

ORDINANCE NO. 82-5

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, WILLIAM F. SHEFFIELD, FITZHUGH POWELL & HARRY BLACKMON, the owner(s) of the real property described in this ordinance, have applied to the Board of County Commissioners for a rezoning and reclassification of that property from Open Rural (OR) to Residential General - 2 (RG-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 Open Rural (OR) to Residential General-2 (RG-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 WILLIAM F. SHEFFIELD, FITZHUGH POWELL & HARRY BLACKMON, 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 27<sup>th</sup> day of July, 1982.

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 By: Douglas Hodges  
T. J. Greeson Douglas Hodges  
Its: Ex-Officio Clerk Its: Chairman

Exhibit "A"

K-82-2  
SHEFFIELD

All those certain lots, pieces or parcels of land, situate, lying, and being in Section Forty-two (42) , Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida, and being a part of the land described in Official Records Book 286, pages 487, 488, & 489 of the public records of said Nassau County, and being more particularly described by metes and bounds as follows:

From the Point of Commence<sup>ment</sup> midway between the Southwesterly and the Southeasterly corners of Lot Seven (7), East Yulee Subdivision, Plat Book 2, page 29 of said public records; thence North Five (5) degrees, Six (06) minutes, Forty-three (43) seconds East, One Hundred Twenty-four and Forty-seven Hundredths (124.47) feet along the Westerly side of the Easterly half of said Lot Seven (7) to a point on a curve on the new Southerly right of way line of State Road No. 200 ; thence Easterly along a curve to the right and along the new Southerly right of way line of State Road No. 200, Three Hundred Sixteen and Fifteen Hundredths (316.15) feet, said curve having a radius of Twenty-two Thousand, Eight Hundred Sixty-four and Thirty-one Hundredths (22,864.31) feet and a chord whose bearing and length are South Eighty-four (84) degrees, Nineteen (19) minutes, Twenty-seven (27) seconds East and Three Hundred Sixteen and Fifteen Hundredths (316.15) feet; thence South Two (2) degrees, Seventeen (17) minutes, Five (05) seconds West, Two Hundred Thirty-six and Twenty-nine Hundredths (236.29) feet along the Westerly right of way line of a Sixty (60.0) foot County Road to an angle point in said right of way line; thence continue along said right of way line South One (1) degree, Nine (09) minutes, Forty-seven (47) seconds East, Six Hundred Fifty-nine and Thirty-eight Hundredths (659.38) feet; thence North Eighty-nine (89) degrees, Thirty-four (34) minutes, Two (02) seconds West, Thirty-two and Thirty-two Hundredths (32.32) feet to a point on the Easterly right of way line of an abandoned right of way of the Fernandina and Jacksonville Railroad; thence South Five (5) degrees, Forty-nine (49) minutes, Fourteen (14) seconds West, Three Hundred Eighty-three (383.0) feet along said Easterly right of way line of said abandoned R.R. right of way; thence North Eighty-nine (89) degrees, Fifty (50) minutes, Sixteen (16) seconds East, One Hundred Thirty-seven and Sixty-seven Hundredths (137.67) feet; thence North One (1) degree, One (01) minutes, Thirteen (13) seconds West, Forty-nine and Ninety-nine Hundredths (49.99) feet; thence North Eighty-eight (88) degrees, Forty (40) minutes, Fifty-nine (59) seconds East, Four Hundred Six and Thirty-six Hundredths (406.36) feet to a point on the Easterly right of way line of a abandoned right of way of the AT and T Company; thence South Thirteen (13) degrees, Four (04) minutes, Fifty-seven (57) seconds East, Seven Hundred Fifty-three and Fifty-seven Hundredths ( 753.57) feet along said Easterly right of way line of said AT and T right of way to a Point of Beginning.

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From the Point of Beginning continue South Thirteen (13) degrees, Four (04) minutes, Fifty Seven (57) seconds East, Five Hundred (500) feet along said Easterly right of way line of said AT and T right of way , thence South Eighty one (81) degrees, Forty two (42) minutes West, Nine Hundred Sixty-nine and Fifty-three Hundredths (969.53) feet along the Southerly side of a vacated Thirty (30) foot strip of previously dedicateed right of way for Stevens Road, to a point on the Easterly right of way line of U.S. Highway No. 17; thence North Eight (8) degrees, Fifteen (15) minutes, Fifty-five (55) seconds West, Five Hundred (500) feet along the Easterly right of way line of U.S. Highway No. 17, thence North Eighty-one (81) degrees, Forty-two (42) minutes East, Nine Hundred and Fifty (950) feet to the Point of Beginning.

Said lands contain Eleven (11) acres, more or less.