

ORDINANCE NO. 75- 58

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, DAVID MITCHELL 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 MOBILE HOME (R.M.H) 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 OPEN RURAL (O.R.) to RESIDENTIAL MOBILE HOME (R.M.H.) 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 DAVID MITCHELL 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.

APPENDIX "A"

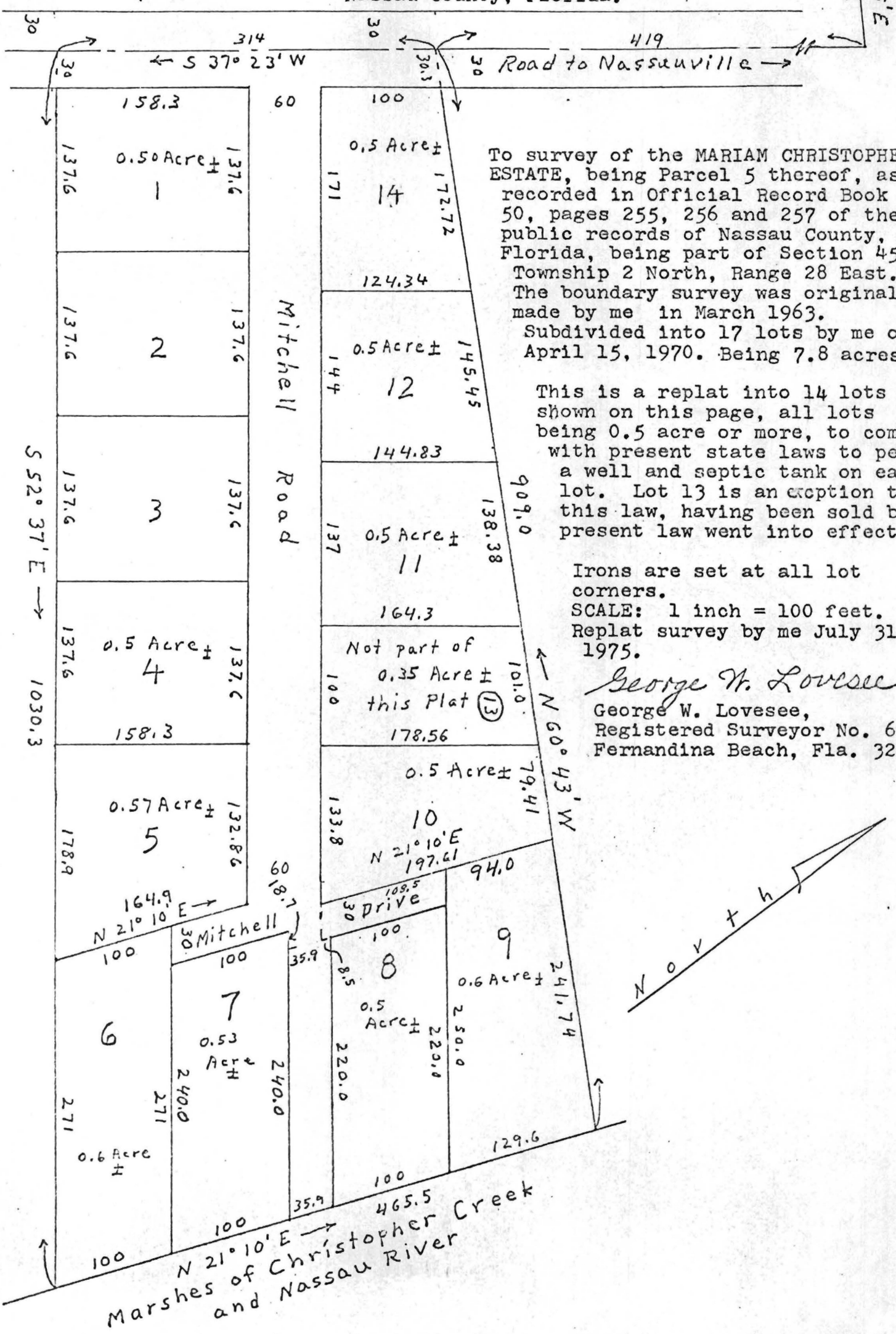
Parcel 5 of the THOMAS & MARIAM CHRISTOPHER ESTATE, Nassauville, Florida

All of that certain piece or parcel of land situate, lying and being in the John Christopher Grant, Section 45, Township 2 North, Range 28 East, Nassau County, Florida, being part of the Christopher Estate as described in Deed Book A-6, page 187 of the Public Records of Nassau County, and being further described by metes and bounds as follows:

Beginning at the westerly most corner of Lot 13 of CHRISTOPHER CREEK ESTATES Subdivision as recorded in Plat Book 3, page 11 of said Public Records of Nassau County, thence go South 54 degrees 15 minutes East for 739.7 feet to the Northwest corner of said Christopher Estate; thence go South 37 degrees 23 minutes West, along northwesterly line of said Estate, for 419 feet to the Point of Beginning; thence continue South 37 degrees 23 minutes West, along northwesterly line of said Estate, for 314 feet; thence go South 52 degrees 37 minutes East for 1030.3 feet to the marshes of Christopher Creek; thence North 21 degrees 10 minutes East, along said marsh land and the southeasterly line of said Christopher Estate for 465.5 feet; thence go North 60 degrees 43 minutes West for 909 feet to the Point of Beginning. The northwesterly 30 feet of this land is reserved for road purposes for right of egress and ingress and for the use of the public. This parcel of land contains 7.8 acres not including the road right of way of 30 feet, and is further known as parcel 5 according to a plat attached hereto.

Westerly most corner of Lot 13 of Christopher Creek Estates, see Plat Book 3, page 11, public records of Nassau County, Florida.

← To Holly Point



To survey of the MARIAM CHRISTOPHER ESTATE, being Parcel 5 thereof, as recorded in Official Record Book 50, pages 255, 256 and 257 of the public records of Nassau County, Florida, being part of Section 45, Township 2 North, Range 28 East. The boundary survey was originally made by me in March 1963. Subdivided into 17 lots by me on April 15, 1970. Being 7.8 acres.

This is a replat into 14 lots as shown on this page, all lots being 0.5 acre or more, to comply with present state laws to permit a well and septic tank on each lot. Lot 13 is an exception to this law, having been sold before present law went into effect.

Irons are set at all lot corners.
SCALE: 1 inch = 100 feet.
Replat survey by me July 31, 1975.

George W. Lovesee
George W. Lovesee,
Registered Surveyor No. 627,
Fernandina Beach, Fla. 32034.

