

RESOLUTION 93 - 75

**A RESOLUTION AUTHORIZING THE INSTITUTION OF
EMINENT DOMAIN PROCEEDINGS FOR PROPERTIES
ALONG STATE ROAD 107 IN NASSAU COUNTY, FLORIDA**

WHEREAS, State Road 107 is a state road; and

WHEREAS, the present road needs to be widened and improved in order to improve the safety of the motorists utilizing said road; and

WHEREAS, the State of Florida will fund the construction of the modifications to the road; and

WHEREAS, the right of way survey was authorized by the Florida Department of Transportation and adopted by the Board of County Commissioners; and

WHEREAS, the real properties necessary for the widening and improvement was set forth in the survey; and

WHEREAS, the County of Nassau shall acquire the necessary rights of way as set forth by the Florida Department of Transportation; and

WHEREAS, the Florida Department of Transportation will convey the right of way property to Nassau County; and

WHEREAS, the County of Nassau has entered into contracts for the acquisition of property for rights of way; and

WHEREAS, the acquisition of the rights of way is necessary and serves a specific public service in that the road must be widened and improved in order to improve the safety and in order for the

County to take control of the road and permanent maintenance of the road;


NOW, THEREFORE, BE IT RESOLVED this 8th day of February, 1993, by the Board of County Commissioners of Nassau County, Florida, hereby authorize the acquisition by eminent domain of real property for the modifications of State Road 107 as follows:

1. The exact parcels to be acquired by condemnation are set forth in Exhibits K, L, M, N, O, P, Q, R, and S, attached hereto and made a part hereof.

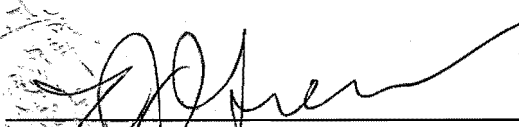
2. The County Attorney is hereby authorized to institute condemnation proceedings to acquire the parcels set forth in the attached Exhibits.

3. The description of the properties are set forth on the attached Exhibits.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


JAMES E. TESTONE
Its: Chairman

ATTEST:


T. J. GREESON
Its: Ex-Officio Clerk

APPROVED AS TO FORM

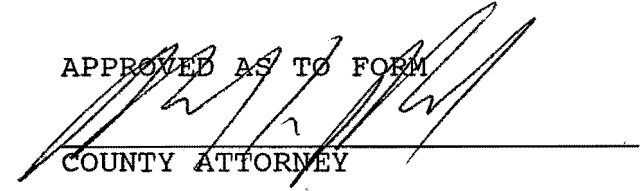

COUNTY ATTORNEY

EXHIBIT "K"

T. S. #7810-S-50
R/W Map Sheet #1

This instrument prepared and
legal description approved
Date: Jan. 02, 1992 By: S. E. Hilton
City: Lake City, Florida 32056-1089
State of Florida
Department of Transportation
Post Office Box 1089

PARCEL NO. 101.1
SECTION 74050-2501
STATE ROAD 107
COUNTY Nassau

Form 7421-01.1

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, A.D. 19_____, between PAT H. THOMLEY, JR., as part _____ of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do _____ hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL NUMBER 101

SECTION 74050-2501

A parcel of land in Lot 50, Block 3, Spring Hill Unit Two, as recorded in Plat Book 5, Page 35, of the public records of Nassau County, Florida, in the John Christopher Grant, Section 45, Township 2 North, Range 28 East, being more particularly described as follows:

Begin at the most Easterly corner of Lot 50, Block 3, Spring Hill Unit Two, as recorded in Plat Book 5, Page 35, of the public records of Nassau County, Florida; thence run South 42°59'21" West along the Southeasterly line of said Lot 50, and along the Westerly right of way line of State Road No. 107, a distance of 150.00 feet to the most Southerly corner of said Lot 50; thence North 46°52'39" West along the Southwesterly line of said Lot 50, a distance of 7.00 feet; thence North 42°59'21" East, a distance of 136.83 feet to the beginning of a curve concave Southeasterly having a radius of 1,313.24 feet; thence Northeasterly along the arc of said curve through an angle of 00°34'28", a distance of 13.17 feet, said arc being subtended by a chord bearing and distance of North 43°16'35" East, 13.17 feet, to the Northeasterly line of said Lot 50; thence South 46°52'39" East along said Northeasterly line, a distance of 6.93 feet to the Point of Beginning,

Containing 1,050 square feet, more or less.

01-GWD.01-January 08, 1993

T. S. #49A and #50-East
R/W Map Sheet #1This instrument prepared by
or under the direction of:
Kenneth S. Davis, Senior Attorney
Florida Department of Transportation
Post Office Box 1089
Lake City, Florida 32056-1089PARCEL NO. 108.1-R
SECTION 74050-2501
STATE ROAD 107
COUNTY OF Nassau

WARRANTY DEED

THIS WARRANTY DEED Made the _____ day of _____, 19____, by HENRY ELTON BARBER A/K/A HENRY E. BARBER AND JANICE LOUISE BARBER A/K/A JANICE L. BARBER, HIS WIFE, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1901 South Marion Street, Post Office Box 1089, Lake City, Florida 32056-1089, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

PARCEL NUMBER 108

FEE SIMPLE

SECTION 74050-2501

A parcel of land in Government Lot 1, Section 34, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

COMMENCE on the South line of Section 32, Township 2 North, Range 28 East, (North line of Section 34, Township 2 North, Range 28 East), at a point 1,801.63 feet Easterly from the Southwest corner of Government Lot 4 of said Section 32; thence South 05°50'01" East, a distance of 118.24 feet to the beginning of a curve concave Northwesterly having a radius of 881.47 feet; thence Southeasterly, South, and Southwesterly along the arc of said curve through a total central angle of 53°21'52", a distance of 820.99 feet to the end of said curve; thence South 47°31'51" West, a distance of 76.82 feet; thence South 11°47'19" East, a distance of 41.18 feet to the Easterly right of way line of State Road No. 107, and the POINT OF BEGINNING; thence South 47°31'51" West along said Easterly right of way line, a distance of 622.42 feet to the South line of Government Lot 1 of said Section 34; thence North 88°32'15" East along the South line of Government Lot 1, a distance of 28.41 feet; thence North 42°50'38" East, a distance of 20.11 feet; thence North 47°31'51" East, a distance of 570.85 feet; thence North 11°47'19" West, a distance of 19.77 feet to the POINT OF BEGINNING,

Containing 10,347 square feet, more or less.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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.

T. S. #39-East-2
R/W Map Sheet #2

This instrument prepared and
legal description approved
Date: Dec. 27, 1991 By: S. E. Hilton
City: Lake City, Florida 32056-1089
State of Florida
Department of Transportation
Post Office Box 1089

PARCEL NO. 118.1
SECTION 74050-2501
STATE ROAD 107
COUNTY Nassau

Form 7421-01.2

WARRANTY DEED

THIS INDENTURE made this _____ day of _____ A.D. 19____, between HUNTLEY'S JIFFY STORES, INC., a corporation authorized to conduct business in the State of _____, as party of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey to the party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL NUMBER 118

SECTION 74050-2501

A parcel of land in Government Lot 4, Section 32, Township 2 North, Range 28 East, (Samuel Harrison Grant, Section 44, Township 2 North, Range 28 East by deed dated May, 1990, and recorded in O.R. Book 0603, Page 1075), Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 32, Township 2 North, Range 28 East, at a point 1,801.63 feet Easterly from the Southwest corner of Government Lot 4 of said Section 32; thence run North 05°50'01" West, a distance of 702.43 feet; thence South 45°08'27" East, a distance of 52.09 feet to the intersection of the Northeasterly right of way line of State Road No. 107A, with the Easterly right of way line of State Road No. 107, and the Point of Beginning; thence North 05°50'01" West along said Easterly right of way line, a distance of 206.20 feet; thence North 84°09'59" East, a distance of 7.00 feet; thence South 05°50'01" East, a distance of 214.75 feet to the Northeasterly right of way line of State Road No. 107A; thence North 45°08'27" West along said Northeasterly right of way line, a distance of 11.05 feet to the Point of Beginning,

Containing 1,473 square feet, more or less.

T. S. #39-EAST-1
R/W Map Sheet #2

This instrument prepared and legal description approved	PARCEL NO. 119.1
Date: Jan. 06, 1992 By: S. E. Hilton	SECTION 74050-2501
City: Lake City, Florida 32056-1089	STATE ROAD 107
State of Florida	COUNTY Nassau
Department of Transportation	
Post Office Box 1089	

Form 7421-01.1

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, A.D. 19_____, between W. T. HUNTLEY AND L. L. HUNTLEY, AS TENANTS IN COMMON, as part _____ of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do _____ hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL NO. 119

SECTION 74050-2501

A parcel of land in Government Lot 4, Section 32, Township 2 North, Range 28 East (Samuel Harrison Grant, Section 44, Township 2 North, Range 28 East by deed dated November 15, 1983 and recorded in O.R. Book 404, Page 649), Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 32, Township 2 North, Range 28 East at a point 1,801.63 feet Easterly from the Southwest corner of Government Lot 4 of said Section 32; thence run North 05°50'01" West a distance of 1,331.39 feet to the North line of said Government Lot 4; thence South 89°57'59" East along said North line, a distance of 33.17 feet to the Easterly right of way line of S.R. # 107 and the Point of Beginning; thence continue South 89°57'59" East along said North line, a distance of 17.09 feet; thence South 05°50'01" East, a distance of 233.60 feet; thence South 08°41'46" East, a distance of 100.13 feet; thence South 02°41'50" West, a distance of 101.12 feet; thence South 05°50'01" East, a distance of 24.33 feet; thence South 84°09'59" West, a distance of 7.00 feet to the Easterly right of way line of S.R. # 107; thence North 05°50'01" West along said Easterly right of way line, a distance of 459.68 feet to the Point of Beginning,

Containing 7,556 square feet, more or less.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said part _____ of the first part do _____ hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said part _____ of the first part ha _____ hereunto set _____ hand _____ and seal _____ the date first above written.

T. S. #36-East
R/W Map Sheet #3

This instrument prepared and
legal description approved
Date: Jan. 06, 1992 By: S. E. Hilton
City: Lake City, Florida 32056-1089
State of Florida
Department of Transportation
Post Office Box 1089

PARCEL NO. 123.1
SECTION 74050-2501
STATE ROAD 107
COUNTY Nassau

Form 7421-01.1

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, A.D. 19____, between CHARLES C. ALVAREZ AND LINDA K. ALVAREZ, HIS WIFE, AS TO A LIFE ESTATE; AND RAY R. ALVAREZ AND JOYCE L. ALVAREZ, HIS WIFE, as part _____ of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do _____ hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL NUMBER 123

SECTION 74050-2501

A parcel of land in Government Lot 3, Section 32, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 32, Township 2 North, Range 28 East, at a point 1,801.63 feet Easterly from the Southwest corner of Government Lot 4 of said Section 32; thence run North 05°50'01" West, a distance of 1,331.39 feet to the South line of Government Lot 3 of said Section 32; thence South 89°57'59" East along the South line of said Government Lot 3, a distance of 33.17 feet to the Easterly right of way line of State Road No. 107; thence North 05°50'01" West along said Easterly right of way line, a distance of 266.51 feet to the Point of Beginning; thence continue North 05°50'01" West along said Easterly right of way line, a distance of 266.31 feet; thence South 89°49'37" East, a distance of 12.07 feet; thence South 05°50'01" East, a distance of 66.91 feet; thence South 07°33'07" East, a distance of 100.05 feet; thence South 05°50'01" East, a distance of 99.71 feet; thence North 89°52'36" West, a distance of 15.08 feet to the Point of Beginning,

Containing 3,644 square feet, more or less.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said part _____ of the first part do _____ hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said part _____ of the first part ha _____ hereunto set _____ hand _____ and seal _____ the date first above written.

T. S. #30-EAST AND #31-EAST
R/W Map Sheet #3

This instrument prepared and legal description approved	PARCEL NO. 133.1
Date: Jan. 06, 1992 By: S. E. Hilton	SECTION 74050-2501
City: Lake City, Florida 32056-1089	STATE ROAD 107
State of Florida	COUNTY Nassau
Department of Transportation	
Post Office Box 1089	

Form 7421-01.1

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, A.D. 19_____, between JOHN J. CARTER AND PAULA M. CARTER, HIS WIFE, as part _____ of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do _____ hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL NO. 133

SECTION 74050-2501

A parcel of land in Government Lot 2, Section 32, Township 2 North, Range 28 East (Samuel Harrison Grant, Section 44, Township 2 North, Range 28 East by deed dated February 8th, 1982 and recorded in O.R. Book 364, Page 793), Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 32, Township 2 North, Range 28 East at a Point 1,801.63 feet Easterly from the Southwest corner of Government Lot 4 of said Section 32; thence run North 05°50'01" West, a distance of 2,661.34 feet to the South line of Government Lot 2 of said Section 32; thence South 89°58'20" East along the South line of said Government Lot 2, a distance of 33.17 feet to the Easterly right of way line of S.R. # 107 and the Point of Beginning; thence North 05°50'01" West along said Easterly right of way line, a distance of 15.10 feet to the beginning of a curve concave Easterly having a radius of 3,786.72 feet; thence Northwesterly along said Easterly right of way line and along the arc of said curve through an angle of 03°29'04", a distance of 230.28 feet; thence South 05°50'01" East, a distance of 245.97 feet to the South line of said Government Lot 2; thence North 89°58'20" West along the South line of said Government Lot 2, a distance of 7.04 feet to the Point of Beginning,

Containing 1,182 square feet, more or less.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said part _____ of the first part do _____ hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said part _____ of the first part ha _____ hereunto set _____ hand _____ and seal _____ the date first above written.

T. S. #33-West
R/W Map Sheet #3

This instrument prepared and
legal description approved
Date: Jan. 06, 1992 By: S. E. Hilton
City: Lake City, Florida 32056-1089
State of Florida
Department of Transportation
Post Office Box 1089

PARCEL NO. 138.1
SECTION 74050-2501
STATE ROAD 107
COUNTY Nassau

Form 7421-01.1

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, A.D. 19_____, between JOE C. WALTHOUR AND NETTIE M. WALTHOUR, HIS WIFE, as part _____ of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do _____ hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL NUMBER 138

SECTION 74050-2501

A parcel of land in Government Lot 2, Section 32, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 32, Township 2 North, Range 28 East, at a point 1,801.63 feet Easterly from the Southwest corner of Government Lot 4 of said Section 32; thence run North 05°50'01" West, a distance of 3,006.20 feet to the beginning of a curve concave Southeasterly having a radius of 1,637.02 feet; thence Northwesterly, North, and Northeasterly along the arc of said curve through an angle of 25°45'31", a distance of 735.96 feet; thence North 70°04'29" West, a distance of 45.41 feet to the Westerly right of way line of State Road No. 107, and the Point of Beginning, said point also being on the arc of a curve concave Southeasterly having a radius of 749.20 feet; thence Northeasterly along said Westerly right of way line, and along the arc of said curve through an angle of 06°21'27", a distance of 83.13 feet, said arc being subtended by a chord bearing and distance of North 24°54'12" East, 83.09 feet, to the end of said curve; thence North 28°04'56" East along said Westerly right of way line, a distance of 38.60 feet; thence North 73°05'05" West, a distance of 9.18 feet to a point on the arc of a curve concave Southeasterly having a radius of 1,677.02 feet; thence Southwesterly along the arc of said curve through an angle of 04°07'11", a distance of 120.58 feet, said arc being subtended by a chord bearing and distance of South 21°35'56" West, 120.56 feet, to the Point of Beginning,

Containing 486 square feet, more or less.

T. S. #15-East
R/W Map Sheet #8

This instrument prepared and
legal description approved
Date: Dec. 26, 1991 By: S. E. Hilton
City: Lake City, Florida 32056-1089
State of Florida
Department of Transportation
Post Office Box 1089

PARCEL NO. 152.1
SECTION 74050-2501
STATE ROAD 107
COUNTY Nassau

Form 7421-01.1

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, A.D. 19_____, between SHIRLEY SETZER AND EVERETT SETZER, HER HUSBAND, as part _____ of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do _____ hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL NUMBER 152

SECTION 74050-2501

A parcel of land in the William Berrie Grant, Section 40, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 27, Township 2 North, Range 28 East, at a point 571.86 feet Westerly from the Southeast corner of said Section 27; thence run North 04°39'32" West, a distance of 3,033.75 feet, (Crossing the East line of said Section 27, into the William Berrie Grant, Section 40, Township 2 North, Range 28 East); thence South 85°29'29" East, a distance of 33.43 feet to the intersection of the Westerly right of way line of Duval Road, with the Easterly right of way line of State Road No. 107, and the Point of Beginning; thence North 04°39'32" West along said Easterly right of way line, a distance of 374.04 feet; thence North 68°33'40" East, a distance of 15.31 feet to a point on the arc of a curve concave Southeasterly having a radius of 841.47 feet; thence Southeasterly along the arc of said curve through an angle of 02°15'43", a distance of 33.22 feet, said arc being subtended by a chord bearing and distance of South 03°31'41" East, 33.22 feet, to the end of said curve; thence South 04°39'32" East, a distance of 210.32 feet; thence South 57°33'36" East, a distance of 25.96 feet to a point on the arc of a curve concave Northwesterly having radius of 307.25 feet; thence Northeasterly along the arc of said curve through an angle of 37°44'07", a distance of 202.35 feet, said arc being subtended by a chord bearing and distance of North 52°45'46" East, 198.72 feet; thence North 47°38'01" East, a distance of 51.25 feet to the Westerly right of way line of Duval Road; thence South 33°41'09" West along said Westerly right of way line, a distance of 335.56 feet; thence North 85°29'29" West along said Westerly right of way line, a distance of 34.97 feet to the Point of Beginning,

Containing 18,306 square feet, more or less.

T. S. #13-EAST
R/W Map Sheet #8

This instrument prepared and legal description approved	PARCEL NO.	154.1
Date: Jan. 06, 1992 By: S. E. Hilton	SECTION	74050-2501
City: Lake City, Florida 32056-1089	STATE ROAD	107
State of Florida	COUNTY	Nassau

Department of Transportation
Post Office Box 1089

Form 7421-01.1

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, A.D. 19_____, between GEORGE D. GOODE AND CAROL D. GOODE, HIS WIFE, as part _____ of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do _____ hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL NO. 154

SECTION 74050-2501

A parcel of land in the William Berrie Grant, Section 40, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 27, Township 2 North, Range 28 East at a point 571.86 feet Westerly from the Southeast corner of said Section 27; thence run North 04°39'32" West, a distance of 3,174.13 feet (Crossing the East line of said Section 27 into the William Berrie Grant, Section 40, Township 2 North, Range 28 East) to the beginning of a curve concave Southeasterly having a radius of 1,348.14 feet; thence Northwesterly, North, and Northeasterly along the arc of said curve through an angle of 24°39'23", a distance of 580.15 feet to the Southerly right of way line of Central Road and the Point of Beginning; thence North 84°35'18" West along said Southerly right of way line, a distance of 30.11 feet to the Easterly right of way line of S.R. # 107 and to a point on the arc of a curve concave Southeasterly having a radius of 539.96 feet; thence Southwesterly along said Easterly right of way line and along the arc of said curve through an angle of 18°34'10", a distance of 175.00 feet, said arc being subtended by a chord bearing and distance of South 13°23'14" West, 174.24 feet; thence North 83°20'41" East, a distance of 32.73 feet to a point on the arc of a curve concave Southeasterly having a radius of 841.47 feet; thence Northeasterly along the arc of said curve through an angle of 11°27'53", a distance of 168.38 feet, said arc being subtended by a chord bearing and distance of North 15°04'34" East, 168.09 feet, to the Southerly right of way line of Central Road; thence North 84°35'18" West along said Southerly right of way line, a distance of 5.94 feet to the Point of Beginning,

Containing 6,016 square feet, more or less.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said part _____ of the first part do _____ hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.