

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2011-009**

AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 6.69 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 6.69 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 November 14, 2011; 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 duly noticed public hearings on December 5, 2011, and January 3, 2012, 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 PARCEL OF LAND SITUATE IN LOT 11, SUBDIVISION OF THE SEYMOR PICKETT GRANT, SECTION 49, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

ACCORDING TO THE PLAT RECORDED IN THE PUBLIC RECORDS OF THE AFORESAID COUNTY, IN PLAT BOOK 2, PAGE 15.

BEING ALSO A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "A" PARCEL "A" PER OFFICIAL RECORDS BOOK 655, PAGE 390 OF THE AFORESAID PUBLIC RECORDS.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PICKETT ROAD (A 50.0 FOOT RIGHT-OF-WAY) AND THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE NORTH 30°-4'10" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 938.51 FEET TO A SET 1/2" IRON ROD AND CAP STAMPED L.B. 7039; THENCE NORTH 59°-48'-04" EAST DEPARTING SAID LINE, A DISTANCE OF 328.28 FEET TO 1/2" IRON ROD AND CAP STAMPED L.B. 7039 SET ON THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN EXHIBIT "A" PARCEL "A" AFOREMENTIONED; THENCE SOUTH 30°-44'-40" EAST ALONG SAID LINE A DISTANCE OF 803.05 FEET TO A 5/8"

IRON ROD (NO IDENTIFICATION) FOUND AT THE INTERSECTION OF SAID LINE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PICKETT ROAD AFOREMENTIONED; THENCE SOUTH 25°-42'28" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 56.58 FEET TO A 3/8" IRON ROD (NO IDENTIFICATION) FOUND AT THE BEGINNING OF A CURVE; THENCE IN A SOUTHWESTERLY DIRECTION CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 623.98 FEET, PASSING THROUGH A CENTRAL ANGLE OF 25°-34'10", AN ARC DISTANCE OF 278.46 FEET TO THE END OF SAID CURVE, (THE AFORESAID ARC HAS A CHORD DISTANCE OF 276.14 FEET THAT BEARS SOUTH 38°-29'33" WEST), THENCE SOUTH 51°-15'04" WEST CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 22.70 FEET TO THE POINT OF BEGINNING.

THE PARCEL OF LAND THUS DESCRIBED CONTAINS 6.69 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES: SAID EASEMENT BEING A STRIP OF LAND THAT LIES 60.0 FEET NORTHEASTERLY OF AND ADJOINS THE FOLLOWING DESCRIBED LINE: BEGIN AT THE POINT OF REFERENCE OF THE FOREGONE DESCRIBED LANDS AND RUN NORTH 30°-46'-10" WEST ALONG THE SOUTHWESTERLY LINE OF LOT 11, AFOREMENTIONED, A DISTANCE OF 978.51 FEET TO THE TERMINATION POINT OF SAID EASEMENT.

Said parcels containing approximately 6.69 acres more or less, and being further identified by Nassau County property identification number 49-2N-25-4100-0011-0030.

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.

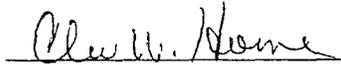
Section 8. This Ordinance shall become effective upon its adoption.

ADOPTED THIS 3rd DAY OF JANUARY, 2012.

TOWN OF CALLAHAN, FLORIDA


ROBERT RAU
TOWN COUNCIL PRESIDENT

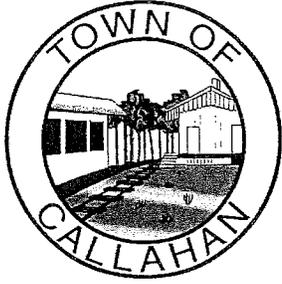
ATTEST:


TOWN CLERK

APPROVED:


SHIRLEY GRAHAM
MAYOR

Date of First Reading: December 5, 2011
Dates of Publication: December 15, 2011, December 22, 2011
Dates of Public Hearings: January 3, 2012
Date of Second Reading: January 3, 2012
Date of Final Passage: JANUARY 3, 2012



Town of Callahan

Post Office Box 5016 • Callahan, Florida 32011

Chartered 1911

January 10, 2012

John Crawford, Clerk of Court
Nassau County Courthouse
76347 Veteran's Way
Yulee, Florida 32092

Dear Mr. Crawford,

Enclosed you will find a copy of Ordinance 2011-009 concerning the recent annexation into the town of Callahan the describe property.

I have also enclosed a Certificate of Authenticity.

The Town Council had the final reading of Ordinance 2011-009 at their council meeting on January 3, 2012. It was adopted by unanimous vote.

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

Thank you,

Cleo W. Horne
Town Clerk, town of Callahan



Chartered 1911

Town of Callahan

Post Office Box 5016 • Callahan, Florida 32011

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.

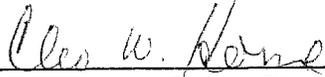
I further certify that the attached water and sewer rates as listed in Ordinance 2005 are
true and correct.

Ordinance 2011-009 was as passed and adopted by the Town Council of the Town of
Callahan on the 3rd day of January 2012.

The original Ordinance No: 2011-009 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 of Callahan this January 5, 2012.

(Seal)



Cleo W. Horne, Town Clerk

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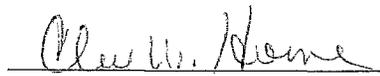
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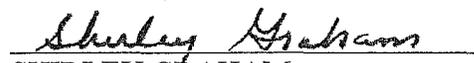
TOWN OF CALLAHAN, FLORIDA


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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.

