

Prepared by/ Return to:
Nassau County Attorney's Office
96135 Nassau Place, Suite 6
Yulee, FL 32097

DEED DEDICATING LAND FOR PUBLIC PURPOSE

THIS INDENTURE, made this 12th day of April, 2021, between **NASSAU COUNTY FLORIDA, a political subdivision of the State of Florida**, whose address is 96135 Nassau Place, Yulee, Florida 32097 (hereinafter "Dedicators") and **THE TOWN OF CALLAHAN**, whose address is 542300 US Hwy 1, Callahan, Florida 32011, (hereinafter "Dedicatee").

WITNESSETH: That said Dedicators, 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 in Nassau County; to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dedicatee, by accepting this dedication, obligates itself to forever preserve and use the above-described land for a public purpose and shall be responsible for the maintenance and repair of the land.

IN WITNESS WHEREOF, the Dedicators have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as witness:

Peggy B. Snyder
Signature
PEGGY B. SNYDER
Print

Heather Nazworth
Signature
Heather Nazworth
Print

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

Thomas R. Ford

By: THOMAS R. FORD
Its: Chairman

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 12th day of April, 2021, personally appeared or online notarization, by THOMAS R. FORD, Chairman of the Board of County Commissioners, who is personally known to me or who produced N/A as identification.



PEGGY B. SNYDER
Notary Public, State of Florida
My Comm. Expires November 12 2023
Commission No. GG 909093

Peggy B. Snyder
Notary Public
State of Florida
My Commission Expires: 11/12/23

EXHIBIT "A"

A PORTION OF THE F. P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 1009, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA (SAID DOCUMENT DESCRIBES A 60 FOOT STRIP OF LAND NOW KNOWN AS DR. MARTIN LUTHER KING JR. AVENUE); THENCE NORTH $36^{\circ}02'19''$ EAST, ALONG THE NORTHEASTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 1009 (NOW KNOWN AS DR. MARTIN LUTHER KING JR. AVENUE) AND ALONG THE SOUTHEASTERLY LINE OF "AMHURST OAKS"; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY NOW ABANDONED), A DISTANCE OF 1,152.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $36^{\circ}02'19''$ EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY NOT ABANDONED), A DISTANCE OF 833.41 FEET; THENCE NORTH $53^{\circ}44'28''$ WEST A DISTANCE OF 20.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $52^{\circ}42'21''$, AN ARC DISTANCE OF 68.99 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $57^{\circ}24'26''$ WEST A DISTANCE OF 66.59 FEET; THENCE NORTH $31^{\circ}03'15''$ WEST A DISTANCE OF 39.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $21^{\circ}54'40''$, AN ARC DISTANCE OF 78.48 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $42^{\circ}00'36''$ WEST A DISTANCE OF 76.02 FEET; THENCE NORTH $52^{\circ}37'58''$ WEST A DISTANCE OF 133.90 FEET; THENCE SOUTH $37^{\circ}02'04''$ WEST A DISTANCE OF 12.00 FEET; THENCE SOUTH $52^{\circ}57'06''$ EAST A DISTANCE OF 126.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 188.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $27^{\circ}32'36''$, AN ARC DISTANCE OF 90.38 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $39^{\circ}11'38''$ EAST A DISTANCE OF 89.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $22^{\circ}06'35''$, AN ARC DISTANCE OF 71.39 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $36^{\circ}28'37''$ EAST A DISTANCE OF 70.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ}38'09''$, AN ARC DISTANCE OF 20.63 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $35^{\circ}42'50''$ EAST A DISTANCE OF 20.48; THENCE SOUTH $33^{\circ}47'19''$ WEST A DISTANCE OF 300.20 FEET; THENCE SOUTH $16^{\circ}02'19''$ WEST A DISTANCE OF 35.27 FEET; THENCE SOUTH $36^{\circ}02'19''$ WEST, ALONG A LINE 7 FEET NORTHWESTERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 1009 (NOW KNOWN AS DR. MARTIN LUTHER KING JR. AVENUE) AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY NOW ABANDONED), A DISTANCE OF 464.73 FEET; THENCE SOUTH $51^{\circ}28'30''$ EAST A DISTANCE OF 7.01 FEET TO THE POINT OF BEGINNING.

Dr. Martin Luther King Jr. Ave