

**ORDINANCE NO. 2012-31**

AN ORDINANCE REPEALING ORDINANCE NO. 2007-07,  
WHICH ORDINANCE ESTABLISHED THE CHANDLER'S  
MEADOW COMMUNITY DEVELOPMENT DISTRICT;  
REPEALING THE ESTABLISHMENT OF SUCH DISTRICT;  
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Nassau County established the Chandler's Meadow Community Development District (the "District") through the enactment of Ordinance 2007-07; and

WHEREAS, the District and Citizens State Bank, successor in title to Chandler Development I, LLC, have submitted a petition requesting that the Board of County Commissioners of Nassau County, Florida dissolve the District; and

WHEREAS, Florida Statutes, Section 190.046(9), provides that upon filing a petition by the District it may be dissolved by ordinance; and

WHEREAS, the Board of County Commissioners approved a Resolution vacating the plat of Chandler's Meadow prior to the consideration and adoption of this Ordinance; and

WHEREAS, The District has no outstanding financial obligations and no operating or maintenance responsibilities. No bonds were validated or issued in connection with the District; and

WHEREAS, the District has not taken title to any lands within its boundaries; and

WHEREAS, the continued existence of the district serves no purpose.

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


**SECTION I. DISSOLUTION.** At the request of Chandler's Meadow Community Development District and Citizens State Bank, successor in title to Chandler Development I, LLC, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, as set forth in the Petition to Dissolve the Chandler's Meadow Community Development District, the Chandler's Meadow Community Development District is hereby

dissolved, consistent with Florida Statutes, Section 190.046(9). The property set forth in the attached Exhibit "A" is no longer encumbered by the conditions of the Chandler's Meadow Community Development District.

**SECTION II. EFFECTIVE DATE.** This Ordinance shall take effect immediately.

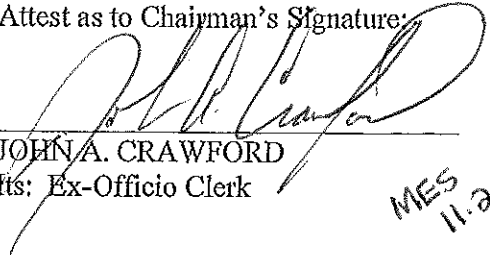
DULY ADOPTED in regular session this 19<sup>th</sup> day of November, 2012.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
DANIEL B. LEEPER

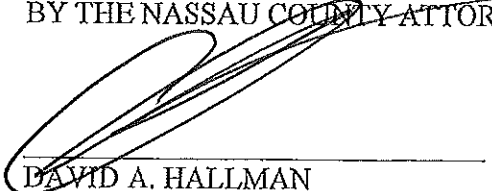
Its: Chairman

Attest as to Chairman's Signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
11-20-12

APPROVED AS TO FORM AND LEGALITY  
BY THE NASSAU COUNTY ATTORNEY:

  
\_\_\_\_\_  
DAVID A. HALLMAN

## EXHIBIT "A"

LEGAL DESCRIPTION  
PERRET DAIRY PROPERTY  
MAY 24, 2005

A PORTION OF SECTIONS 11, 12, 13 & 14, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 89°43'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2676.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION; THENCE SOUTH 89°18'43" EAST CONTINUING ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1.68' FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-115 (A 80.0' FOOT RIGHT-OF-WAY); THENCE SOUTH 40°16'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2996.03 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 357, PAGE 329, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING THREE COURSES; (1) SOUTH 49°45'31" WEST A DISTANCE OF 207.63 FEET; (2) SOUTH 40°14'09" EAST A DISTANCE OF 208.98 FEET; (3) NORTH 89°53'02" EAST A DISTANCE OF 272.00 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-115; THENCE SOUTH 40°16'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 79.75 FEET TO INTERSECT THE NORTHERLY LINE OF LOT 56 AS SHOWN ON THE CORNWALL FARM LAND COMPANY PLAT OF "NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS", AS RECORDED IN PLAT BOOK "0", PAGE 31, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 89°54'24" WEST, ALONG THE NORTH LINE OF SAID LOT 56, A DISTANCE OF 903.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 56; THENCE SOUTH 01°36'35" EAST A DISTANCE OF 665.01 FEET TO INTERSECT THE NORTHERLY LINE OF APERRET PLANTATION, PHASE 2", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 201-202 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID APERRET PLANTATION, PHASE 2" THE FOLLOWING SEVEN COURSES; (1) NORTH 89°57'18" WEST A DISTANCE OF 70.56 FEET; (2) SOUTH 15°37'09" EAST A DISTANCE OF 565.62 FEET; (3) SOUTH 37°54'20" EAST A DISTANCE OF 520.02 FEET; (4) SOUTH 38°26'28" EAST A DISTANCE OF 372.31 FEET; (5) NORTH 63°26'39" EAST A DISTANCE OF 974.85 FEET; (6) NORTH 40°13'02" WEST A DISTANCE OF 102.12 FEET; (7) NORTH 49°43'28" EAST A DISTANCE OF 266.20 FEET TO INTERSECT THE PERIMETER OF APERRET PLANTATION, PHASE 1", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 144-145 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID APERRET PLANTATION, PHASE 1" THE FOLLOWING FOUR COURSES; (1) SOUTH 40°16'28" EAST A DISTANCE OF 1178.62 FEET; (2) SOUTH 36°17'26" EAST A DISTANCE OF 111.96 FEET; (3) SOUTH 27°03'17" EAST A DISTANCE OF 137.81 FEET; (4) SOUTH 17°02'31" EAST A DISTANCE OF 113.06 FEET TO THE SOUTHWESTERLY CORNER OF LOT 10, AS SHOWN ON SAID PLAT OF APERRET PLANTATION, PHASE 1"; THENCE NORTH 60°42'28" EAST A DISTANCE OF 237.06 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-115 AFOREMENTIONED; THENCE SOUTH 29°17'33" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 357.19' FEET TO WHERE SAID RIGHT-OF-WAY INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF IRVIN AVENUE (A 60.0' FOOT RIGHT-OF-WAY); THENCE SOUTH 81°38'07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OR IRVIN AVENUE, A DISTANCE OF 345.42' FEET TO THE SOUTHEASTERLY CORNER OF LOT 11, PERRET PLANTATION, PHASE "1" AFORESAID; THENCE ALONG THE PERIMETER OF SAID PLAT OF APERRET PLANTATION, PHASE 1" THE FOLLOWING TEN COURSES; (1) SOUTH

78°01'04" WEST A DISTANCE OF 206.10 FEET; (2) NORTH 16°03'41" WEST A DISTANCE OF 84.01 FEET; (3) SOUTH 69°47'07" WEST A DISTANCE OF 217.32 FEET; (4) SOUTH 87°58'00" WEST A DISTANCE OF 570.48 FEET; (5) NORTH 69°11'20" WEST A DISTANCE OF 152.41 FEET; (6) NORTH 15°35'05" EAST A DISTANCE OF 90.59 FEET; (7) NORTH 64°30'30" WEST A DISTANCE OF 319.41 FEET; (8) SOUTH 25°31'56" WEST A DISTANCE OF 215.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET; (9) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°20'29" AN ARC DISTANCE OF 33.31 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 12°38'18" EAST A DISTANCE OF 30.90 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 403.26 FEET AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT PUBLIC RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 59, PAGES 343-345, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°30'00" AN ARC DISTANCE OF 362.47 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 76°33'33" WEST A DISTANCE OF 350.39 FEET; THENCE SOUTH 77°41'27" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 673.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1008.53 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°08'29" AN ARC DISTANCE OF 55.30 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 79°15'41" WEST A DISTANCE OF 55.29 FEET; THENCE SOUTH 00°29'42" EAST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 83, PAGE 416, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND ITS NORTHERLY PROJECTION, A DISTANCE OF 2642.48 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE SOUTH 87°33'32" WEST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 83, PAGE 416, OFFICIAL RECORD BOOK 83, PAGE 418 AND OFFICIAL RECORD BOOK 26, PAGE 147 ALL OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 3988.43 FEET; THENCE NORTH 00°47'14" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26, PAGE 147, A DISTANCE OF 1313.95 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 00°32'43" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 83, PAGE 418, A DISTANCE OF 1350.06 FEET TO INTERSECT THE NORTHERLY LINE OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 88°52'08" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 11, A DISTANCE OF 21.47 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 00°12'41" EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 2685.39 FEET; THENCE NORTH 00°10'46" WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 2663.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 759.00 ACRES MORE OR LESS.