



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

MARCH 15, 2022

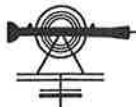
PREPARED FOR: SARAH & RYAN STEWART
1304 MARIAN DRIVE RIGHT-OF-WAY ABANDONMENT

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

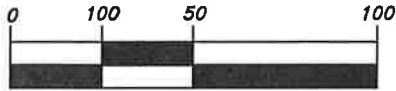
SKETCH OF LEGAL DESCRIPTION



(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'

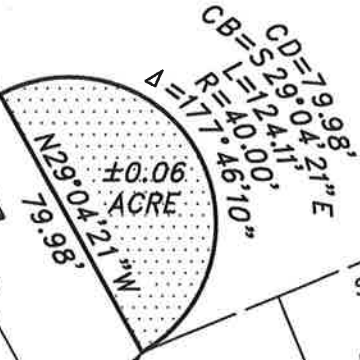
P.I.N.=00-00-30-0265-000I-0000
O.R.B. 2056, PAGE 1485

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
237.59'

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