

**Resolution 2018-18  
Exhibit "B"**

INSTR # 201812874, Book 2192, Page 1179  
Pages 4  
Doc Type D, Recorded 04/27/2018 at 01:02 PM,  
John A Crawford, Nassau County Clerk of Circuit Court  
Rec. Fee \$35.50  
#1

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into as of the 6<sup>th</sup> day of February, 2018, by CITY OF FERNANDINA BEACH, a municipal corporation organized under the laws of the State of Florida (the "Grantor"), whose address 204 Ash Street, Fernandina Beach, FL 32034, to BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida (the "Grantee"), whose address is 96135 Nassau Place, Suite 1, Yulee, FL 32097.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Nassau, State of Florida, as more particularly on Exhibit "A" attached hereto and made a part hereof (the "Property").

To have and to hold, the same in fee simple forever.

Grantor is NOT conveying by this Deed any rights that it retains under Florida Statutes Section 270.11 (1).

SUBJECT TO: Taxes and assessments for the year 2018 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey said land, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

<b>ATTEST:</b>  <u>Caroline Best</u> Printed Name: <u>Caroline Best</u> Title: <u>City Clerk</u>	<b>CITY OF FERNANDINA BEACH, FLORIDA</b>  <u>Sale L Martin</u> By: _____ Printed Name: <u>Sale L Martin</u> Title: <u>City Manager</u>
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STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February 2018, by Sale L. Martin, as Caroline Best and attested by Caroline Best, as City Clerk, of the CITY OF FERNANDINA BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

- is personally known to me, or
- have produced \_\_\_\_\_ as identification.

Kimberly Elliott-Briley

Notary Public - State of Florida  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**KIMBERLY ELLIOTT-BRILEY**  
Notary Public, State of Florida  
My Comm. Expires Feb. 5, 2020  
Commission No. FF 947535

(Notary Seal)

Approved as to form and legality:

Tammi Bach

Printed Name: Tammi Bach  
Title: City Attorney

# MAP SHOWING SKETCH OF DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT A, SOUTH BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 11 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE: COMMENCE AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SOUTH FLETCHER AVENUE (STATE ROAD A-1-A), A 75 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SIMMONS ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 79° 29' 33" WEST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 263.97 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING: THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 546.43 FEET, THROUGH A CENTRAL ANGLE OF 03° 25' 15" HAVING AN ARC LENGTH OF 32.62 FEET TO A POINT LYING ON SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF SIMMONS ROAD. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87° 13' 38" WEST, 32.62 FEET; THENCE NORTH 10° 30' 27" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4.39 FEET; THENCE SOUTH 79° 29' 33" EAST, CONTINUING ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 32.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 66 SQUARE FEET, MORE OR LESS.

LEGEND:

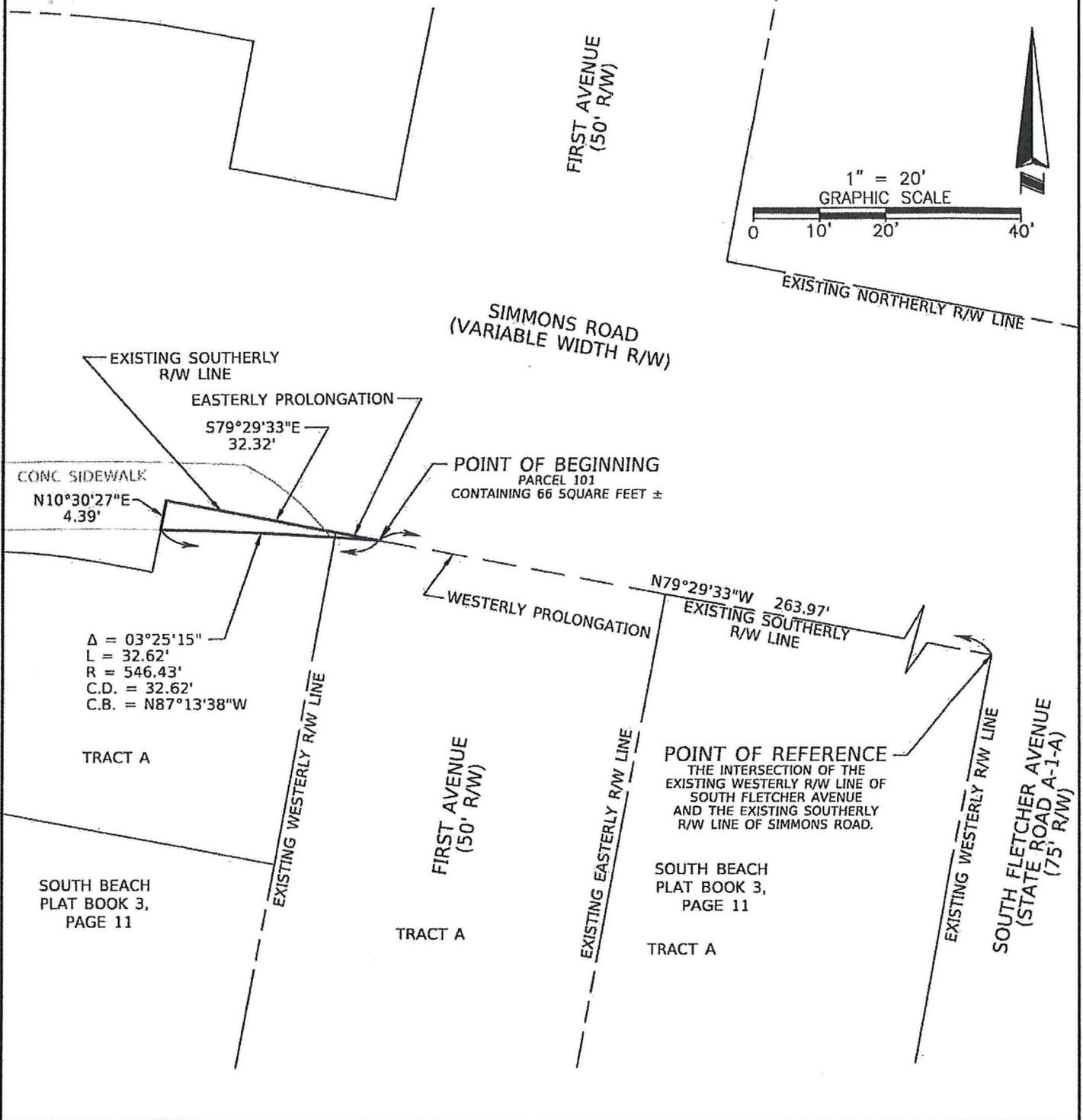
- R/W RIGHT OF WAY
- Δ DELTA
- L ARC LENGTH
- R RADIUS
- C.D. CHORD DISTANCE
- C.B. CHORD BEARING
- CONC CONCRETE

SURVEYOR'S REPORT:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SIMMONS ROAD AS BEING NORTH 79° 29' 33" WEST.
3. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS.
4. THIS IS A MULTI-SHEET DRAWING AND IS NOT VALID WITHOUT ALL SHEETS.

<b>REVISION DATE</b>	<b>REVISION</b>	<b>BY</b>	<b>SKETCH AND DESCRIPTION</b>			<b>Certified to:</b>		
			Project: <b>SIMMONS ROAD AND FIRST AVENUE NASSAU COUNTY, FLORIDA</b>			<b>NASSAU COUNTY, FLORIDA CITY OF FERNANDINA BEACH, FLORIDA</b>		
			Survey Date: 12/01/2017	Drawn By: MDB	Scale: 1" = 20'			
<b>DRAWING NUMBER</b> PARCEL 101			Digitally signed by Robert Gardner DN: c=US, st=Florida, I=Jacksonville, o=Southeastern Surveying and Mapping Corporation, ou=Survey, cn=Robert Gardner, email=rgardner@ssmc.us Date: 2017.12.01 09:11:29 -05'00'			<b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 8641 Baypine Road, Suite 5 Jacksonville, Florida 32256 (904) 737-5990 Fax (904) 737-5995 e-mail: info@ssmc.us		
<b>SHEET NUMBER</b> 1 OF 2								

# MAP SHOWING SKETCH OF DESCRIPTION



REVISION DATE	REVISION	BY	SKETCH AND DESCRIPTION			Certified to:
			Project: SIMMONS ROAD AND FIRST AVENUE NASSAU COUNTY, FLORIDA			NASSAU COUNTY, FLORIDA CITY OF FERNANDINA BEACH, FLORIDA
			Survey Date: 12/01/2017	Drawn By: MDB	Scale: 1" = 20'	

DRAWING NUMBER PARCEL 101	SEE SHEET 1 FOR NOTES, LEGEND, SIGNATURE AND SEAL.
SHEET NUMBER 2 OF 2	

**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
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