

INSTR # 201013880, Book 1679, Page 896
Pages: 4
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John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$35.50
#3

**WARRANTY DEED
DEDICATING LAND FOR PUBLIC PURPOSE**

THIS INDENTURE, made this 4th day of August, 2008, between **BETTY G. BANISTER** (un-remarried widow of Huey P.L. Banister) whose address is 2417 Henderson Pines Ct, Tucker, Georgia 30084, (hereinafter "Dedicator") and **NASSAU COUNTY FLORIDA, a political subdivision of the State of Florida**, whose address is Post Office Box 1010, Fernandina Beach, FL 32034, (hereinafter "Dedicatee").

WITNESSETH: That said Dedicator, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by said Dedicatee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to said Dedicatee to have and to hold for the public use forever as road right of way, the following described land; to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
AND MADE A PART HEREOF.**

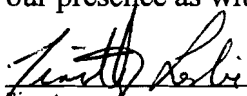
Said Dedicator does hereby fully warrant the title to said land, and shall defend the same against the lawful claims of all persons whomsoever.

Dedicatee, by accepting this dedication, obligates itself to forever preserve and use the above-described land for the purpose listed above, and no other.

IN WITNESS WHEREOF, the Grantor has caused to be executed by its authorized officers on the day and year first above written.

Signed, sealed and delivered in
our presence as witness:

DEDICATOR:

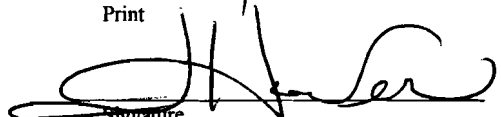


Signature



BETTY G. BANISTER

Timothy Leslie
Print



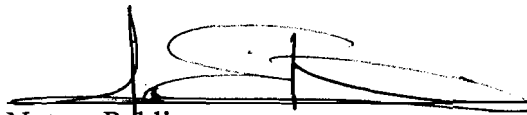
Signature

Uudith Hooper
Print

RECEIVED
2008 AUG - 7 AM 10: 37
COUNTY ATTORNEY

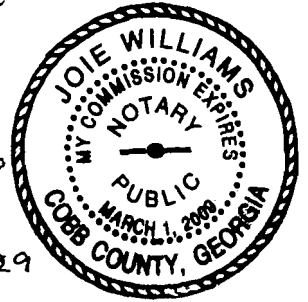
STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me on this 4 day of AUG, 2008, by BETTY G. BANISTER of 2417 HENDERSON PINES CT TUCKER GA who are personally known to me or who produced GA DRIVER'S LICENSE as identification and who executed the same for and on behalf of the corporation.



Notary Public
State of Georgia

My Commission Expires: 1 Mar 2009



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

FRANKLIN ROAD RIGHT-OF-WAY
PREPARED FOR NASSAU COUNTY
DECEMBER 30, 2009

A PORTION OF TRACTS 37 THROUGH 40 AND TRACTS 51 THROUGH 60, CORNWALL FARM LAND COMPANY PLAT OF NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "O", PAGE 30 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1503, PAGE 887 AND OFFICIAL RECORDS BOOK 1527, PAGE 50 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 23 EAST AFORESAID; THENCE SOUTH 89°31'58" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION, A DISTANCE OF 1346.95 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 25; THENCE NORTH 00°08'09" WEST, ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) (ALSO KNOWN AS THE EASTERLY QUARTER / QUARTER SECTION LINE) OF SAID SECTION 25, A DISTANCE OF 742.61 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS ROAD (A 66.0 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 3470.00 FEET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°14'36", AN ARC LENGTH OF 14.74 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 80°46'45" EAST A DISTANCE OF 14.74 FEET TO A FOUND ½" IRON PIPE AT THE OCCUPIED SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1027, PAGE 382, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE NORTH 00°32'20" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 603.68 FEET TO A FOUND ¾" IRON ROD AT THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE SOUTH 89°50'03" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 30.03 FEET TO A 4"x4" CONCRETE MONUMENT (MARKED PSM 4899); THENCE NORTH 00°19'15" EAST A DISTANCE OF 652.92 FEET TO A 4"x4" CONCRETE MONUMENT (MARKED PSM 4899); THENCE SOUTH 89°13'06" WEST A DISTANCE OF 15.48 FEET; THENCE NORTH 00°08'09" WEST, ALONG A LINE 30.00 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY QUARTER / QUARTER SECTION LINE, A DISTANCE OF 1977.64 FEET TO INTERSECT THE NORTHERLY LINE OF SAID TRACT 37; THENCE SOUTH 89°57'40" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 37 AND SAID TRACT 60, A DISTANCE OF 60.0 FEET; THENCE SOUTH 00°08'09" EAST, ALONG A LINE 30.0

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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FEET EASTERLY OF AND PARALLEL WITH SAID EASTERLY QUARTER / QUARTER SECTION LINE, A DISTANCE OF 2527.32 FEET; THENCE SOUTH $14^{\circ}19'49''$ EAST A DISTANCE OF 103.15 FEET; THENCE SOUTH $00^{\circ}32'20''$ EAST, ALONG A LINE 45.00 FEET EASTERLY OF AND PARALLEL WITH SAID OCCUPIED EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1027, PAGE 382, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 599.00 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS ROAD (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH $80^{\circ}16'01''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 21.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY, HAVING A RADIUS OF 3470.00 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS ROAD AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}23'26''$, AN ARC DISTANCE OF 23.66 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $80^{\circ}27'44''$ WEST A DISTANCE OF 23.66 FEET TO THE POINT OF BEGINNING.

Michael A. Manzie

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 17270