

ORDINANCE NO. 98-30
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, **Lighthouse Tabernacle Apostolic Faith, a/k/a United Pentacostal Church, and Bo Song Chung and Pauline C. Chung**, the 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 GENERAL - 1 (RG-1) to COMMERCIAL INTENSIVE (CI); 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 GENERAL - 1 (RG-1) to COMMERCIAL INTENSIVE (CI) 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 **Lighthouse Tabernacle Apostolic Faith, a/k/a United Pentacostal Church, and Bo Song Chung and Pauline C. Chung**, 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 28th day of September, 1998.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

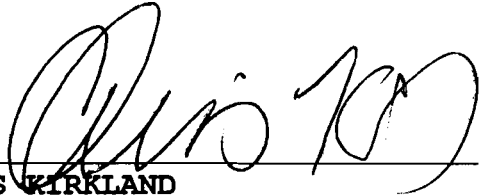
BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST:



J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

BY:



CHRIS KIRKLAND
Its: Chairman

Approved as to Form
by the Nassau County Attorney

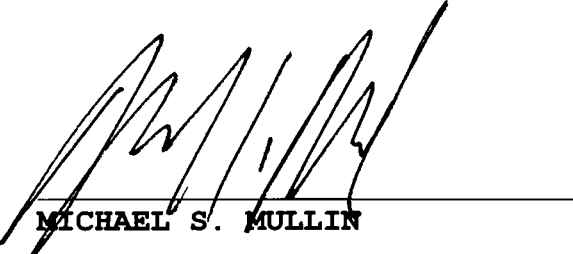

MICHAEL S. MULLIN

EXHIBIT "A"

PARCEL ONE

All of Lot Numbered Three (3) according to the official plat of the Susan Cashen Grant of Section Thirty (30), Township Three (3) North, Range Twenty Eight (28) East, Nassau County, Florida. Containing Ten (10) Acres more or less.

Being the same or identical lands as described in that certain deed from Wycliff Yulee and Wife, to Alex Verdier, dated February 23, 1911, and recorded in Deed Book 13 at Page 66 of the Public Records of Nassau County, Florida. And also being the same lands as described in that certain Deed dated the 15th day of June, 1931, from H.D. Lohman and Ophelia Lohman, his wife, to Chung Li Sing, recorded in Deed Book 78 at Page 71 of the Public Records of Nassau County, Florida.

PARCEL TWO

All those certain lots, pieces or parcels of land, situate, lying and being in the City of Fernandina Beach (formerly City of Fernandina) County of Nassau and State of Florida, and being more particularly described on and according to the official plat of said City of Fernandina (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots Numbered Twenty Four (24) and Twenty Five (25),
in Block Numbered Two Hundred Sixty Nine (269) of
said city.

West one half ($\frac{1}{2}$) of Lot Number Eight (8) of Block Two Hundred Nine (209), situate, lying and adjoining the City of Fernandina Beach, Nassau County, Florida, as shown upon the official plat of the City of Fernandina, now the City of Fernandina Beach, County of Nassau, State Florida (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town and Improvement Company in 1887 and 1901), said lots further described as follows: Said lot being a part of Block 209, said Block 209 being bounded on the North by Olive Street, on the West by 10th Street, and on the East by 11th Street.

Subject to certain rights reserved unto the State of Florida, the title to one-half of all petroleum and petroleum products and title to an undivided three-fourths of all other minerals which may be found on or under said land, together with the privilege outside any municipality, this date, to explore for and mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under said lands inside any municipality, this date, only with the consent of surface owners. All fissionable material is reserved.

Lot 3 EX RW OR 120/53 O in OR 113/794 & PT of 264/82 Sub of Sec 30 PB 1/5, Public Records of Nassau County, Florida.

BOOK 113 PAGE 794

This Indenture, Made this 4 day of August, A. D. 1971.

Between CHUNG MUN LAN HING (Widow) of the City of Jacksonville

of the County of Duval and State of Florida party of the first part, and BO SONG CHUNG and TERESA L. CHUNG, his wife, whose mailing address is 320 South Wheeling Way, City of Aurora,

of the County of Adams and State of Colorado

parties of the second part. Witnesseth, that the said party of the first part, for and in consideration of the sum of - - TEN AND NO/100 (\$10.00) - - - Dollars, and other good and valuable considerations to her in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Nassau and State of Florida, more particularly described as follows:

PARCEL ONE

All of Lot Numbered THREE (3), according to the official plat of the Susan Cashen Grant or Section THIRTY (30), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida. Containing ten (10) Acres More or less.

Being the same or identical lands as described in that certain deed from Wycliff Yulee and Wife, to Alex Verdier, dated February 23, 1911, and recorded in Deed Book 13 at Page 66 of the Public Records of Nassau County, Florida. And also being the same lands as described in that Certain Deed dated the 15th day of June, 1931, from H.D. Lohman and Ophelia Lohman, his wife, to Chung Li Sing, recorded in Deed Book 78 at Page 71 of the Public Records of Nassau County, Florida.

PARCEL TWO

All those certain lots, pieces or parcels or land, situate, lying and being in the City of Fernandina Beach (formerly City of Fernandina) County of Nassau and State of Florida, and being more particularly described on and according to the official plat of said City of Fernandina (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots Numbered TWENTY-FOUR (24) and TWENTY-FIVE (25), in Block Numbered TWO HUNDRED SIXTY-NINE (269) of said City.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said party of the first part does covenant with the said parties of the second part that she is lawfully seized of the said premises, that they are free from all encumbrances except as to 1971 taxes and that she has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

In Witness Whereof, the said party of the first part has hereunto set her

hand and seal the day and year above written.

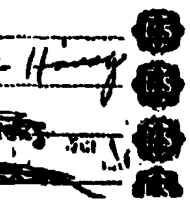
Signed, sealed and delivered in our presence:

Notary Public, State of Florida at Large My commission expires June 28, 1977 Witnesses as to signature of Chung Mun Lan Hing.

Chung Mun Lan Hing

J. S. Weatherly

ATTORNEY AT LAW FERNANDINA BEACH FLORIDA 32034



This Quit-Claim Deed, Executed this 8th day of February . A. D. 1972 . by Nassau County, a political subdivision of the State of Florida

first party, is the Trustees of the United Pentecostal Church and their successors

whose postoffice address is P. O. Box 665, Fernandina Beach, Florida 32034

second party:

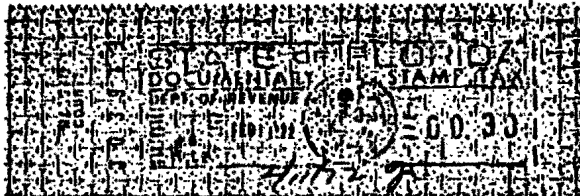
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Nassau State of Florida, to-wit:

West one-half (1/2) of Lot Number Eight (8) of Block Two Hundred Nine (209), situate, lying and adjoining the City of Fernandina Beach, Nassau County, Florida, as shown upon the official plat of the City of Fernandina, now the City of Fernandina Beach, County of Nassau, State Florida (as lithographed and issued by The Florida Railroad Company in 1857 and enlarged, revised, and reissued by The Florida Town and Improvement Company in 1887 and 1901), said lots further described as follows; said lot being a part of Block 209, said Block 209 being bounded on the North by Olive Street, on the West by 10th. Street, and on the East by 11th. Street.

SUBJECT TO CERTAIN RIGHTS reserved unto the State of Florida, the title to one-half of all petroleum and petroleum products and title to an undivided three-fourths of all other minerals which may be found on or under said land, together with the privilege outside any municipality, this date, to explore for and mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under said lands inside any municipality, this date, only with the consent of surface owners. All fissionable material is reserved.

This instrument was prepared by:
D. O. Oxley, Clerk
Circuit Court
P. O. Box 456
Fernandina Beach, Florida 32034



To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Thomas Grace

J. W. Jones
Chairman Board of County Commissioners
Nassau County

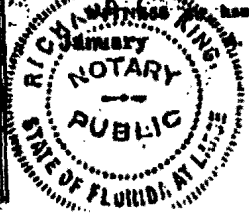
[Signature]



STATE OF FLORIDA,
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared J. W. Jones, Chairman Board of County Commissioners, Nassau County to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 8th day of February, 1972.



3246 FILED AND RECORDED IN OFFICE 1972 FEB 11 PM 1:18 D.O. OXLEY

Notary Public, State of Florida at ... My commission expires Dec. 26, 1975

2000 6000 0001 JK 00 00

PARCEL "A" 113

99

2/11/72

APR 24 1992

8K0655PG0937
OFFICIAL RECORDS

Warranty Deed

THIS INDENTURE, Made this 22nd day of April, A.D. 19 92 BETWEEN
DO SONG CIUNG
73 Oak Grove Place, Fernandina Beach, Florida 32034
of the County of Nassau, State of Florida, party of the first part, and
DO SONG CIUNG and PAULINE C. CIUNG, his wife, whose post office address is
73 Oak Grove Place, Fernandina Beach, Florida 32034

of the County of Nassau, State of Florida, parties of the second part,
WITNESSETH: That the said party of the first part, for and in consideration of the sum of
LOVE AND AFFECTION Dollars,
to him in hand paid by the said parties of the second part, the receipt whereof is hereby acknow-
ledged, has granted, bargained and sold to the 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:

LOT 3 EX RW OR 120/53 O IN OR 113/794 & PT OF 264/82 SUB OF
SEC 30 PD 1/5, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL 0
D.O.G.O.

DEPARTMENT OF TITLE
SEC 2, RECORDS BUREAU
JACKSONVILLE, FLORIDA 32202

PROPERTY APPRAISER'S
I.D. ~~92-01-30-000-0000~~
92-30-2658
582-37-0733
GRANTEE \$\$\$

1 0 7 3 5 7
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PR. 11-APR-24-92
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And the said party of the first part do es hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and
seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Jeannie B. Hurwitz
JEANNE B. HURWITZ
HARRY KATZ, JR.
HARRY KATZ, JR.

Do Song Ciung
DO SONG CIUNG (SEAL)
CLERK OF COURT
NASSAU COUNTY, FLORIDA (SEAL)

9206175

92 APR 24 PM 12:53 (SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL

Y. H. ...
CLERK OF COURT
NASSAU COUNTY, FLORIDA (SEAL)

Before me personally appeared DO SONG CIUNG

who is to me personally known to me as who has have produced valid Florida Driver's License
as identification as the individual described in and who executed the foregoing instrument, and
acknowledged to me before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 22nd day of April
19 92 at Jacksonville County and State aforesaid.

Jeannie B. Hurwitz
JEANNE B. HURWITZ
Notary Public in and for the County and State Aforesaid.
My commission expires: 4-29-94