

ORDINANCE NO. 99 - 21
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, the Board of County Commissioners seeks to reclassify land designated on the Land Use Map from "Industrial" to "Public Buildings and Grounds"; and

WHEREAS, the Board of County Commissioners held a public hearing on June 21, 1999; and

WHEREAS, the property is the property upon which the temporary Courthouse is located at 191 Nassau Place, Yulee, Florida, off of SR 200 (A1A), between the Intra coastal Waterway and Highway 17; and

WHEREAS, the Board of County Commissioners 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 Nassau County, Florida, and the specific area.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida, this 21st day of June, 1999:

1. SECTION 1. PROPERTY RECLASSIFIED. The real property described in Section 2 is reclassified from INDUSTRIAL to PUBLIC BUILDINGS AND GROUNDS on the Future Land Use Map of Nassau County.

2. SECTION 2. OWNER AND DESCRIPTION. The land reclassified by this Ordinance is owned by CREST DEVELOPMENT CORP., and is described as follows:

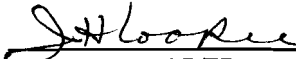
See Exhibit "A" attached hereto and made a part hereof by specific reference.

3. SECTION 3. This amendment is a small scale amendment pursuant to Florida Statutes, Section 163.3187.

4. SECTION 4. EFFECTIVE DATE. The effective date of this small scale development plan amendment shall be thirty-one (31) days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Community Affairs, or the Administration Commission, finding the amendment in compliance with

Section 163.3184, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



J. H. COOPER
Its: Chairman

ATTEST:

J. M. Oxley, Jr., Clerk
By: Marie G. Armstrong, D.C.

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

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

012-plau-000-000

EXHIBIT "A"

PARCEL A:

All that certain tract or parcel of land being a portion of Section Twenty-five (25), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida, and being more particularly described as follows:

For a point of reference commence at a railroad spike found at the centerline of right of way intersection of State Road No. 200-A, (a One Hundred (100.0) foot right of way as now established by Department of Transportation Right of Way Map Section No. 7460-2150 and 7460-175) and State Road No. 200/A-1-A, (a One Hundred Eighty-four (184.0) foot right of way as now established by Department of Transportation Right of Way Map, Section No. 74060-2503) and run North Seven (07) degrees, Fifty-one (51) minutes, Fifty-eight (58) seconds East a distance of Ninety-three and Twenty-five Hundredths (93.25) feet to a point on the Northerly right of way line of said State Road No. 200, (A-1-A), if extended across State Road 200-A; run thence South Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds East to and along said Northerly right of way line, a distance of Two Thousand Seven Hundred Forty-eight and Forty-seven Hundredths (2748.47) feet to a concrete monument found at the Southeast corner of lands of Short and Paulk Supply Company, Inc., according to deed recorded in Official Records of said County in Book 435, page 302; run thence North Seventeen (17) degrees, Thirteen (13) minutes, One (01) second East along the Easterly line of last mentioned lands, a distance of Three Hundred (300.0) feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described run North Seventeen (17) degrees, Thirteen (13) minutes, One (01) second East continuing along said Easterly line and the Northerly prolongation thereof, a distance of Seven Hundred Sixty-five and Seventy-two Hundredths (765.72) feet to a point on the Southwesterly line of lands of Larry W. and Terry L. Montgomery, according to deed recorded in Official Records of said County in Book 423, page 426; run thence South Fifty-eight (58) degrees, Thirty-seven (37) minutes, Twenty-three (23) seconds East along said Southwesterly line a distance of One Hundred Twenty-one and One Hundredth (121.01) feet to a point of curvature; run thence in an Easterly direction along said lands, along the arc of a curve, said curve being concave to the North and having a radius of Two Hundred Fifty (250.0) feet, a chord distance of Two Hundred Forty-five and Ninety-two Hundredths (245.92) feet to the point of tangency of said curve, the bearing of the aforementioned chord being South Eighty-eight (88) degrees, Five

(05) minutes, Three (03) seconds East; run thence North Sixty-two (62) degrees, Twenty-seven (27) minutes, Seventeen (17) seconds East along said lands, a distance of One Hundred Thirty-four and Forty-five Hundredths (134.45) feet to a point; run thence South Seventeen (17) degrees, Thirteen (13) minutes, One (01) second West a distance of Eight Hundred Ninety-five and Sixty-seven Hundredths (895.67) feet to a point; run thence North Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds West a distance of Four Hundred Fifty (450.0) feet to the POINT OF BEGINNING.

SUBJECT TO A DRAINAGE EASEMENT over a portion of Section Twenty-five (25), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida; said drainage easement being One Hundred (100.0) feet wide and lying Thirty-five (35.0) feet right and Sixty-five (65.0) feet left, (as measured at right angles) of that portion of the following described survey-line lying between Point "A" and Point "B", (designated hereafter); being One Hundred (100.0) feet wide and lying Fifty (50.0) feet (as measured at right angles) each side of that portion of said survey-line lying between Point "C" and Point "D", (designated hereafter); and being Fifty (50.0) feet wide and lying Fifty (50.0) feet, (as measured at right angles) left of and adjacent to that portion of said survey-line lying between Point "D" and Point "E", (designated hereafter).

For a point of reference commence at a railroad spike found at the centerline of right of way intersection of State Road No. 200/A-1-A, (a One Hundred Eighty-four (184.0) foot right of way as established by Department of Transportation Right of Way Maps, Section No. 74060-2503) with State Road No. 200-A, (a One Hundred (100.0) foot right of way as now established by Department of Transportation Right of Way Maps, Section No. 7460-2150 and 7460-175) and run North Seven (07) degrees, Fifty-one (51) minutes, Fifty-eight (58) seconds East along the centerline of said State Road No. 200-A, a distance of Ninety-three and Twenty-five Hundredths (93.25) feet to a point on the Northerly right of way line of said State Road No. 200, if extended across said State Road No. 200-A; run thence South Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds East to and along said Northerly right of way line, a distance of Three Thousand Six Hundred Fifty-five and Ninety-eight Hundredths (3655.98) feet to a point for the POINT OF BEGINNING of said survey-line to be described hereafter; said point of beginning hereafter called POINT "A" and being the point where the Northerly right of way line of said State Road No. 200 intersects that certain Department of Transportation Survey-line for a Sixty (60.0) foot Drainage Easement described as ditch lateral left of Station 378+82.28 according to said Department of Transportation Right of Way Maps, Section No. 74060-2503.

From the POINT OF BEGINNING thus described run North Twenty-six (26) degrees, Thirteen (13) minutes, One (01) second East along said Department of Transportation Survey-line, a distance of Forty (40.0) feet to an angle point; run thence North Twenty (20) degrees, Seventeen (17) minutes, One (01) second East continuing along last mentioned survey-line, a distance Five Hundred (500.0) feet to the Northerly end of said Sixty (60.0) foot Easement at a point hereafter called Point "B"; run thence North Sixty-nine (69) degrees, Forty-two (42) minutes, Fifty-nine (59)

seconds West along the Northerly end of said Sixty (60.0) foot Department of Transportation Drainage Easement, a distance of Fifteen (15.0) feet to a point hereafter called Point "C"; run thence North Four (04) degrees, Fifty-six (56) minutes, Fifty-two (52) seconds East a distance of One Hundred Forty-one and Eighteen Hundredths (141.18) feet to a point hereafter called Point "D" located at an angle point in the Southerly line of lands described in deed recorded in the Official Records of said County in Book 423, page 426; run thence North Seventeen (17) degrees, Thirteen (13) minutes, One (01) second East along the Southerly line of last mentioned lands, a distance of Three Hundred Twenty-six and Thirty-nine Hundredths (326.39) feet to a point of curvature; run thence in a Northwesterly direction along the arc of a curve in the Southerly line of last mentioned lands, said curve being concave to the Southwest and having a radius of Two Hundred Eighty-two and Thirty Hundredths (282.30) feet, a chord distance of Three Hundred Sixty-six and Sixty-eight Hundredths (366.68) feet to the point of tangency of said curve, the bearing of the aforementioned chord being North Twenty-three (23) degrees, Seventeen (17) minutes, Four (04) seconds West; run thence North Sixty-three (63) degrees, Forty-seven (47) minutes, Nine (09) seconds West continuing along last mentioned Southerly line, a distance of One Hundred Four and Fifty-five Hundredths (104.55) feet to an angle point; run thence South Sixty-two (62) degrees, Twenty-seven (27) minutes, Seventeen (17) seconds West continuing along last mentioned Southerly line, a distance of Two Hundred Eighty-one and Nineteen Hundredths (281.19) feet to a point of curvature; run thence in a Westerly direction along the arc of a curve in last mentioned Southerly line, said curve being concave to the North and having a radius of Two Hundred Fifty (250.0) feet, a chord distance of Two Hundred Forty-five and Ninety-two Hundredths (245.92) feet to the point of tangency of said curve, the bearing of the aforementioned chord being North Eighty-eight (88) degrees, Five (05) minutes, Three (03) seconds West; run thence North Fifty-eight (58) degrees, Thirty-seven (37) minutes, Twenty-three (23) seconds West continuing along last mentioned Southerly line, a distance of One Hundred Twenty-one and One Hundredth (121.01) feet to the terminus point of said survey-line described herein at a point hereafter called Point "E"; said terminus point being at the point where the Northerly prolongation of the Easterly line of lands described in deed recorded in the Official Records of said County in Book 435, page 302, intersects the Southerly line of said lands described in Official Records Book 423, page 426.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS:

A Sixty (60.0) foot wide road right of way, terminating in a cul-de-sac, across a portion of Section Twenty-five (25), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida.

For a POINT OF REFERENCE commence at a railroad spike found at the centerline of right of way intersection of State Road No. 200/A-1-A, (a One Hundred Eighty-four (184.0) foot right of way as established by Department of Transportation Right of Way Maps, Section No. 7460-2150 and 7460-175) and run North Seven (07) degrees, Fifty-one (51) minutes, Fifty-eight (58) seconds East along the centerline of said State Road No. 200-A, a distance of

Ninety-three and Twenty-five Hundredths (93.25) feet to a point on the Northerly right of way line of said State Road No. 200, if extended across said State Road No. 200-A; run thence South Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds East to and along said Northerly right of way a distance of Three Thousand Two Hundred Forty-six and Nine Tenths (3246.9) feet to the Westerly right of way of said proposed road to be described hereafter for the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described run North Seventeen (17) degrees, Thirteen (13) minutes, One (01) second East, along said Westerly right of way line a distance of Twenty (20.0) feet to a point of curvature; run thence along the arc of a curve, said curve being concave to the West and having a radius of Three Hundred Eighty-six and Eighty-one Hundredths (386.81) feet, a chord distance of One Hundred Thirty-one and Eighty-five Hundredths (131.85) feet to the PRC of said curve, the bearing of the aforementioned chord being North Seven (07) degrees, Twenty-four (24) minutes, Fourteen (14) seconds East; run thence along the arc of a second curve, said curve being concave to the East and having a radius of Four Hundred Forty-six and Eighty-one Hundredths (446.81) feet, a chord distance of One Hundred Fifty-two and Thirty Hundredths (152.30) feet to the point of tangency of said curve, the bearing of the aforementioned chord being North Seven (07) degrees, Twenty-four (24) minutes, Fourteen (14) seconds East; run thence North Seventeen (17) degrees, Thirteen (13) minutes, One (01) second East a distance of Three Hundred Ninety-four and Forty-four Hundredths (394.44) feet to the point of curvature of a cul-de-sac, said cul-de-sac having a radius of One Hundred (100.0) feet and a central angle of Two Hundred Ninety-three (293) degrees, Thirty-four (34) minutes, Forty-one (41) seconds; run thence in a Northerly, Easterly, Southerly and Westerly direction a distance of Five Hundred Twelve and Thirty-nine Hundredths (512.39) feet along the arc of a curve to a point that lies Sixty (60.0) feet as measured at right angles from the aforementioned Westerly right of way line; run thence South Seventeen (17) degrees, Thirteen (13) minutes, One (01) second West along the Easterly right of way line of said proposed road a distance of Three Hundred Two and Seventy-nine Hundredths (302.79) feet to a point of curvature; run thence along the arc of a curve, said curve being concave to the East and having a radius of Three Hundred Eighty-six and Eighty-one Hundredths (386.81) feet, a chord distance of One Hundred Thirty-one and Eighty-five Hundredths (131.85) feet to the PRC of said curve, the bearing of the aforementioned chord being South Seven (07) degrees, Twenty-four (24) minutes, Fourteen (14) seconds West; run thence along the arc of a second curve, said curve being concave to the West and having a radius of Four Hundred Forty-six and Eighty-one Hundredths (446.81) feet, a chord distance of One Hundred Fifty-two and Three Tenths (152.3) feet to the point of tangency of said curve, the bearing of the aforementioned chord being South Seven (07) degrees, Twenty-four (24) minutes, Fourteen (14) seconds West; run thence South Seventeen (17) degrees, Thirteen (13) minutes, One (01) second West a distance of Twenty (20.0) feet to a point on the Northerly right of way line of said State Road No. 200; run thence North Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds West along said Northerly right of way line a distance of Sixty (60.0) feet to the POINT OF BEGINNING.

PARCEL B:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION TWENTY-FIVE (25), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE OF RIGHT OF WAY INTERSECTION OF STATE ROAD NO. 200, A-1-A, (A 124.0 FOOT RIGHT OF WAY, AS NOW ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION NO. 74060-2503) AND STATE ROAD NO. 200-A, (A 100.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION NO. 7460-2150 AND 7460-175) AND RUN NORTH $07^{\circ}51'58''$ EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 200/A-1-A; RUN THENCE SOUTH $72^{\circ}46'59''$ EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 3306.90 FEET TO A POINT WHERE SAID NORTHERLY RIGHT OF WAY LINE INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF NASSAU PLACE ROAD (A SIXTY (60.0) FOOT RIGHT OF WAY), THE SAME BEING THE EASTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS TO AMERICAN BODY ARMOR AND EQUIPMENT COMPANY, INC., AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 488, PAGE 330; AND RUN THENCE NORTH $17^{\circ}13'01''$ EAST ALONG LAST MENTIONED EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.0 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 446.81 FEET, A CHORD DISTANCE OF 152.31 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH $07^{\circ}24'14''$ EAST; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 386.81 FEET, A CHORD DISTANCE OF 131.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH $07^{\circ}24'14''$ EAST, RUN THENCE NORTH $17^{\circ}13'01''$ EAST CONTINUING ALONG LAST MENTIONED EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 334.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH $17^{\circ}13'01''$ EAST; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND CONTINUING ALONG THE RIGHT OF WAY LINE OF SAID EASEMENT FOR INGRESS AND EGRESS THROUGH A CENTRAL ANGLE OF $270^{\circ}00'00''$ A DISTANCE OF 282.75 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 627, PAGE 427 OF THE NASSAU COUNTY PUBLIC RECORDS AND THE POINT OF BEGINNING.

THENCE NORTH $17^{\circ}13'01''$ EAST ALONG SAID EASTERLY BOUNDARY LINE A DISTANCE OF 46.91 FEET; THENCE SOUTH $34^{\circ}46'00''$ EAST A DISTANCE OF 16.16 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 60.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH $34^{\circ}46'00''$ EAST SAID POINT ALSO BEING ON THE RIGHT-OF-WAY LINE OF THE ABOVE REFERENCED INGRESS AND EGRESS EASEMENT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF $38^{\circ}00'41''$, A DISTANCE OF 39.81 FEET TO THE POINT OF BEGINNING.