

Prepared By:  
Cecile Evans Rider  
Rogers Towers  
1301 Riverplace Boulevard  
Suite 1500  
Jacksonville, FL 32207  
57888-7288

**RIGHT OF WAY WARRANTY DEED**

**THIS RIGHT OF WAY WARRANTY DEED** is made and executed the 9<sup>th</sup> day of December, 2019, by **NASSAU I AMELIA, LLC**, a Florida limited liability company, conveying non-homestead property, whose address is 5403 West Gray Street, Tampa, Florida 33609 ("**Grantor**"), to **NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097 ("**Grantee**").

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in Nassau County, State of Florida, described as follows;

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF ("THE PROPERTY")**

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

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

**SUBJECT** to the right of Grantor, or its successor in interest to the lands included in the Concourse Crossing PUD, if any, to construct a road within the Property pursuant to Final Development Plans approved by Nassau County.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in the presence of:

Carrie L. House  
Witness #1  
Printed Name: Carrie L. House

José Torres Santos  
Witness #2  
Printed Name: José Torres Santos

**GRANTOR:**

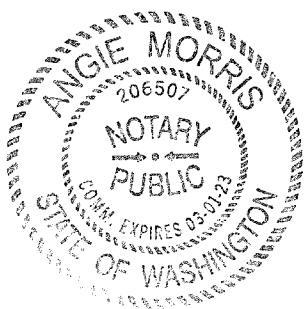
**NASSAU I AMELIA, LLC**, a Florida  
limited liability company

By: J. David Page  
J. David Page, Manager

**State of Washington**

**County of** Pierce

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 9th day of December, 2019 by J. David Page, the Manager of  
Nassau I Amelia, LLC, a Florida limited liability company, on behalf of the company, who is  
personally known to me or has produced \_\_\_\_\_ as identification.

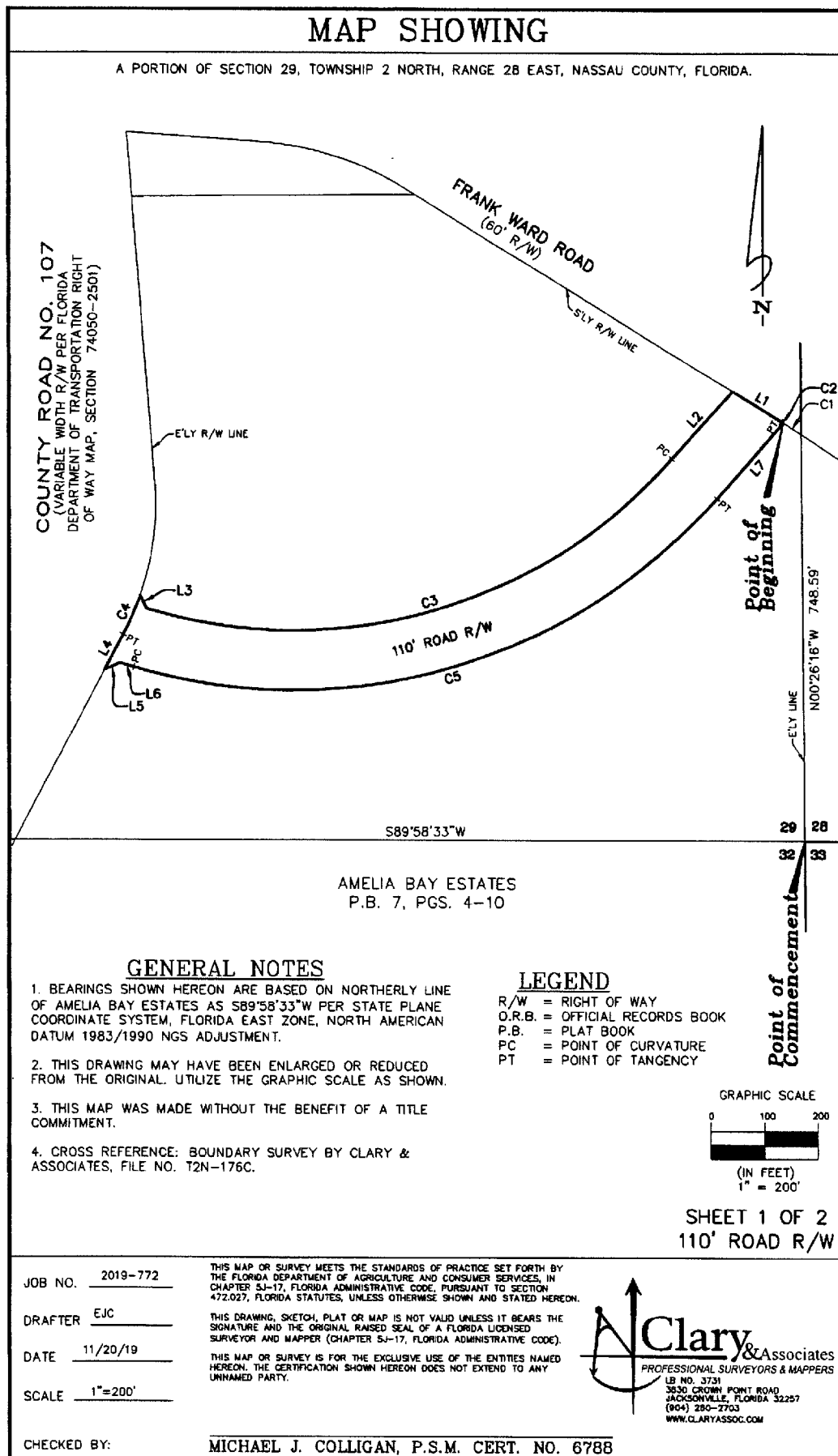


Angie Morris  
Printed Name: Angie Morris  
Notary Public  
Serial number, if any: \_\_\_\_\_

**EXHIBIT "A"**

**110' ROAD R/W**

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29, ALSO BEING THE NORTHEAST CORNER OF AMELIA BAY ESTATES, AS RECORDED IN PLAT BOOK 7, PAGE 4 THROUGH 10, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°26'16" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 29, A DISTANCE OF 748.59 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY AND TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF FRANK WARD ROAD (A 60 FOOT RIGHT OF WAY, PER RIGHT OF WAY SURVEY BY OLDE ISLE SURVEYING & MAPPING COMPANY, JOB NO. 97110); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2926.05 FEET, AN ARC DISTANCE OF 38.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°02'44" WEST, 38.64 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2926.05 FEET, AN ARC DISTANCE OF 4.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°28'20" WEST, 4.95 FEET, TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 58°31'15" WEST, 106.80 FEET; THENCE SOUTH 41°38'15" WEST, 166.94 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 945.00 FEET, AN ARC DISTANCE OF 1070.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°04'38" WEST, 1013.81 FEET; THENCE NORTH 27°01'22" WEST, 27.32 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 107 (OLD NASSAUVILLE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 510.46 FEET, AN ARC DISTANCE OF 78.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°44'21" WEST, 78.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°09'49" WEST, CONTINUING ALONG LAST SAID LINE, 73.22 FEET; THENCE NORTH 66°54'20" EAST, 31.19 FEET; THENCE SOUTH 73°52'03" EAST, 26.55 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1055.00 FEET, AN ARC DISTANCE OF 1187.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°53'06" EAST, 1125.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°38'15" EAST, 186.64 FEET, TO THE POINT OF BEGINNING.



## MAP SHOWING

### 110' ROAD R/W

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29, ALSO BEING THE NORTHEAST CORNER OF AMELIA BAY ESTATES, AS RECORDED IN PLAT BOOK 7, PAGE 4 THROUGH 10, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°26'16" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 29, A DISTANCE OF 748.59 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY AND TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF FRANK WARD ROAD (A 60 FOOT RIGHT OF WAY, PER RIGHT OF WAY SURVEY BY OLDE ISLE SURVEYING & MAPPING COMPANY, JOB NO. 97110); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2926.05 FEET, AN ARC DISTANCE OF 38.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°02'44" WEST, 38.64 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2926.05 FEET, AN ARC DISTANCE OF 4.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°28'20" WEST, 4.95 FEET, TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 58°31'15" WEST, 106.80 FEET; THENCE SOUTH 41°38'15" WEST, 166.94 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 945.00 FEET, AN ARC DISTANCE OF 1070.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°04'38" WEST, 1013.81 FEET; THENCE NORTH 27°01'22" WEST, 27.32 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 107 (OLD NASSAUVILLE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND AROUND AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 510.46 FEET, AN ARC DISTANCE OF 78.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°44'21" WEST, 78.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°09'49" WEST, CONTINUING ALONG LAST SAID LINE, 73.22 FEET; THENCE NORTH 66°54'20" EAST, 31.19 FEET; THENCE SOUTH 73°52'03" EAST, 26.55 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1055.00 FEET, AN ARC DISTANCE OF 1187.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°53'06" EAST, 1125.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°38'15" EAST, 186.64 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.39 ACRES, MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N58°31'15"W	106.80'
L2	S41°38'15"W	166.94'
L3	N27°01'22"W	27.32'
L4	S28°09'49"W	73.22'
L5	N66°54'20"E	31.19'
L6	S73°52'03"E	26.55'
L7	N41°38'15"E	186.64'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2926.05'	38.64'	0°45'24"	N58°02'44"W	38.64'
C2	2926.05'	4.95'	0°05'49"	N58°28'20"W	4.95'
C3	945.00'	1070.08'	64°52'45"	S74°04'38"W	1013.81'
C4	510.46'	78.83'	8°50'55"	S23°44'21"W	78.75'
C5	1055.00'	1187.56'	64°29'42"	N73°53'06"E	1125.85'

SHEET 2 OF 2  
110' ROAD R/W

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JOB NO. 2019-772

DRAFTER EJC

DATE 11/20/19

SCALE 1"=200'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

