

ORDINANCE NO. 2006-52
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 28th day of July, 1997; and

WHEREAS, **DLD CONTRACTING, INC.**, 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 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 **DLD CONTRACTING, INC.**, is described as follows:

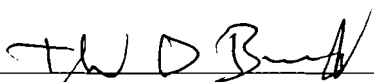
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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 22nd day of May, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



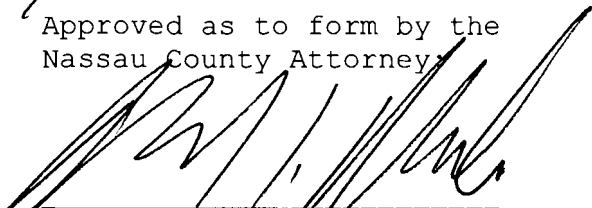
THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

Exhibit "A"

PARCEL A:

PART OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION SOUTH 01 DEGREES 14 DEGREES 00 SECONDS EAST, 1478.01 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE CENTER LINE OF JOHN CREWS ROAD; THENCE CONTINUE ALONG LAST SAID LINE, SOUTH 00 DEGREES 32 MINUTES 52 SECONDS EAST, 667.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 32 MINUTES 52 SECONDS EAST, ALONG SAID WESTERLY LINE OF SECTION 35, A DISTANCE OF 256.47 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 230, PAGE 315 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 80 DEGREES 55 MINUTES 41 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 230, PAGE 315, 321.19 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 558, PAGE 301; THENCE NORTH 10 DEGREES 12 MINUTES 30 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 558, PAGE 301, A DISTANCE OF 252.25 FEET; THENCE NORTH 80 DEGREES 49 MINUTES 32 SECONDS WEST, 369.05 FEET TO THE POINT OF BEGINNING.

ALONG WITH AND SUBJECT TO A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES FURTHER DESCRIBED AS FOLLOWS:

PART OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION SOUTH 01 DEGREES 14 DEGREES 00 SECONDS EAST, 1478.01 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE CENTER LINE OF JOHN CREWS ROAD; THENCE SOUTH 74 DEGREES 02 MINUTES 40 SECONDS EAST ALONG SAID WESTERLY PROLONGATION OF THE CENTER LINE OF JOHN CREWS ROAD, 194.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, SOUTH 74 DEGREES 02 MINUTES 40 SECONDS EAST, 135.11 FEET; THENCE SOUTH 15 DEGREES 57 MINUTES 20 SECONDS WEST, 30.00 FEET; THENCE NORTH 74 DEGREES 02 MINUTES 40 SECONDS WEST, 100.54 FEET; THENCE SOUTH 07 DEGREES 45 MINUTES 27 SECONDS WEST, 328.98 FEET; THENCE NORTH 73 DEGREES 23 MINUTES 36 SECONDS WEST, 139.51 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 52 SECONDS EAST; 394.91 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 08 SECONDS WEST, 30.00 FEET TO THE WEST LINE OF SAID SECTION 35; THENCE NORTH 00 DEGREES 32 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 435.56 FEET; THENCE SOUTH 73 DEGREES 23 MINUTES 36 SECONDS EAST, 145.14 FEET; THENCE NORTH 07 DEGREES 45 MINUTES 27 SECONDS EAST, 328.57 FEET TO THE POINT OF BEGINNING.

PARCEL B:

PART OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, SOUTH 01 DEGREES 14 MINUTES 00 SECONDS EAST, 1478.01 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE CENTER LINE OF JOHN CREWS ROAD, SAID POINT ALSO BEING THE

NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 625, PAGE 857, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 74 DEGREES 02 MINUTES 40 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 625, PAGE 857, 224.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 45 MINUTES 27 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 625, PAGE 857, 328.92 FEET; THENCE NORTH 73 DEGREES 23 MINUTES 36 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 625, PAGE 857, 175.50 FEET TO THE WEST LINE OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 32 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE OF SAID SECTION 35, 330.42 FEET; THENCE SOUTH 80 DEGREES 49 MINUTES 32 SECONDS EAST, 369.05 FEET TO A POINT IN THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 558, PAGE 301; THENCE NORTH 10 DEGREES 12 MINUTES 30 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 558, PAGE 301 AND OFFICIAL RECORDS BOOK 157, PAGE 359, 569.67 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF JOHN CREWS ROAD; THENCE NORTH 74 DEGREES 02 MINUTES 40 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 169.90 FEET; THENCE NORTH 15 DEGREES 57 MINUTES 20 SECONDS EAST, 30 FEET; THENCE NORTH 74 DEGREES 02 MINUTES 40 SECONDS WEST, 104.80 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT THAT PART DESCRIBED IN OFFICIAL RECORDS BOOK 614 PAGE 948 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL C:

PART OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 01 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG SAID WESTERLY BOUNDARY OF SAID SECTION 35, A DISTANCE OF 2406.56 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF THE LANDS OF LONNIE CREWS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG SAID WESTERLY BOUNDARY OF SECTION 35, 202.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CREWS ROAD SOUTH (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 81 DEGREES 31 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 219.35 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 00 SECONDS WEST, 200.71 FEET; THENCE NORTH 81 DEGREES 08 MINUTES 00 SECONDS WEST, 219.62 FEET TO THE POINT OF BEGINNING.