

ORDINANCE NO. 2006-75
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, **PAMELA B. ROBINSON**, 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 **PAMELA B. ROBINSON**, and is described as follows:

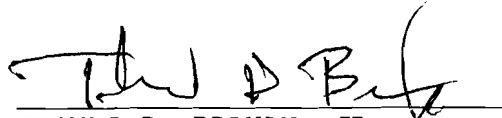
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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.

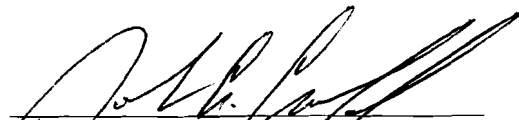
ADOPTED this 25th day of September, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

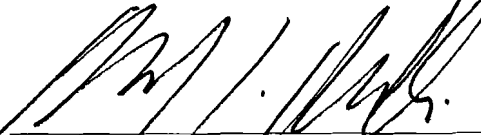
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:


MICHAEL S. MULLEN

R06-031



Coastal Land Surveyors

Boundary • Subdivisions • Topographic • Construction

34 North 14th St
Fernandina Beach, FL 327
(904) 251-8950 V
(904) 277-6650

LEGAL DESCRIPTION 0606-21

A PORTION OF SECTION 44, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CORNER COMMON TO SECTIONS 32, 34 AND 44, TOWNSHIP 2 NORTH, RANGE 28 EAST, SAID COUNTY, THENCE NORTH 03 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID SECTION 44, A DISTANCE OF 338.84 FEET TO A POINT; THENCE NORTH 52 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.01 FEET TO A POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARBOR LANE (FORMERLY STATE ROAD NO. 107) HAVING A 66 FOOT RIGHT-OF-WAY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TYSON ROAD, A 60 FOOT RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 52 DEGREES 10 MINUTES 00 SECONDS EAST AND ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY OF TYSON ROAD, A DISTANCE OF 335.02 FEET TO A POINT; THENCE SOUTH 37 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 112.33 FEET TO A POINT; THENCE SOUTH 44 DEGREES 39 MINUTES 59 SECONDS WEST (SOUTH 44 DEGREE 40 MINUTES 00 SECONDS WEST PER DEED), A DISTANCE OF 318.29 FEET TO POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY OF ARBOR LANE, AFOREMENTIONED; THENCE NORTH 45 DEGREES 19 MINUTES 56 SECONDS WEST (NORTH 45 DEGREES 20 MINUTES 00 SECONDS WEST PER DEED) ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 155.20 FEET (142.00 FEET PER DEED) TO THE POINT OF BEGINNING.

CONTAINING 1.00 ACRE, MORE OR LESS, IN AREA.

PREPARED BY:
JIM BEACOCK, P.S.M. NO. 3738