

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 1,122.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 36°02'19" EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD AIRLINE RAILROAD, A DISTANCE OF 30.03 FEET; THENCE NORTH 51°28'30" WEST A DISTANCE OF 126.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°26'57", AN ARC DISTANCE OF 100.28 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 39°15'01" WEST A DISTANCE OF 99.52 FEET; THENCE NORTH 27°01'33" WEST A DISTANCE OF 223.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'01", AN ARC DISTANCE OF 53.29 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 40°18'03" WEST A DISTANCE OF 52.81 FEET; THENCE NORTH 53°34'34" WEST A DISTANCE OF 257.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 85.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°09'44", AN ARC DISTANCE OF 112.99 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 15°29'42" WEST A DISTANCE OF 104.85 FEET; THENCE NORTH 22°35'10" EAST A DISTANCE OF 147.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°32'39", AN ARC DISTANCE OF 163.67 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 18°11'09" WEST A DISTANCE OF 150.20 FEET; THENCE NORTH 58°57'29" WEST A DISTANCE OF 132.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 385.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°42'55", AN ARC DISTANCE OF 78.72 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 53°06'01" WEST A DISTANCE OF 78.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 415.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'45", AN ARC DISTANCE OF 70.95 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 52°08'26" WEST A DISTANCE OF 70.87 FEET; THENCE NORTH 57°02'19" WEST A DISTANCE OF 70.57 FEET TO INTERSECT THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2292, PAGE 1882, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 35°55'24" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 30.04 FEET; THENCE SOUTH 57°02'19" EAST A DISTANCE OF 72.13 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 385.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'45", AN ARC DISTANCE OF 65.82 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 52°08'26" EAST A DISTANCE OF 65.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 415.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°42'55", AN ARC DISTANCE OF 84.85 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 53°06'01" EAST A DISTANCE OF 84.71 FEET; THENCE SOUTH 58°57'29" EAST A DISTANCE OF 132.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°32'39", AN ARC DISTANCE OF 120.97 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 18°11'09" EAST A DISTANCE OF 111.02 FEET; THENCE SOUTH 22°35'10" WEST A DISTANCE OF 147.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°09'44", AN ARC DISTANCE OF 152.87 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 15°29'42" EAST A DISTANCE OF 141.86 FEET; THENCE SOUTH 53°34'34" EAST A DISTANCE OF 257.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'01", AN ARC DISTANCE OF 39.39 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 40°18'03" EAST A DISTANCE OF 39.04 FEET; THENCE SOUTH 27°01'33" EAST A DISTANCE OF 223.34 TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 265.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°26'57", AN ARC DISTANCE OF 113.08 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 39°15'01" EAST A DISTANCE OF 112.22 FEET; THENCE SOUTH 51°28'30" EAST A DISTANCE OF 127.95 FEET TO THE POINT OF BEGINNING.