



Town of Callahan

Post Office Box 5016 • Callahan, Florida 32011

Chartered 1911

March 17, 2009

To: Chairman of the Nassau County Commission

From: Cleo W. Horne, Town Clerk of the Town of Callahan



Town of Callahan

Post Office Box 5016 • Callahan, Florida 32011

Chartered 1911

Certificate of Authenticity

State of Florida

County of Nassau

I, Cleo W. Horne, do hereby certify that I am the Town Clerk of
The Town of Callahan in Nassau County, Florida.

I further certify that the attached and

foregoing ORDINANCE 2009-1

is a true and correct copy of the original which is on file at Callahan Town Hall.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal
of said Town the 16th day of MARCH, 2009

Cleo W. Horne
Cleo W. Horne
Callahan Town Clerk

(SEAL)

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2009-1**

AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 3.2 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 GOALS, POLICIES, AND OBJECTIVES OF 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 3.2 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 January 12, 2009, 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 goals, policies, and objectives of 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 February 16, 2009, and March 16, 2009, 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 SECTION 49, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN OFFICIAL RECORDS VOLUME 489/488, PAGE 301573, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 1, (150.00 FOOT RIGHT OF WAY) IS INTERSECTED BY THE NORTHERLY LINE OF SECTION 49.0 AFOREMENTIONED; AND RUN NORTH 59 DEGREES, 03 MINUTES, 15 SECONDS EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 218.58 FEET; RUN THENCE SOUTH 48 DEGREES, 17 MINUTES 30 SECONDS EAST ALONG THE APPROXIMATE CENTER OF A GRADED ROAD A DISTANCE OF 738.56 FEET TO THE DIVISION LINE OF SECTIONS 49 AND 29; RUN THENCE SOUTH 31 DEGREES, 18 MINUTES 15 SECONDS EAST ALONG SAID DIVISION LINE A DISTANCE OF 181.0 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE SOUTH 23 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 174.97 FEET; RUN THENCE SOUTH 57 DEGREES, 31 MINUTES 15 SECONDS WEST A DISTANCE OF 442.60 FEET; RUN THENCE NORTH 29 DEGREES 16

MINUTES 45 SECONDS WEST A DISTANCE OF 157.90 FEET; RUN THENCE NORTH 55 DEGREES 52 MINUTES 15 SECONDS EAST A DISTANCE OF 466.30 FEET TO THE POINT OF BEGINNING.

Said parcel containing approximately 1.5 acres more or less and being further identified by Nassau County property identification number 49-2N-25-4100-0001-0062.

PARCEL B

A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT OF WAY), INTERSECTS WITH THE NORTHERLY LINE OF SECTION 49, AFOREMENTIONED, AND RUN THENCE NORTH 59°03'15" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 218.58 FEET TO A POINT IN THE APPROXIMATE PROLONGATION OF THE CENTER OF A GRADED ROAD; RUN THENCE SOUTH 48°17'30" EAST ALONG THE SAID APPROXIMATE PROLONGATION AND CENTER OF GRADED ROAD A DISTANCE OF 738.56 FEET TO A POINT ON THE DIVISION LINE BETWEEN SECTIONS 49 AND 29 BEING THE EASTERLY LINE OF 49 AND THE WESTERLY LINE OF 29; RUN THENCE SOUTH 31°18'15" EAST ALONG SAID DIVISION LINE A DISTANCE OF 181.0 FEET TO A POINT; RUN THENCE SOUTH 23°42'15" EAST ALONG THE WESTERLY LINE OF A 30 FOOT EASEMENT DESCRIBED IN DEED RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 46, PAGE 42, A DISTANCE OF 174.97 FEET TO AN IRON SET FOR THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 23°42'15" EAST ALONG SAID EASEMENT A DISTANCE OF 51.90 FEET TO AN IRON; RUN THENCE SOUTH 31° 18'15" EAST CONTINUING ALONG SAID EASEMENT A DISTANCE OF 119.8 FEET TO AN IRON IN OLD FENCE LINE; RUN THENCE SOUTH 63°47'15" WEST ALONG SAID FENCE LINE, A DISTANCE OF 441.5 FEET TO AN IRON IN FENCE COMER; RUN THENCE NORTH 29°16'45" WEST ALONG FENCE LINE A DISTANCE OF 123.0 FEET TO AN IRON; RUN THENCE NORTH 57°31'15" EAST, A DISTANCE OF 442.6 FEET TO THE POINT OF BEGINNING.

Said parcels containing approximately 1.7 acres more or less, and being further identified by Nassau County property identification number 49-2N-25-4100-0001-0061.

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.

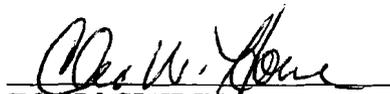
ADOPTED THIS 16th DAY OF March, 2009.

TOWN OF CALLAHAN, FLORIDA

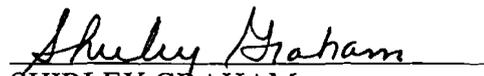


ROBERT RAU
TOWN COUNCIL PRESIDENT

ATTEST:


TOWN CLERK

APPROVED:


SHIRLEY GRAHAM
MAYOR

Date of First Reading: February 16, 2009
Dates of Publication: Feb 26, 2009, March 5, 2009
Dates of Public Hearings: February 16, 2009, March 15, 2009
Date of Second Reading: March 15, 2009
Date of Final Passage: March 15, 2009

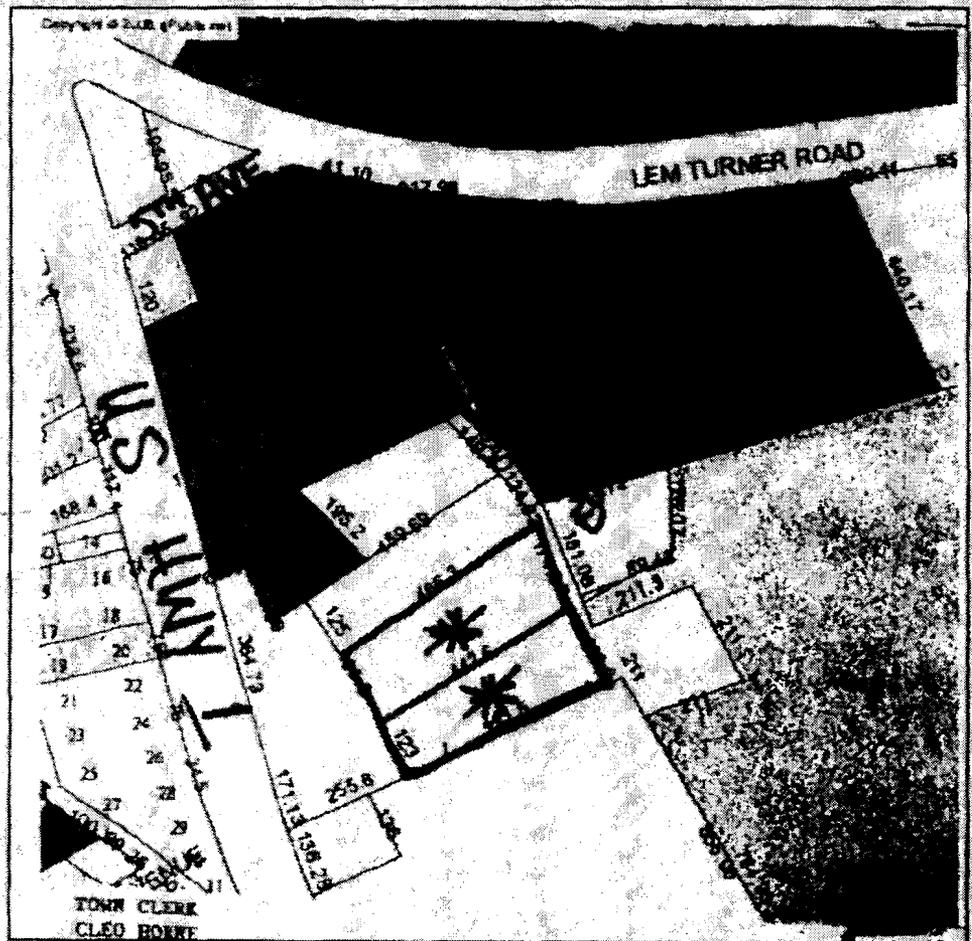
2/22

Notice of Annexation Ordinance 2009-1 March 16, 2009 7:00 P.M.

The Ordinance of the Town of Callahan annexing into the corporate limits of the Town of Callahan, Florida, certain real property containing approximately 3.2 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 town maps; repealing conflicting ordinances; providing direction to the Town Clerk; providing for severability; and providing for an effective date.

Above Ordinance 2009-1, pertains to parcels: 49-2N-25-4100-0001-0062 & 49-2N-25-4100-0001-0061. These 2 parcels are located along Clemmons Rd., Callahan, and are adjacent to existing town boundaries. The request is to change property from it's current zoning of Residential to Commercial General.

Persons interested may appear and be heard at the time and place specified. If any person decides to appeal any decision made by the Town Council, with respect to the matter considered in the hearing, he or she will need a recording of the proceedings, and for such purpose may need to ensure a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is made.





Town of Callahan

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March 17, 2009

To: John Crawford, Clerk of Courts, Nassau County

From: Cleo Horne, Town Clerk of Callahan, Florida



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Certificate of Authenticity

State of Florida

County of Nassau

I, Cleo W. Horne, do hereby certify that I am the Town Clerk of
The Town of Callahan in Nassau County, Florida.

I further certify that the attached and

foregoing ORDINANCE 2009-1

is a true and correct copy of the original which is on file at Callahan Town Hall.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal
of said Town the 16th day of MARCH, 2009

Cleo W. Horne
Cleo W. Horne
Callahan Town Clerk

(SEAL)

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2009-1**

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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 3.2 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 January 12, 2009, 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 goals, policies, and objectives of 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 February 16, 2009, and March 16, 2009, 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.

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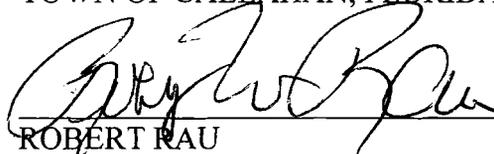
Section 6. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity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

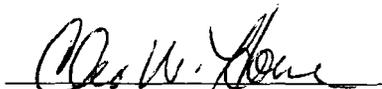
Section 8. This Ordinance shall become effective upon its adoption.

ADOPTED THIS 16th DAY OF March, 2009.

TOWN OF CALLAHAN, FLORIDA


ROBERT RAU
TOWN COUNCIL PRESIDENT

ATTEST:


TOWN CLERK

APPROVED:


SHIRLEY GRAHAM
MAYOR

Date of First Reading: *FEBRUARY 16, 2009*
Dates of Publication: *FEB 26, 2009, MARCH 5, 2009*
Dates of Public Hearings: *FEBRUARY 16, 2009, MARCH 15, 2009*
Date of Second Reading: *MARCH 15, 2009*
Date of Final Passage: *MARCH 15, 2009*

2/28

Notice of Annexation Ordinance 2009-1 March 16, 2009 7:00 P.M.

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Town of Callahan

Post Office Box 5016 • Callahan, Florida 32011

Chartered 1911

March 17, 2009

Clerk of Court's Office
Nassau County Courthouse
76347 Veteran's Way
Yulee, FL 32092

I am enclosing four copies of Ordinance 2009-1 concerning the recent annexation into the Town of Callahan, as well as certificates of authenticity.

The Town Council adopted this ordinance on March 15, 2009 by unanimous vote.

1. Please keep one copy for John Crawford, Clerk of Court.
2. Please give one copy to the County Attorney.
3. Please give one copy to the Chairman of the County Commission.
4. Please give one copy to Recording.

Please let me know if you have any questions concerning this annexation.

Thank you in advance for your assistance in this matter.

Cleo W. Horne
Town Clerk, Town of Callahan