

A G R E E M E N T

THIS AGREEMENT dated this 29th day of October, 2001, by and between the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter referred to as the "County", and WILLIAM F. SHEFFIELD, as to a one-half (1/2) interest; and SOUTHTRUST BANK, HERMAN TOMLINSON, and HERBERT TOMLINSON, as co-trustees under that certain Trust Agreement dated May 29, 1990, wherein JOHN W. LEE is settlor and pursuant to which South Trust Bank, Herman Tomlinson, and Herbert Tomlinson are the duly serving Trustees, as to a one-half (1/2) interest hereinafter referred to as "Sheffield".

FOR and IN CONSIDERATION of ten and no/100 Dollars (\$10.00), and other mutually agreed upon consideration, the parties agree as follows:

1. Sheffield owns the property set forth in the attached Exhibit "A".
2. The County has an option to purchase the property set forth in the attached Exhibit "B".
3. Sheffield shall, within thirty (30) days of the execution of this Agreement, deed a parcel of property to the County as and for a 60' right-of-way access through

Sheffield's property as access to the County property. The survey and legal description to be approved by the County.

4. Sheffield intends to subdivide his property.

5. The County will provide a 150' buffer to the south and west of Sheffield's property and place a six-foot (6') high fence around the County's property that borders Sheffield's property.

6. The County agrees to pay all costs of construction and paving of the road within the dedicated 60' right-of-way. The road shall be a dedicated public County road.

7. The County shall complete the construction and paving of the road within one hundred eighty (180) days of the date of the execution of this Agreement.

8. The County will prepare a Resolution to abandon the existing roadway.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



MARIANNE MARSHALL

Its: Chairman

(Signatures continue on next page)

By: LOUIE C CASEY, JR  
Its: Servia vice President

Trustee as aforesaid  
SOUTHTRUST BANK

Co-Trustee as aforesaid

HERBERT TOMLINSON

Co-Trustee as aforesaid

HERMAN TOMLINSON

WILLIAM F. SHEFFIELD

"SHEFFIELD"

MICHAEL S. MOLLIN

Approved as to form by the  
Nassau County Attorney

J. M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk

ATTEST:

# MAP SHOWING BOUNDARY SURVEY OF

PART OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEASTERLY CORNER OF CHRISTPHER CREEK ESTATES AS RECORDED IN PLAT BOOK 3, PAGE 12, OF THE PUBLIC RECORDS OF NASSAU COUNTY SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 107 (A 66.00 FOOT RIGHT OF WAY) AND A CURVE TO THE LEFT HAVING A RADIUS OF 8031.33 FEET; THENCE ALONG AND AROUND SAID CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 107, AN ARC DISTANCE OF 420.56 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 16 MINUTES 48 SECONDS EAST, 420.44 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF LANDS DESCRIBED IN DEED BOOK 0043, PAGE 237, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG AND AROUND SAID CURVE TO THE LEFT HAVING A RADIUS OF 8031.33 FEET AN ARC DISTANCE OF 519.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 55 MINUTES 39 SECONDS EAST, 519.28 FEET; THENCE NORTH 42 DEGREES 59 MINUTES 21 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 107 1084.39 FEET; THENCE SOUTH 47 DEGREES 00 MINUTES 39 SECONDS EAST 7.00 FEET; THENCE NORTH 42 DEGREES 59 MINUTES 21 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 107, 238.36 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 1233.24 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 107, AN ARC DISTANCE OF 454.50 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 32 MINUTES 50 SECONDS EAST, 451.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 70 DEGREES 22 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 228.77 FEET; THENCE NORTH 64 DEGREES 06 MINUTES 18 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 37.60 FEET MORE OR LESS TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 107 AND THE CENTER LINE OF SANTA JUANA CREEK; THENCE SOUTHEASTERLY ALONG THE CENTER LINE MEANDERINGS OF THE SANTA JUANA CREEK 928.00 FEET MORE OR LESS TO A POINT IN SAID CENTER LINE OF SANTA JUANA CREEK; THENCE SOUTH 63 DEGREES 33 MINURES 20 SECONDS WEST, 160.60 FEET MORE OR LESS TO A POINT ON THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN DEED BOOK A-5, PAGE 486 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 33 DEGREES 21 MINUTES 42 SECONDS WEST ALONG SAID EASTERLY BOUNDARY OF DEED BOOK A-5, PAGE 486, 454.59 FEET TO THE NORTHEAST CORNER OF SAID DEED BOOK A-5, PAGE 486; THENCE SOUTH 56 DEGREES 19 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY OF SAID DEED BOOK A-5, PAGE 486, 178.45 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 463, PAGE 29, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 32 DEGREES 09 MINUTES 03 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 463, PAGE 29, 30.06 FEET; THENCE SOUTH 57 DEGREES 02 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 463, PAGE 29, 56.93 FEET; THENCE SOUTH 33 DEGREES 30 MINUTES 49 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 463, PAGE 29, 30.30 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID DEED BOOK A-5, PAGE 486, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56 DEGREES 19 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY OF SAID DEED BOOK A-5, PAGE 486, 665.55 FEET TO THE NORTHWEST CORNER OF SAID DEED BOOK A-5, PAGE 486; THENCE SOUTH 29 DEGREES 44 MINUTES 31 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF SAID DEED BOOK A-5, PAGE 486, 410.30 FEET; THENCE SOUTH 29 DEGREES 44 MINUTES 31 SECONDS EAST, 27.30 FEET; THENCE SOUTH 41 DEGREES 00 MINUTES 46 SECONDS EAST, 13.20 FEET MORE OR LESS TO A POINT ON THE BANK OF THE NASSAU RIVER MARSHES; THENCE SOUTHWESTERLY ALONG THE MEANDERINGS OF THE NASSAU RIVER MARSHES 880.00 FEET MORE OR LESS TO A POINT ON THE NORTHEASTERLY BOUNDARY OF LANDS DESCRIBED IN DEED BOOK 43, PAGE 237, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 66 DEGREES 35 MINUTES 45 SECONDS WEST, ALONG THE NORTHEASTERLY BOUNDARY OF SAID DEED BOOK 43, PAGE 237, 993.65 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 28.08 ACRES MORE OR LESS.

EXHIBIT "A"

EXHIBIT "B"

LEGAL DESCRIPTION

GOFFINSVILLE PROPERTY AND PROPOSED 60 FOOT RIGHT-OF-WAY  
OCTOBER 17, 2001

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COOK ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW BEING ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 8238.88 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°55'23" EAST, A DISTANCE OF 231.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°07'06" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107, A DISTANCE OF 820.96 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE WEST LINE OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, NASSAU COUNTY, FLORIDA; THENCE SOUTH 29°34'18" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107 AND ALONG SAID NORTHERLY PROLONGATION OF THE WEST LINE OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 240.57 FEET TO THE WESTERLY MOST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, BEING A 4"x4" CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29°34'18" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 437.49 FEET; THENCE SOUTH 40°50'18" EAST, CONTINUING ALONG SAID WESTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 15.61 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE NASSAU RIVER (A TIDAL, NAVIGABLE WATER BODY); THENCE SOUTHERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, A DISTANCE OF 645 FEET MORE OR LESS; THENCE EASTERLY CONTINUING ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, A DISTANCE OF 815 FEET MORE OR LESS; THENCE NORTHERLY ALONG THE MEAN HIGH WATER LINE OF SANTA JUANNA CREEK (A TIDAL, NAVIGABLE WATER BODY) AND THE MEANDERINGS THEREOF, A DISTANCE OF 750 FEET MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF AFORESAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180; THENCE NORTH 20°10'53" WEST, DEPARTING SAID MEAN HIGH WATER LINE, A DISTANCE OF 27.05 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE NORTH 33°20'53" WEST CONTINUING ALONG SAID EASTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 454.57 FEET TO A 4"x4" CONCRETE MONUMENT BEING THE NORTHERN MOST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180; THENCE SOUTH 56°33'19" WEST, A DISTANCE OF 900.06 FEET TO AN INTERSECTION WITH AFORESAID WESTERLY MOST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180 AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE SUBMERGED LANDS OF THE STATE OF FLORIDA (NASSAU RIVER AND SANTA JUANNA CREEK).

CONTAINING 19.42 ACRES MORE OR LESS.

THE ABOVE DESCRIBED LANDS BEING A PORTION OF THE LANDS PREVIOUSLY DESCRIBED IN AFOREMENTIONED DEED BOOK 76, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH

LEGAL DESCRIPTION

(GOFFINSVILLE ROAD RIGHT-OF-WAY)

A PARCEL OF LAND SITUATE IN SECTION 45, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING 60 FEET IN WIDTH FOR RIGHT-OF-WAY PURPOSES FOR GOFFINSVILLE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 AT THE RIGHT-OF-WAY POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1233.24 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 25°52'58" EAST, SAID POINT OF TANGENCY BEING LOCATED AT STATION 33+72.60 AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SAID COUNTY ROAD NO. 107 (SECTION NO. 74050-2501); THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'23" AN ARC DISTANCE OF 93.05 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 61°57'21" WEST A DISTANCE OF 93.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'20" AN ARC DISTANCE OF 61.11 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 58°22'29" WEST A DISTANCE OF 61.10 FEET; THENCE SOUTH 20°44'32" EAST A DISTANCE OF 366.20 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 193, PAGE 293, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 33°36'38" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 29.41 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 56°33'19" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 54.80 FEET; THENCE NORTH 20°44'32" WEST A DISTANCE OF 394.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.543 ACRES MORE OR LESS.