

**WARRANTY DEED
DEDICATING LAND FOR PUBLIC PURPOSE**

THIS INDENTURE, made this 23rd day of April, 2010, between **DOUGLAS J. HODGES, III and RACHEL HODGES** whose address is 28170 Franklin Rd, Hilliard, Florida 32046 (hereinafter "Dedicator") and **NASSAU COUNTY FLORIDA, a political subdivision of the State of Florida**, whose address is 96130 Nassau Place, Yulee, Florida 32097, (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.

Nassau County as Dedicatee shall bear the costs of removing, relocating or installing any culverts, power poles, and light poles on Dedicator's property as necessary for the reasonable maintenance and improvement to the road.

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:

Joyce Chaires
Signature

Joyce Chaires
Print

Monica Allen
Signature

Monica Allen
Print

Douglas J. Hodges III
DOUGLAS J. HODGES, III.

Rachel Hodges
RACHEL HODGES

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 23rd day of April, 2010, by Douglas J. Hodges III ~~and~~ and Rachel Hodges, who are personally known to me or who produced personally known to me as identification and who executed the same for and on behalf of the corporation.



Notary Public
State of Florida
My Commission Expires



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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

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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