

Prepared by and return to:  
Robert S. Yerkes, Esquire  
2468 Atlantic Boulevard  
Jacksonville, Florida 32207

**DEED OF DEDICATION**  
(Arrigo Boulevard - East Portion)

THIS INSTRUMENT made as of November 5, 2015, between PAUL D. CLARK and ELIZABETH BRYANT CLARK, husband and wife, whose mailing address is 464046 State Road 200, Yulee, Florida 32097, herein collectively called "Grantor" and NASSAU COUNTY, a political subdivision of the State of Florida, whose mailing address is 96160 Nassau Place, Yulee, Florida 32097, and whose taxpayer identification number is 59-1863042, herein called "Grantee,"

(When used herein the terms "Grantor" and "Grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida (the "Property") as and for a public right-of-way:

See Exhibit A attached hereto and made a part hereof,

[The property appraiser's parcel identification number for the larger parcel of land of which the Property forms a part of Parcel ID No.25-2N-28-0000-0002-0300]

Together with all improvements and fixtures thereon and all the tenements, hereditaments, easements and appurtenances thereto belonging or in any wise appertaining. This conveyance is made subject to taxes assessed subsequent to December 31, 2015 and to easements, covenants, restrictions, conditions, limitations, and all other matters of record (provided this instrument shall not operate to reimpose the same).

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in their names by their duly authorized representative on the date set forth in the acknowledgment below, but to be effective and deemed delivered for all purposes as of the date first above written.

SIGNED IN THE PRESENCE OF :

*JWC*  
Name: James W. Clark

Paul D. Clark  
*Paul D. Clark*

*Carrie Ray*  
Name: Carrie Ray

Elizabeth Bryant Clark  
*Elizabeth Bryant Clark*

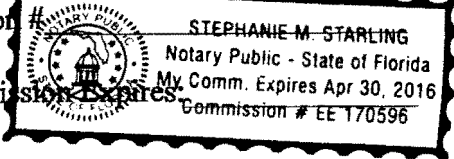
STATE OF FLORIDA  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me on November 5, 2015, by Paul D. Clark and Elizabeth Bryant Clark, husband and wife. He/She is:

- personally known to me
- produced a Florida driver's license as identification
- produced \_\_\_\_\_ as identification.

*Stephanie Starling*  
Print Name: Stephanie Starling

NOTARY PUBLIC, State of Florida

Commission # \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  


[Notary Seal]

### SKETCH OF DESCRIPTION

EXHIBIT A

PROPOSED RIGHT-OF-WAY ARRIGO BOULEVARD (EAST PORTION)

#### LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 20 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE RUN S89°52'24"W ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 932.89 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N16°06'15"W A DISTANCE OF 62.16 FEET TO A POINT ON THE SOUTHEASTERLY MOST CORNER OF THE PROPOSED PLAT OF "WAL-MART SUPERCENTER-YULEE"; THENCE CONTINUE N16°06'15"W ALONG THE EAST LINE OF SAID PROPOSED PLAT A DISTANCE OF 65.08 FEET TO A POINT ON THE WESTERLY LINE OF AN INGRESS AND EGRESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 671, PAGE 1968 ET SEQ., OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 336.58 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°26'52", AN ARC DISTANCE OF 96.62 FEET TO THE POINT OF TANGENCY; THENCE RUN N16°35'54"W A DISTANCE OF 84.84 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF THE PROPOSED PLAT OF "WAL-MART SUPERCENTER-YULEE" CONTINUE ALONG SAID WESTERLY LINE OF AN INGRESS AND EGRESS EASEMENT THE FOLLOWING COURSES AND DISTANCES: N16°35'54"W A DISTANCE OF 722.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED EASTERLY, HAVING A RADIUS OF 406.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°43'08", AN ARC DISTANCE OF 168.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 115.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°34'24", AN ARC DISTANCE OF 59.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED EASTERLY, HAVING A RADIUS OF 185.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°51'01", AN ARC DISTANCE OF 106.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE FROM A CHORD BEARING OF N31°12'05"W RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°10'50", AN ARC DISTANCE OF 36.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 / A-1-A (184' RIGHT-OF-WAY PER F.D.O.T. MAP SECTION 74060-2503); THENCE DEPARTING SAID WESTERLY LINE OF AN INGRESS EGRESS EASEMENT RUN S72°46'59"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 / A-1-A, A DISTANCE OF 122.15 TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, POINT ALSO BEING A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED INGRESS EGRESS EASEMENT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN ALONG SAID EASTERLY LINE OF THE INGRESS EGRESS EASEMENT THE FOLLOWING COURSES AND DISTANCES: THENCE FROM A CHORD BEARING OF S54°09'12"W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°08'48", AN ARC DISTANCE OF 46.32 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVED EASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°32'19", AN ARC DISTANCE OF 47.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 185.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°34'31", AN ARC DISTANCE OF 95.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED EASTERLY HAVING A RADIUS OF 336.98 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°43'10", AN ARC DISTANCE OF 139.50 FEET TO THE POINT OF TANGENCY; THENCE RUN S16°35'54"E A DISTANCE OF 722.81 FEET; THENCE DEPARTING THE AFOREMENTIONED EASTERLY LINE OF THE INGRESS EGRESS EASEMENT RUN S73°22'29"W A DISTANCE OF 68.78 FEET TO THE POINT OF BEGINNING.

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→ CONTAINING THEREIN 1.685 ACRES, (73,474 SQUARE FEET) MORE OR LESS

#### ABBREVIATIONS LEGEND

- CB - CHORD BEARING
- Δ - CENTRAL ANGLE (DELTA)
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- LB. - LICENSED SURVEY BUSINESS
- NO. - NUMBER
- O.R.B. - OFFICIAL RECORD BOOK
- P.G.(S) - PAGE(S)
- P.B. - PLAT BOOK
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R - RADIUS
- R/W - RIGHT OF WAY
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- PIN - PARCEL IDENTIFICATION NUMBER
- PCNT - POINT ON NON TANGENT CURVE
- RGE. - RANGE
- SEC. - SECTION
- TWP. - TOWNSHIP
- S.R. - STATE ROAD

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

THOMAS J. YONOW, P.S.M. No. 5653

-NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER-

#### SURVEYORS REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W LINE OF STATE ROAD NO. 200/A-1-A, AS SHOWN ON THE F.D.O.T. RIGHT OF WAY MAP OF STATE ROAD NO. 200/A-1-A, SECTION 74060-2503, BEARING BEING S72°46'59"E.
2. THIS LEGAL DESCRIPTION AND ASSOCIATED SKETCH IS BASED ON A PROPOSED PLAT OF WAL-MART SUPERCENTER-YULEE, PREPARED BY LOCHRANE ENGINEERING, INC. AND IS CURRENTLY UNDER REVIEW WITH NASSAU COUNTY.
3. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

THIS IS NOT A BOUNDARY SURVEY

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PREPARED FOR:		WAL-MART STORES EAST	
DATE:	01/17/04	DRAWN BY:	C.D.W.
REVISED:		JOB No.:	00056.12
SCALE:	N/A	SHEET	1 OF 2

### SKETCH OF DESCRIPTION PROPOSED RIGHT-OF-WAY ARRIGO BOULEVARD (EAST PORTION)

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STATE ROAD NO. 200 / A-1-A  
164' RIGHT-OF-WAY PER F.B.O.T. MAP SECTION 74060-2503.1

CURVE DATA  
R=25.00'  
Δ=83°10'50"  
L=36.29'  
CB=N31°12'05"W

CURVE DATA  
R=185.00'  
Δ=32°51'01"  
L=106.07'  
CB=N06°03'22"W

CURVE DATA  
R=115.00'  
Δ=29°34'24"  
L=59.36'  
CB=N07°38'08"W

CURVE DATA  
R=406.96'  
Δ=23°43'08"  
L=168.48'  
CB=N04°44'43"W

S72°46'59"E  
122.15'

CURVE DATA  
R=25.00'  
Δ=106°08'48"  
L=46.32'  
CB=S54°09'12"W

CURVE DATA  
R=115.00'  
Δ=23°32'19"  
L=47.25'  
CB=S11°40'54"E

CURVE DATA  
R=185.00'  
Δ=29°34'31"  
L=95.48'  
CB=S07°39'58"E

CURVE DATA  
R=336.98'  
Δ=23°43'10"  
L=139.50'  
CB=S04°11'20"E

INGRESS/EGRESS EASEMENT (ARRIGO BLVD)  
N16°35'54"W 722.55'

NOT PLATTED  
PIN:25-2N-28-0000-0002-0300

PIN: 25-2N-28-0000-0002-0020  
NOT PLATTED

PROPOSED PLAT  
WAL-MART SUPERCENTER-YULEE

EASTERLY LINE  
PROPOSED WAL-MART  
SUPERCENTER-YULEE

P.O.B.

WESTERLY LINE  
INGRESS/ EGRESS  
EASEMENT

SOUTHEASTERLY  
MOST CORNER  
PROPOSED WAL-MART  
SUPERCENTER-YULEE

S73°22'29"W  
68.78'

PIN:25-2N-28-0000-0002-0300  
NOT PLATTED

N16°35'54"W  
84.84'

CURVE DATA  
R=336.58'  
Δ=16°28'52"  
L=96.62'  
CB=N08°22'28"W

P.O.C.  
THE S.E. COR. OF  
SEC. 25, TWP 2N,  
RGE 28E

N16°06'15"W  
65.08'

N16°06'15"W  
62.16'

SEMANIK INVESTMENT CORP.  
O.R.B. 1181, PG 1580

SOUTH LINE, SEC. 25,  
TWP 2N, RGE 28E

S89°52'24"W  
932.89'

BEACHWAY AT NASSAU LAKE UNIT I-A  
PLAT BOOK 6, PAGE 199-200

# LOCHRANE

Consulting Engineers • Surveyors

201 South Dunby Avenue, Orlando, Florida 32803 (407) 896-3377

DATE: 01/17/14	DRAWN BY: C.A.V.
REVISION:	JOB NO.: 0008872
SCALE: 1"=200'	

THIS IS NOT A  
BOUNDARY SURVEY