



**LEGAL DESCRIPTION**  
PORTION OF RIVERSIDE DRIVE  
SOUTH PORTION  
MARCH 07, 2025

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°59'16" WEST, ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON SAID PLAT OF "RIVER OAKS OF AMELIA", A DISTANCE OF 62.37 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°59'16" WEST, ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON SAID PLAT OF "OCEAN BREEZE FARMS", A DISTANCE OF 497.18 FEET TO A POINT OF THE SOUTHERLY LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST; THENCE SOUTH 88°32'07" EAST, ALONG SAID SOUTHERLY SECTION LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°59'16" EAST, A DISTANCE OF 497.43 FEET; THENCE NORTH 89°00'44" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.34 ACRE, MORE OR LESS.

*Melanie Platt*

MELANIE G. PLATT, R.S.M.  
FLORIDA REGISTRATION NO. 7605  
JOB NO. 19107 SHEET 1 OF 2

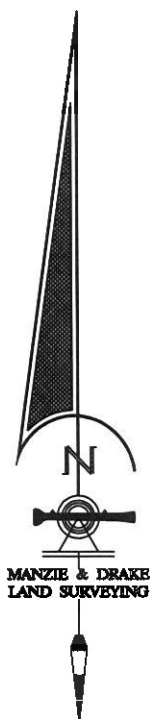


# MANZIE & DRAKE LAND SURVEYING



## SKETCH OF LEGAL DESCRIPTION

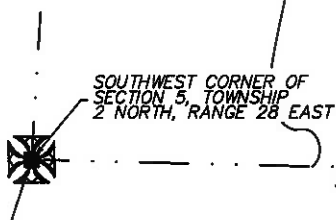
(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



### GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



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

OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

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 62.37'

POINT OF  
BEGINNING

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

S00°59'16"W 497.18'  
RIVERSIDE DRIVE  
(30-FOOT RIGHT-OF-WAY) (PLAT BOOK 2, PAGE 19)  
N00°59'16"E 497.43'

30.0'

14,919.29 S.F.  
0.34 AC.

S88°32'07"E 30.00'

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)

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