



Town of Callahan

Post Office Box 5016 • Callahan, Florida 32011

Chartered 1911

Clerk's Office
 Nassau County Courthouse
 76347 Veteran's Way
 Yulee, Florida 32092

August 22, 2007

Enclosed you will find four (4) copies of Ordinance 15-0-2007 annexing into the Town of Callahan 2.193 acres.

The Ordinance was read for final adoption by the Town Council on August 20, 2007.

I have enclosed certificates of authenticity for the Ordinance.

- ✓ Please give one copy to the County Clerk
- Please give one copy to the County Attorney.
- Please give one copy to the Chairperson of the County Commission.
- ✓ Please give one copy to Recording.

If you have any questions, please do not hesitate to contact me at town hall.

Yours truly,

Cleo W. Home

Cleo W. Home
 Town Clerk

*cc Joyce
 Jea 8/28
 original to recording 8/28
 pub/c*



Chartered 1911

Town of Callahan

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Certificate of Authenticity

State of Florida

County of Nassau

I, Cleo W. Horne, hereby certify that I am the duly qualified and Acting Clerk of the Town of Callahan in Nassau County, Florida.

I further certify that the attached Ordinance No: 15-0-2007 is a true and correct copy of the original Ordinance No: 15-0-2007 as passed and adopted by the Town Council of the Town of Callahan on the 20th day of August, 2007.

The original Ordinance No: 15-0-2007 is on file in my office and in my possession.

In Witness Whereof, I have hereunto subscribed my official signature and affixed the seal of said Town this August 22nd 2007.

TOWN OF CALLAHAN, FLORIDA

(Seal)

Cleo W. Horne, Town Clerk

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 15-O-2007**

AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.193 ACRES PERTAINING TO REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN PURSUANT TO THE APPLICATION OF THE OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE TOWN OF CALLAHAN'S COMPREHENSIVE PLAN AND THE TOWN'S CODE; AMENDING § C-1 OF THE CHARTER OF THE TOWN OF CALLAHAN TO INCLUDE SAID LAND; PROVIDING FOR AND AUTHORIZING THE UPDATING OF OFFICIAL CITY MAPS; REPEALING CONFLICTING ORDINANCES; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS pursuant to Section 171.044, Florida Statutes, the owners, or their duly appointed representatives, of certain real property located in unincorporated Nassau County, Florida, as hereinafter described, have petitioned the Town Council of the Town of Callahan, Florida to annex approximately 2.193 acres of real property pertaining to the real estate parcels described with particularity herein into the corporate limits of the Town of Callahan, Florida; and

WHEREAS, the Town Council of the Town of Callahan has determined that said annexation petition bears the signatures of all owners of the real property proposed to be annexed into the corporate limits of the Town of Callahan, Florida; and

WHEREAS, the Town of Callahan Planning Commission held a duly noticed public hearing on May 14, 2006, regarding this annexation; and,

WHEREAS, notice of the proposed annexation has been published pursuant to the requirements of Section 171.044(2), Florida Statutes; and

WHEREAS, the Planning Commission of the Town of Callahan, Florida, has reviewed the proposed annexation and found it to be consistent with the Town's Comprehensive Plan, to comply with all applicable requirements of the Town's Code, and has recommended to the Town Council that it approve said annexation; and

WHEREAS, the Town of Callahan Town Council has the authority, pursuant to Section 171.044, Florida Statutes, to annex said real property into its corporate limits upon petition of the owners of said real property or their duly appointed representatives; and

WHEREAS, the property is contiguous to the municipal limits of the Town of Callahan and said property is reasonably compact; and,

WHEREAS, the Town Council of the Town of Callahan, in accordance with Section 166.041, Florida Statutes, provided an opportunity for individuals to participate in the public hearing process and

held a duly noticed public hearings on July 16, 2007, and August 20, 2007, to consider this petition; and,

WHEREAS, the Town Council has reviewed and considered all relevant evidence and information and testimony presented by witnesses, the public, and Town staff; and,

WHEREAS, the Town of Callahan Town Council is desirous of annexing and redefining the boundary lines of the Town of Callahan, Florida, to include said real property.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CALLAHAN, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true and correct and by this reference are hereby incorporated herein and made an integral part hereof as though fully set forth herein.

Section 2. The following described real property located in unincorporated Nassau County, Florida is hereby annexed and incorporated into the Town of Callahan, Florida:

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE
25 EAST, TOWN OF CALLAHAN, NASSAU COUNTY,
FLORIDA.

BEING ALSO A PORTION OF THE LANDS DESCRIBED IN
DEEDS RECORDED IN OFFICIAL RECORDS BOOK 147,
PAGES 642 THROUGH 644 AND OFFICIAL RECORDS BOOK
1129, PAGES 1718 THROUGH 1722 OF THE PUBLIC
RECORDS OF NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE
COMMENCE AT THE POINT OF INTERSECTION OF THE
FORMER SOUTHEASTERLY RIGHT-OF-WAY LINE OF
STATE ROAD NO. 200 (A-1-A-) A 66.00 FOOT RIGHT-OF-
WAY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE
OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 15) AN 80.00
FOOT RIGHT-OF-WAY; THENCE (SOUTH 48°47'16" EAST
DEED) ALONG SAID NORTHEASTERLY RIGHT-OF-WAY
LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF (947.22
FEET DEED) TO THE POINT OF INTERSECTION OF SAID
NORTHEASTERLY RIGHT-OF-WAY LINE WITH THE
SOUTHEASTERLY RIGHT-OF-WAY LINE OF EWING ROAD
(A 50.00 FOOT RIGHT-OF-WAY); THENCE NORTH 43°54'18"
EAST (NORTH 43°53'00" EAST DEED), ALONG SAID
SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF
599.98 FEET (600.00 FEET DEED) TO THE
NORTHWESTERLY CORNER OF LANDS DESCRIBED IN

OFFICIAL RECORDS BOOK 447, PAGES 264 THROUGH 267 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 48°47'16" EAST ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 697.18 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE SOUTH 48°41'11" EAST (NORTH 48°47'16" WEST DEED) ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 147, PAGES 642 THROUGH 644 AFOREMENTIONED, A DISTANCE OF 204.48 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 43°48'08" WEST (NORTH 43°53'00" EAST DEED), ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 305.34 FEET; THENCE NORTH 48°52'10" WEST (SOUTH 48°50'00" EAST DEED) ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LAST SAID LANDS AND ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 278.04 FEET TO INTERSECT THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1129, PAGES 1718 THROUGH 1722 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 48°50'55" WEST, A DISTANCE OF 285.51 FEET TO INTERSECT THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO COURSES; COURSE ONE (1) NORTH 41°14'11" EAST, A DISTANCE OF 69.95 FEET; COURSE TWO (2) SOUTH 48°51'33" EAST, A DISTANCE OF 160.50 FEET; THENCE NORTH 01°32'10" WEST, A DISTANCE OF 49.17 FEET TO INTERSECT THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 447, PAGES 264 THROUGH 267 AFOREMENTIONED; THENCE SOUTH 48°47'18" EAST (NORTH 48°47'16" WEST DEED) ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 237.07 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 43°41'16" EAST ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 200.04 FEET TO THE POINT OF BEGINNING.

Said parcels containing approximately 2.193 acres more or less.

Section 3. The corporate territorial limits of the Town of Callahan, Florida, are hereby redefined to include said land herein described and annexed, and § C-2 of the Charter of the Town of Callahan is hereby amended to include said land.

Section 4. The Town Clerk is hereby authorized and directed to update and revise the Town Jurisdictional Maps, file this ordinance with the Clerk of the Circuit Court and the chief administrative officer of Nassau County, Florida and with the Department of State within 7 days after adoption, and to proceed with any related Comprehensive Plan Map Amendments.

Section 5. The land herein described and future inhabitants of said land herein described shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances, and regulations of the Town of Callahan, Florida, and be entitled to the same privileges and benefits as other areas of the Town of Callahan, Florida.

Section 6. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 7. Any and all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

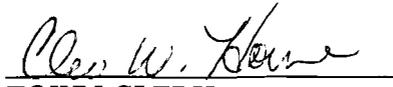
Section 8. This Ordinance shall become effective upon its adoption.

ADOPTED THIS 20th DAY OF August, 2007.

TOWN OF CALLAHAN, FLORIDA


ROBERT RAU
TOWN COUNCIL PRESIDENT

ATTEST:


TOWN CLERK

APPROVED:


SHIRLEY GRAHAM
MAYOR

Date of First Reading: July 16, 2007
Dates of Publication: July 22, 2007, August 2, 2007
Dates of Public Hearings: August 20, 2007
Date of Second Reading: August 20, 2007
Date of Final Passage: August 20, 2007

NOTICE OF ANNEXATION
ORDINANCE 14-0-2007

ORDINANCE NO. 14-0-2007: AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 1.68 ACRES PERTAINING TO REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN PURSUANT TO THE APPLICATION OF THE OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE TOWN OF CALLAHAN'S COMPREHENSIVE PLAN AND THE TOWN'S CODE; AMENDING C-1 OF THE CHARTER OF THE TOWN OF CALLAHAN TO INCLUDE SAID LAND; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

THIS ORDINANCE 14-0-2007, PERTAINS TO LAND LOCATED AT THE INTERSECTION OF LEM TURNER AND US HWY 1, ALSO KNOWN AS O'STEEN SHOPPING CENTER, IDENTIFIED BY PARCEL I.D. NUMBERS: 29-2N-25-0000-0055-0020; 29-2N-25-0000-0055-0010; 29-2N-25-0000-0006-0040. A COPY OF THE ORDINANCES AND A COMPLETE METES AND BOUNDS LEGAL DESCRIPTION CAN BE OBTAINED FROM THE TOWN CLERK AT THE CALLAHAN TOWN HALL. INTERESTED PARTIES MAY APPEAR AT THE MEETING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE.

A PUBLIC HEARING WILL BE HELD MONDAY, AUGUST 20, 2007 @ 7:00 P.M. AT THE CALLAHAN TOWN HALL, 542300 US HWY 1, CALLAHAN, FLORIDA.

