

Doc# 200225152  
Book: 1071  
Pages: 1162 - 1163  
Filed & Recorded  
07/29/2002 02:15:03 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING \$ 9.00  
TRUST FUND \$ 1.50

Book 1071 Page 1162

BSD.04-June 19, 2002

This instrument prepared by  
or under the direction of:  
Kenneth S. Davis  
District General Counsel  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 297.1  
SECTION 74040-2530  
F.P. NO. 2106832  
STATE ROAD 200 (U.S. 301)  
COUNTY OF Nassau

\*Return: Joan Blanchard  
Admin

**RESOLUTION**  
2002-131

ON MOTION of Commissioner David Howard,  
seconded by Commissioner Marianne Marshall,  
the following Resolution was adopted; and

WHEREAS, the State of Florida Department of Transportation  
proposes to construct or improve State Road No. 200 (U.S. 301),  
Section No. 74040-2530, F.P. No. 2106832, in Nassau  
County, Florida; and

WHEREAS, it is necessary that certain lands now owned by  
**NASSAU COUNTY, FLORIDA**, be acquired by the State of Florida  
Department of Transportation; and

WHEREAS, said property is not needed for County purposes; and

WHEREAS, the State of Florida Department of Transportation has  
made application to said County to execute and deliver to the State  
of Florida Department of Transportation a deed, or deeds, in favor  
of the State of Florida Department of Transportation, conveying all  
rights, title and interest that said County has in and to said  
lands required for transportation purposes, and said request having  
been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of County  
Commissioners of **NASSAU COUNTY, FLORIDA**, that the application of  
the State of Florida Department of Transportation for a deed, or  
deeds, is for transportation purposes which is in the public or  
community interest and for public welfare and the land needed for  
transportation purposes is not needed for County purposes; that a  
deed, or deeds, in favor of the State of Florida Department of  
Transportation conveying all right, title and interest of  
**NASSAU COUNTY, FLORIDA**, in and to said lands should be drawn and  
executed by this Board of County Commissioners. Consideration  
shall be \$ \_\_\_\_\_.

BE IT FURTHER RESOLVED that a certified copy of this  
Resolution be forwarded forthwith to the State of Florida  
Department of Transportation at Lake City, Florida.

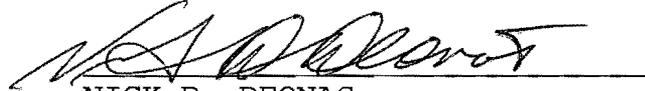
STATE OF FLORIDA  
COUNTY OF NASSAU

I HEREBY CERTIFY that the foregoing is a true copy of a  
Resolution adopted by the Board of County Commissioners of  
**NASSAU COUNTY, FLORIDA**, at a meeting held on the 15th day of  
July, 2002.

Print Name: \_\_\_\_\_  
Clerk  
Board of County Commissioners  
**Nassau County, Florida**

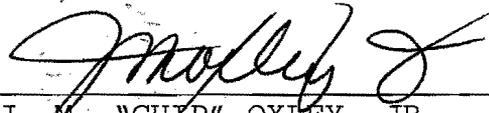
Rec 10.50

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



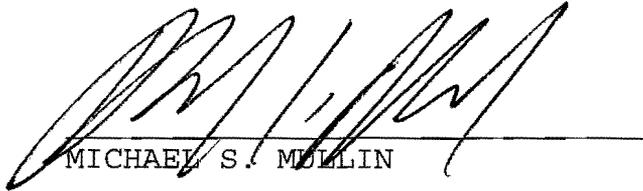
NICK D. DEONAS  
Its: Chairman

ATTEST:



J. M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk

APPROVED AS TO FORM BY THE  
NASSAU COUNTY ATTORNEY:



MICHAEL S. MULLIN

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Doc# 200225149  
Book: 1071  
Pages: 1136 - 1154  
Filed & Recorded  
07/29/2002 02:15:03 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING \$ 77.00  
TRUST FUND \$ 10.00

Book 1071 Page 1136

03-BSD.03-June 19, 2002

T. S. #  
R/W Map Sheets #29 through #35  
Tax Parcel No.

This instrument prepared by  
or under the direction of:

Kenneth S. Davis  
District General Counsel  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 296.1  
SECTION 74040-2530  
F.P. NO. 2106832  
STATE ROAD 200 (U.S. 301)  
COUNTY OF Nassau

Rec 87.00  
DOC EXEMPT  
87.00

Return:  
\* Joan Blanchard  
Admin.

COUNTY DEED

THIS DEED, made this 15th day of July, 2002,  
by **NASSAU COUNTY, FLORIDA, a political subdivision of the State of  
Florida**, grantor, to the STATE OF FLORIDA DEPARTMENT OF  
TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida  
32025-5874, 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 296  
F.P. NO. 2106832

SECTION 74040-2530

PART "A"

FEE SIMPLE LIMITED ACCESS

A PART OF OHIO AVENUE (A 9.144 METER (30.00 FOOT) RIGHT-OF-WAY  
BY THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN  
SECTION 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID  
SECTION 15, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF  
SAID OHIO AVENUE; THENCE SOUTH 89°21'01" WEST, ALONG THE SOUTH LINE  
OF SAID SECTION 15, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE,  
A DISTANCE OF 378.129 METERS (1,240.58 FEET) TO THE POINT OF  
BEGINNING; THENCE CONTINUE SOUTH 89°21'01" WEST, ALONG SAID  
SOUTH LINE, AND SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 11.858  
METERS (38.90 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE  
OF STATE ROAD NO. 200 (U.S. 301, A 60.960 METER (200.00 FOOT)  
RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°53'40" EAST,  
ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.858 METERS  
(38.90 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF  
SAID OHIO AVENUE; THENCE NORTH 89°21'01" EAST, LEAVING SAID  
EASTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NORTH RIGHT-OF-WAY LINE,  
A DISTANCE OF 11.858 METERS (38.90 FEET); THENCE SOUTH

38°53'40" WEST, ALONG A LINE PARALLEL WITH AND LYING 9.144 METERS (30.00 FEET) EASTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, A DISTANCE OF 11.858 METERS (38.90 FEET) TO THE POINT OF BEGINNING.

CONTAINING 108.4 SQUARE METERS (1,167 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "B" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OHIO AVENUE (A 9.144 METER (30.00 FOOT) RIGHT-OF-WAY ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION); THENCE NORTH 89°21'01" EAST, ALONG THE SOUTH LINE OF SAID SECTION 15, AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1187.912 METERS (3,897.34 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 38°53'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.858 METERS (38.90 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OHIO AVENUE, AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "C" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OHIO AVENUE (A 9.144 METER (30.00 FOOT) RIGHT-OF-WAY ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION); THENCE NORTH 89°21'01" EAST, ALONG THE SOUTH LINE OF SAID SECTION 15, AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1187.912 METERS (3,897.34 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°53'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 72.519 METERS (237.92 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 21<sup>ST</sup> STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT), AND THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 38°53'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.049 METERS (95.30 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 21<sup>ST</sup> STREET, AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "D" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°19'04" EAST, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1046.799 METERS (3,434.37 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 38°53'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.464 METERS (47.45 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 17<sup>TH</sup> STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT), AND THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 38°53'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.928 METERS (94.90 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 17<sup>TH</sup> STREET, AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "E"

FEE SIMPLE LIMITED ACCESS

A PART OF 17<sup>TH</sup> STREET (ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 00°19'04" EAST, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 475.693 METERS (1,560.67 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE NORTH 38°53'40" EAST, LEAVING SAID EAST LINE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.464 METERS (47.45 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 17<sup>TH</sup> STREET; THENCE SOUTH 00°19'04" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 17<sup>TH</sup> STREET, A DISTANCE OF 14.464 METERS (47.45 FEET); THENCE SOUTH 38°53'40" WEST, ALONG A LINE PARALLEL WITH AND LYING 9.144 METERS (30.00 FEET) EASTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, A DISTANCE OF 28.928 METERS (94.90 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 17<sup>TH</sup> STREET; THENCE NORTH 00°19'04" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.464 METERS (47.45 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 38°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.464 METERS (47.45 FEET) TO THE POINT OF BEGINNING.

CONTAINING 264.5 SQUARE METERS (2,847 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "F"

FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°19'04" EAST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 1046.799 METERS (3,434.37 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°53'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.768 METERS (973.64 FEET) TO A

POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DAYTON AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION, AND THE BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 38°53'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.785 METERS (78.03 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DAYTON AVENUE, AND THE POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "G"

FEE SIMPLE LIMITED ACCESS

A PART OF DAYTON AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°19'04" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 475.693 METERS (1,560.67 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°53'40" EAST, LEAVING SAID WEST LINE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 422.170 METERS (1,385.07 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DAYTON AVENUE, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 38°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.785 METERS (78.03 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DAYTON AVENUE; THENCE NORTH 89°09'00" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.639 METERS (107.08 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 00°18'53", AND A RADIUS OF 1596.000 METERS (5,236.21 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 8.764 METERS (28.75 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°44'14" WEST, AND A CHORD DISTANCE OF 8.763 METERS (28.75 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°53'40" WEST, A DISTANCE OF 15.001 METERS (49.22 FEET); THENCE SOUTH 89°09'00" WEST, A DISTANCE OF 32.670 METERS (107.19 FEET) TO THE POINT OF BEGINNING.

CONTAINING 597.4 SQUARE METERS (6,430 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "H"

FEE SIMPLE LIMITED ACCESS

A PART OF THIRTEENTH (13<sup>TH</sup>) STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°19'04" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 475.693 METERS (1,560.67 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°53'40" EAST, LEAVING SAID WEST LINE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 622.249 METERS (2,041.49 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE

OF SAID THIRTEENTH STREET, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 38°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.089 METERS (95.44 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID THIRTEENTH (13<sup>TH</sup>) STREET; THENCE SOUTH 00°03'32" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THIRTEENTH (13<sup>TH</sup>) STREET, A DISTANCE OF 24.829 METERS (81.46 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 01°11'46", AND A RADIUS OF 1596.000 METERS (5,236.21 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 33.316 METERS (109.30 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°14'05" WEST, AND A CHORD DISTANCE OF 33.316 METERS (109.30 FEET), TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID THIRTEENTH (13<sup>TH</sup>) STREET; THENCE NORTH 00°03'32" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.056 METERS (98.61 FEET) TO THE POINT OF BEGINNING.

CONTAINING 503.8 SQUARE METERS (5,423 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "I" FEE SIMPLE LIMITED ACCESS

A PART OF THIRTEENTH (13<sup>TH</sup>) STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 00°19'04" EAST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 1046.799 METERS (3,434.37 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°53'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 622.945 METERS (2,043.77 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID THIRTEENTH (13<sup>TH</sup>) STREET, AND THE POINT OF BEGINNING; THENCE NORTH 00°03'32" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THIRTEENTH (13<sup>TH</sup>) STREET, A DISTANCE OF 51.019 METERS (167.38 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 01°30'32", AND A RADIUS OF 1504.000 METERS (4,934.37 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.610 METERS (129.95 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 27°26'21" EAST, AND A CHORD DISTANCE OF 39.609 METERS (129.95 FEET), TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID THIRTEENTH (13<sup>TH</sup>) STREET; THENCE SOUTH 00°03'32" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 63.532 METERS (208.44 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE SOUTH 38°53'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.089 METERS (95.44 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1044.0 SQUARE METERS (11,237 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "J" FEE SIMPLE

A PART OF A 4.877 METER (16.00 FOOT) UNNAMED ALLEY LYING BETWEEN LOTS 481 THROUGH 489, AND LOTS 496 THROUGH 504, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH  $00^{\circ}19'04''$  EAST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 1046.799 METERS (3,434.37 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH  $38^{\circ}53'40''$  EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 683.805 METERS (2,243.44 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH  $89^{\circ}04'25''$  EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 18.841 METERS (61.81 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY, AND THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}01'36''$  WEST, ALONG LAST SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.966 METERS (354.22 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT); THENCE NORTH  $89^{\circ}02'28''$  EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.877 METERS (16.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY; THENCE SOUTH  $00^{\circ}01'36''$  EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIN AVENUE, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY, A DISTANCE OF 103.167 METERS (338.47 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF  $00^{\circ}37'43''$ , AND A RADIUS OF 566.886 METERS (1,859.86 FEET); THENCE SOUTHWESTERLY ALONG LAST SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.219 METERS (20.40 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $38^{\circ}31'18''$  WEST, AND A CHORD DISTANCE OF 6.219 METERS (20.40 FEET), TO A POINT ON SAID CURVE; THENCE SOUTH  $89^{\circ}04'25''$  WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, A DISTANCE OF 1.001 METERS (3.28 FEET) TO THE POINT OF BEGINNING.

CONTAINING 517.2 SQUARE METERS (5,567 SQUARE FEET), MORE OR LESS.

ALSO:

PART "K"

FEE SIMPLE

A PART OF TWELFTH (12<sup>TH</sup>) STREET (AN 18.288 METER (60.00 FOOT) ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH  $00^{\circ}19'04''$  EAST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 1046.799 METERS (3,434.37 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH  $38^{\circ}53'40''$  EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 683.805 METERS (2,243.44 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH  $89^{\circ}04'25''$  EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 19.842 METERS (65.09 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF  $07^{\circ}30'50''$ , AND A RADIUS OF 566.886 METERS (1,859.86 FEET); THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, FROM A TANGENT BEARING OF NORTH  $38^{\circ}50'09''$  EAST, AN ARC DISTANCE OF 74.341 METERS (243.90 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12<sup>TH</sup>) STREET, AND THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}00'20''$  EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TWELFTH (12<sup>TH</sup>) STREET, A DISTANCE OF 47.888 METERS (157.12 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF

MAIN AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT); THENCE NORTH 89°02'28" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12<sup>TH</sup>) STREET; THENCE SOUTH 00°00'20" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.792 METERS (51.81 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 03°45'41", AND A RADIUS OF 566.886 METERS (1,859.86 FEET); THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.214 METERS (122.09 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°26'29" WEST, AND A CHORD DISTANCE OF 37.207 METERS (122.07 FEET), TO THE POINT OF BEGINNING.

CONTAINING 589.8 SQUARE METERS (6,349 SQUARE FEET), MORE OR LESS.

ALSO:

PART "L"

FEE SIMPLE LIMITED ACCESS

A PART OF A 4.877 METER (16.00 FOOT) UNNAMED ALLEY LYING WESTERLY OF LOT 114, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 88°55'59" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 617.045 METERS (2,024.42 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 17°04'17" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.902 METERS (12.80 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 14°34'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.236 METERS (102.48 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 12°06'20" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.275 METERS (102.61 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 10°49'42" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.578 METERS (152.82 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 09°08'34" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.960 METERS (200.01 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 07°25'24" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.311 METERS (155.22 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY); THENCE SOUTH 88°59'13" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.967 METERS (55.67 FEET) TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°02'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 84.022 METERS (275.66 FEET) TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°00'44" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.305 METERS (14.12 FEET) TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 11°59'31" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.192 METERS (59.68 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 08°27'05", AND A RADIUS OF 566.866 METERS (1,859.86 FEET); THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, FROM A TANGENT BEARING OF SOUTH 15°15'24" WEST, AN ARC DISTANCE OF 83.620 METERS (274.34 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT); THENCE SOUTH 89°02'28" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MAIN AVENUE, A DISTANCE OF 73.663 METERS (241.68 FEET) TO THE SOUTHWEST CORNER OF LOT 114 OF SAID PLAT, AND THE POINT OF BEGINNING; THENCE

CONTINUE SOUTH 89°02'28" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.029 METERS (9.94 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 00°17'49", AND A RADIUS OF 1504.000 METERS (4,934.37 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.791 METERS (25.56 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°51'00" EAST, AND A CHORD DISTANCE OF 7.791 METERS (25.56 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY; THENCE SOUTH 00°01'36" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.129 METERS (23.39 FEET) TO THE POINT OF BEGINNING.

CONTAINING 10.8 SQUARE METERS (116 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "M" FEE SIMPLE LIMITED ACCESS

A PART OF TWELFTH (12<sup>TH</sup>) STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 88°55'59" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 617.045 METERS (2,024.42 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 17°04'17" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.902 METERS (12.80 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 14°34'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.236 METERS (102.48 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 12°06'20" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.275 METERS (102.61 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 10°49'42" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.578 METERS (152.82 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 09°08'34" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.960 METERS (200.01 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 07°25'24" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.311 METERS (155.22 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY); THENCE SOUTH 88°59'13" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.967 METERS (55.67 FEET) TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°02'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 84.022 METERS (275.66 FEET) TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°00'44" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.305 METERS (14.12 FEET) TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 11°59'31" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.192 METERS (59.68 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 08°27'05", AND A RADIUS OF 566.866 METERS (1,859.86 FEET); THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, FROM A TANGENT BEARING OF SOUTH 15°15'24" WEST, AN ARC DISTANCE OF 83.620 METERS (274.34 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT); THENCE SOUTH 89°02'28" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MAIN AVENUE, A DISTANCE OF 16.486 METERS (54.09 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12<sup>TH</sup>) STREET, AND TO THE

POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°02'28" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12<sup>TH</sup>) STREET; THENCE NORTH 00°00'20" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.690 METERS (359.87 FEET); THENCE NORTH 19°08'34" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.776 METERS (182.99 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12<sup>TH</sup>) STREET; THENCE SOUTH 00°00'20" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 162.077 METERS (531.74 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.2485 HECTARES (0.614 ACRES), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "N" FEE SIMPLE LIMITED ACCESS

A PART OF A 15.240 METER (50.00 FOOT) UNNAMED STREET LYING NORTHERLY OF LOTS 81 AND 83, TOGETHER WITH A PART OF A 4.877 METER (16.00 FOOT) UNNAMED ALLEY LYING EASTERLY OF LOTS 81 AND 82, AND EASTERLY OF LOTS 115 THROUGH 125, TOGETHER WITH A PART OF JOHNSON AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY, ALL ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 88°55'59" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 617.045 METERS (2,024.42 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 17°04'17" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.902 METERS (12.80 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 14°34'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.236 METERS (102.48 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 12°06'20" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.275 METERS (102.61 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 10°49'42" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.578 METERS (152.82 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 09°08'34" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 53.771 METERS (176.42 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 15.240 METER (50.00 FOOT) UNNAMED STREET, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 09°08'34" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.189 METERS (23.59 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 07°25'24" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.294 METERS (23.93 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 15.240 METER (50.00 FOOT) UNNAMED STREET; THENCE NORTH 79°27'43" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 15.240 METER (50.00 FOOT) UNNAMED STREET, A DISTANCE OF 22.485 METERS (73.77 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 4.877 METER (16.00 FOOT) UNNAMED ALLEY; THENCE SOUTH 00°02'16" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.803 METERS (84.66 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JOHNSON AVENUE; THENCE NORTH 88°59'13" EAST, ALONG LAST SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.344 METERS (63.46 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE SOUTH 07°25'24" WEST, ALONG LAST SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.488 METERS (60.66 FEET) TO A POINT ON THE

SOUTHERLY RIGHT-OF-WAY LINE OF SAID JOHNSON AVENUE; THENCE SOUTH 88°59'13" WEST, LEAVING LAST SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.967 METERS (55.67 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF THE 4.877 METER (16.00 FOOT) UNNAMED ALLEY; THENCE SOUTH 00°02'16" WEST, ALONG LAST SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 103.700 METERS (340.22 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 01°45'21", AND A RADIUS OF 566.866 METERS (1,859.86 FEET); THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 17.372 METERS (56.99 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°20'23" WEST, AND A CHORD DISTANCE OF 17.371 METERS (56.99 FEET), TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 4.877 METER (16.00 FOOT) UNNAMED ALLEY; THENCE NORTH 00°02'16" EAST, ALONG LAST SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.284 METERS (394.64 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JOHNSON AVENUE; THENCE SOUTH 88°59'13" WEST, ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.731 METERS (107.38 FEET); THENCE NORTH 19°08'34" EAST, LEAVING LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.481 METERS (63.91 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JOHNSON AVENUE; THENCE NORTH 88°59'13" EAST, ALONG LAST SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.353 METERS (86.46 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 4.877 METER (16.00 FOOT) UNNAMED ALLEY; THENCE NORTH 00°02'16" EAST, ALONG LAST SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.796 METERS (87.91 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 15.240 METER (50.00 FOOT) UNNAMED STREET; THENCE NORTH 79°27'43" WEST, ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.151 METERS (52.99 FEET); THENCE NORTH 19°08'34" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.635 METERS (48.01 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 15.240 METER (50.00 FOOT) UNNAMED STREET; THENCE SOUTH 79°27'43" EAST, ALONG LAST SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.834 METERS (133.97 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.2247 HECTARES (0.555 ACRES), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "O"

FEE SIMPLE LIMITED ACCESS

A PART OF BRYCE AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY, TOGETHER WITH A PART OF A 4.877 METER (16.00 FOOT) UNNAMED ALLEY, LYING WESTERLY OF LOTS 508, 509, AND 510, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°19'04" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 475.693 METERS (1,560.67 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 691.833 METERS (2,269.79 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRYCE AVENUE, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 38°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.174 METERS (69.47 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 00°01'36" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.258 METERS (79.59 FEET) TO AN ANGLE POINT IN SAID

RIGHT-OF-WAY LINE; THENCE NORTH 38°53'40" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.762 METERS (25.47 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY; THENCE SOUTH 00°01'36" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY, A DISTANCE OF 28.202 METERS (92.53 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BRYCE AVENUE; THENCE NORTH 89°05'43" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.580 METERS (5.18 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 00°45'51", AND A RADIUS OF 1596.000 METERS (5,236.21 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 21.287 METERS (69.84 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°52'38" WEST, AND A CHORD DISTANCE OF 21.287 METERS (69.84 FEET), TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRYCE AVENUE; THENCE SOUTH 89°05'43" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.148 METERS (30.01 FEET) TO THE POINT OF BEGINNING.

CONTAINING 252.7 SQUARE METERS (2,720 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "P"

FEE SIMPLE LIMITED ACCESS

A PART OF TWELFTH (12<sup>TH</sup>) STREET (ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°19'04" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 475.693 METERS (1,560.67 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, A 60.960 METER (200 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 713.007 METERS (2,339.26 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 00°01'36" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.258 METERS (79.59 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 38°53'40" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.756 METERS (127.16 FEET) TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 03°03'19", AND A RADIUS OF 597.366 METERS (1,959.86 FEET); THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 31.855 METERS (104.52 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°13'19", AN ARC DISTANCE OF 23.167 METERS (76.01 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 34°43'42" EAST, AND A CHORD DISTANCE OF 23.166 METERS (76.00 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 01°04'34", AND A RADIUS OF 1596.000 METERS (5,236.21 FEET); THENCE SOUTHWESTERLY, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 29.979 METERS (98.36 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°07'10" WEST, AND A CHORD DISTANCE OF 29.979 METERS (98.36 FEET), TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF TWELFTH (12<sup>TH</sup>) STREET; THENCE NORTH 00°00'20" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.878 METERS (25.85 FEET) TO THE POINT OF BEGINNING.

CONTAINING 51.6 METERS (556 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "Q" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH  $00^{\circ}19'04''$  WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 475.693 METERS (1,560.67 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH  $38^{\circ}53'40''$  EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 713.007 METERS (2,339.26 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH  $00^{\circ}01'36''$  WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.258 METERS (79.59 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH  $38^{\circ}53'40''$  EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.756 METERS (127.16 FEET) TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF  $05^{\circ}16'38''$ , AND A RADIUS OF 597.366 METERS (1,959.86 FEET); THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 55.022 METERS (180.53 FEET) TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $00^{\circ}53'33''$ , AN ARC DISTANCE OF 9.305 METERS (30.53 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $33^{\circ}10'15''$  EAST, AND A CHORD DISTANCE OF 9.305 METERS (30.53 FEET), TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TWELFTH (12<sup>TH</sup>) STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY ACCORDING THE TOWN OF CRAWFORD UNRECORDED SUBDIVISION), AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "R" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH  $00^{\circ}19'04''$  WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 475.693 METERS (1,560.67 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH  $38^{\circ}53'40''$  EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 713.007 METERS (2,339.26 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH  $00^{\circ}01'36''$  WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.258 METERS (79.59 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH  $38^{\circ}53'40''$  EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.756 METERS (127.16 FEET) TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF  $13^{\circ}54'03''$ , AND A RADIUS OF 597.366 METERS (1,959.86 FEET); THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.934 METERS (475.52 FEET) TO A POINT ON THE EASTERLY LINE OF LOT 511 OF THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION, AND THE WESTERLY RIGHT-OF-WAY LINE OF A 4.877 METER (16.00 FOOT) UNNAMED ALLEY AS SHOWN ON SAID PLAT, AND THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTHEASTERLY ALONG SAID EASTERLY

RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL OF  $00^{\circ}41'46''$ , AN ARC DISTANCE OF 7.258 METERS (23.81 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $24^{\circ}38'43''$  EAST, AND A CHORD DISTANCE OF 7.258 METERS (23.81 FEET), TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "S" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH  $88^{\circ}55'59''$  WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 956.456 METERS (3,137.97 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF  $00^{\circ}49'00''$ , AND A RADIUS OF 668.072 METERS (2,191.83 FEET); THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 9.524 METERS (31.25 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $15^{\circ}10'00''$  WEST, AND A CHORD DISTANCE OF 9.524 METERS (31.25 FEET), TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT); THENCE SOUTH  $88^{\circ}55'59''$  WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.463 METERS (47.45 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE SOUTH  $13^{\circ}38'06''$  WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.381 METERS (11.09 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH  $11^{\circ}07'50''$  WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.749 METERS (97.60 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH  $08^{\circ}35'23''$  WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.707 METERS (97.46 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH  $07^{\circ}27'26''$  WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.578 METERS (152.81 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH  $09^{\circ}08'34''$  WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.960 METERS (200.00 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH  $10^{\circ}51'44''$  WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 78.844 METERS (258.66 FEET) TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE SOUTH  $10^{\circ}51'44''$  WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.480 METERS (37.67 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH  $12^{\circ}22'06''$  WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.350 METERS (96.29 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ELEVENTH (11<sup>TH</sup>) STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION, AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "T" FEE SIMPLE LIMITED ACCESS

A PART OF JOHNSON AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY), TOGETHER WITH A PART OF ELEVENTH (11<sup>TH</sup>) STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY), BOTH ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION, IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 88°55'59" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 956.456 METERS (3,137.97 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 00°49'00", AND A RADIUS OF 668.072 METERS (2,191.83 FEET); THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 9.524 METERS (31.25 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°10'00" WEST, AND A CHORD DISTANCE OF 9.524 METERS (31.25 FEET), TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT); THENCE SOUTH 88°55'59" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.463 METERS (47.45 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE SOUTH 13°38'06" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.381 METERS (11.09 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 11°07'50" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.749 METERS (97.60 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 08°35'23" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.707 METERS (97.46 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 07°27'26" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.578 METERS (152.81 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 09°08'34" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.960 METERS (200.00 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 10°51'44" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.996 METERS (72.16 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JOHNSON AVENUE, AND THE POINT OF BEGINNING; THENCE NORTH 88°59'13" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.722 METERS (28.62 FEET); THENCE SOUTH 19°08'34" WEST, A DISTANCE OF 19.481 METERS (63.91 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JOHNSON AVENUE; THENCE SOUTH 88°59'13" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.115 METERS (10.22 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ELEVENTH (11<sup>TH</sup>) STREET; THENCE SOUTH 00°04'12" WEST, ALONG LAST SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.950 METERS (29.36 FEET); THENCE SOUTH 19°08'34" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.247 METERS (99.24 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 10°51'44" EAST, ALONG LAST SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 56.848 METERS (186.50 FEET) TO THE POINT OF BEGINNING.

CONTAINING 228.7 SQUARE METERS (2,462 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "U"

FEE SIMPLE LIMITED ACCESS

A PART OF A 15.240 METER (50.00 FOOT) UNNAMED STREET, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION, IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 88°55'59" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 956.456 METERS (3,137.97 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 00°49'00", AND A RADIUS OF 668.072 METERS

(2,191.83 FEET); THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 9.524 METERS (31.25 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°10'00" WEST, AND A CHORD DISTANCE OF 9.524 METERS (31.25 FEET), TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT); THENCE SOUTH 88°55'59" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.463 METERS (47.45 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE SOUTH 13°38'06" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.381 METERS (11.09 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 11°07'50" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.749 METERS (97.60 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 08°35'23" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.707 METERS (97.46 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 07°27'26" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.578 METERS (152.81 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 09°08'34" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 54.736 METERS (179.58 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNNAMED STREET, AND THE POINT OF BEGINNING; THENCE SOUTH 79°27'43" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.578 METERS (41.27 FEET); THENCE SOUTH 19°08'34" WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.636 METERS (48.02 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNNAMED STREET; THENCE NORTH 79°27'43" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.283 METERS (33.74 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 10°51'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.249 METERS (27.06 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 09°08'34" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.224 METERS (20.42 FEET) TO THE POINT OF BEGINNING.

CONTAINING 164.6 SQUARE METERS (1,772 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "V"

FEE SIMPLE LIMITED ACCESS

A PART OF ELEVENTH (11<sup>TH</sup>) STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY), TOGETHER WITH A PART OF PALM AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY), BOTH ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), IN SECTIONS 11 AND 14, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 88°55'59" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 602.446 METERS (1,976.52 FEET) TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 00°44'46", AND A RADIUS OF 729.032 METERS (2,391.83 FEET); THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 9.493 METERS (31.14 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°31'16" EAST, AND A CHORD DISTANCE OF 9.493 METERS (31.14 FEET), TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PALM AVENUE; THENCE NORTH 88°55'59" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.043 METERS (49.35 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 17°04'17" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.524 METERS (44.37 FEET) TO AN

ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 14°34'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.236 METERS (102.48 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 12°06'20" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.275 METERS (102.61 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 10°49'42" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.557 METERS (41.20 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ELEVENTH (11<sup>TH</sup>) STREET; THENCE NORTH 00°04'12" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ELEVENTH (11<sup>TH</sup>) STREET, A DISTANCE OF 63.181 METERS (207.29 FEET) TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 01°05'07", AND A RADIUS OF 729.032 METERS (2,391.83 FEET); THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.808 METERS (45.30 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°36'20" EAST, AND A CHORD DISTANCE OF 13.808 METERS (45.30 FEET) TO THE POINT OF BEGINNING.

CONTAINING 747.8 SQUARE METERS (8,049 SQUARE FEET), MORE OR LESS.

ALSO:

PART "W"

FEE SIMPLE LIMITED ACCESS

A PART OF 9<sup>TH</sup> STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION, TOGETHER WITH A PART OF THE THOMAS CREEK ROAD (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), BOTH IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 00°30'57" WEST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1357.641 METERS (4,454.19 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 35°53'36" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1349.969 METERS (4,429.04 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 9<sup>TH</sup> STREET, AND THE POINT OF BEGINNING; THENCE SOUTH 00°22'26" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID 9<sup>TH</sup> STREET, A DISTANCE OF 43.665 METERS (143.26 FEET) TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 02°30'47", AND A RADIUS OF 1154.000 METERS (3,786.08 FEET); THENCE SOUTHWESTERLY, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, FROM A TANGENT BEARING OF SOUTH 33°53'01" WEST, AN ARC DISTANCE OF 50.616 METERS (166.06 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS CREEK ROAD (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 10°34'54", AND A RADIUS OF 175.338 METERS (575.25 FEET); THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.382 METERS (106.24 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°43'30" WEST, AND A CHORD DISTANCE OF 32.336 METERS (106.09 FEET), TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 35°53'36" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.586 METERS (64.26 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID THOMAS CREEK ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 07°04'19", AND A RADIUS OF 193.626 METERS (635.25 FEET); THENCE SOUTHEASTERLY, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THOMAS CREEK ROAD, AN ARC DISTANCE OF 23.899 METERS (78.41 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30°39'36" EAST, AND A CHORD DISTANCE OF 23.884 METERS (78.36 FEET), TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 9<sup>TH</sup> STREET; THENCE NORTH 00°22'26" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.041 METERS

(121.53 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 35°53'36" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.915 METERS (101.43 FEET) TO THE POINT OF BEGINNING. Book 1071 Page 1152

CONTAINING 1376.5 SQUARE METERS (14,816 SQUARE FEET), MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "X" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD (A 20.116 METER (66.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 35°53'36" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 97.208 METERS (318.92 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 9<sup>TH</sup> STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY BY PLAT), AND THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE SOUTH 35°53'36" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.915 METERS (101.43 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 9<sup>TH</sup> STREET, AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "Y" FEE SIMPLE LIMITED ACCESS

A PART OF CYPRESS AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY), TOGETHER WITH A PART OF 5<sup>TH</sup> STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY), BOTH ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION, IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 00°30'57" WEST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1357.641 METERS (4,454.19 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 35°53'36" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 658.807 METERS (2,161.44 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 5<sup>TH</sup> STREET, AND THE POINT OF BEGINNING; THENCE SOUTH 00°45'37" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 5<sup>TH</sup> STREET, A DISTANCE OF 10.951 METERS (35.93 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CYPRESS AVENUE; THENCE NORTH 88°33'10" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.123 METERS (10.25 FEET); THENCE SOUTH 35°53'36" WEST, A DISTANCE OF 36.231 METERS (118.87 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 5<sup>TH</sup> STREET; THENCE NORTH 00°07'48" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.520 METERS (34.51 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CYPRESS AVENUE; THENCE SOUTH 88°33'10" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.564 METERS (11.69 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 35°53'36" EAST, ALONG LAST SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.776 METERS (120.66 FEET) TO THE POINT OF BEGINNING.

CONTAINING 293.5 SQUARE METERS (3,159 SQUARE FEET) MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

ALSO:

PART "Z" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD (A 20.166 METER (66.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 35°53'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 407.469 METERS (1,336.83 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CYPRESS AVENUE (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), AND THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 35°53'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.501 METERS (37.73 FEET) TO A POINT ON THE CENTERLINE OF SAID CYPRESS AVENUE, AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "AA" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°30'57" EAST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 167.042 METERS (548.03 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 35°53'36" WEST, LEAVING SAID EAST LINE, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 659.541 METERS (2,163.84 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5<sup>TH</sup> STREET (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), AND THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE SOUTH 35°53'36" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.317 METERS (50.25 FEET) TO A POINT ON THE CENTERLINE OF SAID 5<sup>TH</sup> STREET, AND THE POINT OF TERMINUS OF SAID LINE.

ALSO:

PART "BB" FEE SIMPLE LIMITED ACCESS RIGHTS ONLY

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN STATE ROAD 200 (U.S. 301), AND THE PROPERTY OF THE GRANTOR ALONG THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°30'57" EAST, ALONG THE EAST LINE OF SAID SECTION 11; A DISTANCE OF 167.042 METERS (548.03 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. 301, (A 60.960 METER (200.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 35°53'36" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.406 METERS (50.54 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 1<sup>ST</sup> STREET (A 9.144 METER (30.00 FOOT) RIGHT-OF-WAY, ACCORDING TO THE PLAT OF TOWN OF CRAWFORD UNRECORDED SUBDIVISION), AND THE POINT OF TERMINUS OF SAID LINE.

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

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

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: [Signature]  
J. M. "Chip" Oxley, Jr.  
Ex-Officio Clerk  
Print Name: \_\_\_\_\_

NASSAU COUNTY, FLORIDA  
Post Office Box 1010  
Fernandina Beach, Florida 32035

Clerk (or Deputy Clerk)

Approved as to Form by the Nassau County Attorney

By Its Board of County Commissioners

[Signature]  
Michael S. Mullen

BY: [Signature]  
Print Name: Nick D. Deonas

Its Chairperson  
(or Vice-Chairperson)

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2002, by NICK D. DEONAS, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced \_\_\_\_\_ as identification.



CONNIE H. ARTHUR  
Notary Public, State of Florida  
My comm. expires Dec. 19, 2003  
Comm. No. CC 896505

[Signature]  
Print Name: Connie H. Arthur  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: 12-19-03