

Prepared by:
J. Howard Sheffield, Esq.
Sheffield & Boatright, P.A.
6101 Gazebo Park Place N., Suite 103
Jacksonville, Florida 32257
File No. 2015-767A
A Portion of Parcel No: 27-2N-23-0000-0001-0090

DEED OF DEDICATION
(Right-of-Way)

This Deed of Dedication is made and executed this 8th day of July, 2015, between **J. HOWARD SHEFFIELD, Trustee of the WILLIAM F. SHEFFIELD FAMILY TRUST** under Trust Agreement dated July 20, 1998, with a mailing address of Post Office Box 551669, Jacksonville, Florida 32255, hereinafter referred to as "Dedicator;" and **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, a political subdivision**, with a mailing address of 96135 Nassau Place, Suite 1, Yulee, Florida 32097, hereinafter referred to as "Dedicatee."

WITNESSETH: That the said Dedicator, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Dedicator, in hand paid by the said Dedicatee, the receipt and sufficiency of which is hereby acknowledged, by the presents does hereby dedicate, release, remise and quit-claim unto the Dedicatee, its successors and assigns forever, for the purposes of a right-of-way for a public road and appurtenances, all that certain land lying and being in Nassau County, State of Florida, being more particularly described as follows:

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

J. Howard Sheffield, whose address is 6101 Gazebo Park Place N., Suite 103, Jacksonville, Florida 32257, is the duly appointed Trustee under the terms and provisions of the Trust; and, said undersigned does hereby acknowledge and accept such appointment, as evidenced by the WILLIAM F. SHEFFIELD FAMILY TRUST, dated July 20, 1998, and has the full power to sell, transfer, mortgage said real estate. Neither Trustee named herein, nor the spouse thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead.

TO HAVE AND TO HOLD the same together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity, and claim whatsoever of the Dedicator, either in law or equity forever.

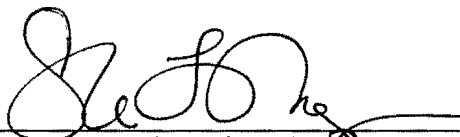
DEDICATEE, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purposes recited above, and such other public purposes deemed desirable by the Dedicatee.

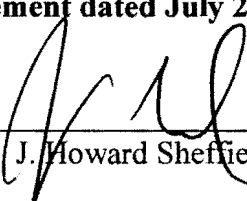
AND, the said Dedicator hereby covenants with Dedicatee that the Dedicator is lawfully seized of said land in fee simple; that the Dedicator has good right and lawful authority to dedicate and convey said land; that the Dedicator does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

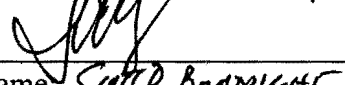
IN WITNESS WHEREOF, the said Dedicator has caused this Deed of Dedication to be executed on its behalf the day and year first above written.

Signed, sealed and delivered in our presence:

**DEDICATOR:
THE WILLIAM F. SHEFFIELD
FAMILY TRUST, under Trust
Agreement dated July 20, 1998**

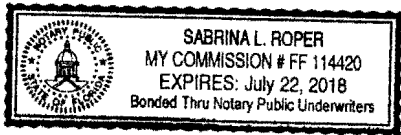

Print Name: Sabrina L. Roper

By: 
J. Howard Sheffield, Trustee


Print Name: Sabrina R. Boardman

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me on this 8th day of July, 2015, by **J. Howard Sheffield, Trustee of the William F. Sheffield Family Trust under Trust Agreement dated July 20, 1998**, the Dedicator named in the foregoing Deed of Dedication, and who is personally known to me or who has produced _____ as identification.





Notary Public – State of Florida
Printed Name, Commission, Term Expiration Date and Seal:

Exhibit "A"

A PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 121 (A 100.00 FOOT RIGHT OF WAY) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF CONNER ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE SOUTH 22°22'50"WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF CONNER ROAD, 701.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°22'50"WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 60.05 FEET; THENCE NORTH 65°22'32"WEST, 225.20 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 1842.50 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 326.06 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°18'21"WEST, 325.63 FEET; THENCE NORTH 55°14'10"WEST, 370.35 FEET; THENCE SOUTH 89°09'32"WEST, 12.51 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 60.00 FEET; THENCE NORTH 89°09'32"EAST, 32.24 FEET; THENCE SOUTH 55°14'10"EAST, 389.66 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1782.50 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 315.44 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°18'21"EAST, 315.03 FEET TO A POINT OF TANGENT; THENCE SOUTH 65°22'32"EAST, 222.82 FEET TO THE POINT OF BEGINNING.