

This instrument was prepared by:  
JAMES L. SHROADS, Attorney  
914 Atlantic Avenue 2E  
Fernandina Beach, FL 32034

RECORD AND RETURN TO:  
DAVID HALLMAN, Esq.  
Nassau County Attorney  
96135 Nassau Place, Suite 5  
Yulee, FL 32097

**DEED OF DEDICATION  
(ROAD RIGHT OF WAY)**

Tax Parcel ID # 02-2N-23-0000-0004-0000 [portion]

INSTR # 201010113, Book 1672, Page 1773  
Pages 2  
Doc Type D, Recorded 04/22/2010 at 09:09 AM.  
John A Crawford, Nassau County Clerk of Circuit Court  
Deed Doc. \$0.70 Rec. Fee \$18.50  
#1

DATED: MARCH 31, 2010

This SPECIAL WARRANTY DEED OF DEDICATION is made on the date noted above by and between **NOAH J. CARROLL and LOUISE SMITH CARROLL** (herein referred to as "**Carroll**"), whose address is 2717 Carroll Corner Road, Hilliard, FL 32046, and **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1010, Fernandina Beach, FL 32035-1010, (herein referred to as "**County**").

**WITNESSETH:** **Carroll**, for and in consideration of ten dollars [\$10.00] and other good and valuable consideration paid, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the **County**, its successors and assigns forever, the following described land, [herein, the "Real Property"] to wit:

60' RIGHT OF WAY

A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 23 EAST, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 00°18'04" WEST, ALONG THE WEST SECTION LINE OF SAID SECTION 2, A DISTANCE OF 1328.73 FEET TO THE NORTHERLY LINE OF OFFICIAL RECORDS BOOK 1039, PAGE 1070 OF SAID COUNTY, BEING THE SAME AS THE SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 482, PAGE 539 OF SAID COUNTY; THENCE NORTH 89°15'05" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1326.77 FEET TO THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 482, PAGE 539 OF SAID COUNTY, THENCE SOUTH 00°21'51" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 482, PAGE 539 OF SAID COUNTY, A DISTANCE OF 155.56 FEET TO A NORTHERLY LINE OF AFOREMENTIONED OFFICIAL RECORDS BOOK 1039, PAGE 1070 OF SAID COUNTY; THENCE NORTH 89°14'35" EAST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 125.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°14'35" EAST, CONTINUING ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 60.11 FEET TO THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 1436, PAGE 1491; THENCE NORTH 04°10'50" WEST ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 1436, PAGE 1491 OF SAID COUNTY, A DISTANCE OF 124.98 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1657.16 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 479.91 FEET, MAKING A CENTRAL ANGLE OF 16°35'34" AND HAVING A CHORD BEARING OF NORTH 14°35'59" WEST AND A CHORD DISTANCE OF 478.24 FEET; THENCE NORTH 00°21'51" WEST, A DISTANCE OF 605.53 FEET TO THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1297, PAGE 1317 OF SAID COUNTY; THENCE SOUTH 88°10'54" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 60.02 FEET TO THE EASTERLY LINE OF OFFICIAL RECORDS BOOK 999, PAGE 184 OF SAID COUNTY; THENCE SOUTH 00°21'51" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 616.07 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1597.16 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.17 FEET, MAKING A CENTRAL ANGLE OF 16°56'18" AND HAVING A CHORD BEARING OF SOUTH 14°51'07" EAST AND A CHORD DISTANCE OF 470.45 FEET; THENCE SOUTH 04°10'50" EAST, A DISTANCE OF 121.38 FEET TO AFOREMENTIONED NORTHERLY LINE OF OFFICIAL RECORDS BOOK 1039, PAGE 1070 OF SAID COUNTY, BEING THE POINT OF BEGINNING.

CONTAINING 1.67 ACRES MORE OR LESS.

The Real Property is dedicated and conveyed as and for an incremental portion of the right of way of North Smith Road, to remain and continue to serve as a public road right of way. The original date of construction of North Smith Road upon and over the Real Property is lost in history. This deed

ratifies and confirms prior use and maintenance by Nassau County of portions of the Real Property as the public road right of North Smith Road for more than seven (7) years prior to the date of this deed, and supplements such prior use and maintenance to clarify the location and enlarge the width of the right of way. The Real Property is NOT the homestead of the Grantor(s).

**TOGETHER WITH** all tenements, hereditaments, easements, and appurtenances belonging to or benefiting the Real Property;

**SUBJECT TO:**

1. easements, restrictions and reservations of record, however this provision shall not act to re-impose same.
2. taxes for the year in which this deed is made.
3. such right of dedication to a road right of way located within the Real Property that is deemed to have arisen in favor of County by reason of Section 95.361 Florida Statutes (2009).

**NOTE TO EXAMINER: This deed of unencumbered realty is made with no consideration passing between the parties other than the stated \$10.00 to resolve a title question. Minimum documentary stamps are due under Rule 12B-4.013(5)F.A.C.**

**AND Carroll** does hereby **specialy warrant** its title to said Real Property subject only to those rights of County as arise or have arisen by reason of Section 95.361 Florida Statutes (2009) in a portion of the Real Property, and will defend the same against the lawful claims of all persons claiming by, under or through **Carroll**.

**IN WITNESS WHEREOF, Carroll** has hereunto set their hand and seal on the date above written.

Signed and sealed in the presence of these witnesses:

Jennifer Spidre [sign]  
JENNIFER SPIDRE [print]

James L. Shroads [sign]  
JAMES L. SHROADS [print]

Noah J. Carroll  
 Noah J. Carroll

Louise Smith Carroll  
 Louise Smith Carroll

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of MARCH, 2010, by Noah J. Carroll and Louise Smith Carroll, who are:

personally known to me or  
 has produced as identification: FL DRIVER'S LICENSE C64063041337-0 & C 64053742829-0

James L. Shroads [sign]  
JAMES L. SHROADS  
 Notary Public, State of Florida  
 My Commission expires:

