

RESOLUTION 93 - 88

**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;

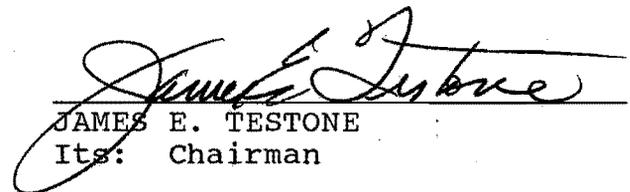
NOW, THEREFORE, BE IT RESOLVED this 8th day of March, 1993, by the Board of County Commissioners of Nassau County, Florida, hereby authorize the acquisition by eminent domain of real property for the modifications of State Road 107 as follows:

1. The exact parcels to be acquired by condemnation are set forth in Exhibits T, U, V, W, and X, attached hereto and made a part hereof.

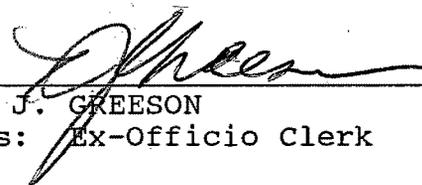
2. The County Attorney is hereby authorized to institute condemnation proceedings to acquire the parcels set forth in the attached Exhibits.

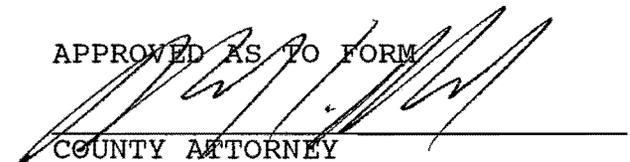
3. The description of the properties are set forth on the attached Exhibits.

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

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

|   |            |            |
|---|------------|------------|
| This instrument prepared and legal description approved | PARCEL NO. | 101.1      |
| Date: Jan. 02, 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 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°16'15" 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.01-12/01/92

T. S. #53-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. 103.1-R  
SECTION 74050-2501  
STATE ROAD 107  
COUNTY OF Nassau

## WARRANTY DEED

THIS WARRANTY DEED Made the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by WILLIAM F. SHEFFIELD AS TO AN UNDIVIDED 1/2 INTEREST, 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 "grantors" 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 grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Nassau County, Florida, viz:

PARCEL NUMBER 103

FEE SIMPLE

SECTION 74050-2501

A parcel of land in the John Christopher Grant, Section 45, 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 799.30 feet to the beginning of a curve concave Northwesterly having a radius of 1,527.89 feet; thence Southwesterly along the arc of said curve through a total central angle of 16°34'27", a distance of 441.98 feet to the end of said curve; thence South 64°06'18" West, a distance of 363.45 feet, (Crossing the West line of said Section 34, Santa Juanna Creek, into the John Christopher Grant, Section 45, Township 2 North, Range 28 East), to the beginning of a curve concave Southeasterly having a radius of 1,273.24 feet; thence Southwesterly along the arc of said curve through a total central angle of 21°06'57", a distance of 469.24 feet to the end of said curve; thence South 42°59'21" West, a distance of 238.36 feet; thence South 47°00'39" East, a distance of 33.00 feet to the Easterly right of way line of State Road No. 107, and the Point of Beginning; thence North 42°59'21" East along said Easterly right of way line, a distance of 603.22 feet to the beginning of a curve concave Southeasterly having a radius of 348.97 feet; thence Northeasterly along said Easterly right of way line and along the arc of said curve through a total central angle of 28°38'52", a distance of 174.49 feet, said arc being subtended by a chord bearing and distance of North 57°18'47" East, 172.67 feet, to the end of said curve; thence North 71°38'13" East, along said Easterly right of way line, a distance of 211.45 feet to the Easterly line of said Section 45, (Santa Juanna Creek)

South 18°21'47" East along the Easterly line of said Section 45, a distance of 73.50 feet; thence South 64°06'18" West, a distance of 37.61 feet; thence South 70°22'44" West, a distance of 228.77 feet to a point on the arc of a curve concave Southeasterly having a radius of 1,233.24 feet; thence Southwesterly along the arc of said curve through an angle of 21°06'57", a distance of 454.50 feet, said arc being subtended by a chord bearing and distance of South 53°32'50" West, 451.93 feet, to the end of said curve; thence South 42°59'21" West, a distance of 238.36 feet; thence North 47°00'39" West, a distance of 7.00 feet to the Point of Beginning,

Containing 0.906 Acre, 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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Print Name: \_\_\_\_\_ William F. Sheffield

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by WILLIAM F. SHEFFIELD AS TO AN UNDIVIDED 1/2 INTEREST, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public in and for the County and State last aforesaid. My Commission Expires: \_\_\_\_\_

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 INSTRUMENT 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, or 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, deed dated May, 1990, and recorded in O.  
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         | PARCEL NO. | 119.1      |
| legal description approved           | SECTION    | 74050-2501 |
| Date: Jan. 06, 1992 By: S. E. Hilton | STATE ROAD | 107        |
| City: Lake City, Florida 32056-1089  | COUNTY     | Nassau     |
| State of Florida                     |            |            |
| 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 parties 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 parties 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 appurtenances thereto belonging or in anywise incident or appertaining forever; and the said parties 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 parties of the first part have hereunto set their hands and seals the date first above written.

01-GWD.01-January 08, 1992

T. S. #23-East  
R/W Map Sheets #5 and #6

This instrument prepared by  
or under the direction of:  
Kenneth S. Davis, Senior Attorney  
Florida Department of Transportation  
Post Office Box 1089  
Lake City, Florida 32056-1089

PARCEL NO. 142.1-R  
SECTION 74050-2501  
STATE ROAD 107  
COUNTY OF Nassau

**WARRANTY DEED**

THIS WARRANTY DEED Made the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by GRACE E. PETERS, A WIDOW, JOANNE WILDER AND DONALD E. WILDER, HER HUSBAND, JAMES D. PETERS AND SHIRLEY PETERS, HIS WIFE, JOHN L. PETERS, A SINGLE MAN, RONALD H. PETERS, A SINGLE MAN, VICKY PETERS, A SINGLE WOMAN, BARBARA ZACHRY AND DAVID ZACHRY, HER HUSBAND, BEING ALL THE SURVIVING HEIRS AT LAW OF GEORGE D. PETERS, DECEASED, 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 142                      FEE SIMPLE                      SECTION 74050-2501

A parcel of land in Section 29, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 29, Township 2 North, Range 28 East, at a point 1,502.90 feet Westerly from the Southeast corner of said Section 29; thence run North 28°04'56" East, a distance of 67.26 feet to the beginning of a curve concave Westerly having a radius of 1,762.95 feet; thence Northeasterly, North, and Northwesterly along the arc of said curve through a total central angle of 32°44'28", a distance of 1,007.42 feet to the end of said curve; thence North 04°39'32" West, a distance of 154.86 feet to the South line of the North 128.90 feet of the East 1,320.00 feet of Government Lot 4 of said Section 29; thence South 31°42" West along the South line of said North 128.90 feet, a distance of 33.09 feet to the Westerly right of way line of State Road No. 107, and the Point of Beginning; thence continue South 89°31'42" West along the South line of said North 128.90 feet, a distance of 14.04 feet; thence North 04°39'32" West, a distance of 105.92 feet to the West line of said East 1,320.00 feet; thence North 00°47'17" West along said West line, a distance of 23.26 feet to the North line of said Government Lot 4; thence South 89°31'42" West along the North line of said Government Lot 4, a distance of 1.58 feet; thence North 04°39'32" West, a distance of 802.00 feet; thence North 03°54' West, a distance of 516.08 feet to the North line of the Northwest Quarter of the Southeast Quarter of said Section 29; thence North 88°43'25" East along the North line of said Northwest Quarter a distance of 7.26 feet to the Westerly right of way line of State Road No. 107; thence South 04°39'32" East along said Westerly right of way line, a distance of 1,447.87 feet to the Point of Beginning.

Containing 18,506 square feet, more or less.