

**ORDINANCE NO. 2004-47**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 23<sup>rd</sup> 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 28<sup>th</sup> day of July, 1997; and

WHEREAS, **RAYLAND LLC**, the owner of the real property described in this Ordinance, has 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 **RAYLAND LLC**, 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 11th day of October, 2004.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

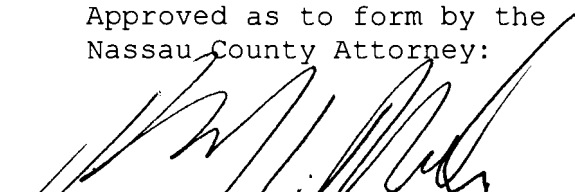
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
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. MOLLIN

**LEGAL DESCRIPTION:**

A PORTION OF SECTIONS 37 AND 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 1, BLACKROCK HAMMOCK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 286 THROUGH 291 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING (2) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: COURSE (1) - IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1,414.55 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°03'03" WEST, 123.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) - SOUTH 02°07'56" WEST, 20.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE THE FOLLOWING (2) COURSES CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE: COURSE (1) - IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1,414.55 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 00°01'45" EAST, 86.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) - SOUTH 01°45'22" EAST, 1,882.20 FEET TO THE SOUTHERLY LINE OF SAID SECTION 50, THE SAME BEING THE NORTHERLY LINE OF SAID SECTION 37; THENCE SOUTH 87°24'13" WEST, ALONG SAID SOUTHERLY SECTION LINE, 199.71 FEET TO THE NORTHWEST CORNER OF SECTION 38, SAID TOWNSHIP AND RANGE; THENCE SOUTH 03°49'44" EAST, ALONG THE EASTERLY SECTION LINE OF SECTION 37, THE SAME BEING A WESTERLY SECTION LINE OF SECTION 38, 1,128.53 FEET TO THE NORTHERLY SECTION LINE OF SECTION 45, SAID TOWNSHIP AND RANGE, THE SAME BEING THE SOUTHERLY SECTION LINE OF SECTION 37; THENCE SOUTH 88°49'37" WEST, ALONG SAID SOUTHERLY SECTION LINE, 1,262.92 FEET; THENCE NORTH 01°10'23" WEST, 1,000.00 FEET; THENCE NORTH 69°10'23" WEST, 1,229.94 FEET; THENCE NORTH 29°47'08" EAST, 1,364.88 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 360.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 53°16'36" EAST, 287.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°46'04" EAST, 1,596.62 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 50°45'20" EAST, 47.59 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 120.61 ACRES, MORE OR LESS.

**NOTES:**

1) THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF BLACKROCK HAMMOCK AS BEING N76°46'04"E PER PLAT BOOK 6, PAGES 286-291.

2) THIS IS NOT A SURVEY. SKETCH AND LEGAL DESCRIPTION ONLY.

**LEGEND:**

ORB=OFFICIAL RECORDS BOOK  
 PG=PAGE MB=MAP BOOK  
 R/W=RIGHT-OF-WAY  
 PB=PLAT BOOK

PRIVETT & ASSOC. OF FLORIDA, INC.  
 SURVEYORS, MAPPERS AND LAND PLANNERS  
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 (904) 743-7658 LB No.4622