

ORDINANCE NO. 95 - 6
AMENDMENT TO ORDINANCE NO. 91-04
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of January, 1991, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 91-04, an Ordinance enacting and establishing the Comprehensive Land Use Plan and the Future Land Use Map for the unincorporated portion of Nassau County, Florida, and

WHEREAS, **GILMAN INVESTMENT COMPANY**, owner of the real property described in this Ordinance has applied to the Board of County Commissioners to reclassify a site from AGRICULTURAL to AGRICULTURAL WITH A LIMITED DEVELOPMENT OVERLAY on the Future Land Use Map of Nassau County; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice and public hearing had considered the application and recommended transmittal of the proposed amendment to the Department of Community Affairs; and

WHEREAS, the Board of County Commissioners held a transmittal hearing on November 28, 1994, and transmitted the amendment to the Department of Community Affairs; and

WHEREAS, the Board of County Commissioners has received a letter from the Department of Community Affairs which waived the Objections, Recommendations and Comments report; and

WHEREAS, the Board of County Commissions finds that the amendment to the Future Land Use Map and reclassification is consistent with the overall Comprehensive Land Use Plan 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 RECLASSIFIED: The real property described in Section 2 is reclassified from AGRICULTURAL to AGRICULTURAL WITH A LIMITED DEVELOPMENT OVERLAY on the Future Land Use Map of Nassau County.

SECTION 2: OWNER AND DESCRIPTION: The land reclassified by this ordinance is owned by **GILMAN INVESTMENT COMPANY**, and is described as follows:

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

SECTION 3: The objections and recommendations of the Department of Community Affairs have been waived by the Department.

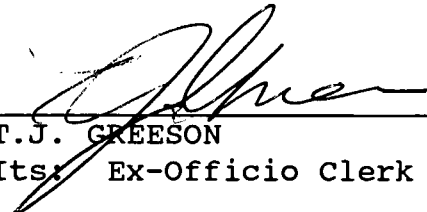
SECTION 4: EFFECTIVE DATE: The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission find the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2740 Centerview Drive, Tallahassee, FL, 32399-2100.

ADOPTED this 27th day of February, 1995.

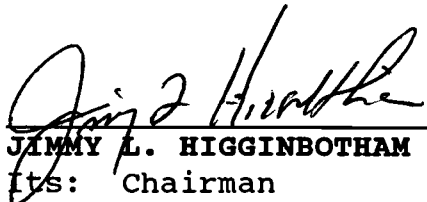
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST:


T.J. GREESON
Its: Ex-Officio Clerk

BY:


JIMMY L. HIGGINBOTHAM
Its: Chairman

Approved as to form by the
Nassau County Attorney


MICHAEL S. MULLIN

6/b:c-plan8.ord

EXHIBIT "A"

All those certain lots, parcels and tracts of land situate, lying and being in Nassau County, Florida, more particularly described as follows:

Lands in Township 4 North, Range 25 East:

Lots One (1), Two (2), Three (3), Four (4), and Five (5), the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Four (4) North, Range Twenty-Five (25) East.

Lots One (1) and Two (2) and the West Half (W1/2) of Section Twenty-five (25), Township Four (4) North, Range Twenty-five (25) East.

The East Half (E 1/2) of East Half (E 1/2) of Section Twenty-six (26), Township Four (4) North, Range Twenty-Five (25) East.

All of Section Forty-Four (44), Township Four (4) North, Range Twenty-five (25) East, being all of Spanish Grant to Z. Kingsley, Wm. Hobkirk and Robert Hutchinson.

All of Section Forty-Five (45) (or the Spanish Grant to Henry Young) in Township Four (4) North, Range Twenty-Five (25) East except Fifty-Two (52) acres owned by Sherman Campbell, said 52 acres so excepted being described as follows: Beginning at a point on the South Bank of the St. Marys River where the line between Section 45 and Section 46 meets the South Bank of said river; thence southeasterly on said dividing line 20 chains, more or less, to the Southwest corner of said Section 45, thence easterly along the South line of said Section 45 a distance of 1641 feet, more or less, to a point; thence northeasterly on a line parallel with the easterly line of said Section 46 a distance of 20 chains, more or less, to the South bank of St. Marys River; thence westerly along the South bank of said river to the point of beginning, containing 52 acres, all in Township 4 North, Range 25 East, in Nassau County, Florida.

Lands in Township 4 North, Range 26 East:

All of Fractional Section 29, Township 4 North, Range 26 East.

Lot 1 of Section 31, Township 4 North, Range 26 East, including SE 1/4 of SE 1/4 and all land in said Section that lies East of Little St. Marys River.

Lots 1, 2, 3 and 4 W 1/2 of NE 1/4, NW 1/4 of SE 1/4, NE 1/4 of SW 1/4, and the W 1/2 of NE 1/4 of SE 1/4; The SE 1/4 of NE 1/4 and E 1/2 of NE 1/4 of SE 1/4, excepting however that certain parcel of land known as Wingate Cemetery, containing one (1) acre of land, and reserved by deed recorded in Deed Book 185, Page 463; Lands described as follows: Beginning at the Northeast corner of the South half of the Southwest quarter of Section Thirty-Two (32), Township Four (4) North, Range Twenty-Six (26) East, which is the point of beginning of the land herein conveyed, thence

running West for a distance of Seventeen Hundred Eighty-Five (1785) feet, thence running South Three Hundred Fifteen (315) feet, thence running East Eleven Hundred and Ninety-Six (1196) feet, thence running South Five Hundred and Nine (509) feet, thence running East Five Hundred Thirty-Three (533) feet, thence running North Eight Hundred Forty (840) feet to point of beginning of land herein conveyed and being in Section Thirty-Two (32), Township Four (4) North, Range Twenty-Six (26) East, and containing 19.68 acres, more or less.

That part of Section 33 and 34, Township 4 North, Range 26 East, described as: Beginning at the Southwest corner of said Section 33; thence North 89 degrees 19 minutes 50 seconds East, along the South line of said Section 33, a distance of 9.917 chains to the Northwesterly line of County Road (Owens cut off road) a 40 foot right-of-way; thence North 49 degrees 01 minutes 10 seconds East, along said Northwesterly line, a distance of 111.792 chains to the Southerly line of Section 41, Township 4 North, Range 26 East; Thence North 66 degrees, 29 minutes 10 seconds West, and along said Southerly line a distance of 43.088 chains to the Easterly line of Section 42, Township 4 North, Range 26 East; Thence South 24 degrees 51 minutes 00 seconds West, and along said Easterly line, a distance of 46.953 chains to the most Southerly corner of said Section 42; thence North 50 degrees 39 minutes 40 seconds West, and along the Westerly line of said Section 42, a distance of 44.600 chains to the Northwest corner of said Section 33; thence South 0 degrees, 25 minutes 50 seconds West, along the West line of said Section 33, a distance of 76.286 chains to the Southwest corner of the said Section 33 at the point of beginning; as said parcel is shown on the survey made by John C. Garner, Registered Land Surveyor No. 1170, dated April and May, 1962, attached to deed to grantor recorded in Official Records Book 32, Pages 165-166, of the public records of Nassau County, Florida.

All of Section 40, Township 4 North, Range 26 East, known as John Frazier Grant, and is known as "Roundabout".

All of Section 42, Township 4 North, Range 26 East, known as the Henry Young Grant.

All of Section Forty-Three (43), Township Four (4) North, Range Twenty-Six (26) East, being all of Spanish Grant to Z. Kingsley, Wm. Hobkirk and Robert Hutchinson.

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FILED & RECORDED IN
RECORDS OF NASSAU COUNTY
FLORIDA

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J. H. ...
CLERK OF COUNTY
NASSAU COUNTY, FLORIDA