

AMENDMENT TO ORDINANCE NO. 74-33

WHEREAS, on the 8th day of October, 1974, the Board of County Commissioners, Nassau County, Florida did adopt ORDINANCE NO. 74-33, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, TRUSTY-HULSLANDER DEVELOPMENT CORP., the owner of the real property described in this ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of that property from OPEN RURAL (O.R.) to RESIDENTIAL SINGLE FAMILY (R.S.-2) and

WHEREAS, the NASSAU COUNTY ZONING BOARD, after due notice and public hearing, has made its recommendations to the commission; and

WHEREAS, taking into consideration the above recommendations, the commission finds that such rezoning is consistent with the overall comprehensive zoning ordinance and orderly development of the County of Nassau, Florida;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

Section 1: Property Rezoned-The real property described in Section 2 is rezoned and reclassified from O.R. to R.S.-2 as defined and classified under the Zoning Ordinance, Nassau County, Florida.

Section 2: Owner and Description: The land rezoned by this ordinance is owned by TRUSTY-HULSLANDER DEVELOPMENT CORP., and is described as follows:

See Appendix "A" attached hereto and made a part hereof by specific reference.

Section 3: Effective Date-This ordinance shall become effective upon being signed by the Chairman of the Board of County Commissioners, Nassau County, Florida.

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APPENDIX "A"

A parcel of land being a part of Sections 43 and 48, Township 3 North, Range 28 East, Nassau County, Florida and being more particularly described as follows:

Commence for a Point of Reference at the corner common to Sections 43, 44, 48 and 49, Township 3 North, Range 28 East; thence South $75^{\circ}50'40''$ East along the Northerly line of said Section 49, a distance of 514.67 feet to the Point of Beginning; thence continue South $75^{\circ}50'40''$ East, along said Northerly line 926.98 feet; thence North $8^{\circ}11'40''$ West, 941.15 feet; thence North $32^{\circ}26'$ East, 1598.90 feet; thence South $89^{\circ}48'$ East, 924.05 feet; thence North $7^{\circ}48'50''$ East, 150.0 feet; thence South $89^{\circ}48'$ East, 150 feet to the Westerly right-of-way line of State Road S-107 (a 100-foot R/W as now established); thence North $7^{\circ}48'50''$ East, along said right-of-way line 750.2 feet to the point of curve of a curve to the left, having a radius of 586.62 feet; thence along the arc of said curve a chord distance of 405.55 feet on a bearing of North $12^{\circ}24'29''$ West to the point of tangent of said curve; thence North $32^{\circ}37'48''$ West, 1112.49 feet to the point of curve of a curve to the left, having a radius of 666.20 feet; thence along the arc of said curve a chord distance of 624.05 feet on a bearing of North $60^{\circ}31'15''$ West along said right-of-way line 720 feet, more or less to the Easterly line of lands described in Official Records Book 159, page 681 of the Public Records of Nassau County; thence South $6^{\circ}58'20''$ West along said Easterly line 184.4 feet; thence North $89^{\circ}11'40''$ West, 237.12 feet; thence North $1^{\circ}47'45''$ East, 203 feet to the Southerly right-of-way line of said State Road S-107; thence North $88^{\circ}31'15''$ West along said right-of-way line 325 feet, more or less to the Easterly right-of-way line of Lofton-Chester Road (a 66-foot R/W as now established) thence South $7^{\circ}29'05''$ West along said Easterly right-of-way line 340 feet, more or less to a point; thence South $82^{\circ}30'55''$ East, 290.5 feet; thence South $7^{\circ}29'05''$ West, 3709.2 feet; thence South $7^{\circ}10'05''$ West, 583.52 feet to the Point of Beginning.

The above described parcel of land being subject to a lateral ditch as described in Deed Book 196, page 229 of the Public Records of Nassau County, Florida.

Containing 173.2 Acres, more or less.