

ORDINANCE NO.: 86-7

AMENDMENT TO ORDINANCE NO. 83-19

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida, and

WHEREAS, Henry P. & Viola F. Kelly 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 Commercial General (CG) and Open Rural (OR) to Residential Mobile Home (RMH); 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 rezoning and reclassified from Commercial General (CG) and Open Rural (OR) to Residential Mobile Home (RMH) 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 Henry P. & Viola F. Kelly and is described as follows:

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

See Also Exhibit "B" attached hereto

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 28th day of January, 1986.

AMENDMENT NO. _____
TO
ORDINANCE NO. 83-19

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: James E. Testone
JAMES E. TESTONE
Its: Chairman

EXHIBIT "A"

532

All that certain lot, piece, or parcel of land situate, lying and being in Section Thirty-seven (37), Township Three (3) North, Range Twenty-four (24) East, Nassau County, Florida, and being part of the land described in Official Records Book 325, Page 681 of the public records of said Nassau County, and being more particularly described by metes and bounds as follows:

From the Point of Reference at the Northeast corner of said Section; run South Zero (00) degrees, Twenty-four (24) minutes, Forty (40) seconds West along the East line of said Section One Thousand One Hundred Seventy-Nine and Sixty-five Hundredths (1179.65) feet to an iron on the southerly right of way line of a graded road; thence South Zero (00) degrees, Nine (09) minutes, Ten (10) seconds East continuing along the East line of said Section, Two Hundred Seventy-four (274.00) feet to the Point of Beginning; thence continue the same Seven Hundred Forty-one and Ten Hundredths (741.10) feet; thence North Thirty-two (32) degrees, Fifty-two (52) minutes, Forty-five (45) seconds West Nine Hundred Thirty-two and Ninety-five Hundredths (932.95) feet; thence North Fifty-seven (57) degrees, Seven (07) minutes, Fifteen (15) seconds East Two Hundred (200.00) feet; thence South Sixty-five (65) degrees, Fifty (50) minutes, Nine (09) seconds East Three Hundred Sixty-eight and Eighty-five Hundredths (368.85) feet to the Point of Beginning.

Along with that certain Easement described as follows:

All those certain lots, pieces, or parcels of land situate, lying, and being in Section 37, Township 3 North, Range 24 East, Nassau County, Florida, and being part of the land described in Official Records Book 325, Page 681 of the public records of said Nassau County, and being more particularly described by metes and bounds as follows:

From the Point of Reference at the northeast corner of said Section; run South 0 degrees 24 minutes 40 seconds West along the east line of said Section, 1179.65 feet to the Point of Beginning and to an iron on the southerly right of way line of a graded road; thence South 0 degrees 09 minutes 10 seconds East continuing along the east line of said Section, 274.00 feet; thence North 65 degrees 50 minutes 09 seconds West 32.92 feet; thence North 0 degrees 09 minutes 10 seconds West 262.79 feet to a point on said southerly right of way line; thence South 85 degrees 40 minutes 50 seconds East 30.09 feet along said southerly right of way line to the Point of Beginning.

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Prepared by: Gerald R. Hall 533
Attorney at Law
333 East Bay Street
Jacksonville, Florida
32207

Exhibit B

WARRANTY DEED

THIS INDENTURE made this 16th day of February
1984, between Wayne York, Betty R. York and Norma E. Palfalvy
Holland, 709 Amelia Drive, Fernandina Beach, County of Nassau, State
of Florida, parties of the first part, and Henry Pat Kelly and Virginia
E. Kelly, his wife, Callahan, County of Nassau, State of Florida,
parties of the second part;

WITNESSETH, that the said parties of the first part,
for and in consideration of the sum of Thirty-seven Thousand (\$37,000)
Dollars, to us in hand paid by the said parties of the second part,
the receipt of which is hereby acknowledged, have granted, bargained
and sold to said parties of the second part, their heirs and assigns
forever, the following described land, situate, lying and being in
the County of Nassau, State of Florida, to-wit:

A PORTION OF THE WILLIAM SPARKMAN GRANT, SECTION 37, TOWNSHIP 3 NORTH,
RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

Said portion being more particularly described as follows: For a
point of reference commence at a point where the Easterly line of
Section 37 aforementioned, intersects with the Florida Department
of Transportation survey line for State Road No. 15, U. S. Highway No.
1 (a 150.0' foot R/W); and run in a Northerly direction along the
arc of a curve concave to the Northeasterly, having a radius of
2864.93' feet, an arc distance of 248.78' feet to the point of
tangency (the aforementioned arc has a chord distance of 248.70' feet
that bears North 35°-22'-06" West); run thence North 57°-07'-14" East
a distance of 100.0' feet to the Easterly right-of-way line of said
Highway; run thence North 32°-52'-46" West along said right-of-way,
a distance of 213.60' feet to the POINT OF BEGINNING.

From the point of beginning thus described, continue North 32°-52'-46"
West along said right-of-way, a distance of 898.35' feet; run thence
North 57°-07'-14" East, a distance of 137.50' feet; run thence South
32°-52'-46" East, a distance of 100.0' feet; run thence North 57°-07'-14"
East, a distance of 158.0' feet; run thence South 32°-52'-46" East, a
distance of 658.10 feet to the Easterly line of Section 37 aforementioned
run thence South 0°-10'-45" East along said Easterly line, a distance
of 185.04' feet; run thence South 61°-38' West, a distance of 196.0'
feet to the POINT OF BEGINNING.

The portion of land thus described contains 5.620 acres, more or less.