

Prepared by/ Return to:  
Nassau County Attorney's Office  
96135 Nassau Place, Suite 6  
Yulee, FL 32097

## DEED DEDICATING LAND FOR PUBLIC PURPOSE

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2021, between **NASSAU COUNTY FLORIDA, a political subdivision of the State of Florida**, whose address is 96135 Nassau Place, Yulee, Florida 32097 (hereinafter "Dedicators") and **THE TOWN OF CALLAHAN**, whose address is 542300 US Hwy 1, Callahan, Florida 32011, (hereinafter "Dedicatee").

**WITNESSETH:** That said Dedicators, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by said Dedicatee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to said Dedicatee to have and to hold for the public use forever as road right of way, the following described land in Nassau County; to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Dedicatee, by accepting this dedication, obligates itself to forever preserve and use the above-described land for a public purpose and shall be responsible for the maintenance and repair of the land.

**IN WITNESS WHEREOF**, the Dedicators have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in  
our presence as witness:

**NASSAU COUNTY BOARD OF COUNTY  
COMMISSIONERS**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
By: THOMAS R. FORD  
Its: Chairman

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2021, \_\_\_\_ personally appeared or \_\_\_\_ online notarization, by THOMAS R. FORD, Chairman of the Board of County Commissioners, who is personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
State of Florida  
My Commission Expires: \_\_\_\_\_

# EXHIBIT “A”

A PORTION OF THE F. P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 1009, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA (SAID DOCUMENT DESCRIBES A 60 FOOT STRIP OF LAND NOW KNOWN AS DR. MARTIN LUTHER KING JR. AVENUE); THENCE NORTH 36°02'19"EAST, ALONG THE NORTHEASTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 1009 (NOW KNOWN AS DR. MARTIN LUTHER KING JR. AVENUE) AND ALONG THE SOUTHEASTERLY LINE OF "AMHURST OAKS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY NOW ABANDONED), A DISTANCE OF 1,152.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 36°02'19"EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY NOT ABANDONED), A DISTANCE OF 833.41 FEET; THENCE NORTH 53°44'28"WEST A DISTANCE OF 20.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°42'21", AN ARC DISTANCE OF 68.99 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 57°24'26"WEST A DISTANCE OF 66.59 FEET; THENCE NORTH 31°03'15"WEST A DISTANCE OF 39.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'40", AN ARC DISTANCE OF 76.48 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 42°00'36"WEST A DISTANCE OF 76.02 FEET; THENCE NORTH 52°57'56"WEST A DISTANCE OF 133.90 FEET; THENCE SOUTH 37°02'04"WEST A DISTANCE OF 12.00 FEET; THENCE SOUTH 52°57'56"EAST A DISTANCE OF 126.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 188.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°32'36", AN ARC DISTANCE OF 90.38 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 39°11'38"EAST A DISTANCE OF 89.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°06'35", AN ARC DISTANCE OF 71.39 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 36°28'37"EAST A DISTANCE OF 70.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°38'09", AN ARC DISTANCE OF 20.63 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 35°42'50"EAST A DISTANCE OF 20.48; THENCE SOUTH 33°47'19"WEST A DISTANCE OF 300.20 FEET; THENCE SOUTH 16°02'19"WEST A DISTANCE OF 35.27 FEET; THENCE SOUTH 36°02'19"WEST, ALONG A LINE 7 FEET NORTHWESTERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 1009 (NOW KNOWN AS DR. MARTIN LUTHER KING JR. AVENUE) AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY NOW ABANDONED), A DISTANCE OF 464.73 FEET; THENCE SOUTH 51°28'30"EAST A DISTANCE OF 7.01 FEET TO THE POINT OF BEGINNING.