

ORDINANCE NO. 95 - 12
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 23rd 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, the DONALD L. MURPHY, JR., and CYNTHIA LEE MURPHY, 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 RESIDENTIAL SINGLE FAMILY - 1 (RS-1) to COMMERCIAL, NEIGHBORHOOD (CN); 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 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 REZONED: The real property described in Section 2 is rezoned and reclassified from RESIDENTIAL SINGLE FAMILY - 1 (RS-1) to COMMERCIAL, NEIGHBORHOOD (CN), 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 DONALD L. MURPHY, JR., and CYNTHIA LEE MURPHY, 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, 1995.

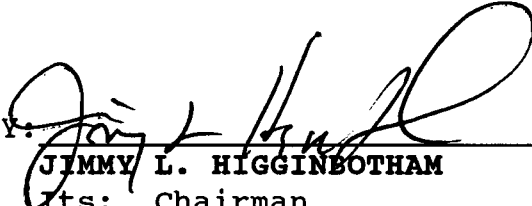
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST:

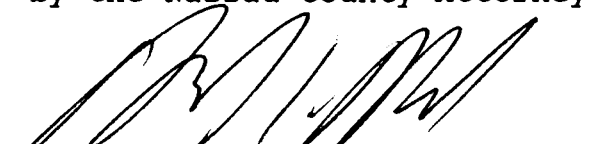


T.J. GREESON
Its: Ex-Officio Clerk

BY: 

JIMMY L. HIGGINBOTHAM
Its: Chairman

Approved as to Form
by the Nassau County Attorney



MICHAEL S. MULLIN

EXHIBIT "A"

A portion of the North 1/2 of Lot 13, a Subdivision of a portion of Section 15, Township 2 North, Range 28 East, Nassau County, Florida, according to Plat recorded in the public records of said county, in Deed Book "Y", Page 128.

Said portion being more particularly described as follows: For a point of reference commence at the Southeast corner of Lot 13 aforementioned; and Run North 04 Degrees 03 Minutes 40 Seconds West along the East line of said lot a distance of 476.85 feet to the Southeast corner of the North 1/2 of Lot 13 aforementioned; run thence South 65 Degrees 13 Minutes 40 Seconds West along the Southerly line of said North 1/2 a distance of 472.30 feet to the Point of Beginning.

From the Point of Beginning thus described continue South 65 Degrees 13 Minutes 40 Seconds West along said Southerly line a distance of 209.60 feet to a point where said line is intersected by the Easterly right of way line of State Road No. 105, A1A, (having a right of way of 200.00 feet); Thence North 18 Degrees 04 Minutes 40 Seconds West along said right of way a distance of 116.00 feet; run thence North 62 Degrees 34 Minutes 40 Seconds East a distance of 205.08 feet; run thence South 20 Degrees 44 Minutes 30 seconds East a distance of 125.00 feet to the Point of Beginning.

This being the same land described in Official records Book 284, Page 254, of Nassau County, Florida.

EXHIBIT "A"

LEGAL DESCRIPTION 2403-204

A PORTION OF THE NORTH 1/2 OF LOT 13, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN DEED BOOK "Y", PAGE 129.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 13 AFORESAID; AND RUN NORTH 04 DEGREES 03 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 476.95 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 13 AFORESAID; RUN THENCE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID NORTH 1/2 A DISTANCE OF 472.30 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 209.60 FEET TO A POINT WHERE SAID LINE IS INTERSECTED BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105, A-1-A, (HAVING A RIGHT OF WAY OF 200.00 FEET); THENCE NORTH 18 DEGREES 04 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 116.00 FEET; RUN THENCE NORTH 62 DEGREES 34 MINUTES 40 SECONDS EAST A DISTANCE OF 205.08 FEET; RUN THENCE SOUTH 20 DEGREES 44 MINUTES 30 SECONDS EAST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME LAND DESCRIBED IN OFFICIAL RECORDS BOOK 284, PAGE 254, OF SAID NASSAU COUNTY, FLORIDA.