

INSTR # 201125079, Book 1760, Page 1397  
Pages 3  
Doc Type D, Recorded 10/19/2011 at 09:02 AM,  
John A Crawford, Nassau County Clerk of Circuit Court  
Rec. Fee \$27.00  
#4

Prepared by/ Return to:  
Nassau County Attorney's Office  
96135 Nassau Place, Suite 6  
Yulee, FL 32097

**WARRANTY DEED  
DEDICATING LAND FOR PUBLIC PURPOSE**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2010, between **CRYSTAL AMBURGEY and DAVID AMBURGEY** whose address is 86091 McKendree Drive, Yulee, Florida 32097 (hereinafter "Dedicators") and **NASSAU COUNTY FLORIDA, a political subdivision of the State of Florida**, whose address is 96135 Nassau Place, Yulee, Florida 32097, (hereinafter "Dedicatee").

**WITNESSETH:** That said Dedicators, 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 in Nassau County; to wit:

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

Said Dedicators do 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 Dedicators have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as witness:

**DEDICATORS:**

*Debra Hart*  
Signature

DEBRA HART  
Print

*Kristyn Bennett*  
Signature

Kristyn Bennett  
Print

*Crystal Amburgey*  
CRYSTAL AMBURGEY AS10107858410 9/2/11

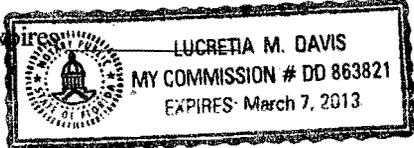
*David A Amburgey*  
DAVID AMBURGEY

*David A Amburgey*  
David A Amburgey AS10107890920 3/2/11

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 13 day of Sept, 2010, by Crystal Amburgey and DAVID AMBURGEY, who are personally known to me or who produced FLDL as identification.

*Lucretia M. Davis*  
Notary Public  
State of Florida  
My Commission Expires



# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

INGRESS, EGRESS AND UTILITY EASEMENT

PREPARED FOR NASSAU COUNTY

DAVID & CRYSTAL AMBURGEY

JULY 12, 2010

A PARCEL OF LAND SITUATE IN SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING THE SOUTHERLY 15.00 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1381, PAGE 252, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 111, "NORTH YULEE", AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID SECTION 50; THENCE SOUTH 44°22'00" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 50, A DISTANCE OF 129.66 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1381, PAGE 252 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°22'00" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 50 AND THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1381, PAGE 252, A DISTANCE OF 306.29 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS; THENCE NORTH 15°32'43" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 17.36 FEET; THENCE NORTH 44°22'00" EAST, ALONG A LINE 15.00 FEET NORTHERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 50 AND THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1381, PAGE 252, A DISTANCE OF 306.27 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1381, PAGE 252; THENCE SOUTH 15°32'43" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 17.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1056 ACRES MORE OR LESS.

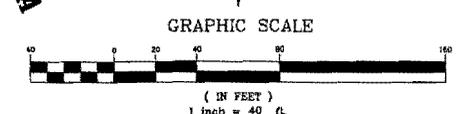
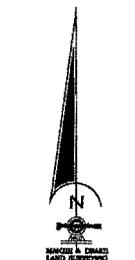
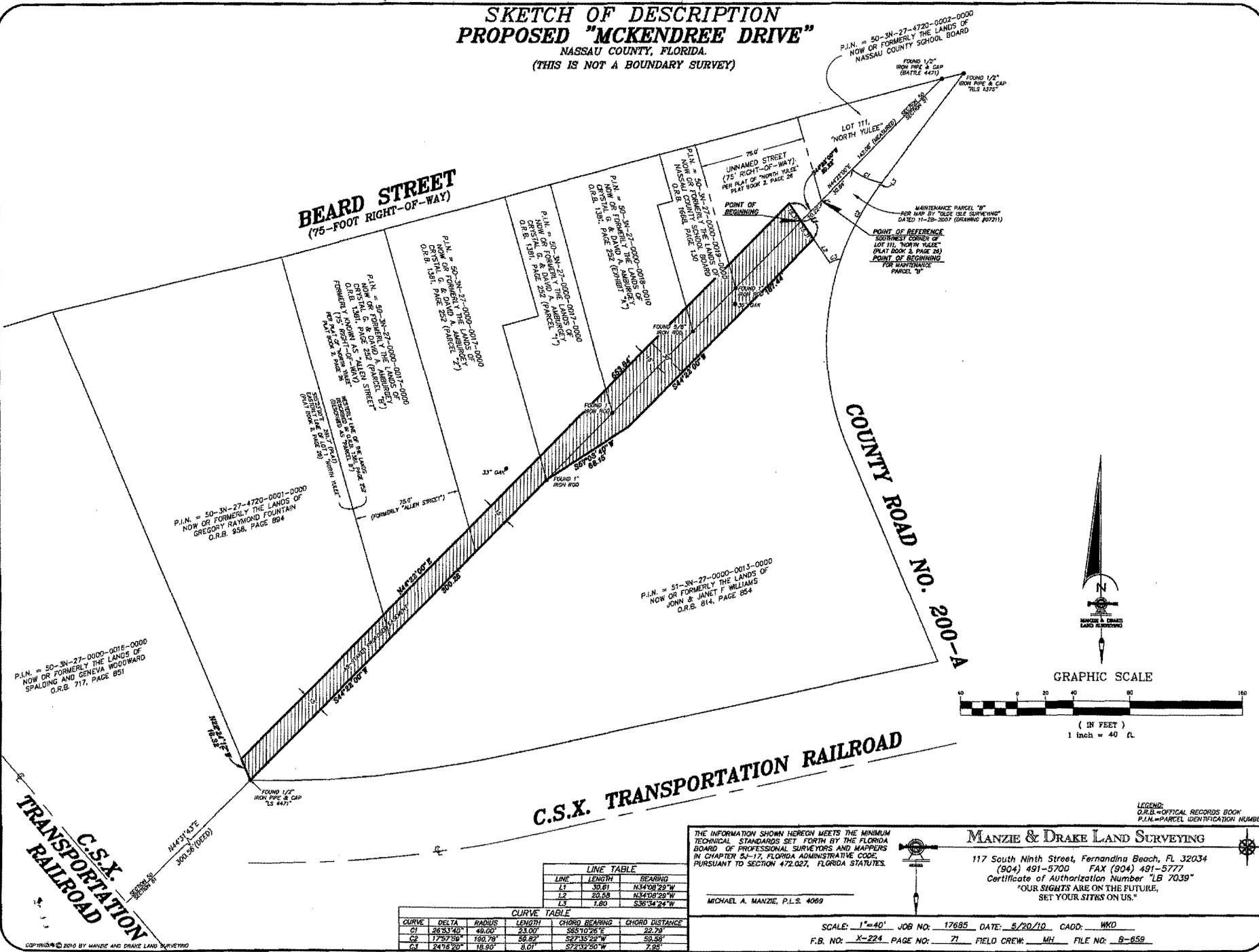
*Michael A. Manzie*

MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 17685

**EXHIBIT A**

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730  
[www.manzieanddrake.com](http://www.manzieanddrake.com)

**SKETCH OF DESCRIPTION  
PROPOSED "MCKENDREE DRIVE"**  
NASSAU COUNTY, FLORIDA.  
(THIS IS NOT A BOUNDARY SURVEY)



**C.S.X. TRANSPORTATION RAILROAD**

**C.S.X. TRANSPORTATION RAILROAD**

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 35-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**MANZIE & DRAKE LAND SURVEYING**

117 South Ninth Street, Fernandina Beach, FL 32034  
(904) 491-5700 FAX (904) 491-5777  
Certificate of Authorization Number "LB 7038"  
"OUR SIGHTS ARE ON THE FUTURE,  
SET YOUR SITES ON US."

MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=40' JOB NO: 17685 DATE: 5/20/10 CADD: WKD  
F.B. NO: X-224 PAGE NO: 77 FIELD CREW: MH FILE NO: B-658

**LINE TABLE**

LINE	LENGTH	BEARING
L1	30.61	N34°08'29"W
L2	20.58	N34°08'29"W
L3	1.80	S55°34'24"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	26°53'40"	49.00'	23.00'	S85°10'26"E	22.79'
C2	17°20'56"	100.79'	39.82'	S27°35'22"W	59.58'
C3	24°12'20"	16.50'	3.01'	S72°12'20"W	7.26'