

3

ORDINANCE NO. 2003-46
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 August 25, 2003; and

WHEREAS, the property is located on the south side of State Road 200/A1A between Meadowfield Bluff Road and Christian 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 25th day of August, 2003:

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 Company, Inc., owner, 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



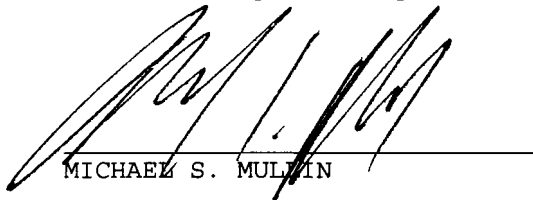
VICKIE SAMUS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULIN



SURVEYORS
&
LAND PLANNERS

PRIVETT & ASSOCIATES, INC.

1201 SHADOWLAWN DRIVE
ST. MARYS, GEORGIA 31558

Telephone: 912/882-3738
Fax 912/882-2729
Email privett@gata.net

EXHIBIT "A"

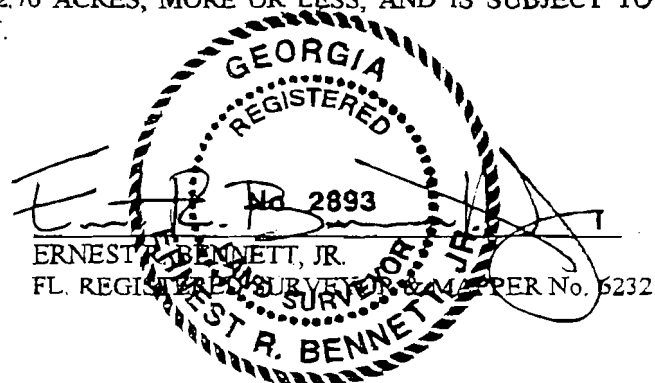
June 27, 2003

LEGAL DESCRIPTION OF A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, AND A PORTION OF THE JOHN D. VAUGHN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, AND A PORTION OF THE JOHN D. VAUGHN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF CHRISTIANS WAY (A 100-FOOT WIDE PARCEL OF LAND, BEING LANDS OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY ACCORDING TO DEED RECORDED IN BOOK 655, PAGE 1308 OF THE OFFICIAL RECORDS OF SAID COUNTY), INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200/A-1-A (A VARYING RIGHT-OF-WAY AS NOW ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503) AND RUN NORTH 84°-44'-59" WEST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 347.95 FEET TO THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF YULEE UNITED METHODIST CHURCH (ACCORDING TO DEED RECORDED IN BOOK 587, PAGE 330 OF THE OFFICIAL RECORDS OF SAID COUNTY); TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 33°-26'-01" WEST ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 246.54 FEET TO A POINT; RUN THENCE NORTH 84°-44'-59" WEST, A DISTANCE OF 494.87 FEET TO A POINT LYING ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE ADVISORY BOARD OF THE NORTH FLORIDA DISTRICT CHURCH OF THE NAZARENE (ACCORDING TO DEED RECORDED IN BOOK 553, PAGE 275, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 05°-14'-44" EAST, ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 217.31 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT LYING ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200/A-1-A; RUN THENCE SOUTH 84°-44'-59" EAST, ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 611.33 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.76 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.



PREPARED FROM REFERENCE DRAWING No. B-2-1096(B)-08-02

RAYLAND YULEE CHURCH NORTH PARCEL.lwp