

ORDINANCE NO. 2004-39
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 23rd day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a Comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, **WILLIAM AND JOY MCKENDREE**, the owners of the real property described in this Ordinance, have applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) to RESIDENTIAL, SINGLE-FAMILY 2 (RS-2); and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall Comprehensive Land Use Plan and orderly development of the County of Nassau, Florida, and the specific area.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida:

SECTION 1. PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from OPEN RURAL (OR) to

RESIDENTIAL, SINGLE-FAMILY 2 (RS-2) as defined and classified under the Zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by **WILLIAM AND JOY MCKENDREE**, and is described as follows:

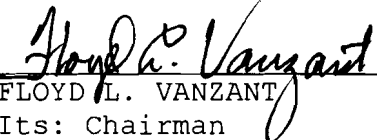
See Exhibit "A" attached hereto and made a part hereof by specific reference.

SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective upon its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

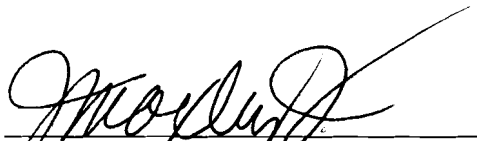
ADOPTED this 26th day of July, 2004.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

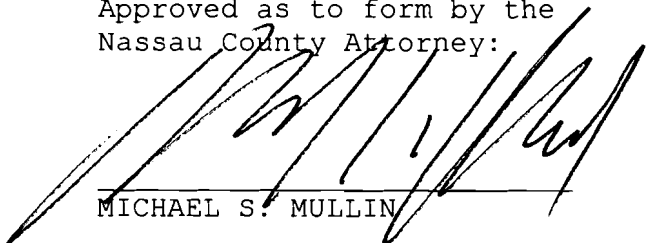
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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

MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Vernon N. Drake, P.S.M. • Frank L. Bower, P.S.M.


LEGAL DESCRIPTION

April 30, 2003

ALL OF LOTS 8, 9, 10 AND 13 TOGETHER WITH THAT PORTION OF LOT 6 THAT LIES NORTHWESTERLY OF AND ADJOINS THE NORTHWESTERLY LINE OF LOT 7 AND SOUTHEASTERLY OF AND ADJOINS THE CENTERLINE OF A BRANCH, SUBDIVISION OF THE F. GRIFFEN LANDS, BEING A SUBDIVISION OF THE NORTHEAST PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 39, PAGE 357, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT NORTHEASTERLY CORNER OF SAID SECTION 51; THENCE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND ALONG THE NORTHEASTERLY LINE OF LOTS 5 & 6 ACCORDING TO SAID SUBDIVISION OF THE F. GRIFFEN LANDS, A DISTANCE OF 1606.17 FEET TO A 4"x4" CONCRETE MONUMENT IN THE CENTERLINE OF A BRANCH AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 6, A DISTANCE OF 43.43 FEET TO THE NORTHEASTERLY CORNER OF LOT 7 ACCORDING TO SAID SUBDIVISION OF THE F. GRIFFEN LANDS; THENCE ALONG THE PERIMETER OF SAID LOT 7 THE FOLLOWING THREE COURSES: 1) SOUTH 43°43'55" WEST A DISTANCE OF 407.84 FEET; 2) SOUTH 46°38'55" EAST A DISTANCE OF 660.00 FEET; 3) NORTH 43°43'55" EAST A DISTANCE OF 407.84 FEET TO INTERSECT THE EASTERLY LINE OF SAID SECTION 51; THENCE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND ALONG THE NORTHEASTERLY LINE OF LOT 9 ACCORDING TO SAID SUBDIVISION OF THE F. GRIFFEN LANDS, A DISTANCE OF 396.42 FEET; THENCE SOUTH 43°43'28" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 682.03 FEET; THENCE ALONG THE PERIMETER OF SAID LOT 13 THE FOLLOWING TWO COURSES: 1) SOUTH 47°04'58" EAST A DISTANCE OF 210.19 FEET; 2) SOUTH 43°11'22" WEST A DISTANCE OF 202.88 FEET; THENCE NORTH 48°13'58" WEST, ALONG THE SOUTHWESTERLY PERIMETER OF LOTS 13, 10 & 8 RESPECTFULLY, A DISTANCE OF 1538.00 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP LABELED "MANZIE" "LB 7039"; THENCE CONTINUE NORTH 48°13'58" WEST, ALONG THE SOUTHWESTERLY PERIMETER OF SAID LOT 8, A DISTANCE OF 20 FEET MORE OR LESS TO THE CENTERLINE OF A BRANCH; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID BRANCH A DISTANCE OF 1122 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 21.49 ACRES MORE OR LESS.



MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069



MANZIE & DRAKE LAND SURVEYING



Michael A. Manzie, P.L.S. • Vernon N. Drake, P.S.M. • Frank L. Bowen, P.S.M.


LEGAL DESCRIPTION

September 29, 2003

ALL OF LOTS 14 THROUGH 19, INCLUSIVE, SUBDIVISION OF THE F. GRIFFIN LANDS, BEING A SUBDIVISION OF A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, AND SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 39, PAGE 357, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 51; THENCE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND ALONG THE EASTERLY LINE OF SAID F. GRIFFIN LANDS, A DISTANCE OF 2915.71 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND 44 AND ALONG THE EASTERLY LINE OF SAID F. GRIFFIN LANDS (LOTS 14,16,17,18&19 RESPECTIVELY), A DISTANCE OF 1977.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 19; THENCE SOUTH 43°39'50" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 19, A DISTANCE OF 833.07 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 48°06'38" WEST, ALONG THE WESTERLY LINE OF SAID F. GRIFFIN LANDS LOTS 19,18,17&15 RESPECTIVELY, A DISTANCE OF 1972.54 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 15; THENCE ALONG THE PERIMETER OF SAID LOT 15 THE FOLLOWING (5) COURSES: (1) NORTH 43°11'22" EAST A DISTANCE OF 202.88 FEET; (2) NORTH 47°04'58" WEST A DISTANCE OF 210.19 FEET; (3) NORTH 43°22'28" EAST A DISTANCE OF 53.20 FEET; (4) SOUTH 46°43'42" EAST A DISTANCE OF 210.29 FEET; (5) NORTH 43°23'03" EAST A DISTANCE OF 111.13 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 15; THENCE NORTH 43°18'22" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 14, A DISTANCE OF 517.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.157 ACRES MORE OR LESS.



Michael A. Manzie, P.L.S.

Florida Registration No. 4069

Job No. 15213A