

ORDINANCE NO. 90 - 14
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

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, MS. LOUISE W. GRIFFIS, and MR. DWIGHT GRIFFIS, and MR. RICHARD GRIFFIS, owners of the real property described in this Ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) to RESIDENTIAL SINGLE FAMILY - 1 (RS-1).

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, and the specific area;

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 SINGLE FAMILY -1 (RS-1), 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 MS. LOUISE W. GRIFFIS, and MR. DWIGHT GRIFFIS, and MR. RICHARD GRIFFIS, and is described as follows:

See Exhibit "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 26th day of JUNE, 1990.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST: [Signature]
T.J. GREESON
Its: Ex-Officio Clerk

BY: [Signature]
~~JIMMY L. HIGGINBOTHAM~~ Tom BRANNAN
Its: Chairman
VICT. CHAIRMAN

A PORTION OF THE NORTH 4,081.50' Feet OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

Said portion being more particularly described as follows: BEGIN at the Southeast corner of Oak Hill Estates, Unit Two, according to Plat recorded in the public records of Nassau County, Florida in Plat Book 5, Page 134; and run North $0^{\circ}-34'-32''$ East along the Easterly line of said Oak Hill Estates, Unit Two, a distance of 980.0' Feet; run thence North $15^{\circ}-59'-19''$ West continuing along said Easterly line, a distance of 812.77' Feet to the Northerly line of said Oak Hill Estates; run thence South $82^{\circ}-25'-08''$ West along said Northerly line, a distance of 277.64' Feet; run thence North $7^{\circ}-34'-52''$ West, a distance of 76.39' Feet; run thence South $89^{\circ}-25'-28''$ West along said Northerly line, a distance of 611.85' Feet; run thence South $1^{\circ}-47'-46''$ East, a distance of 11.40' Feet; run thence South $89^{\circ}-25'-28''$ West along said Northerly line, a distance of 730.0' Feet; run thence South $1^{\circ}-47'-46''$ East, a distance of 104.10' Feet; run thence South $89^{\circ}-25'-28''$ West along said Northerly line, a distance of 60.01' Feet to the beginning of a curve concave to the Northwesterly, having a radius of 30.0' Feet; run thence in a Southwesterly direction along the arc of said curve, passing thru a central angle of $91^{\circ}-13'-14''$, an arc distance of 47.76' Feet (the ^{to the point of tangency} aforementioned arc has a chord distance of 42.88' Feet that bears South $43^{\circ}-48'-51''$ West); run thence South $89^{\circ}-25'-28''$ West continuing along said Northerly line, a distance of 126.51' Feet; run thence South $1^{\circ}-47'-46''$ East, a distance of 340.17' Feet; run thence South $88^{\circ}-09'-13''$ West along said Northerly line, a distance of 134.74' Feet; run thence South $89^{\circ}-25'-28''$ West, a distance of 1,250.0' Feet to the West line of Section 31 aforementioned; run thence North $1^{\circ}-47'-46''$ West along said West line, a distance of 2,131.50' Feet to the North line of said Section 31; run thence North $89^{\circ}-25'-28''$ East along said North line, a distance of 3,964.53' Feet; run thence South $1^{\circ}-01'-59''$ East, a distance of 1,347.52' Feet to the Northwest corner of Willow Branch Acres, according to Plat recorded in the public records of said county, in Plat Book 4, Page 58; run thence along the West line of said Willow Branch Acres the following courses; South $18^{\circ}-23'-46''$ West, a distance of 417.0' Feet; South $50^{\circ}-48'$ East, a distance of 170.0' Feet; South $34^{\circ}-48'$ East, a distance of 200.0' Feet; South $12^{\circ}-48'$ East, a distance of 704.67' Feet to the Centerline of Willow Branch Drive (a 60.0' Foot R/W), said point being on a curve concave to the Southerly, having a radius of 1,179.09' Feet; run thence in a Southwesterly direction along the arc of said curve, passing thru a central angle of $2^{\circ}-35'-57''$, an arc distance of 53.49' Feet to the point of tangency (the aforementioned arc has a chord distance of 53.48' Feet that bears South $75^{\circ}-54'-21''$ West); South $74^{\circ}-36'-23''$ West, a distance of 25.0' Feet; South $9^{\circ}-00'$ East, a distance of 492.76' Feet to the Northwest corner of Lot 49, Oak Hill Estates, Unit One, according to plat recorded in said public records in Plat Book 5, Pages 90 and 91; run thence South $0^{\circ}-34'-32''$ East along the West line of said Lot 49, a distance of 236.81' Feet to a point on the North line of said Oak Hill Estates, Unit One; run thence South $89^{\circ}-25'-28''$ West along said North line, a distance of 750.0' Feet to the Point of Beginning.

W. H. Orrell
PLS No. 1558

THE PORTION OF LAND THUS DESCRIBED CONTAINS 194.76 AC. MORE OR LESS.