

08-TE.11-Date: October 16, 2018

Cm 2609

This instrument prepared by
or under the direction of:
David M. Robertson
Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

PARCEL NO. 704.1
SECTION NO. 74600
F.P. NO. 4374071
COUNTY ROAD NO. 200A
COUNTY OF Nassau

TEMPORARY EASEMENT

THIS EASEMENT, made this 26th day of November, 2018, by and between NASSAU COUNTY, a political subdivision of the State of Florida, 96135 Nassau Place, Suite 1, Yulee, Florida 32097, grantor, and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, its successors and assigns, grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a temporary construction easement for the purpose of removing the existing Bridge No. 740069 over Lofton Creek and construct a new bridge along the existing bridge alignment and tying in, conforming, harmonizing, and/or reconnecting *existing* grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property described below in Nassau County, Florida, with the construction undertaken by the Department on adjacent County Road No. 200A, as part of the above-referenced financial project (collectively the "Reconnection Work"), together with related incidental purposes necessary to complete the Reconnection Work.

SEE **Exhibit "A"**, attached hereto and by reference made a part hereof.

THIS EASEMENT shall be for a period of fifty-four (54) months commencing on the date the State of Florida Department of Transportation becomes the owner of this easement.

Inst: 201845038363 Date: 12/13/2018 Time: 8:56AM
Page 1 of 7 B: 2243 P: 642, Doc Type: EAS
John A. Crawford, Clerk of Court, Nassau County,
By: RG, Deputy Clerk

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: 

Print Name: John A. Crawford
Ex-Officio Clerk (or Deputy Clerk)

MES
11-27-18

Nassau County, Florida,
by Its Board of County Commissioners

By: 

Print Name: Pat Edwards
Its Chairperson (or Vice-Chairperson)

Exhibit "A"

Section No. 74600
F.P. No. 4374071

County Road No. 200A

Nassau County

Parcel No. 704

Temporary Construction Easement

Part "A"

A Part Of Section 51 John Lowe (Mill Grant), Township 3 North, Range 27 East, Nassau County, Florida, Being More Particularly Described As Follows:

Commence At The Southeast Corner Of "Yulee Hills", As Recorded In Plat Book 4, Page 31 Of the Public Records Of Nassau County, Florida; Thence South 04°56'13" East, A Distance Of 50.00 Feet To The Baseline Of Survey Of County Road 200A (A 100' Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 74600, F.P. No. 4374071), And A Point On A Curve To The Left, Having A Radius Of 954.83 Feet; Thence Along Said Baseline Of Survey And Said Curve, Through An Angle Of 38°47'16", An Arc Distance Of 646.39 Feet And A Chord Bearing And Distance Of South 65°18'44" West, 634.12 Feet; Thence South 45°55'06" West, Along Said Baseline Of Survey, A Distance Of 198.27 Feet To The Westerly Mean High Water Line Of Lofton Creek And The **Point Of Beginning**; Thence Southerly Along Said Westerly Mean High Water Line As Referenced By The Following 4 Courses: 1) South 45°37'58" East, A Distance Of 8.60 Feet; 2) South 62°52'12" East, A Distance Of 13.33 Feet; 3) South 08°43'54" East, A Distance Of 12.97 Feet; 4) South 79°51'04" East, A Distance Of 22.43 Feet To The Southerly Existing Right Of Way Line Of Said County Road 200A; Thence South 45°55'06" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 380.83 Feet; Thence North 44°04'54" West, A Distance Of 100.00 Feet To The Northerly Existing Right Of Way Line Of Said County Road 200A; Thence North 45°55'06" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 366.63 Feet To The Westerly Mean High Water Line Of Lofton Creek; Thence Southerly Along Said Westerly Mean High Water Line As Referenced By The Following 4 Courses: 1) South 38°47'39" East, A Distance Of 18.69 Feet; 2) South 63°58'16" East, A Distance Of 10.35 Feet; 3) South 52°12'45" East, A Distance Of 14.65; 4) South 45°37'58" East, A Distance Of 7.16 Feet To Said Baseline Of Survey And The **Point Of Beginning**.

Containing 0.850 Acres, More Or Less.

Also:

Part "B"

A Part Of Section 51 John Lowe (Mill Grant), Township 3 North, Range 27 East, Nassau County, Florida, Being More Particularly Described As Follows:

Commence At The Southeast Corner Of "Yulee Hills", As Recorded In Plat Book 4, Page 31 Of the Public Records Of Nassau County, Florida; Thence South 04°56'13" East, A Distance Of 50.00 Feet To The Baseline Of Survey Of County Road 200A (A 100' Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 74600, F.P. No. 4374071), And A Point On A Curve To The Left, Having A Radius Of 954.83 Feet; Thence Along Said Baseline Of Survey And Said Curve, Through An Angle Of 15°19'26", An Arc

Distance Of 255.37 Feet And A Chord Bearing And Distance Of South 77°02'40" West, 254.61 Feet To The **Point Of Beginning**; Thence South 20°37'03" East, A Distance Of 50.00 Feet To The Southerly Existing Right Of Way Line Of Said County Road 200A And A Point On A Curve To The Left, Having A Radius Of 904.83 Feet; Thence Along Said Southerly Existing Right Of Way Line And Said Curve, Through An Angle Of 23°27'51", An Arc Distance Of 307.55 And A Chord Bearing And Distance Of South 57°39'02" West, 367.96 Feet; Thence South 45°55'06" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 87.95 Feet To The Easterly Mean High Water Line Of Lofton Creek; Thence Northerly Along Said Easterly Mean High Water Line As Referenced By The Following 6 Courses: 1) North 42°53'53" West, A Distance Of 23.53 Feet; 2) Thence North 47°48'33" West, A Distance Of 12.98 Feet; 3) Thence North 43°51'08" West, A Distance Of 25.84 Feet; 4) Thence North 64°57'56" West, A Distance Of 14.06 Feet; 5) Thence North 60°40'34" West, A Distance Of 21.93 Feet; 6) Thence South 83°57'35" West, A Distance Of 5.73 Feet To The Northerly Existing Right Of Way Line Of Said County Road 200A; Thence North 45°55'06" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 104.00 Feet To A Point Of Curve To The Right, Having A Radius Of 1004.83 Feet; Thence Along Said Northerly Existing Right Of Way Line And Said Curve, Through An Angle Of 23°27'51", An Arc Distance Of 411.50 Feet And A Chord Bearing And Distance Of North 57°39'02" East, 408.63 Feet; Thence South 20°37'03" East, A Distance Of 50.00 Feet To Said Baseline Of Survey And The **Point Of Beginning**.

Containing 1.106 Acres, More Or Less.

Part B:

A Part Of Section 51 John Lowe (Mill Grant), Township 3 North, Range 27 East, Nassau County, Florida, Being More Particularly Described As Follows:

Commence At The Southeast Corner Of "Yulee Hills", As Recorded In Plat Book 4, Page 31 Of the Public Records Of Nassau County, Florida; Thence South 04°56'13" East, A Distance Of 50.00 Feet To The Baseline Of Survey Of County Road 200A (A 100' Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 74600, F.P. No. 4374071), And A Point On A Curve To The Left, Having A Radius Of 954.83 Feet; Thence Along Said Baseline Of Survey And Said Curve, Through An Angle Of 15°19'26", An Arc Distance Of 255.37 Feet And A Chord Bearing And Distance Of South 77°02'40" West, 254.61 Feet To The **Point Of Beginning**; Thence South 20°37'03" East, A Distance Of 50.00 Feet To The Southerly Existing Right Of Way Line Of Said County Road 200A And A Point On A Curve To The Left, Having A Radius Of 904.83 Feet; Thence Along Said Southerly Existing Right Of Way Line And Said Curve, Through An Angle Of 23°27'51", An Arc Distance Of 307.55 And A Chord Bearing And Distance Of South 57°39'02" West, 367.96 Feet; Thence South 45°55'06" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 87.95 Feet To The Easterly Mean High Water Line Of Lofton Creek; Thence Northerly Along Said Easterly Mean High Water Line As Referenced By The Following 6 Courses: 1) North 42°53'53" West, A Distance Of 23.53 Feet; 2) Thence North 47°48'33" West, A Distance Of 12.98 Feet; 3) Thence North 43°51'08" West, A Distance Of 25.84 Feet; 4) Thence North 64°57'56" West, A Distance Of 14.06 Feet; 5) Thence North 60°40'34" West, A Distance Of 21.93 Feet; 6) Thence South 83°57'35" West, A Distance Of 5.73 Feet To The Northerly Existing Right Of Way Line Of Said County Road 200A; Thence North 45°55'06" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 104.00 Feet To A Point Of Curve To The Right, Having A Radius Of 1004.83 Feet; Thence Along Said Northerly Existing Right Of Way Line And Said Curve, Through An Angle Of 23°27'51", An Arc Distance Of 411.50 Feet And A Chord Bearing And Distance Of North 57°39'02" East, 408.63 Feet; Thence South 20°37'03" East, A Distance Of 50.00 Feet To Said Baseline Of Survey And The **Point Of Beginning**.

Containing 1.106 Acres, More Or Less.

THIS EASEMENT shall be for a period of fifty-four (54) months commencing on the date the State of Florida Department of Transportation becomes the owner of this easement.

Parcel Description Verified By: Michelle Vaughn Date: 10/16/2018

Title Information
INFORMATION CONTAINED BELOW TO BE VERIFIED BY
RIGHT OF WAY ACQUISITION AGENT

Based upon a title search through 00/00/0000;
Updated through 00/00/0000

Homestead Property: Yes No

Marital Status: Married Single Separated Other _____

Owned By: (01-TE.11) Nassau County

Grantor's Mailing Address: _____

SUBORDINATE INTEREST: N/A