

ORDINANCE NO. 2001-24
AMENDMENT TO ORDINANCE 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 Map and the Future Land Use Map for the unincorporated portion of Nassau County, Florida; and

WHEREAS, the Board of County Commissioners seeks to re-classify land designation on the Land Use Map from Medium Density Residential to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on July 23, 2001; and

WHEREAS, the property is located on the south side of A1A, on the east side of Christians Way, Yulee area; 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 Map 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 23rd day of July, 2001:

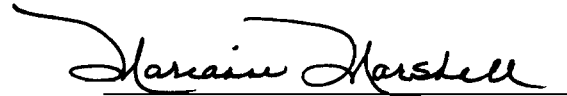
1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Medium Density Residential to Commercial on the Future Land Use Map of Nassau County.
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **Rayland, LLC** and is described as follows:

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

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

4. **SECTION 4. EFFECTIVE DATE.** The effective date of this small-scale amendment shall be thirty-one 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 that the amendment is in compliance with Section 163.3184, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



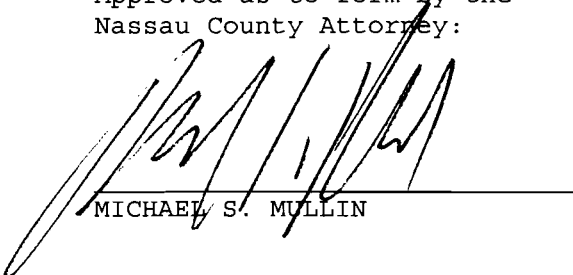
MARIANNE MARSHALL
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

LEGAL DESCRIPTION (BY SURVEYOR):

A PARCEL OF LAND, BEING A PORTION OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 21 EAST, JOHN LOWE MILL GRANT, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF CURVATURE ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 200/ A-1-A (AN 184-FOOT RIGHT-OF-WAY), FLORIDA DEPARTMENT OF TRANSPORTATION STATION 305+58.84, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 74060-2503; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH $84^{\circ}44'59''$ WEST, A DISTANCE OF 349.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AN 100-FOOT WIDE EASEMENT (AS RECORDED IN O.R.B. 655, PAGE 1308 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, "CHRISTIAN WAY" BY POSTED STREET SIGN); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100-FOOT WIDE EASEMENT SOUTH $05^{\circ}15'01''$ WEST, A DISTANCE OF 232.60 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUE ALONG THE RIGHT-OF-WAY LINE OF THE SAID 100-FOOT WIDE EASEMENT SOUTH $05^{\circ}15'01''$ WEST, A DISTANCE OF 179.36 FEET TO THE POINT OF TERMINUS OF SAID 100-FOOT WIDE EASEMENT; THENCE ALONG THE END OF THE 100-FOOT WIDE EASEMENT NORTH $85^{\circ}21'12''$ WEST, A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A PROPOSED 60-FOOT RIGHT-OF-WAY (AS RECORDED IN O.R.B.655, PAGE 1298 IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED 60-FOOT RIGHT-OF-WAY SOUTH $05^{\circ}15'01''$ WEST, A DISTANCE OF 88.47 FEET, THENCE SOUTH $84^{\circ}44'59''$ EAST, A DISTANCE OF 317.53 FEET; THENCE NORTH $03^{\circ}28'57''$ EAST, A DISTANCE OF 268.17 FEET; THENCE NORTH $84^{\circ}44'59''$ WEST, A DISTANCE OF 289.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.85 ACRES, MORE OR LESS