

THIS INSTRUMENT WAS
PREPARED BY AND RETURN TO:

Jeb T. Branham, Esq.
419 3rd Street North
Jacksonville Beach, Florida 32250

QUIT CLAIM DEED

Made this ____ day of _____, 2020, by the Nassau County Board of County Commissioners, a body politic and corporate, whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097, party of the first part, and the Ocean Highway and Port Authority, a Florida independent special district, whose address is 86130 License Road, Suite 9, Fernandina Beach, Florida 32034, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ten and no/100 Dollars (\$10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and his heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

A PARCEL OF LAND BEING A PORTION OF SECTION 37, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GENE LASSERRE BOULEVARD (A 125 FOOT RIGHT OF WAY) WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A VARIABLE WIDTH RIGHT OF WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 74060-2503), THENCE NORTH 84°44'03" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.44 FEET TO A POINT OF INTERSECTION BETWEEN ASPHALT AND A CONCRETE CURB, SAID POINT BEING A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9.73 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY AND ALONG THE OUTSIDE EDGE OF A CONCRETE CURB THE FOLLOWING SEVEN (7) COURSES: COURSE 1 - NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°32'05", AN ARC DISTANCE OF 10.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°30'49" WEST, 9.73 FEET; COURSE 2 – NORTH 05°15'14" EAST, ON A NON-TANGENT LINE, A DISTANCE OF 202.69 FEET;

COURSE 3 - NORTH 03°20'53" EAST, A DISTANCE OF 25.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 7.86 FEET; COURSE 4 - ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" AN ARC DISTANCE OF 24.70 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°24'08" EAST, 15.72 FEET TO THE END OF SAID CURVE; COURSE 5 - SOUTH 03°50'50" WEST, ON A NON-TANGENT LINE, A DISTANCE OF 33.98 FEET; COURSE 6 – SOUTH 05°18'09" WEST, A DISTANCE OF 194.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 7.77 FEET; COURSE 7 - THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°30'37" AN ARC DISTANCE OF 10.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°03'27" WEST, A DISTANCE OF 9.73 TO A POINT ON THE NORTHERLY RIGHT-OF WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 84°44'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.35 FEET TO THE POINT OF BEGINNING, CONTAINING 3,758 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first party, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed in the presence of:

Nassau County Board of County Commissioners

First Witness (printed name):

By:
Its:

Second Witness (printed name):

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____ as _____ of the Nassau County Board of County Commissioners, who is personally known ____ or Produced _____ as identification.

NOTARY PUBLIC

MAP SHOWING SURVEY OF

A PARCEL OF LAND BEING A PORTION OF SECTION 37, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GENE LASSERRE BOULEVARD (A 125 FOOT RIGHT OF WAY) WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A VARIABLE WIDTH RIGHT OF WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 74060-2503), THENCE NORTH 84°44'03" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.44 FEET TO A POINT OF INTERSECTION BETWEEN ASPHALT AND A CONCRETE CURB, SAID POINT BEING A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9.73 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY AND ALONG THE OUTSIDE EDGE OF A CONCRETE CURB THE FOLLOWING SEVEN (7) COURSES: COURSE 1 - NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°32'05", AN ARC DISTANCE OF 10.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°30'49" WEST, 9.73 FEET; COURSE 2 - NORTH 05°15'14" EAST, ON A NON-TANGENT LINE, A DISTANCE OF 202.69 FEET; COURSE 3 - NORTH 03°20'53" EAST, A DISTANCE OF 25.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 7.86 FEET; COURSE 4 - ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" AN ARC DISTANCE OF 24.70 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°24'08" EAST, 15.72 FEET TO THE END OF SAID CURVE; COURSE 5 - SOUTH 03°50'50" WEST, ON A NON-TANGENT LINE, A DISTANCE OF 33.98 FEET; COURSE 6 - SOUTH 05°18'09" WEST, A DISTANCE OF 194.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 7.77 FEET; COURSE 7 - THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°30'37" AN ARC DISTANCE OF 10.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°03'27" WEST, A DISTANCE OF 9.73 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 84°44'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.35 FEET TO THE POINT OF BEGINNING, CONTAINING 3,758 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

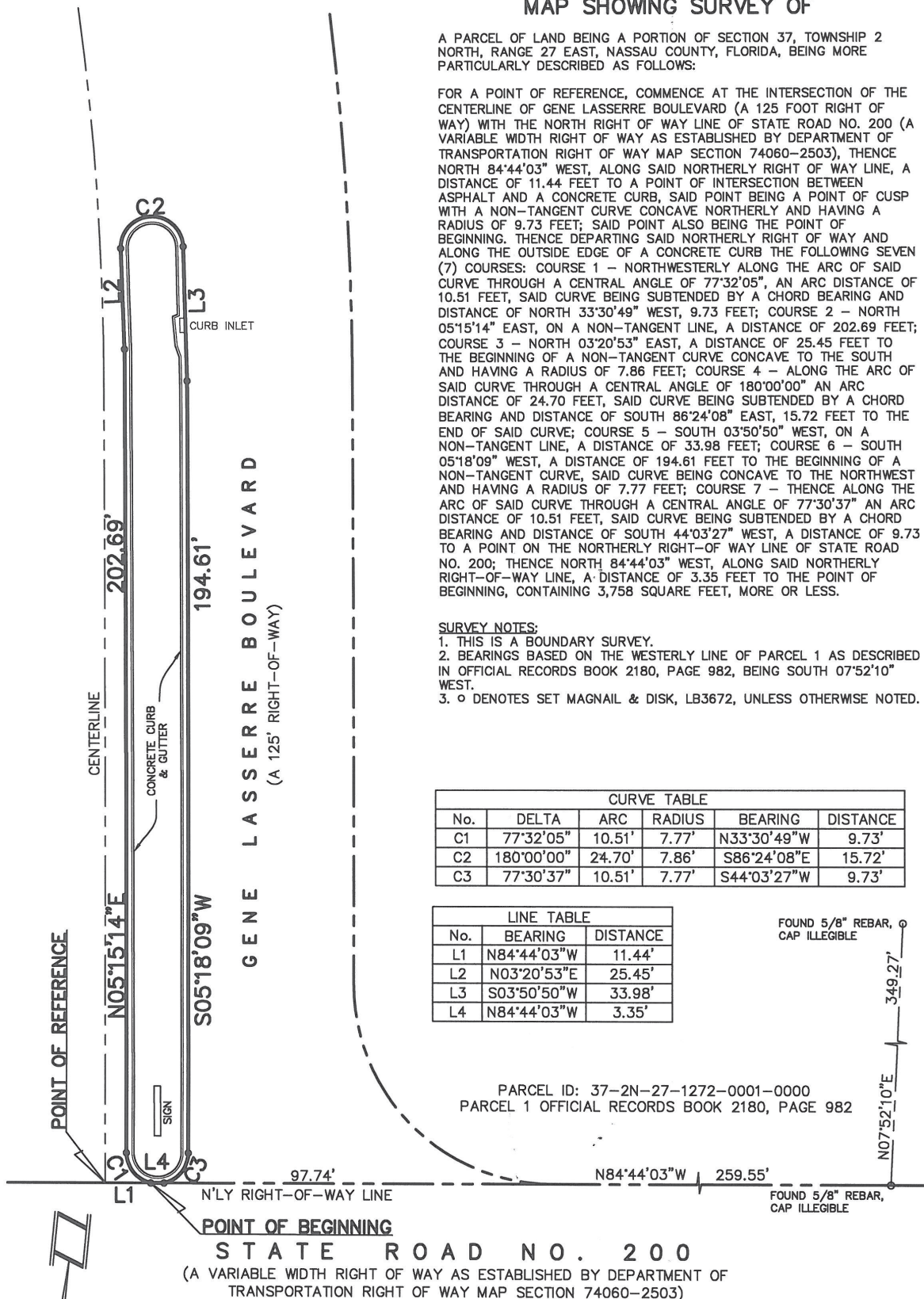
1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE WESTERLY LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2180, PAGE 982, BEING SOUTH 07°52'10" WEST.
3. ° DENOTES SET MAGNAIL & DISK, LB3672, UNLESS OTHERWISE NOTED.

CURVE TABLE					
No.	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	77°32'05"	10.51'	7.77'	N33°30'49"W	9.73'
C2	180°00'00"	24.70'	7.86'	S86°24'08"E	15.72'
C3	77°30'37"	10.51'	7.77'	S44°03'27"W	9.73'

LINE TABLE		
No.	BEARING	DISTANCE
L1	N84°44'03"W	11.44'
L2	N03°20'53"E	25.45'
L3	S03°50'50"W	33.98'
L4	N84°44'03"W	3.35'

FOUND 5/8" REBAR, °
CAP ILLEGIBLE

PARCEL ID: 37-2N-27-1272-0001-0000
PARCEL 1 OFFICIAL RECORDS BOOK 2180, PAGE 982



STATE ROAD NO. 200
(A VARIABLE WIDTH RIGHT OF WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 74060-2503)

THIS SURVEY WAS MADE FOR THE BENEFIT OF
OCEAN HIGHWAY AND PORT AUTHORITY.

0 15 30 60
SCALE: 1" = 30'

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CHECKED BY: _____
DRAWN BY: JDB
FILE #: 2020-134

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

DATE: FEBRUARY 6, 2020
SHEET 1 OF 1

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672