

**ORDINANCE NO. 2006- 43**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 28th 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, **GLADYS T. SCOTT and VICKIE S. EISS**, 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 1 (RS-1); 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 1 (RS-1) 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 **GLADYS T. SCOTT and VICKIE S. EISS**, and is described as follows:

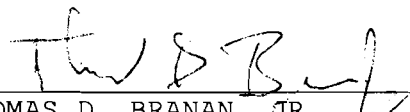
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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 27th day of February, 2006.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

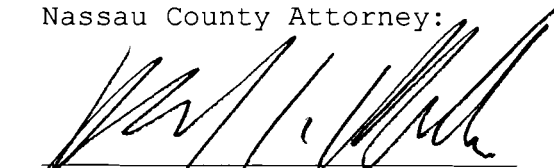
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
THOMAS D. BRANAN, JR.  
Its: Chairman

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

  
MICHAEL S. MULLIN

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LEGAL DESCRIPTIONS

PARCEL A: 39-2N-28-0000-0012-0000

A PARCEL OF LAND SITUATE IN SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 39; THENCE NORTH 40°06'08" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 1126.13 FEET TO THE SOUTHEASTERLY CORNER OF "PARCEL 3" AS DESCRIBED IN OFFICIAL RECORD BOOK 878, PAGES 2005-2007 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 73°19'54" WEST, ALONG THE SOUTHERLY LINE OF SAID "PARCEL 3", A DISTANCE OF 403.79 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (A 35 FOOT RIGHT-OF-WAY AT THIS POINT AS LAID OUT AND IN USE); THENCE NORTH 19°50'55" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 886.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 19°50'55" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 886.11 FEET; THENCE SOUTH 85°14'35" WEST A DISTANCE OF 383.39 FEET; THENCE NORTH 04°56'51" WEST A DISTANCE OF 728.41 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 783, PAGES 519-520; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 878, PAGES 1994-1999 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES; (1) SOUTH 84°59'52" WEST A DISTANCE OF 1033.18 FEET; (2) SOUTH 05°00'58" EAST A DISTANCE OF 724.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 16°47'27" WEST, ALONG THE PERIMETER OF AFORESAID "PARCEL 3", A DISTANCE OF 561.76 FEET; THENCE SOUTH 82°01'27" EAST A DISTANCE OF 1284.68 FEET TO THE POINT OF BEGINNING.

PARCEL B: Pt. of 39-2N-28-0000-0012-0050

A PARCEL OF LAND SITUATE IN SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 39; THENCE NORTH 40°06'08" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 1126.13 FEET TO THE SOUTHEASTERLY CORNER OF "PARCEL 3" AS DESCRIBED IN OFFICIAL RECORD BOOK 878, PAGES 2005-2007 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 73°19'54" WEST, ALONG THE SOUTHERLY LINE OF AFORESAID "PARCEL 3", A DISTANCE OF 368.74 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (A 35 FOOT RIGHT-OF-WAY AT THIS POINT AS LAID OUT AND IN USE); THENCE NORTH 19°50'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1645.18 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1320, PAGES 1021-1022, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 19°50'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 78.65 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 876, PAGES 1576-1578 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 60°57'35" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 247.15 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LB6756"; THENCE CONTINUE SOUTH 60°57'35" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 5 FEET MORE OR LESS TO THE MARSHLANDS OF THE AMELIA RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT

"B"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1320, PAGES 1021-1022 THE FOLLOWING (2) COURSES; (1) SOUTH 66°24'10" EAST A DISTANCE OF 199.37 FEET; THENCE SOUTH 70°23'39" EAST A DISTANCE OF 95 FEET MORE OR LESS TO THE MARSHLANDS OF THE AMELIA RIVER; THENCE NORTHERLY ALONG THE MARSHLANDS OF THE AMELIA RIVER, A DISTANCE OF 60 FEET MORE OR LESS TO ABOVE REFERENCED POINT "B" AND THE CLOSE OF THIS DESCRIPTION.

PARCEL C: 39-2N-28-0000-0012-0010

A PARCEL OF LAND SITUATE IN SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 39; THENCE NORTH 40°06'08" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 1126.13 FEET TO THE SOUTHEASTERLY CORNER OF "PARCEL 3" AS DESCRIBED IN OFFICIAL RECORD BOOK 878, PAGES 2005-2007 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 40°06'08" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 236.09 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 581, PAGES 516-517 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING FIVE (5) COURSES: (1) NORTH 01°26'25" EAST A DISTANCE OF 370.35 FEET; (2) SOUTH 88°34'41" EAST A DISTANCE OF 99.98 FEET; (3) SOUTH 50°26'30" EAST A DISTANCE OF 60.90 FEET; (4) SOUTH 01°32'26" WEST A DISTANCE OF 55.14 FEET; (5) SOUTH 88°35'50" EAST A DISTANCE OF 74.38 FEET TO A 5/8" IRON ROD WITH CAP MARKED "PSM 1558" AND TO INTERSECT THE EASTERLY LINE OF SAID SECTION 39; THENCE NORTH 40°06'08" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 194.90 FEET TO A 3/4" STAINLESS STEEL PIPE; THENCE CONTINUE NORTH 40°06'08" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 30 FEET MORE OR LESS TO THE MARSHLANDS OF THE AMELIA RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN NORTH 73°19'54" WEST, ALONG THE SOUTHERLY LINE OF AFORESAID "PARCEL 3", A DISTANCE OF 368.74 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (A 35 FOOT RIGHT-OF-WAY AT THIS POINT AS LAID OUT AND IN USE); THENCE NORTH 19°50'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 416.10 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 938, PAGES 724-732 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING THREE COURSES: (1) NORTH 76°34'37" EAST A DISTANCE OF 362.24 FEET; (2) NORTH 06°20'45" EAST A DISTANCE OF 124.71 FEET; (3) SOUTH 79°58'36" WEST A DISTANCE OF 315.68 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD (A 35 FOOT RIGHT-OF-WAY AT THIS POINT AS LAID OUT AND IN USE); THENCE NORTH 19°50'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 176.37 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1032, PAGES 1446-1447, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO COURSES: (1) SOUTH 70°09'09" EAST A DISTANCE OF 239.51 FEET; (2) NORTH 77°40'21" EAST A DISTANCE OF 423 FEET MORE OR LESS TO THE MARSHLANDS OF THE AMELIA RIVER; THENCE SOUTHERLY ALONG THE EDGE OF THE MARSHLANDS OF THE AMELIA RIVER, A DISTANCE OF 231 FEET MORE OR LESS TO ABOVE REFERENCED POINT "B" AND THE CLOSE OF THIS DESCRIPTION.

PARCEL D: 39-2N-28-0000-0012-0050

A PARCEL OF LAND SITUATE IN SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

BEING ALSO A PORTION OF THE LANDS DESCRIBED AS PARCEL NO. 3 PER DEED RECORDED IN THE PUBLIC RECORDS OF THE AFORESAID COUNTY IN OFFICIAL RECORDS BOOK 878, PAGES 2003 THRU 2007.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 39 AFOREMENTIONED; AND RUN NORTH 40°06'08" EAST ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 1126.13 FEET; THENCE NORTH 73°19'54" WEST DEPARTING SAID SECTION LINE, A DISTANCE OF 368.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (35.0' FOOT RIGHT-OF-WAY BY USAGE); THENCE NORTH 19°50'55" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 755.23 FEET TO A SET 1/2" INCH IRON ROD AND CAP # LB 7039 FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE SOUTH 70°09'05" EAST, A DISTANCE OF 239.51 FEET TO A SET 1/2" INCH IRON ROD AND CAP #LB 7039; THENCE NORTH 77°40'21" EAST A DISTANCE OF 412.78 FEET TO A SET 1/2" INCH IRON ROD AND CAP # LB 7039; THENCE CONTINUE NORTH 77°40'21" EAST A DISTANCE OF 10.0 FEET MORE OR LESS TO A POINT AT THE EDGE OF MARSHLAND AS SCALED FROM SURVEY PERFORMED BY VERNON N. DRAKE & ASSOCIATES, FOR NASSAU COUNTY OCEAN, HIGHWAY & PORT AUTHORITY SURVEY DATED MARCH 15, 1991, SAID POINT BEING DESIGNATED AS POINT "X" IN THIS DESCRIPTION; RETURN TO THE POINT OF BEGINNING AND RUN NORTH 19°50'55" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SCOTT ROAD AFOREMENTIONED, A DISTANCE OF 639.94 FEET TO A SET 1/2" INCH ROD & CAP #LB 7039; THENCE SOUTH 70°09'05" EAST, A DISTANCE OF 200.37 FEET TO A SET 1/2" INCH IRON ROD & CAP #LB 7039; CONTINUE SOUTH 70°09'05" EAST, A DISTANCE OF 280.0 FEET MORE OR LESS TO THE EDGE OF THE AFORESAID MARSHLAND, THENCE IN A SOUTHERLY DIRECTION ALONG SAID MARSHLAND A DISTANCE OF 447.0 FEET MORE OR LESS TO POINT "X" AFOREMENTIONED FOR THE CLOSING POINT.

PARCEL E: 39-2N-28-0000-0012-0080 (New parcel id number as of 2006)

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 39; THENCE NORTH 41°23'32" EAST ALONG THE SOUTHEASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 1548.92 FEET TO A POINT; THENCE SOUTH 86°03'13" WEST, A DISTANCE OF 84.72 FEET TO A POINT; THENCE NORTH 06°39'01" EAST A DISTANCE OF 284.47 FEET TO THE NORTHERLY SIDE OF A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS; THENCE SOUTH 76°52'08" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 81.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 76°52'08" WEST ALONG SAID NORTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 362.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SCOTT ROAD ( A 40 FOOT WIDE COUNTY MAINTAINED DIRT ROAD); THENCE NORTH 20°09'26" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 162.83 FEET TO A POINT; THENCE NORTH 80°16'23" EAST, A DISTANCE OF 315.67 FEET TO A POINT; THENCE SOUTH 06°38'09" WEST, A DISTANCE OF 124.72 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING SITUATED IN NASSAU COUNTY, FLORIDA.