

RESOLUTION 89 - 74

WHEREAS, AVONDALE INVESTMENT COMPANY, owner of the property in Exhibit "A", and, pursuant to the Nassau County Planning & Zoning Board's request, the property described in Exhibit "B", have requested a change in the Comprehensive Land Use Plan as it pertains to their respective properties; and

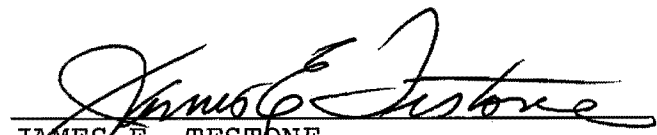
WHEREAS, the Board of County Commissioners and the Planning and Zoning Board of Nassau County held duly advertised public hearings; and

WHEREAS, both the Boards, after said public hearings, have determined that there is a need to change the Comprehensive Land Use Plan to reflect the uses requested.


NOW, THEREFORE, BE IT RESOLVED this 25th day of July, 1989, that:

1. The Comprehensive Land Use Plan be amended as to the areas set forth in Exhibits "A" and "B".
2. That the areas indicated on the attached exhibits be designated as commercial.

BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA

  
 JAMES E. TESTONE  
 Its: Chairman

ATTEST:

  
 T. J. GREESON  
 Its: Ex-Officio Clerk

(PUD)

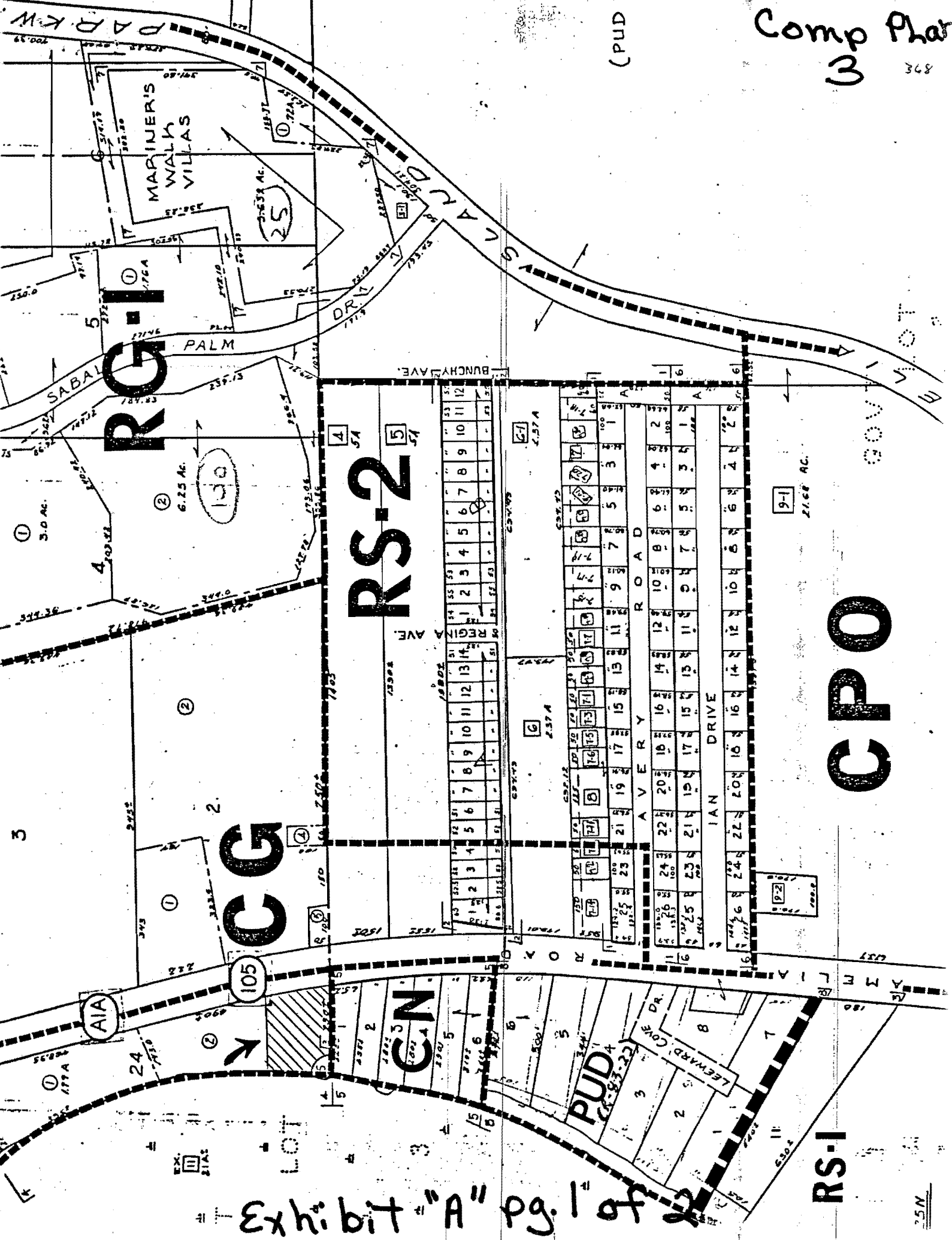


Exhibit "A" pg. 1 of 2

RS-1

CPO

RS-1

RS-2

CG

CN

PUD

EVERY ROAD

IAN DRIVE

GOV. LOT

PARKWAY

MARINER'S WALK VILLAS

SABAL PALM

BUNCHY AVE.

21.68 AC.

3.0 AC.

6.25 AC.

3

2

1

24

177A

177B

177C

177D

177E

177F

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177H

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177AA

177AB

177AC

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177AI

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177AL

177AM

177AN

177AO

177AP

177AQ

177AR

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177AT

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177AW

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177BP

177BQ

177BR

177BS

177BT

177BU

177BV

177BW

177BX

177BY

177BZ

177CA

177CB

177CC

177CD

177CE

177CF

177CG

177CH

177CI

177CJ

177CK

177CL

177CM

177CN

177CO

177CP

177CQ

177CR

177CS

177CT

177CU

177CV

177CW

177CX

177CY

177CZ

177DA

177DB

177DC

177DD

177DE

177DF

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177EA

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177EC

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177EI

177EJ

177EK

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177EM

177EN

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177FA

177FB

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177FL

177FM

177FN

177FO

177FP

177FQ

177FR

177FS

177FT

177FU

177FV

177FW

177FX

177FY

177FZ

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177GX

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177GZ

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177HB

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177HD

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177KA

A PORTION OF THE SOUTHERLY ONE-HALF OF LOT 24, "AMELIA", A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

According to plat recorded in the public records of said County, in Deed Book "Y", Page 128.

Said portion being more particularly described as follows: BEGIN at a point where the Southerly line of Section 15 aforementioned intersects with the Westerly right-of-way line of State Road No. 105, A-1-A ( a 80.0' Foot R/W ); and run in a Northerly direction along said right-of-way and along the arc of a curve concave to the Westerly, having a radius of 2,884.79' Feet, passing through a central angle of 3°-54'-32" an arc distance of 196.80' Feet ( the aforesaid arc has a chord distance of 196.77' Feet that bears North 14°-10'-08" West ); run thence South 76°-15'-33" West, a distance of 158.45' Feet more or less to the Marshlands of Amelia River; run thence in a Southerly direction along said Marshlands to a point where said Marshlands is intersected by the Southerly line of Section 15 aforementioned; run thence North 84°-55'-00" East along said Southerly line, a distance of 204.0' Feet more or less to the Point of Beginning.

This tract of land being also known as Lots 1 and 2 of Sunset Bluff an unrecorded Plat.

Exhibit "A" pg. 2 of 2

# Comp Plan 4

# OR

# OR

# IW

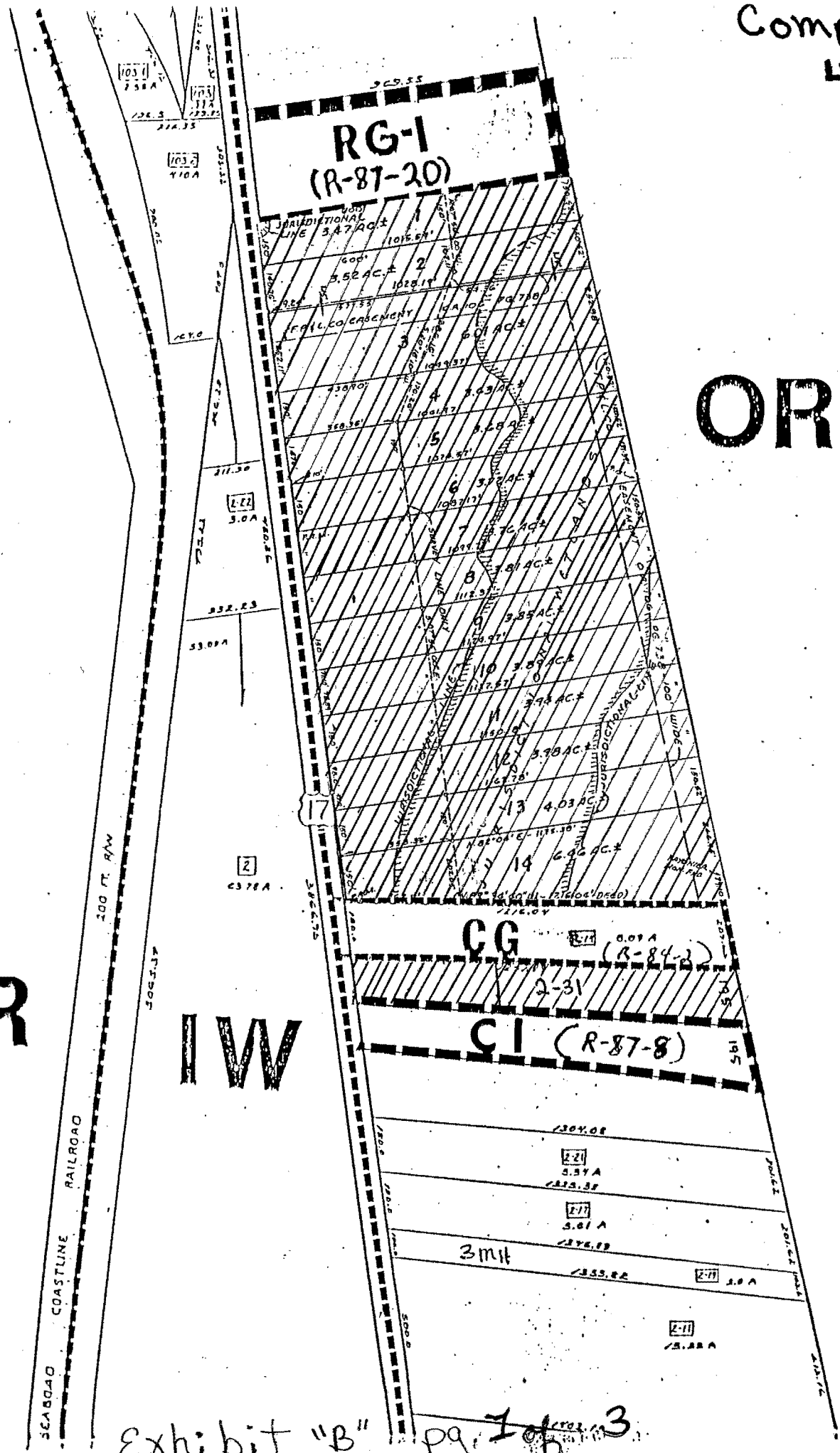


Exhibit "B" pg. 1 of 3

# YULEE SOUTH NASSAU COUNTY, FLORIDA

*Caption:* A subdivision of part of the John Lowe Grant, Section 42, Township 2 North, Range 27 East, Nassau County, Florida and being more particularly described as: Commence at the southwest corner of the lands described in Official Record Book 382 Page 75 of the Public Records of said County, situated on the Easterly right of way line of U.S. Highway 17, a 75-foot right of way; thence along the Easterly line of the last-described highway 382 Page 75, North 82° 04' East, 398.09 feet to the Point of Beginning; thence parallel with the Southerly line of the lands described in Official Record Book 296 Page 588; thence along the last-described line, South 12° 46' 10" East, 1398.82 feet to the Northerly line of the said Easterly right of way line of U.S. Highway 17; thence along the last-described right of way line, North 89° 40' 00" West, 1215.50 feet to the said Easterly right of way line of U.S. Highway 17; thence along the last-described line, North 07° 56' 00" West, 2202.11 feet to the point of beginning. Containing 57.75 Acres, more or less

Exhibit "B" pg. 2 of 3

1503 Leann Avenue, Jacksonville, Florida 32218  
DU 192 50

This Warranty Deed Made the 2nd day of May A.D. 1988 by

Harry L. Blackmon

hereinafter called the grantor, to

James B. Manning, Jr. and Robert P. Higginbotham

BK0542PG0698

OFFICIAL RECORDS

whose postoffice address is Post Office Box 26130  
Jacksonville, Florida 32218

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Nassau County, Florida, viz:

Part of the John Lova Grant, Section 42, Township 2 North, Range 27 East, Nassau County, Florida and being more particularly described as follows: Commence at the Northwest corner of Lot 10, Unit No. 4, Yulee Farms as recorded in Plat Book 3, page 32 of the public records of said Nassau County; thence North 06°03' East, 800 feet; thence South 83°45'20" East, 1335.65 feet; thence North 12°46'10" West, 1427.88 feet to the point of beginning; thence continue North 12°46'10" West, 195.90 feet to the Southerly line of the lands described in Official Records Book 411, page 454, said public records; thence along the last described line, North 87°28'30" West, (North 87°27'50" West, deed call) 1241.49 feet to the Easterly right of way line of U. S. Highway 17 as established for a width of 75 feet; thence along said Easterly right of way line, South 07°56' East, 149.50 feet; thence South 85°34'40" East, 1266.68 feet to the Point of Beginning.

The herein conveyed property is not the homestead of the grantor. Subject to covenants, easements, and restrictions of record.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Linda Hall*  
*Ormal H. Hill*  
8805424

*Harry L. Blackmon*  
FILED AND RECORDED IN OFFICE OF THE CLERK OF THE COUNTY OF NASSAU, FLORIDA

COMM - 5 PM:23

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Harry L. Blackmon

to me and who to the best of my knowledge and belief is the person whose name is subscribed in and who executed the foregoing instrument and who acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State aforesaid this 2nd day of May A.D. 1988.

*Linda Hall*  
Notary Public  
State of Florida  
My Comm. Exp. March 28, 1990

SPACE BELOW FOR RECORDERS USE

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
1988 MAY 23 11:27 AM  
1000

Exhibit "B" pg. 3083