

ORDINANCE NO. 2002- 45
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 September 30, 2002; and

WHEREAS, the property is described as Parcel 14, Parcel 14-3, and Lot 6, located on the north side of State Road 200 (A1A) between Gressman Road and Pittman Road, Callahan, Florida 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 30th day of September, 2002:

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 Jack and Delores E. Thompson, owners, and is described as follows:

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



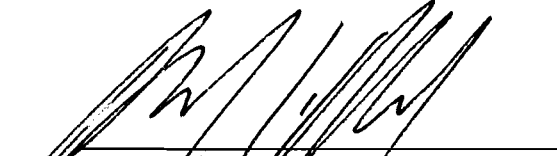
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

THOMPSON'S

DESCR

EXHIBIT A

LOT 1

All that certain piece or parcel of land being a portion of lands described in Official Records Book 63, Page 438, Public Records of Nassau County, Florida, lying and being in the Frances Wood Donation, Section 42, Township 2 North, Range 25 East, Nassau County, Florida and being more particularly described as follows: Commence at the intersection of the East line of the Frances Wood Donation, Section 42, Township 2 North, Range 25 East and the North right of way of State Road 200 (having a 100 foot right of way); thence S. 65° 37' 58" W., along the North right of way of said highway, a distance of 2357.50 feet to a concrete monument on the easterly right of way of a 30 foot Easement to the State of Florida, recorded in Deed Book 87, Page 40, Public Records of Nassau County, Florida; thence N. 33° 09' 57" W. along said right of way, a distance of 325.77 feet to an iron pipe and the Point of Beginning; thence N. 33° 09' 57" W., along said right of way, a distance of 107.17 feet to a concrete monument; thence N. 66° 28' 38" E., a distance of 400.00 feet to a concrete monument; thence S. 24° 22' 02" E., a distance of 100.01 feet to an iron pipe; thence S. 65° 37' 58" W., a distance of 383.56 feet to the Point of Beginning, containing 0.925 acres more or less.

LOT 2

All that certain piece or parcel of land being a portion of land described in Official Records Book 63, Page 438, Public Records of Nassau County, Florida, lying and being in the Frances Wood Donation, Section 42, Township 2 North, Range 25 East, Nassau County, Florida and being more particularly described as follows: Commence at the intersection of the East line of the Frances Wood Donation, Section 42, Township 2 North, Range 25 East, and the North right of way of State Road 200 (having a 100 foot right of way); thence S. 65° 37' 58" W.; along the North right of way of said highway, a distance of 2357.50 feet to a concrete monument on the easterly right of way of a 30 foot Easement to the State of Florida, recorded in Deed Book 87, Page 40, Public Records of Nassau County, Florida; thence N. 33° 09' 57" W., along said right of way, a distance of 224.58 feet to an iron pipe and the Point of Beginning; thence N. 33° 09' 57" W., along said right of way, a distance of 101.19 feet to an iron pipe; thence N. 65° 37' 58" E., a distance of 283.36 feet to an iron pipe; thence S. 24° 22' 02" E., a distance of 100.00 feet to an iron pipe; thence S. 65° 37' 58" W., a distance of 268.08 feet to the Point of Beginning, containing 0.633 acres, more or less.

LOT 3

~~All that certain piece or parcel of land being a portion of land described in Official Records~~

~~the North right of way of said highway, a distance of 2023.78 feet to an iron pipe and the Point of Beginning; thence S. 65° 37' 58" W, along said right of way, a distance of 100.00 feet to an iron pipe; thence N. 24° 22' 02" W, a distance of 321.94 feet to an iron pipe; thence N. 65° 37' 58" E, a distance of 100.00 feet to an iron pipe; thence S. 24° 22' 02" E, a distance of 321.94 feet to the Point of Beginning, containing 0.739 acres, more or less.~~

LOT 6

All that certain piece or parcel of land being a portion of land described in Official Records Book 63, Page 438, Public Records of Nassau County, Florida, lying and being in the Frances Wood Donation, Section 42, Township 2 North, Range 25 East, Nassau County, Florida and being more particularly described as follows: Commence at the intersection of the East line of the Frances Wood Donation, Section 42, Township 2 North, Range 25 East and the North right of way of State Road 200 (having a 100 foot right of way); thence S. 65° 37' 58" W, along the North right of way of said highway a distance of 1923.78 feet to an iron pipe and the Point of Beginning; thence S. 65° 37' 58" W, along said right of way, a distance of 100.00 feet to an iron pipe; thence N. 24° 22' 02" W, a distance of 300.00 feet to a concrete monument; thence N. 65° 37' 58" E, a distance of 100.00 feet to an iron pipe; thence S. 24° 22' 02" E, a distance of 300.00 feet to the Point of Beginning, containing 0.689 acres, more or less.

LOT 7

All that certain piece or parcel of land being a portion of land described in Official Records Book 63, Page 438, Public Records of Nassau County, Florida, lying and being in the Frances Wood Donation, Section 42, Township 2 North, Range 25 East, Nassau County, Florida and being more particularly described as follows: Commence at the intersection of the East line of the Frances Wood Donation, Section 42, Township 2 North, Range 25 East and the North right of way of State Road 200 (having a 100 foot right of way); thence S. 65° 37' 58" W, along the North right of way of said highway a distance of 1823.78 feet to an iron pipe and the Point of Beginning; thence S. 65° 37' 58" W, along said right of way, a distance of 100.00 feet to an iron pipe; thence N. 24° 22' 02" W, a distance of 300.00 feet to an iron pipe; thence N. 65° 37' 58" W, a distance of 100.00 feet to an iron pipe; thence S. 24° 22' 02" E, a distance of 300.00 feet to the Point of Beginning, containing 0.689 acres, more or less.

LOT 8

All that certain piece or parcel of land being a portion of land described in Official Records Book 63, Page 438, Public Records of Nassau County, Florida, lying and being in the Frances Wood Donation, Section 42, Township 2 North, Range 25 East, Nassau County, Florida and being more particularly described as follows: Commence at the intersection of the East line of the Frances Wood Donation, Section 42, Township 2 North, Range 25 East and the North right of way of State Road 200 (having a 100 foot right of way); thence S. 65° 37' 58" W, along the North right of way of said highway a distance of 1723.78 feet to an iron pipe and the Point of Beginning; thence S. 65° 37' 58" W, along said right of way, a distance of 100.00 feet to an iron pipe; thence N. 24° 22' 02" W, a distance of 300.00 feet to an iron pipe; thence N. 65° 37' 58" E, a distance of 100.00 feet to an iron pipe; thence S. 24° 22' 02" E, a distance of 300.00 feet to the Point of Beginning, containing 0.689 acres more or less.

LOT 9

All that certain piece or parcel of land being a portion of land described in Official Records Book 63, Page 438, Public Records of Nassau County, Florida, lying and being in the Frances Wood Donation, Section 42, Township 2 North, Range 25 East, Nassau County, Florida and being more particularly described as follows: Commence at the intersection of the East line of the Frances Wood Donation, Section 42, Township 2 North, Range 25 East and the North right of way of State Road 200 (having a 100 foot right of way); thence S. 65° 37' 58" W, along the North right of way of said highway a distance of 1623.78 feet to a concrete monument and the Point of Beginning; thence S. 65° 37' 58" W, along said right of way, a distance of 100.00 feet to an iron pipe; thence N. 24° 22' 02" W, a distance of 300.00 feet to an iron pipe; thence N. 65° 37' 58" E, a distance of 100.00 feet to a concrete monument; thence S. 24° 22' 02" E, a distance of 300.00 feet to the Point of Beginning, containing 0.689 acres more or less.

plus that property containing ^{1.12} ~~1.12~~ acres that is present along the northern property line of Lots 6-9 and projected north 121.95' along the western property line of Lot 6 and eastern property line of Lot 9.