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Prepared by/Return to:  
Mollie M. Garrett, Esq.  
463688 State Road 200, STE 1-315  
Yulee, FL 32097

**WARRANTY DEED  
DEDICATING LAND FOR PUBLIC PURPOSE**

**THIS INDENTURE**, made this 9 day of May, 2013,  
between **SEMANIK INVESTMENT CORPORATION**, a Florida corporation, whose  
address is 2120 Corporate Square Blvd., STE 3, Jacksonville, FL 32216, (hereinafter  
"Dedicator"), joined by **Flora Parke Development, Inc.**, a Florida Corporation, and  
**NASSAU COUNTY FLORIDA**, a political subdivision of the State of Florida, whose  
address is 96130 Nassau Place, Yulee, FL 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:

*A tract of land lying within Section 25, Township 2 North, Range 28 East, Nassau  
County, Florida and being more particularly described as follows:*

*Commence at the Northwesterly corner of Lot 1, Flora Parke, as recorded in Plat  
book 6, Pages 137, 138, and 139 of the Public Records of Nassau County, Florida;  
Thence 17°12'58"W, a distance of 37.64 feet to the Point of Beginning; Said point  
also being the point of intersection with a non-tangent curve concave to the south;  
thence easterly along the arc of said curve, having a radius of 164.00 feet, a radial  
bearing of N13°07'34"W, a central angle of 19°28'27", an arc length of 55.74 feet  
and a chord bearing N86°36'39"E, a distance of 55.47 feet; thence S17°13'01"W, a  
distance of 41.51 feet to the point of intersection with a non-tangent curve concave  
to the south; thence westerly along the arc of said curve, having a radius of 125.00  
feet, a radial bearing of N04°31'06"E, a central angle of 22°04'24", an arc length of  
48.16 feet and a chord bearing S83°28'53"W, a distance of 47.86 feet; thence  
S72°26'41"W, a distance of 9.88 feet; thence N17°12'58"E, a distance of 46.88 feet to  
the **POINT OF BEGINNING**.*

*Containing 2,263.159 square feet or 0.052 acres, more or less.*

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.

DEDICATOR:

Signed, sealed and delivered in the presence of:

**SEMANIK INVESTMENT CORPORATION, a Florida Corporation**

Print Name: Janice M. Lesnick

By: [Signature]  
John A. Semanik, President

Print Name: John A. Semanik (CRN)

**FLORA PARKE DEVELOPMENT, INC., a Florida Corporation**

By: [Signature]  
John A. Semanik, President

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 9<sup>th</sup> day of May, 2013, by John A. Semanik, as President of **SEMANIK INVESTMENT CORPORATION, a Florida Corporation**, and on behalf of that corporation, said individuals are personally known to me or has produced \_\_\_\_\_ as identification, and by John A. Semanik, as President of **FLORA PARKE DEVELOPMENT, INC., a Florida Corporation**, and on behalf of that corporation, said individual is personally known to me or has produced \_\_\_\_\_ corporation, all who executed the same for and on behalf of the corporation.

[Signature]  
Notary Public

