

CS-07-169



# Town of Callahan

Post Office Box 5016 • Callahan, Florida 32011

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*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 14-0-2007 of the Town of Callahan annexing into the town 1.68 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.

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

If you have any questions, or concerns, do not hesitate to call me at town hall.

Yours truly,

*Cleo W. Home*  
Cleo W. Home

*Be to recording 8/22/07  
cc [unclear]*



# Town of Callahan

Post Office Box 5016 • Callahan, Florida 32011

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Chartered 1911

## 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: 14-0-2007 is a true and correct copy of the original Ordinance No: 14-0-2007 as passed and adopted by the Town Council of the Town of Callahan on the 20<sup>th</sup> day of August, 2007.

The original Ordinance No: 14-0-2007 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

Cleo W. Horne, Town Clerk

**TOWN OF CALLAHAN, FLORIDA  
ORDINANCE NO.: 14-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 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 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 1.68 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:

PARCEL A

A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 29, TOWNSHIP 2 NORTH, RANGE 25 EAST, TOWN OF CALLAHAN, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A 66 FOOT RIGHT-OF-WAY) INTERSECTS WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (AN 80 FOOT RIGHT-OF-WAY); AND RUN SOUTH 48°47'16" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 1,339.76 FEET; RUN THENCE NORTH 41°17' EAST A DISTANCE OF 293.42 FEET; RUN THENCE SOUTH 48°50' EAST A DISTANCE OF 420.45 FEET; RUN THENCE SOUTH 41° 16' WEST A DISTANCE OF 136.07 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE SOUTH 41°16' WEST A DISTANCE OF 136.07 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 115 (A 100 FOOT RIGHT-OF-WAY); RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 1,860.08 FEET A CHORD DISTANCE OF 57.55 FEET TO A POINT WHERE SAID NORTHEASTERLY RIGHT-OF-WAY IS INTERSECTED BY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AFORESAID (THE BEARING OF THE

AFORESAID CHORD BEING NORTH 56°26' 40" WEST); RUN THENCE IN A NORTHERLY DIRECTION ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY) AND ALONG THE ARC OF A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 1,245.99 FEET, A CHORD DISTANCE OF 120.94 FEET (THE BEARING OF THE AFORESAID CHORD BEING NORTH 35°56' 10" WEST); RUN THENCE NORTH 41°16' EAST A DISTANCE OF 126.36 FEET; RUN THENCE SOUTH 45°39' 40" EAST A DISTANCE OF 175.25 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 29, TOWNSHIP 2 NORTH, RANGE 25 EAST, TOWN OF CALLAHAN, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A 66 FOOT RIGHT-OF-WAY) INTERSECTS WITH THE NORTHEASTERLY RIGHT -OF-WAY LINE OF U.S. HIGHWAY NO.1 (AN 80 FOOT RIGHT-OF-WAY); AND RUN SOUTH 48°47' 16" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 1,339.76 FEET; RUN THENCE NORTH 41°17' EAST A DISTANCE OF 293.42 FEET; RUN THENCE SOUTH 48°50' EAST A DISTANCE OF 245.45 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 48°50' EAST A DISTANCE OF 175.0 FEET; RUN THENCE SOUTH 41°16' WEST A DISTANCE OF 136.07 FEET; RUN THENCE NORTH 45°39' 40" WEST A DISTANCE OF 175.25 FEET; RUN THENCE NORTH 41°16" EAST A DISTANCE OF 126.37 FEET TO THE POINT OF BEGINNING.

PARCEL C

A PORTION OF GOVERNMENT LOT 5, SECTION 29, TOWNSHIP 2 NORTH, RANGE 25 EAST, TOWN OF CALLAHAN, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A 66 FOOT RIGHT-OF-WAY) INTERSECTS WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (AN 80 FOOT RIGHT-OF-WAY); AND RUN

SOUTH 48°47' 16" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 1,339.76 FEET; RUN THENCE NORTH 41°17' EAST A DISTANCE OF 293.42 FEET; RUN THENCE SOUTH 48°50' EAST A DISTANCE OF 420.45 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 48°50' EAST A DISTANCE OF 103.13 FEET; RUN THENCE SOUTH 43°53' WEST A DISTANCE OF 54.80 FEET; RUN THENCE SOUTH 30°29' 20" WEST A DISTANCE OF 195.10 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 115 (A 100 FOOT RIGHT-OF-WAY); RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 1,860.08 FEET, A CHORD DISTANCE OF 139.54 FEET (THE BEARING OF THE AFORESAID CHORD BEING NORTH 59° 26' 10" WEST); RUN THENCE NORTH 41° 16' EAST A DISTANCE OF 272.14 FEET TO THE POINT OF BEGINNING.

Said parcels containing approximately 1.68 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 20<sup>th</sup> DAY OF August, 2007.

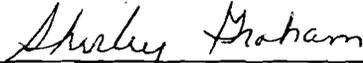
TOWN OF CALLAHAN, FLORIDA

  
ROBERT RAU  
TOWN COUNCIL PRESIDENT

ATTEST:

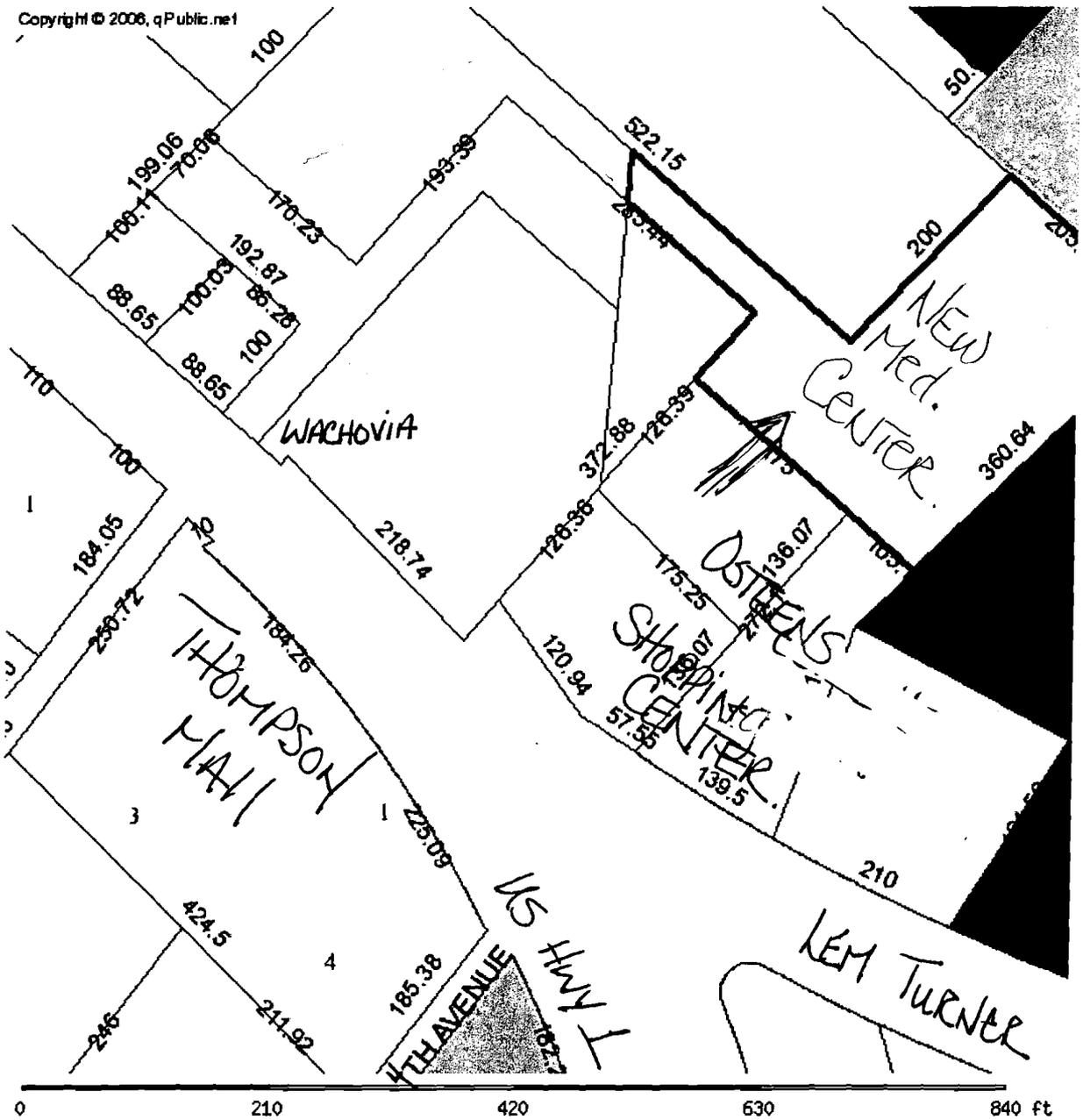
  
TOWN CLERK

APPROVED:

  
SHIRLEY GRAHAM  
MAYOR

Date of First Reading: July 16, 2007  
Dates of Publication: July 26, 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

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PARCEL INFORMATION TABLE	
Selected Parcel	29-2N-25-0000-0006-0010
GIS CALCULATED ACREAGE	1.65
Property Use	VACANT COM
Land Use	COMMERCIAL
OWNERSHIP INFORMATION	
Name	NASSAU INVESTMENTS
Mailing Address	PO BOX 87 CALLAHAN, FL 320110087
Situs/Physical Address	X
2006 PROPOSED VALUES	
Land Value	29,340
Ag Land Value	0