

6-chelsea

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF NASSAU COUNTY,
FLORIDA, VACATING PORTIONS OF THE
PLAT OF CHELSEA SUBDIVISION, NASSAU
COUNTY.

WHEREAS, PHILIPS ENTERPRISES, INC, as Petitioner, has submitted its petition to the Board praying for the vacation of a portion of Plat of Chelsea Subdivision which plat is recorded in Plat Book 3, Page 5, and said portions to be vacated being more particularly described as follows, viz:

All that certain piece or parcel of land situate, lying and being in Section 12, Township 2 North, Range 28 East, Nassau County, Florida, and being further described by metes and bounds as follows: For a Point of Beginning start at the Southwest corner of Lot 1 of Chelsea Subdivision as recorded in Plat Book 3 at Page 5 of the Public Records of Nassau County, Florida; thence run North 86° 12' East a distance of 201.04 feet to the Southeast corner of said Lot 1 and the West side of a 60 foot right of way of the Amelia City Road; thence go North 10° 29' West along the West side of said road for 600 feet to Lot 7 of said subdivision; thence go South 79° 31' West along the South line of said Lot 7 for 200 feet; thence go North 2° 29' West along the West side of said Lot 7 for 149.03 feet; thence go North along the North line of said Lot 7 (being the Southerly right of way of Pickens Road) to the Northeast corner of said Lot 7 and the Westerly right of way of said Amelia City Road; thence go North along the Westerly boundary of said Amelia City Road to the Southeast corner of Lot 8 of said Chelsea Subdivision; thence continue North 12° 27' East along the West side of Amelia City Road for 448.09 feet to the Northeast corner of Lot 11 of Chelsea Subdivision; thence go along curve to the left of Amelia City Road on direct bearing of North 10° 01' East a distance of 296.05 feet to the Northeast corner of Lot 11 of said Chelsea Subdivision; thence go South along the North line of said Lot 11 a distance of 214.05 feet to the Northwesterly corner of said Lot 11; thence go South 12° 27' West a distance of 427.09 feet to the Northwesterly corner of said Lot 7 of Chelsea Subdivision; thence go South 2° 29' East a distance of 199.03 feet to the Southwest corner of said Lot 7; thence go South 10° 29' East a distance of 577.04 feet to the Southwest

corner of said Lot 1 of Chelsea Subdivision, ~~thence go North 86° 12' East a distance of 201.04 feet to the Southeast corner of said Lot 1~~ and the Point of Beginning. All lots are part of Chelsea Subdivision. This parcel of land is further known as all of Lots Numbered 1, 2, 3, 4, 5, 6, 8, 9, 10 and 11, both inclusive, and also all of Pickens Road, according to said Chelsea Subdivision. The above described portion of Chelsea Subdivision is a part of the land described in that certain deed to Philips Enterprises, Inc., recorded in Official Records Book 61 at Page 417 of the Public Records of Nassau County, Florida,

and said petition having been examined, and

WHEREAS, this Board finds that the said Philips Enterprises, Inc. is the owner in fee simple of all of the lands embraced within Plat of Chelsea Subdivision, as above described, as same appears of record in Plat Book 3, Page 5, of the Public Records of Nassau County, Florida, and

WHEREAS, it appears to this Board and the Board finds it to be true that the Public Ways shown on Plat of Chelsea Subdivision have never been opened or used as public streets, boulevards, roads or alleys, and

WHEREAS, it appears to this Board and the Board finds that petitioner is the successor in interest to the lands included within said platted streets, and is the only party with a real interest in their use as a Public Way, and the petitioner now desires to have said Public Ways vacated and closed to the general public and the title to said lands revested in petitioner as successors to the dedicators, and

WHEREAS, it has further been shown conclusively to this Board that the relief prayed for by said petition will not affect adversely any parties other than petitioner, and

WHEREAS, petitioner has duly proven that all County taxes have heretofore been paid, including current taxes on all of the lands included within the Plat of Chelsea Subdivision, and that

petitioner has in all other respects complied in substance and in fact with the provisions of the Laws of Florida in such cases made and provided and is entitled to the relief petitioned for.

NOW, THEREFORE, BE IT RESOLVED BY THIS THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, at its regular session on this the 16th day of March, 1966, as follows:

That pursuant to authority under the provisions of Sections 192.29, 192.30 and 193.30, Florida Statutes, as amended, the Board does hereby consent to, authorize and direct the revocation, cancellation and vacation of portions of Plat of Chelsea Subdivision, as is more particularly hereinabove described and set forth, as same appears of record in Plat Book 3, Page 5, of the current public records of Nassau County, Florida; and that the Board of County Commissioners does hereby declare said portions of said Plat as having been revoked, cancelled and vacated and that the Public Ways shown on said plat be, and they are hereby abandoned, relinquished, vacated and forever closed, and that all right, title, interest, easement and right of usage heretofore acquired by dedication or otherwise shall be by this resolution declared to be relinquished and is hereby granted, transferred, delivered to and revested in petitioner as the owner of the lands described above.

That a certified copy of this resolution be filed in the office of the Clerk of the Circuit Court of Nassau County, Florida, and recorded in the Public Records thereof.

That a copy of this resolution be furnished to the Tax Assessor of Nassau County, Florida.

ADOPTED this the 23rd day of March, 1966.

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA.

ATTEST:

Booley
As Ex-Officio Clerk

By: James J. Stevens
As Its Chairman

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF NASSAU COUNTY,
FLORIDA, VACATING PORTIONS OF THE
PLAT OF CHELSEA SUBDIVISION, NASSAU
COUNTY.

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corner of said Lot 1 of Chelsea Subdivision; thence go North 86° 12' East a distance of 201.04 feet to the Southeast corner of said Lot 1 and the Point of Beginning. All lots are part of Chelsea Subdivision. This parcel of land is further known as all of Lots Numbered 1, 2, 3, 4, 5, 6, 8, 9, 10 and 11, both inclusive, and also all of Pickens Road, according to said Chelsea Subdivision. The above described portion of Chelsea Subdivision is a part of the land described in that certain deed to Philips Enterprises, Inc., recorded in Official Records Book 61 at Page 417 of the Public Records of Nassau County, Florida,

and said petition having been examined, and

WHEREAS, this Board finds that the said Philips Enterprises, Inc. is the owner in fee simple of all of the lands embraced within Plat of Chelsea Subdivision, as above described, as same appears of record in Plat Book 3, Page 5, of the Public Records of Nassau County, Florida, and

WHEREAS, it appears to this Board and the Board finds it to be true that the Public Ways shown on Plat of Chelsea Subdivision have never been opened or used as public streets, boulevards, roads or alleys, and

WHEREAS, it appears to this Board and the Board finds that petitioner is the successor in interest to the lands included within said platted streets, and is the only party with a real interest in their use as a Public Way, and the petitioner now desires to have said Public Ways vacated and closed to the general public and the title to said lands revested in petitioner as successors to the dedicators, and

WHEREAS, it has further been shown conclusively to this Board that the relief prayed for by said petition will not affect adversely any parties other than petitioner, and

WHEREAS, petitioner has duly proven that all County taxes have heretofore been paid, including current taxes on all of the lands included within the Plat of Chelsea Subdivision, and that

petitioner has in all other respects complied in substance and in fact with the provisions of the Laws of Florida in such cases made and provided and is entitled to the relief petitioned for.

NOW, THEREFORE, BE IT RESOLVED BY THIS THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, at its regular session on this the 16th day of March, 1966, as follows:

That pursuant to authority under the provisions of Sections 192.29, 192.30 and 193.30, Florida Statutes, as amended, the Board does hereby consent to, authorize and direct the revocation, cancellation and vacation of portions of Plat of Chelsea Subdivision, as is more particularly hereinabove described and set forth, as same appears of record in Plat Book 3, Page 5, of the current public records of Nassau County, Florida; and that the Board of County Commissioners does hereby declare said portions of said Plat as having been revoked, cancelled and vacated and that the Public Ways shown on said plat be, and they are hereby abandoned, relinquished, vacated and forever closed, and that all right, title, interest, easement and right of usage heretofore acquired by dedication or otherwise shall be by this resolution declared to be relinquished and is hereby granted, transferred, delivered to and revested in petitioner as the owner of the lands described above.

That a certified copy of this resolution be filed in the office of the Clerk of the Circuit Court of Nassau County, Florida, and recorded in the Public Records thereof.

That a copy of this resolution be furnished to the Tax Assessor of Nassau County, Florida.

ADOPTED this the _____ day of _____, 1966.

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA.

ATTEST:

By: _____
As Its Chairman

As Ex-Officio Clerk

Rt 1, Amelia Road
Fernandina Beach, Florida
Februrary____, 1966

Mar. 10

Board of County Commissioners
Nassau County
Fernandina Beach, Florida

Gentlemen:

This is to certify that we, the undersigned, are the owners of lot number seven of Chelsea Subdivision, located on Amelia Road, south of Fernandina Beach, Florida.

We wish to state that we do not object to the vacating of the Flat of Chelsea, except lot seven, and we do not object to the closing of Pickens Road of that subdivision.

It is our understanding that if the plat of Chelsea, except lot seven, is vacated Philips Enterprises, Inc. will give us a quit claim deed to the one half of Pickens Rd. that joins our north lot line.

Very truly yours,

Billy J. Sutton

Thomas E. Sutton

PHILIPS ENTERPRISES, INC.
Rt 1, Bx 225
Fernandina Beach, Fla.
8 Jan 66

Board of County Commissioners
Nassau County
Fernandina Beach, Florida

Gentlemen:

the plat of
It is requested that/lots one through six, Pickens Road, and lots eight through eleven, of Chelsea subdivision, as recorded in Flat Book 3, at Page 5, of the public records of Nassau County, be vacated. Excepted from the vacation of said plat of Chelsea Subdivision shall be lot number seven, which is not owned by the Philips Enterprises, Inc.

The vacation of this portion of Chelsea Subdivision as requested will not affect the ownership of Lot Seven. Further, there are no subdivision covenants recorded.

Pickens Road, a 40'x200' area adjoining Lot Seven, has never been used as a public road nor has it been cleared or maintained by Nassau County or the State of Florida. Paragraph 192.30-(2) states resolution of vacation by the Board shall have the effect of vacating all streets and alleys which have not become highways necessary for use by the traveling public. Should the request for vacation of plat as contained herein be granted the undersigned will give quit claim deed to ~~the~~ one half of Pickens Road to the owners of lot number seven.

With the exception of lot number seven Philips Enterprises, Inc. is the owner of all of Chelsea Subdivision and the balance of a large tract of land from which Chelsea Subdivision was taken. None of the area now known as Chelsea or the adjoining acreage owned by Philips Enterprises, Inc. is for sale as lots, acreage, or any other purpose. It is for this reason that the vacation of the plat of Chelsea Subdivision is requested. Authority for this request is contained in paragraphs 192.29 and 192.30 of the statutes of the State of Florida, copy of which as provided by Judge Weatherford's office is attached.

Attached herto also is a copy of the deed conveying title to all of Chelsea, less lot seven to Philips Enterprises, Inc., original of which was recorded in OR Book 61, P 417 of the Public Records of Nassau County; proof of the publication in two weekly issues of the newspaper nearest the tract of land; and certificate that all taxes now due and payable have been paid.

Chelsea Subdivision is not within the corporate limits of any city or town.

Respectfully yours,



EBER B. PHILIPS, LT. COL, USMCR
President PHILIPS ENTERPRISES, INC.

Enclosures:

1. Copy of Para 192.29 and 192.30, Statutes State of Florida
2. Copy of deed to Philips Enterprises, Inc.
3. Copy of proof of publication.
4. Survey of Chelsea and adjoining property.
5. Copy of tax payment certification.

THE FERNANDINA NEWS-LEADER

Published Weekly

FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared

Ray Caldwell

who on oath says that he is Business Manager of The Fernandina News-Leader
a weekly newspaper published at Fernandina Beach in Nassau County Florida;
that the attached copy of advertisement, being a legal notice

in the matter of Request to vacate plat

in the Court, was published in said newspaper in
the issues of January 13, 20, 1966

PUBLIC NOTICE

In accordance with the authority contained in Art. 192.29 and 192.30, Public Statutes of Florida, notice is hereby given that Philips Enterprises, Inc., owner of all of Chelsea Subdivision except lot No. 7 shall request the Nassau Board of County Commissioners to vacate the plat of said Chelsea Subdivision with the exception of lot No. 7.

Eber B. Philips, president,
Philips Enterprises, Inc.
J13, 20

Affiant further says that the said Fernandina News-Leader is a newspaper published at Fernandina Beach in said Nassau County, Florida and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Fernandina Beach in said County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me

this 21st day of January

A. D. 19 66

(SEAL) Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 11, 1969.

WARRANTY DEED

THIS INDENTURE, Made this twenty-first day of December A. D. 1965 BY AND BETWEEN: NANNIE BAKER HARDEE, a single woman and the un-remarried surviving spouse of IRA WILLIAM HARDEE, late of the County of Nassau in the State of Florida, DECEASED, HINTON HARDEE and FLORENCE B. HARDEE, husband and wife, IRA WILLIAM HARDEE, JR. and SUZANNE D. HARDEE, husband and wife, JAMES B. HARDEE and MARY G. HARDEE, husband and wife, and ELWIN C. KAVANAUGH, JR. and CELESTE H. KAVANAUGH, said CELESTE H. KAVANAUGH being one and the same person, and sometimes known, as MARY CELESTE HARDEE KAVANAUGH, husband and wife, AS PARTIES OF THE FIRST PART, and PHILIPS ENTERPRISES, INC., a corporation existing under and by virtue of the laws of the State of Florida, whose post office address is R. F. D. No 1, Box 225, out of the City of Ferdinand Beach in the County of Nassau and State of Florida, AS PARTY OF THE SECOND PART,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of Twenty-four Thousand Dollars (\$24,000.00), lawful monies of the United States of America, and other good and valuable considerations, to them in hand paid by the said party of the second part, at or before the enrolling and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, its successors and assigns in fee simple, forever, all that certain piece or parcel of land lying, being, and situate in the County of Nassau and State of Florida, to wit:

All that part of the Antonio Suarez Grant of Section Twelve (12) in Township Two (2) North, Range Twenty-eight (28) East of the Tallahassee Meridian bounded as follows: Beginning at the Northwest corner of said Grant and running with the North line thereof North eighty and one-half degrees East twenty-seven and seventy-five hundredths chains to the Western boundary line of the right-of-way of the old Fernandina-Amelia City Road (which road is now shown on the Plat of CHELSEA, recorded in the office of the Clerk of the Circuit Court in and for said County of Nassau, in Plat Book 3, at Page 5, of the Public Records of said county); thence along said Western boundary line of the right-of-way of said road, southerly to a ditch at the north corner of a tract of land formerly belonging to W. K. Peasley; thence along the center of said ditch south eighty-three and one-half degrees West to the South side of creek marsh; thence following the south edge of creek marsh westerly to its intersection with the river marsh; thence with the meandering of river marsh northwardly to the place of beginning and containing forty acres, more or less; EXCEPTING, HOWEVER, from and out of the tract of land hereinabove described, all of Lot numbered Seven (7) containing approximately one acre, designated upon and according to said plat of Chelsea, filed and recorded as aforesaid. Said subdivision designated Chelsea being a platted portion of said tract containing forty acres, more or less. The tract of land, hereinabove described and which is intended to be conveyed is the same or identical tract of land lying on the West side of said county road and which was conveyed to Hinton J. Baker by Warranty Deed recorded in Deed Book 58, at Pages 456-459 and by Warranty Deed recorded in Deed Book 60, Pages 132-135, Public Records of the County of Nassau in the State of Florida. Subject to certain easements for road right-of-way purposes.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted, bargained and assigned premises, with the appurtenances, unto the said party of the second part and its successors and assigns, to it and their only proper use, benefit and

behalf in fee simple forever.

And the said parties of the first part do covenant to and with said party of the second part that they are lawfully seized of said premises; that they are free from all encumbrances, and that they have good, right, and lawful authority to sell and convey in manner and form aforesaid; and that the said parties of the first part do hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

That the Grantor herein, namely NANNIE BAKER HARDEE, covenants that she and IRA WILLIAM HARDEE aforesaid were husband and wife when they obtained an interest in the above described property as recorded in the public records of the County of Nassau and State of Florida; and that she and said IRA WILLIAM HARDEE remained husband and wife continuously subsequent thereto until the demise of said IRA WILLIAM HARDEE as evidenced by the record of the Court of the County Judge in and for the County of Nassau in the State of Florida.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals in the presence of subscribing witnesses, the day and year first above written,

Nannie Baker Hardee (SEAL)

Hinton Hardee (SEAL)

SIGNED AND SEALED

IN THE PRESENCE OF: _____
Florence B. Hardee (SEAL)

Ira William Hardee, Jr. (SEAL)

as witnesses to the signatures of _____
Nannie Baker Hardee, Hinton Hardee, Florence B. Hardee, Ira William Hardee, Jr., Susanna D. Hardee. (SEAL)
Susanna D. Hardee

James B. Hardee

(SEAL)

Mary G. Hardee

(SEAL)

as witnesses to the signatures of James B. Hardee and Mary G. Hardee

Elwin C. Kavanaugh, Jr.

(SEAL)

Celeste H. Kavanaugh

(SEAL)

as witnesses to the signatures of Elwin C. Kavanaugh, Jr. and Celeste H. Kavanaugh

STATE OF FLORIDA,)

COUNTY OF NASSAU,)

I HEREBY CERTIFY, That on this day before me, the undersigned authority, a Notary Public in and for the State of Florida-at-large, duly commissioned and qualified, personally appeared NANNIE BAKER HARDEE, HINTON HARDEE, FLORENCE B. HARDEE, IRA WILLIAM HARDEE, JR. and SULANNE D. HARDEE, to me well known and known by me to be certain of the individuals described in and who executed the foregoing deed of conveyance, and they did severally acknowledge the execution thereof to be their free act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and signed my official seal this 1st day of June 1920, at the City of Jacksonville, Nassau County, Florida, of Nassau and State of Florida.

Notary Public in and for the State of Florida at-large. My commission expires:

STATE OF FLORIDA,)
 ;
COUNTY OF HILLSBOROUGH,)

I HEREBY CERTIFY, That on this day before me, the undersigned authority, a Notary Public in and for the State of Florida-at-large, duly commissioned and qualified, personally appeared JAMES B. HARDEE and MARY G. HARDEE, to me well known and known by me to be two of the individuals described in and who executed the foregoing deed of conveyance, and they did severally acknowledge the execution thereof to be their free act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 21st day of December A. D. 1965 at the City of Tampa in the County of Hillsborough and State of Florida.

Notary Public, State of Florida-at-large.
My commission expires: _____

STATE OF FLORIDA,
COUNTY OF MANATEE.

I HEREBY CERTIFY, That on this day before me, the undersigned authority, a Notary Public in and for the State of Florida-at-large, duly commissioned and qualified, personally appeared ELWIN C. KAVANAUGH, JR. and CELESTE H. KAVANAUGH, to me well known and known by me to be two of the individuals described in and who executed the foregoing deed of conveyance, and they did severally acknowledge the execution thereof to be their free act and deed for the uses and purposes therein set forth.

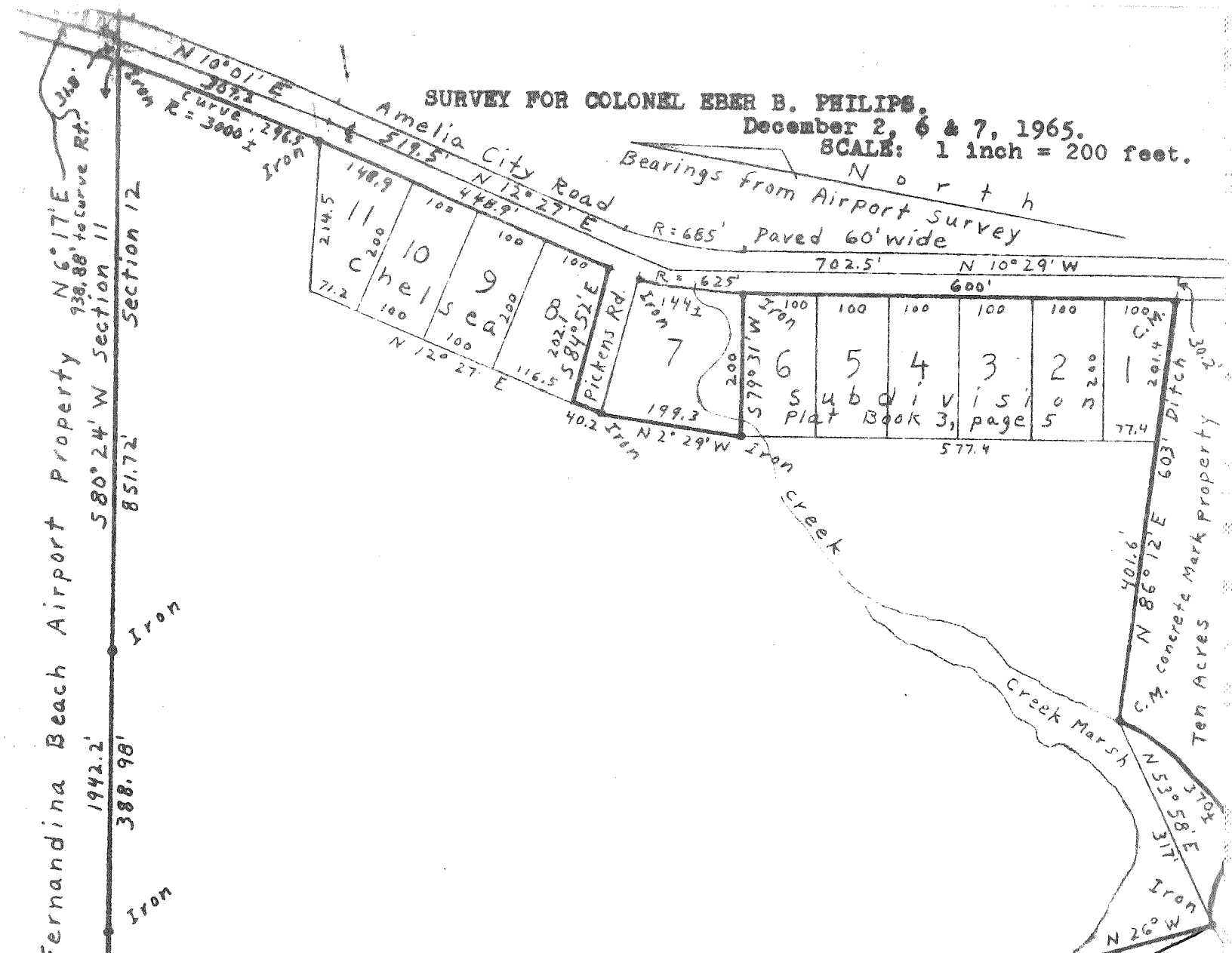
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 21st day of December A. D. 1965 at the City of Bradenton in the County of Manatee and State of Florida.

Notary Public, State of Florida-at-large.
My commission expires: _____

SURVEY FOR COLONEL EBER B. PHILIPS,

December 2, 6 & 7, 1965.

SCALE: 1 inch = 200 feet.



37 Acres ±

George W. Lovesee
 George W. Lovesee
 Registered Surveyor # 627
 Fernandina Beach, Florida

Legal description follows:

All that certain piece or parcel of land situate, lying and being in Section 12, Township 2 North, Range 28 East, Nassau County, Florida, being the same parcel of land as described in Deed Book 58, page 456 and in Official Record Book 47, page 442 of the public records of said Nassau County, and being further described by metes and bounds as follows:

Beginning at the Point where the north line of Section 12 crosses the westerly side of the 60 foot right of way of the Amelia City Road and thence go South 80 degrees 24 minutes West along the northerly line of said Section 12 for 1942.2 feet to marsh line at the northwesterly corner of said Section 12; thence go south-southeasterly along the line between the highland and marshland (the westerly line of said Section 12) for 1800 feet, more or less (the last 200 feet, more or less being across the line between the River marsh and the Creek marsh) to a point which is S 36° 00' E a distance of 1734 feet from the northwest corner of said Section 12; thence go east and north east along the highland and southerly line of creek marsh for 370 feet, more or less to a point which is N 53° 58' E a distance of 317 feet from the last mentioned point; thence go N 86° 12' E for 401.6 feet to southwest corner of Lot 1 of CHELSEA Subdivision as recorded in Plat Book 3, page 5 of public records of Nassau County; thence continue N 86° 12' E for 201.4 feet to southeast corner of said Lot 1 and west side of 60 foot right of way of said Amelia City Road; thence go N 10° 29' W along west side of said Road for 600 feet to Lot 7 of said subdivision; thence go S 79° 31' W along south line of Lot 7 for 200 feet; thence go N 2° 29' W along west line of Lot 7 for 199.3 feet; thence go N 12° 27' E for 40.2 feet to north side of Pickens Road (has 40 foot right of way); thence go S 84° 52' E along north side of said Road for 202.1 feet to west side of Amelia Road; thence go N 12° 27' E along west side of Amelia Road for 448.9 feet to northeast corner of Lot 11 of CHELSEA; thence go along curve to left of Amelia Road on direct bearing of N 10° 01' E a distance of 296.5 feet to Point of Beginning. This parcel of land contains 37 acres, more or less.