

ORDINANCE NO. 2004 - 34
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 26, 2004; and

WHEREAS, the property is located on the northeast side of US 1 at the intersection of Burgess-Geiger Road, just outside the municipal limits of Hilliard, Hilliard 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 26th day of July, 2004:

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 Cecil J. and Ruby B. Geiger, owners, and is described as follows:

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

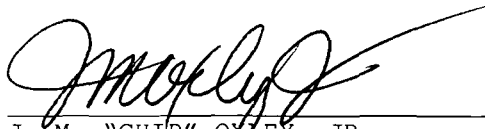
3. **SECTION 3.** This amendment is made a small-scale amendment pursuant to Florida Statutes, Section 163.3187.

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.

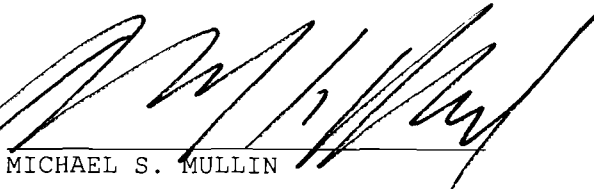
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


FLOYD L. VANZANT
Its: Chairman

ATTEST:


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

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN

R04-018

CPA 04-006

MAP OF BOUND

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-FOUR (24) EAST, NASSAU COUNTY, FLORIDA, LYING DIRECTLY TO THE SOUTHERLY OF THE HILLIARD WATCH TOWER, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT THE POINT WHERE THE WESTERLY LINE OF SECTION FIFTEEN (15) CROSSES THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 (HAS ONE HUNDRED FIFTY [150.0] FOOT RIGHT-OF-WAY); THENCE GO SOUTH FIFTY-TWO (52) DEGREES, FIFTY-ONE (51) MINUTES, EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY FOR SEVEN HUNDRED EIGHTY-TWO AND EIGHT TENTHS (782.8) FEET TO THE POINT OF BEGINNING AT THE SOUTHERLY CORNER OF SAID WATCH TOWER PROPERTY AS DESCRIBED IN DEED BOOK 85, PAGE 429, OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE CONTINUE SOUTH FIFTY-TWO (52) DEGREES, FIFTY-ONE (51) MINUTES EAST, ALONG NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 FOR SEVENTY-THREE AND SIX TENTHS (73.6) FEET TO SOUTHERLY LINE OF SAID NORTH HALF (N1/2) OF NORTHWEST ONE QUARTER (NW1/4) OF SOUTHWEST ONE QUARTER (SW1/4) OF SECTION FIFTEEN (15); THENCE GO NORTH EIGHTY-EIGHT (88) DEGREES, ONE (01) MINUTES EAST ALONG SOUTHERLY LINE OF SAID NORTH HALF (N1/2) OF NORTHWEST ONE QUARTER (NW1/4) OF SOUTHWEST ONE QUARTER (SW1/4) FOR ONE HUNDRED SEVENTY FIVE AND NINE TENTHS (175.9) FEET; THENCE GO NORTH THIRTY-SEVEN (37) DEGREES NINE (09) MINUTES EAST FOR THREE HUNDRED THIRTY-SEVEN AND FIVE TENTHS (337.5) FEET; THENCE GO NORTH FIFTY-TWO (52) DEGREES, FIFTY-ONE (51) MINUTES WEST FOR TWO HUNDRED TEN (210.0) FEET TO SOUTHEASTERLY LINE OF PROPERTY OF SAID HILLIARD WATCH TOWER; THENCE GO SOUTH THIRTY-SEVEN (37) DEGREES, NINE (09) MINUTES WEST ALONG SOUTHEASTERLY LINE OF SAID WATCH TOWER FOR FOUR HUNDRED FORTY-EIGHT AND FIVE TENTHS (448.5) FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON.

TOGETHER WITH:

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15 AFOREMENTIONED; AND RUN NORTH 2°58' WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 1983.90' FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AFOREMENTIONED; RUN THENCE NORTH 87°02' EAST ALONG THE NORTHERLY LINE OF SAID SOUTH ONE-HALF AS FOUND TO BE MONUMENTED AND OCCUPIED, A DISTANCE OF 657.70' FEET TO AN IRON PIPE LOCATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150.0' FOOT RIGHT-OF-WAY) FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 88°08'45" EAST CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 175.66' FEET TO AN IRON PIPE; RUN THENCE SOUTH 63°13'35" WEST, A DISTANCE OF 123.09' FEET TO AN IRON PIN SET ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY; RUN THENCE NORTH 52°51' WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 82.40 FEET TO THE POINT OF BEGINNING.

THE PORTION OF LAND THUS DESCRIBED CONTAINS 0.11 ACRE MORE OR LESS.

~~THE FOREGONE DESCRIBED LANDS SUBJECT TO BURGESS-GEIGER LANE RIGHT-OF-WAY (NO DEFINITE RIGHT-OF-WAY) AS SHOWN TO EXIST ON SUBJECT PROPERTY.~~

