

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 Nazwan
Signature

HEATHER NAZWAN
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 '22 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 SOUTH 53°57'41" EAST; ALONG THE NORTHERLY SIDE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 1009, A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY CORNER THEREOF AND THE POINT OF BEGINNING; THENCE SOUTH 36°02'19" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 1009, A DISTANCE OF 28.71 FEET; THENCE SOUTH 63°15'47" EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PAGE STREET (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW LAID OUT AND IN USE), A DISTANCE OF 60.80 FEET; THENCE NORTH 36°02'19" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY NOW ABANDONED), A DISTANCE OF 355.45 FEET; THENCE SOUTH 55°44'03" EAST, ALONG THE NORTHEASTERLY LINE OF THE "ARTHUR JONES SURVEY", RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 281, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 365.69 FEET; THENCE NORTH 34°06'39" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 55°44'03" WEST A DISTANCE OF 365.02 FEET TO INTERSECT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY NOW ABANDONED); THENCE SOUTH 36°02'19" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD; A DISTANCE OF 5.00 FEET; THENCE NORTH 53°57'41" WEST A DISTANCE OF 60.00 FEET; THENCE SOUTH 36°02'19" WEST, ALONG THE CENTERLINE OF SAID SEABOARD AIRLINE RAILROAD, A DISTANCE OF 351.57 FEET TO THE POINT OF BEGINNING.