N10°28'13\"E	100.01'
C4	100.01'	2,470.29'	2°19'11\"	N8°09'02\"E	100.00'
C5	100.01'	2,470.29'	2°19'11\"	N3°49'51\"E	100.00'
C6	27.50'	2,470.29'	0°38'16\"	N4°21'08\"E	27.50'

LEGEND

P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
SQ. FT. = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
F.P.&L. = FLORIDA POWER & LIGHT EASEMENT
AC = ACRE
CL = CENTERLINE
CA = CENTRAL ANGLE
CB = CHORD BEARING
CD = CHORD DISTANCE
L = LENGTH
R = RADIUS
P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
G = GROSS
N = NET



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SET YOUR SITES ON US."

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