

**TOWN OF CALLAHAN, FLORIDA  
ORDINANCE NO.: 2019-O10**

**AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 255.47 ACRES PERTAINING TO REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN PURSUANT TO FLA. STAT. § 174.0413; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE GOALS, POLICIES, AND OBJECTIVES OF THE TOWN OF CALLAHAN'S COMPREHENSIVE PLAN AND THE TOWN'S CODE; AMENDING § C-1 OF THE CHARTER OF THE TOWN OF CALLAHAN TO INCLUDE SAID LAND; PROVIDING FOR AND AUTHORIZING THE UPDATING OF OFFICIAL CITY MAPS; REPEALING CONFLICTING ORDINANCES; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS** pursuant to Section 171.0413, Florida Statutes, the Town of Callahan shall annex the real property described herein with particularly;

**WHEREAS** all owners of land in the area to be annexed that are registered electors have consented in writing to the annexation;

**WHEREAS** owners of land in the area to be annexed that have provide written consent own more than half of the parcels to be annexed and more than 70% of the land area to be annexed;

**WHEREAS** the Town of Callahan has filed a copy of the report required by Fla. Stat. § 171.042 with the Board of County Commissioners no less than 15 days before commencing the annexation procedures set forth in Fla. Stat. § 171.0413; and

**WHEREAS** the Town of Callahan has pursuant to Fla. Stat. § 171.042(3) mail written notice to each person who resides or owns property within the area proposed to be annexed no less than 10 days prior to the first public hearing on this ordinance;

**WHEREAS** notice of the proposed annexation has been published pursuant to the requirements of Section 171.0413(1), Florida Statutes; and

**WHEREAS** the Planning Commission of the Town of Callahan, Florida, has reviewed the proposed annexation and found it to be consistent with the goals, policies, and objectives of the Town's Comprehensive Plan, to comply with all applicable requirements of the Town's Code; and

**WHEREAS** the Town of Callahan Town Council has the authority, pursuant to Section 171.0413, Florida Statutes, to annex said real property into its corporate limits; and

**WHEREAS** the property is contiguous to the municipal limits of the Town of Callahan and said property is reasonably compact; and,

**WHEREAS** the Town Council of the Town of Callahan, in accordance with Section 166.041, Florida Statutes, provided an opportunity for individuals to participate in the public hearing process and held a duly noticed public hearings on November 4, 2019 and November 18, 2019 to consider this petition; and,

**WHEREAS** the Town Council has reviewed and considered all relevant evidence and information and testimony presented by witnesses, the public, and Town staff; and,

**WHEREAS** the Town of Callahan Town Council is desirous of annexing and redefining the boundary lines of the Town of Callahan, Florida, to include said real property.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CALLAHAN, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and by this reference are hereby incorporated herein and made an integral part hereof as though fully set forth herein.

**Section 2.** The real property shown in the sketch attached hereto and identified by metes and bounds legal descriptions as North Portion, Middle Portion, and South Portion is hereby annexed and incorporated into the Town of Callahan, Florida, said parcels containing approximately 255.47 acres more or less and bearing the following real estate identification numbers:

**A. North Portion**

- P.I.N. 19-2N-25-0000-0006-0000
- P.I.N. 20-2N-25-0000-0006-0000
- P.I.N. 20-2N-25-0000-0006-0010
- P.I.N. 20-2N-25-0000-0005-0040
- P.I.N. 20-2N-25-0000-0005-0030
- P.I.N. 51-2N-25-0000-0001-0000
- P.I.N. 51-2N-25-0000-0016-0000
- P.I.N. 51-2N-25-0000-0017-0000
- P.I.N. 51-2N-25-0000-0018-0000
- P.I.N. 51-2N-25-0000-0030-0000
- P.I.N. 51-2N-25-0000-0031-0000
- P.I.N. 51-2N-25-0000-0030-0020
- P.I.N. 51-2N-25-0000-0030-0010
- P.I.N. 51-2N-25-0000-0036-0000
- P.I.N. 51-2N-25-0000-0034-0000
- P.I.N. 51-2N-25-0000-0037-0000
- P.I.N. 51-2N-25-0000-0035-0010
- P.I.N. 51-2N-25-0000-0041-0000
- P.I.N. 51-2N-25-0000-0032-0000
- P.I.N. 51-2N-25-0000-0039-0000
- P.I.N. 51-2N-25-0000-0035-0000
- P.I.N. 51-2N-25-0000-0033-0040
- P.I.N. 51-2N-25-0000-0033-0000
- P.I.N. 51-2N-25-0000-0033-0050

P.I.N. 51-2N-25-0000-0033-0030  
P.I.N. 51-2N-25-0000-0033-0010  
P.I.N. 51-2N-25-0000-0033-0020  
P.I.N. 51-2N-25-0000-0043-0000  
P.I.N. 51-2N-25-0000-0042-0000  
P.I.N. 51-2N-25-0000-0044-0010  
P.I.N. 51-2N-25-0000-0046-0000  
P.I.N. 51-2N-25-0000-0045-0000

**B. Middle Portion**

P.I.N. 51-2N-25-0000-0023 -0000  
P.I.N. 51-2N-25-0000-0024-0000  
P.I.N. 51-2N-25-4190-0029-0000  
P.I.N. 51-2N-25-4190-0007-0000  
P.I.N. 51-2N-25-4190-0010-0000

**C. South Portion**

P.I.N. 51-2N-25-0000-0065-0000  
P.I.N. 51-2N-25-0000-0066-0000  
P.I.N. 51-2N-25-4240-0007-0010  
P.I.N. 51-2N-25-4240-0010-0000  
P.I.N. 51-2N-25-4240-0011-0000  
P.I.N. 51-2N-25-4240-0012-0000  
P.I.N. 51-2N-25-4240-0014-0000  
P.I.N. 51-2N-25-4240-0015-0000  
P.I.N. 51-2N-25-4240-0016-0000  
P.I.N. 51-2N-25-4240-0017-0000  
P.I.N. 51-2N-25-4240-0018-0000

The sketch attached hereto, a full-sized version of which shall be retained by the Town Clerk, shall control over this list of parcel numbers if any conflicts, duplicates, or omissions exist.

**Section 3.** The corporate territorial limits of the Town of Callahan, Florida, are hereby redefined to include said land herein described and annexed, and § C-2 of the Charter of the Town of Callahan is hereby amended to include said land.

**Section 4.** The Town Clerk is hereby authorized and directed to update and revise the Town Jurisdictional Maps, file this ordinance with the Clerk of the Circuit Court and the chief administrative officer of Nassau County, Florida and with the Department of State within 7 days after adoption, and to proceed with any related Comprehensive Plan Map Amendments.

**Section 5.** The land herein described and future inhabitants of said land herein described shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances, and regulations of the Town of Callahan, Florida, and be entitled to the same privileges and benefits as other areas of the Town of Callahan, Florida.

**Section 6.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

**Section 7.** Any and all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

**Section 8.** This Ordinance shall become effective upon its adoption.

ADOPTED THIS 18<sup>th</sup> DAY OF November, 2019.

TOWN OF CALLAHAN, FLORIDA



KEN BASS

TOWN COUNCIL PRESIDENT ATTEST:  
APPROVED:



TOWN CLERK



MARTIN FONTES

MAYOR

Date of First Reading: 11/4/2019  
Dates of Publication: 11/13/2019  
Dates of Public Hearings: 11/4 & 11/18  
Date of Second Reading: Date  
of Final Passage: 11/18/2019

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

NORTH PORTION

PREPARED FOR TOWN OF CALLAHAN

AUGUST 25, 2019

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, AND A PORTION OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 51; THENCE SOUTH  $74^{\circ}29'36''$  WEST A DISTANCE OF 810.60 FEET (PER DEED), ALONG THE NORTHERLY LINE OF SAID SECTION 51 AND THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1964, PAGE 1510, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH  $03^{\circ}24'29''$  WEST A DISTANCE OF 210.42 FEET (PER DEED), ALONG THE EASTERLY PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2039, PAGE 362, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH  $74^{\circ}36'14''$  WEST A DISTANCE OF 2,024.81 FEET (PER DEED) TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 7403-202 AND 203) AND THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2039, PAGE 362; THENCE NORTHWESTERLY, ACROSS SAID U. S. HIGHWAY NO. 1 TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1721, PAGE 954, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG THE NORTHERLY PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1721, PAGE 954 TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 19; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 19 TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1906, PAGE 1580, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1906, PAGE 1580, THE FOLLOWING TWO COURSES (PER DEED): (1) SOUTH  $88^{\circ}43'40''$  WEST A DISTANCE OF 527.78 FEET; (2) SOUTH  $89^{\circ}30'54''$  WEST A DISTANCE OF 2,322.42 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD) (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH  $31^{\circ}01'49''$  EAST A DISTANCE OF 1,453.92 FEET (PER DEED), ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD; THENCE ALONG THE SOUTHERLY PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1906, PAGE 1580, THE FOLLOWING EIGHT COURSES (PER DEED): (1) NORTH  $89^{\circ}14'10''$  EAST A DISTANCE

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OF 142.68 FEET; (2) NORTH  $00^{\circ}46'24''$  WEST A DISTANCE OF 210 FEET; (3) NORTH  $89^{\circ}13'29''$  EAST A DISTANCE OF 420 FEET; (4) SOUTH  $00^{\circ}53'11''$  EAST A DISTANCE OF 210 FEET; (5) NORTH  $89^{\circ}13'29''$  EAST A DISTANCE OF 216.30 FEET; (6) SOUTH  $00^{\circ}46'21''$  EAST A DISTANCE OF 166.40 FEET; (7) NORTH  $89^{\circ}13'07''$  EAST A DISTANCE OF 610.24 FEET; (8) NORTH  $00^{\circ}31'05''$  WEST A DISTANCE OF 262.36 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1906, PAGE 1580, ALSO BEING THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1819, PAGE 1171, OFFICIAL RECORDS BOOK 1974, PAGE 1193 AND OFFICIAL RECORDS BOOK 1811, PAGE 1354, RESPECTIVELY, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 732 FEET MORE OR LESS TO INTERSECT THE EASTERLY LINE OF SAID SECTION 19; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 19 TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1887, PAGE 1888, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH  $76^{\circ}02'00''$  EAST A DISTANCE OF 104.40 FEET (PER DEED) TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 7403-202 AND 203); THENCE SOUTHEASTERLY ACROSS SAID U. S. HIGHWAY NO. 1 TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2098, PAGE 394, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH  $15^{\circ}24'44''$  WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 686.46 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1860, PAGE 765, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2292, PAGE 1882, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES (PER DEED): (1) SOUTH  $84^{\circ}50'15''$  EAST A DISTANCE OF 330.00 FEET; (2) NORTH  $15^{\circ}44'58''$  EAST A DISTANCE OF 200.00 FEET; (3) SOUTH  $84^{\circ}46'51''$  EAST A DISTANCE OF 977.17 FEET; THENCE SOUTHWESTERLY, ALONG THE EASTERLY LINE OF LAST SAID LANDS TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1495, PAGE 249, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 210 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 420 FEET TO THE SOUTHEASTERLY CORNER THEREOF AND TO INTERSECT THE NORTHERLY LINE OF "AMHURST OAKS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID "AMHURST OAKS" THE FOLLOWING THREE COURSES (PER RECORD PLAT): (1) SOUTH  $53^{\circ}48'32''$  EAST A DISTANCE OF 672 FEET TO AN ANGLE POINT IN SAID PLAT PERIMETER; (2) SOUTH

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# MANZIE & DRAKE LAND SURVEYING



36°11'28" WEST A DISTANCE OF 100.00 FEET; (3) SOUTH 53°48'32" EAST TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE EASTERLY LINE OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 19°22'29" WEST 640.26 FEET (PER DEED) ALONG THE EASTERLY LINE OF SAID SECTION 51 TO THE NORTHEAST CORNER OF SAID SECTION 51 AND THE POINT OF BEGINNING.

A handwritten signature in cursive script that reads "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 20691 8/29/19

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

MIDDLE PORTION

PREPARED FOR TOWN OF CALLAHAN

AUGUST 25, 2019

A PORTION OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 51 WITH THE EASTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 7403-202 AND 203); THENCE SOUTH 15°24'44" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1096 FEET (PER DEED) TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1387, PAGE 1250, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 15°24'44" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 550 FEET MORE OR LESS TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1028, PAGE 1690, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTHEASTERLY, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 176 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2292, PAGE 408, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING THREE (3) COURSES (PER DEED): (1) SOUTH 13°20'20" WEST A DISTANCE OF 105 FEET; (2) SOUTH 76°39'40" EAST A DISTANCE OF 100 FEET; (3) SOUTH 13°20'20" WEST A DISTANCE OF 50.05 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 264, PAGE 36, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING THREE COURSES (PER DEED): (1) SOUTH 13°15'00" WEST A DISTANCE OF 88.77 FEET; (2) SOUTH 13°01'00" EAST A DISTANCE OF 106.11 FEET; (3) NORTH 76°59'00" EAST A DISTANCE OF 190.00 FEET TO INTERSECT THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2292, PAGE 408, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING THREE COURSES (PER DEED: (1) SOUTH 12°50'40" EAST A DISTANCE OF 410 FEET; (2) NORTH 77°09'20" EAST A DISTANCE OF 159 FEET; (3) NORTH 02°05'40" WEST A DISTANCE OF 91.10 FEET TO INTERSECT THE SOUTHERLY LINE OF "AMHURST OAKS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU

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COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID "AMHURST OAKS" THE FOLLOWING TWO COURSES (PER RECORD PLAT): (1) NORTH 53°48'32" WEST A DISTANCE OF 185 FEET MORE OR LESS TO AN ANGLE POINT IN SAID PLAT PERIMETER; (2) NORTH 36°11'28" EAST A DISTANCE OF 926.05 FEET (PER DEED) TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2292, PAGE 1880, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO COURSES (PER DEED): (1) NORTH 84°27'23" WEST A DISTANCE OF 242.56 FEET; (2) NORTH 15°53'11" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 84°50'15" WEST A DISTANCE OF 720.90 FEET (PER DEED), ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1387, PAGE 1250, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TO THE POINT OF BEGINNING.

A handwritten signature in black ink, appearing to read "Michael A. Manzie", written over a horizontal line.

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 20691 8/29/19

# MANZIE & DRAKE LAND SURVEYING

## LEGAL DESCRIPTION

SOUTH PORTION

PREPARED FOR TOWN OF CALLAHAN

AUGUST 25, 2019

A PORTION OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF "J.P. PAGES CALLAHAN SUBDIVISION SECTION ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 1995, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 1995, TO INTERSECT THE NORTHERLY LINE OF DIXIE AVENUE, A 20 FOOT RIGHT-OF-WAY (PER DEED) AND THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 1995, AND THE NORTHERLY LINE OF SAID DIXIE AVENUE, A DISTANCE OF 210 FEET (PER DEED); THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 1995, THE FOLLOWING THREE (3) COURSES (PER DEED); (1) NORTH 34°59'00" EAST A DISTANCE OF 136.60 FEET; (2) SOUTH 59°51'00" EAST A DISTANCE OF 294.70 FEET; (3) SOUTH 31°50'00" WEST A DISTANCE OF 133.50 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1594, PAGE 987, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LAST SAID LANDS TO INTERSECT THE NORTHEASTERLY PROLONGATION OF THE EASTERLY LINE OF LOT 10, OF THAT CERTAIN PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NO. 627, RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 281, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID NORTHEASTERLY PROLONGATION AND ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE SOUTHEASTERLY CORNER OF SAID LOT 10; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 10 TO THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY A DISTANCE OF 94 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF LOT 6, OF SAID PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NO. 627, RECORDED IN OFFICIAL RECORDS

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BOOK 75, PAGE 281; THENCE NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 240, PAGE 501, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 53.4 FEET (PER DEED) TO THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 240, PAGE 501; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 12, OF SAID PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NO. 627, RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 281; THENCE NORTHWESTERLY TO THE SOUTHWESTERLY CORNER OF LOT 13, OF SAID PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NO. 627, RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 281; THENCE SOUTHWESTERLY, ALONG THE EASTERLY LINE OF LOTS 15-18, OF SAID PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NO. 627, RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 281; TO THE NORTHERLY LINE OF LOT 20, OF SAID PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NO. 627, RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 281; THENCE SOUTHERLY, WESTERLY AND SOUTHERLY, ALONG THE PERIMETER OF SAID LOT 20, TO THE NORTHEASTERLY CORNER OF LOT 19, OF SAID PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NO. 627, RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 281; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 19, TO THE NORTHWESTERLY CORNER OF SAID LOT 19; THENCE NORTHEASTERLY ALONG WESTERLY PERIMETER OF SAID PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NO. 627, RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 281 (LOTS 14-18) AND THE NORTHERLY PROLONGATION THEREOF TO THE POINT OF BEGINNING.



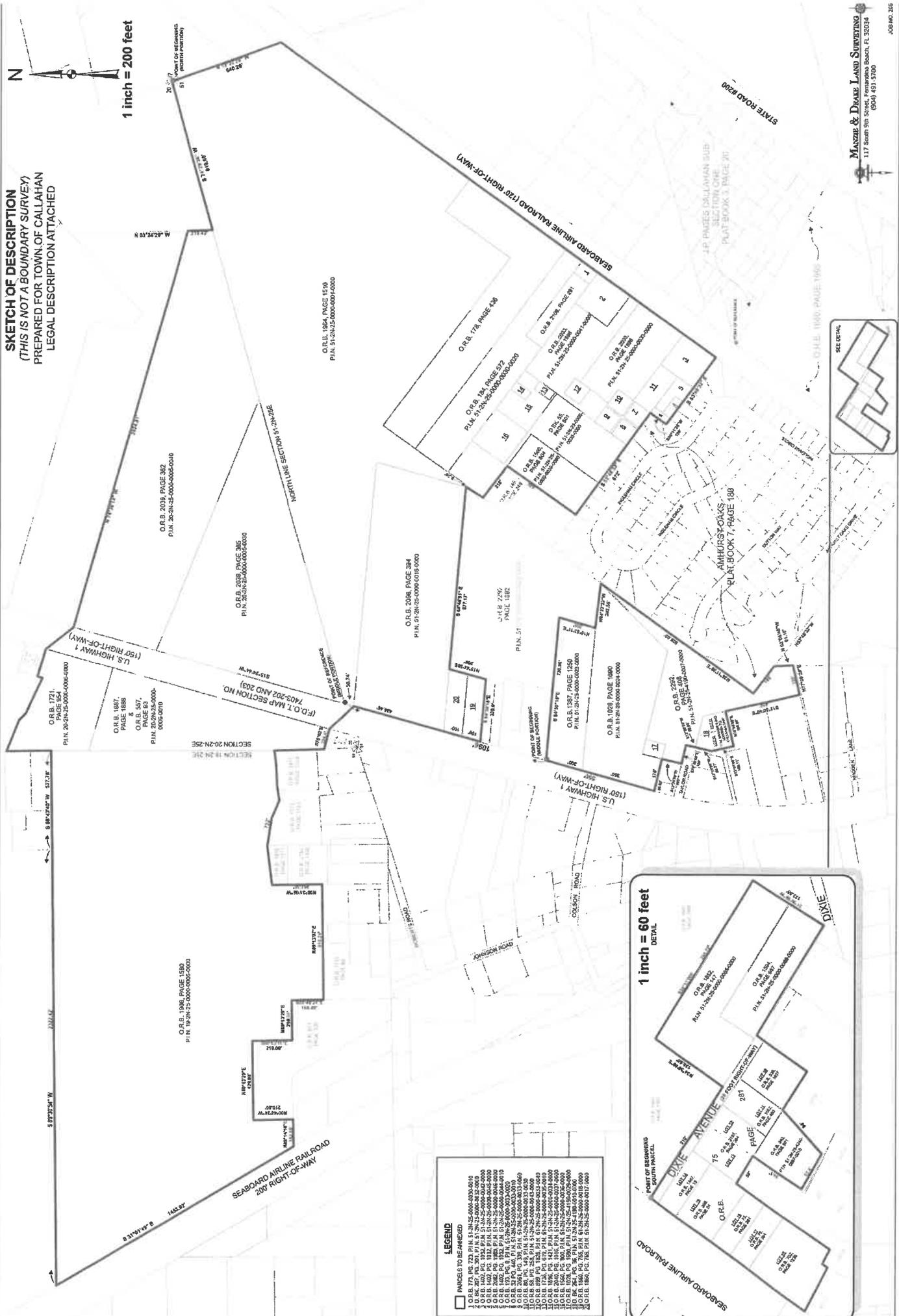
MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 20691 8/29/19

**SKETCH OF DESCRIPTION**  
 (THIS IS NOT A BOUNDARY SURVEY)  
 PREPARED FOR TOWN OF CALLAHAN  
 LEGAL DESCRIPTION ATTACHED

1 inch = 200 feet



**LEGEND**

☐ PARCELS TO BE AMENDED

- O.R.B. 172, P.C. 172, P.I.N. 51-29-25-0000-0000-0010
- O.R.B. 173, P.C. 173, P.I.N. 51-29-25-0000-0000-0011
- O.R.B. 174, P.C. 174, P.I.N. 51-29-25-0000-0000-0012
- O.R.B. 175, P.C. 175, P.I.N. 51-29-25-0000-0000-0013
- O.R.B. 176, P.C. 176, P.I.N. 51-29-25-0000-0000-0014
- O.R.B. 177, P.C. 177, P.I.N. 51-29-25-0000-0000-0015
- O.R.B. 178, P.C. 178, P.I.N. 51-29-25-0000-0000-0016
- O.R.B. 179, P.C. 179, P.I.N. 51-29-25-0000-0000-0017
- O.R.B. 180, P.C. 180, P.I.N. 51-29-25-0000-0000-0018
- O.R.B. 181, P.C. 181, P.I.N. 51-29-25-0000-0000-0019
- O.R.B. 182, P.C. 182, P.I.N. 51-29-25-0000-0000-0020
- O.R.B. 183, P.C. 183, P.I.N. 51-29-25-0000-0000-0021
- O.R.B. 184, P.C. 184, P.I.N. 51-29-25-0000-0000-0022
- O.R.B. 185, P.C. 185, P.I.N. 51-29-25-0000-0000-0023
- O.R.B. 186, P.C. 186, P.I.N. 51-29-25-0000-0000-0024
- O.R.B. 187, P.C. 187, P.I.N. 51-29-25-0000-0000-0025
- O.R.B. 188, P.C. 188, P.I.N. 51-29-25-0000-0000-0026
- O.R.B. 189, P.C. 189, P.I.N. 51-29-25-0000-0000-0027
- O.R.B. 190, P.C. 190, P.I.N. 51-29-25-0000-0000-0028
- O.R.B. 191, P.C. 191, P.I.N. 51-29-25-0000-0000-0029
- O.R.B. 192, P.C. 192, P.I.N. 51-29-25-0000-0000-0030
- O.R.B. 193, P.C. 193, P.I.N. 51-29-25-0000-0000-0031
- O.R.B. 194, P.C. 194, P.I.N. 51-29-25-0000-0000-0032
- O.R.B. 195, P.C. 195, P.I.N. 51-29-25-0000-0000-0033
- O.R.B. 196, P.C. 196, P.I.N. 51-29-25-0000-0000-0034
- O.R.B. 197, P.C. 197, P.I.N. 51-29-25-0000-0000-0035
- O.R.B. 198, P.C. 198, P.I.N. 51-29-25-0000-0000-0036
- O.R.B. 199, P.C. 199, P.I.N. 51-29-25-0000-0000-0037
- O.R.B. 200, P.C. 200, P.I.N. 51-29-25-0000-0000-0038

