

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 27 day of Jan, 2011, between NASSAU COUNTY SCHOOL BOARD whose address is 1201 Atlantic Ave, Fernandina Bch. FL 32034 (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:

NASSAU COUNTY SCHOOL BOARD:

John L. Ruis
Signature

John L. Ruis
Print

Donna Martin
By: Donna Martin
Its: Chairman

Edward Turvey
Signature

Edward Turvey
Print

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 27 day of Jan, 2011, by John Ruis, Edward Turvey and Donna Martin, who are personally known to me or who produced _____ as identification.

Robin Jones

Notary Public
State of Florida
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Robin Jones
Commission #DD682804
Expires: JULY 27, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

INGRESS, EGRESS AND UTILITY EASEMENT

PREPARED FOR NASSAU COUNTY

NASSAU COUNTY SCHOOL BOARD

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 1668, PAGE 130, 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 86.68 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1668, PAGE 130 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 1668, PAGE 130, A DISTANCE OF 42.98 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 17.34 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 1668, PAGE 130, A DISTANCE OF 42.98 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1668, PAGE 130; 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 0.0148 ACRES MORE OR LESS.

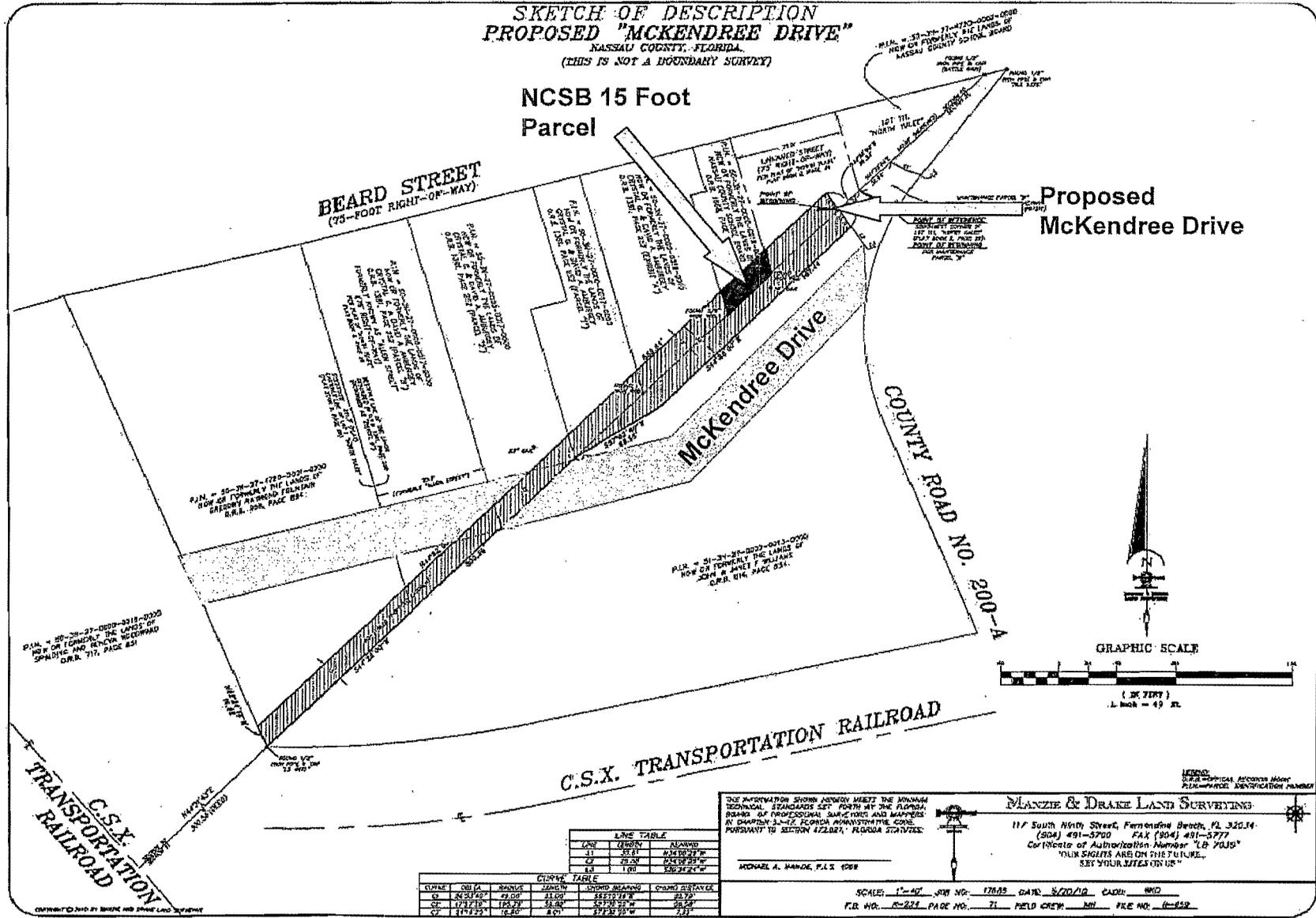

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17685

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

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

**NCSB 15 Foot
Parcel**



P.L.R. # 20-28-27-0000-0018-0000
HOW AS FORMERLY THE LARGES OF
SPALDING AND OTHER NEIGHBORHOOD
O.R.S. 717, PAGE 831

P.L.R. # 20-28-27-0000-0001-0000
HOW AS FORMERLY THE LARGES OF
BREDERLY NEIGHBORHOOD
O.R.S. 708, PAGE 831

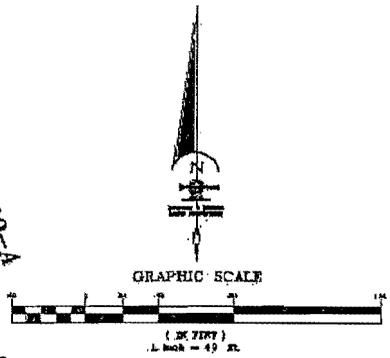
BEARD STREET
(75-FOOT RIGHT-OF-WAY)

P.L.R. # 21-21-28-0000-0013-0000
HOW AS FORMERLY THE LARGES OF
JOHN & JAMES T. WILLIAMS
O.R.S. 616, PAGE 831

COUNTY ROAD NO. 200-A

C.S.X. TRANSPORTATION RAILROAD

C.S.X. TRANSPORTATION RAILROAD



LINE	BEARING	ALREADY
11	S 81° E	246.00 FT
12	S 70° 30' E	246.00 FT
13	S 81° E	246.00 FT

STATION	CHANGING DISTANCE	CHANGING BEARING	CHANGING DISTANCE
11	0.00	S 81° E	246.00
12	246.00	S 70° 30' E	246.00
13	492.00	S 81° E	246.00

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM
TECHNICAL STANDARDS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MEMBERS
IN CHAPTER 3-12, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.08, FLORIDA STATUTES.

MANZIE & DRAKE LAND SURVEYING
117 SOUTH NINTH STREET, FORT LAUDERDALE, FL 33404
(804) 491-5700 FAX (804) 491-5777
Certificate of Authorization Number "LB 7036"
"YOUR RIGHTS ARE ON THE FUTURE."
SEE YOUR STATES CONSTITUTION

SCALE: 1"=40' JOB NO: 17685 DATE: 5/20/12 CADR: RWJ
P.L.R. NO: R-821 PAGE NO: 71 FIELD CREW: NH PRE NO: R-822

CONTINUED ON P. 72 BEAR AND BOUNDARY SURVEY