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ORDINANCE NO. 81-3

AMENDMENT TO ORDINANCE NO. 74-33

WHEREAS, on the 9th 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, Thomas E. Dowd, the owner(s) 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 to Commercial Intensive; 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 to Commercial Intensive 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 Thomas E. Dowd 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 of Nassau County, Florida.

ADOPTED this 27th day of January, 1981.

AMENDMENT NO. _____
TO
ORDINANCE NO. 74-33

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

Attest: T. J. Greeson
T. J. GREESON
Its: Ex-Officio Clerk

By: John F. Armstrong
JOHN F. ARMSTRONG
Its: Chairman

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All of that certain lot, piece or parcel of land situate, lying and being in the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), Township Four (4) North, Range Twenty-four (24) East, County of Nassau and State of Florida, and more particularly described by metes and bounds as follows:

For a Point of Reference start at the Southwest corner of the said Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence North Eighty-seven (87) degrees, Twenty-four (24) minutes East along the South line of said Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) a distance of Five Hundred Eighty-nine (589) feet to a point of the Easterly right-of-way line of the Atlantic Coast Line Railroad (Two Hundred (200) foot right-of-way), thence North Thirty-one (31) degrees, Three (03) minutes West along the said right-of-way line of said Railroad a distance of Four Hundred (400) feet to the POINT OF BEGINNING; thence North Thirty-one (31) degrees, Three (03) minutes West along the said right-of-way line of said Railroad a distance of Five Hundred (500) feet to a point, thence North Eighty-seven (87) degrees, Twenty-four (24) minutes, East a distance of Six Hundred Seventy-three and Sixty-seven Hundredths (673.67) feet to a point on the Westerly right-of-way line of U. S. Highway Number One (1) (Kings Road, a Two Hundred (200) foot right-of-way), thence South Thirty-one (31) degrees, Three (03) minutes East along said right-of-way line of said Highway a distance of Five Hundred (500) feet to a point, thence South Eighty-seven (87) degrees, Twenty-four (24) minutes West a distance of Six Hundred Seventy-three and Sixty-seven Hundredths (673.67) feet to a point of beginning.

Appendix "A"