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John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$27.00
#2

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"), 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:

SEE EXHBIT "A" ATTACHED HERETO AND BY ATTACHMENT
INCORPORATED AND MADE A PART HEREOF.

TOGETHER WITH all rights, appurtenances and easements to said property and anywise appertaining and belonging therewith.

TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or anywise appertaining, to the only proper use, benefit and behoof of the public.

AND THE SAID Dedicator, for his heirs, executors and administrators does hereby fully warrant and will forever defend the right and title to the above described property as hereinabove provided against the claims of all persons whomsoever.

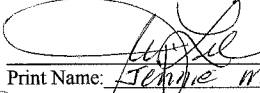
Dedicatee, by accepting this dedication, obligates itself to forever preserve and use the above-described land for the purpose listed above, and no other.

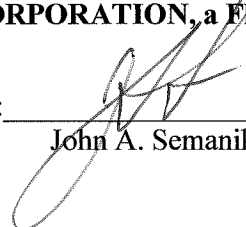
IN WITNESS WHEREOF, the Grantor has caused to be executed by its authorized officers on the day and year first above written.

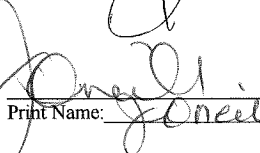
DEDICATOR:

Signed, sealed and delivered in the presence of:

SEMANIK INVESTMENT CORPORATION, a Florida Corporation


Print Name: Jennie M. Lemari

By: 
John A. Semanik, President


Print Name: J. O'Neill

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 9th 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 who executed the same for and on behalf of the corporation.


Notary Public

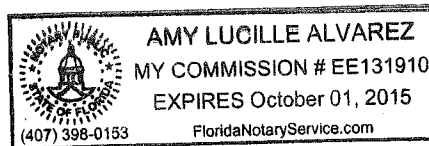


EXHIBIT "A"
Legal Description for Parcel "A"

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 $17^{\circ}12'58''W$, a distance of 37.64 feet to the Point of Beginning; thence continue $S17^{\circ}12'58''W$ along said line, a distance of 46.88 feet; thence $S72^{\circ}26'41''W$, a distance of 13.26 feet to the point of curvature of a curve concave to the north; thence westerly along the arc of said curve, having a radius of 125.00 feet, a central angle of $35^{\circ}01'06''$, an arc length of 76.40 feet and a chord bearing $S89^{\circ}57'14''W$, a distance of 75.21 feet to the point of tangency; thence $N72^{\circ}32'13''W$, a distance of 89.41 feet to the point of curvature of a curve concave to the north; thence easterly along the arc of said curve, having a radius of 125.00 feet, a central angle of $59^{\circ}43'44''$, an arc length of 130.31 feet and a chord bearing $N42^{\circ}40'21''W$, a distance of 124.49 feet to the point of tangency; thence $N09^{\circ}42'54''W$, a distance of 29.20 feet to the point of curvature of a curve concave to the east; thence easterly along the arc of said curve, having a radius of 50.00 feet, a central angle of $21^{\circ}37'45''$, an arc length of 18.88 feet and a chord bearing $N01^{\circ}05'59''E$, a distance of 18.76 feet to the point of tangency; thence $N11^{\circ}54'52''W$, a distance of 155.47 feet; thence $N68^{\circ}41'33''W$, a distance of 3.45 feet; thence $N21^{\circ}18'27''E$, a distance of 52.60 feet to the Southerly Right-of-way of State Road No. 200 (a 184 foot Right-of-way as currently established); thence along said Right-of-way of State Road No.200 $S72^{\circ}46'59''E$, a distance of 66.11 feet; thence departing the Northerly Right-of-way of said State Road No. 200 $S17^{\circ}23'56''W$, a distance of 56.17; thence $S21^{\circ}54'14''W$, a distance of 88.73; thence $S17^{\circ}41'29''W$, a distance of 40.68 feet to the point of curvature of a curve concave to the north; thence easterly along the arc of said curve, having a radius of 85.00 feet, a central angle of $89^{\circ}56'23''$, an arc length of 133.43 feet and a chord bearing $S27^{\circ}16'43''E$, a distance of 120.14 feet to the point of tangency; thence $S72^{\circ}14'54''E$, a distance of 87.46 feet to the point of curvature of a curve concave to the north; thence easterly along the arc of said curve, having a radius of 100.00 feet, a central angle of $35^{\circ}18'25''$, an arc length of 61.62 feet and a chord bearing $S89^{\circ}54'06''E$, a distance of 60.65 feet to the point of tangency; thence $N72^{\circ}26'41''E$, a distance of 16.63 feet to the point of curvature of a curve concave to the south; thence easterly along the arc of said curve, having a radius of 164.00 feet, a central angle of $04^{\circ}25'45''$, an arc length of 12.68 feet and a chord bearing $N74^{\circ}39'33''E$, a distance of 12.67 feet returning to the Point of Beginning

Containing 25,783.679 square feet or 0.592 acres, more or less.