

ORDINANCE NO. 2003-20
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 23rd 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, **Brady Point Preserve LLC**, 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 (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 (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 **Brady Point Preserve LLC**, 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 being signed by the Chairman of the Board of

County Commissioners of Nassau County, Florida.

ADOPTED this 28th day of April, 2003.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA



J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk



VICKIE SAMUS
Its: Chairman

Approved as to form by
the Nassau County Attorney:



MICHAEL S. MULLIN

c:rez.ord

LEGAL DESCRIPTION

(February 18, 2003)

A PORTION OF THE "D. FERNANDEZ GRANT", SECTIONS 38 AND 41, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND A PORTION OF THE "WILLIAM BERRIE GRANT", SECTION 40, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 38; THENCE NORTH 00°31'49" WEST, ALONG THE WEST LINE OF SAID SECTION 38, A DISTANCE OF 2387.0 FEET; THENCE SOUTH 73°50'00" EAST A DISTANCE OF 192.08 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN THAT CERTAIN DOCUMENT TITLED "CONSENT FINAL JUDGEMENT ESTABLISHING BOUNDARIES" SIGNED ON DECEMBER 27, 1996, IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA, BEARING A CASE NO. 96-128-CA, RECORDED IN OFFICIAL RECORD BOOK 781, PAGE 267, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, HEREINAFTER REFERED TO AS "AGREED BOUNDARY LINE" AND THE POINT OF BEGINNING; THENCE SOUTH 02°44'21" EAST, ALONG SAID "AGREED BOUNDARY LINE", A DISTANCE OF 199.70 FEET; THENCE ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND KNOWN AS TRACT "A" AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 852, PAGE 1176, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING NINE COURSES: (1) SOUTH 76°01'31" EAST A DISTANCE OF 145.41 FEET; (2) SOUTH 73°04'20" EAST A DISTANCE OF 176.34 FEET; (3) SOUTH 70°27'29" EAST A DISTANCE OF 186.81 FEET; (4) SOUTH 72°47'54" EAST A DISTANCE OF 321.28 FEET; (5) SOUTH 70°38'51" EAST A DISTANCE OF 185.08 FEET; (6) SOUTH 68°48'37" EAST A DISTANCE OF 219.99 FEET; (7) SOUTH 68°23'00" EAST A DISTANCE OF 116.31 FEET; (8) SOUTH 66°08'26" EAST A DISTANCE OF 192.41 FEET; (9) SOUTH 83°07'41" EAST A DISTANCE OF 288.66 FEET TO THE LANDS OF BERLEY GEIGER; THENCE ALONG THE PERIMETER OF SAID LANDS OF BERLEY GEIGER THE FOLLOWING FOUR COURSES: (1) NORTH 00°43'12" EAST A DISTANCE OF 230.56 FEET; (2) SOUTH 70°41'00" EAST A DISTANCE OF 792.00 FEET; (3) SOUTH 65°30'00" EAST A DISTANCE OF 140.01 FEET; (4) SOUTH 24°30'00" WEST A DISTANCE OF 178.69 FEET; THENCE ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND KNOWN AS TRACT "C" AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 852, PAGE 1176, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING SIX COURSES: (1) SOUTH 60°18'48" EAST A DISTANCE OF 120.20 FEET; (2) SOUTH 59°02'34" EAST A DISTANCE OF 175.24 FEET; (3) SOUTH 60°50'17" EAST A DISTANCE OF 82.46 FEET; (4) SOUTH 66°28'26" EAST A DISTANCE OF 192.74 FEET; (5) SOUTH 69°58'51" EAST A DISTANCE OF 50.82 FEET; (6) NORTH 75°34'11" EAST A DISTANCE OF 123.82 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "LB-6756" AND THE SOUTHEASTERLY CORNER OF TRACT "C" AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 852, PAGE 1176 AND A POINT HEREINAFTER REFERED TO AS POINT "A";

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MANZIE & DRAKE LAND SURVEYING

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THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE ABOVE REFERENCED "AGREED BOUNDARY LINE" THE FOLLOWING NINE COURSES: (1) NORTH 02°44'21" WEST A DISTANCE OF 276.69 FEET; (2) NORTH 00°45'03" WEST A DISTANCE OF 185.09 FEET; (3) NORTH 02°29'33" EAST A DISTANCE OF 180.02 FEET; (4) NORTH 03°45'06" EAST A DISTANCE OF 180.15 FEET; (5) NORTH 03°57'07" EAST A DISTANCE OF 180.18 FEET; (6) NORTH 02°24'30" EAST A DISTANCE OF 18.74 FEET; (7) NORTH 05°11'50" WEST A DISTANCE OF 219.01 FEET; (8) NORTH 09°50'14" EAST A DISTANCE OF 129.61 FEET; (9) NORTH 01°30'19" EAST A DISTANCE OF 125.15 FEET TO AN OLD GRANITE STONE; THENCE SOUTH 87°22'54" WEST A DISTANCE OF 304.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE BERRY LANE AS NOW LAID OUT AND IN USE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE BERRY LANE AS NOW LAID OUT AND IN USE THE FOLLOWING FIVE COURSES: (1) NORTH 05°49'18" WEST A DISTANCE OF 328.54 FEET; (2) NORTH 12°26'01" WEST A DISTANCE OF 211.41 FEET; (3) NORTH 15°11'36" WEST A DISTANCE OF 414.07 FEET; (4) NORTH 21°04'12" WEST A DISTANCE OF 236.80 FEET; (5) NORTH 19°44'40" WEST A DISTANCE OF 588.30 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 877, PAGE 1120 AND CORRECTED IN OFFICIAL RECORD BOOK 952, PAGE 1666, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 74°25'16" EAST, ALONG LAST SAID SOUTHERLY LINE, A DISTANCE OF 192.36 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1059, PAGE 301, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO COURSES: (1) NORTH 19°50'16" WEST A DISTANCE OF 172.83 FEET; (2) NORTH 69°47'32" EAST A DISTANCE OF 47.47 FEET; THENCE NORTH 14°28'55" WEST A DISTANCE OF 37.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OLD FERNANDINA - YULEE ROAD; THENCE NORTH 86°34'07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 197.37 FEET TO A 3/4 INCH IRON ROD WITH PLASTIC CAP MARKED "RLS 1558"; THENCE CONTINUE NORTH 86°34'07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.99 FEET; THENCE ALONG THE EASTERLY PERIMETER OF THE SUBJECT PROPERTY OF CONVEYANCE THE FOLLOWING (68) COURSES; (1) SOUTH 05°58'35" WEST A DISTANCE OF 108.12 FEET; (2) SOUTH 03°10'06" WEST A DISTANCE OF 103.94 FEET; (3) SOUTH 35°03'50" EAST A DISTANCE OF 122.82 FEET; (4) NORTH 55°05'13" EAST A DISTANCE OF 62.47 FEET; (5) NORTH 76°36'05" EAST A DISTANCE OF 73.89 FEET; (6) NORTH 50°35'05" EAST A DISTANCE OF 114.66 FEET; (7) SOUTH 25°48'05" WEST A DISTANCE OF 208.34 FEET; (8) SOUTH 22°23'57" EAST A DISTANCE OF 175.79 FEET; (9) SOUTH 44°35'52" EAST A DISTANCE OF 79.97 FEET; (10) NORTH 66°44'22" EAST A DISTANCE OF 195.04 FEET; (11) SOUTH 48°16'05" EAST A DISTANCE OF 154.60 FEET; (12) SOUTH 30°17'41" EAST A DISTANCE OF 289.08 FEET; (13) SOUTH 42°13'31" EAST A DISTANCE OF 118.43 FEET; (14) SOUTH 11°20'48" EAST A DISTANCE OF 360.51 FEET; (15) SOUTH 05°58'16" EAST A DISTANCE OF 140.88 FEET; (16) SOUTH 05°36'01" WEST A DISTANCE OF 277.13 FEET; (17) SOUTH 00°14'27" WEST A DISTANCE OF 147.55 FEET; (18) SOUTH 32°14'35" EAST A DISTANCE OF 116.49 FEET; (19) SOUTH 63°29'59" EAST A

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DISTANCE OF 55.31 FEET; (20) SOUTH 24°43'17" EAST A DISTANCE OF 53.69 FEET; (21) SOUTH 28°54'40" EAST A DISTANCE OF 57.23 FEET; (22) SOUTH 53°18'56" EAST A DISTANCE OF 66.90 FEET; (23) SOUTH 01°36'48" WEST A DISTANCE OF 122.77 FEET; (24) SOUTH 37°56'14" EAST A DISTANCE OF 99.29 FEET; (25) NORTH 82°53'46" EAST A DISTANCE OF 124.44 FEET; (26) SOUTH 17°37'58" EAST A DISTANCE OF 124.79 FEET; (27) SOUTH 26°14'05" EAST A DISTANCE OF 102.85 FEET; (28) SOUTH 32°20'30" EAST A DISTANCE OF 150.37 FEET; (29) SOUTH 63°00'11" EAST A DISTANCE OF 60.96 FEET; (30) SOUTH 43°22'23" WEST A DISTANCE OF 45.07 FEET; (31) SOUTH 08°54'29" EAST A DISTANCE OF 235.48 FEET; (32) SOUTH 66°22'07" EAST A DISTANCE OF 130.92 FEET; (33) NORTH 84°06'17" EAST A DISTANCE OF 93.26 FEET; (34) NORTH 00°05'51" EAST A DISTANCE OF 195.88 FEET; (35) NORTH 27°40'57" WEST A DISTANCE OF 104.77 FEET; (36) NORTH 22°21'01" EAST A DISTANCE OF 71.45 FEET; (37) NORTH 33°51'46" WEST A DISTANCE OF 47.67 FEET; (38) NORTH 06°11'57" WEST A DISTANCE OF 105.93 FEET; (39) NORTH 02°34'52" EAST A DISTANCE OF 95.86 FEET; (40) SOUTH 59°54'50" EAST A DISTANCE OF 178.67 FEET; (41) SOUTH 39°54'18" EAST A DISTANCE OF 121.89 FEET; (42) SOUTH 85°49'30" EAST A DISTANCE OF 150.43 FEET; (43) NORTH 61°45'57" EAST A DISTANCE OF 115.50 FEET; (44) NORTH 35°49'02" EAST A DISTANCE OF 171.36 FEET; (45) SOUTH 74°18'01" EAST A DISTANCE OF 242.10 FEET; (46) SOUTH 66°01'38" EAST A DISTANCE OF 342.67 FEET; (47) SOUTH 52°14'05" EAST A DISTANCE OF 281.30 FEET; (48) SOUTH 69°12'06" EAST A DISTANCE OF 156.25 FEET; (49) SOUTH 45°20'57" EAST A DISTANCE OF 183.22 FEET; (50) SOUTH 11°31'07" EAST A DISTANCE OF 73.36 FEET; (51) SOUTH 52°32'04" EAST A DISTANCE OF 125.04 FEET; (52) SOUTH 17°58'29" EAST A DISTANCE OF 98.57 FEET; (53) SOUTH 00°04'03" EAST A DISTANCE OF 273.44 FEET; (54) SOUTH 18°11'55" EAST A DISTANCE OF 191.75 FEET; (55) SOUTH 41°00'24" EAST A DISTANCE OF 163.82 FEET; (56) SOUTH 18°39'15" EAST A DISTANCE OF 125.06 FEET; (57) SOUTH 25°05'49" WEST A DISTANCE OF 100.90 FEET; (58) SOUTH 47°12'23" WEST A DISTANCE OF 73.16 FEET; (59) SOUTH 47°09'14" WEST A DISTANCE OF 82.41 FEET; (60) SOUTH 63°06'06" EAST A DISTANCE OF 59.80 FEET; (61) SOUTH 03°31'31" EAST A DISTANCE OF 46.04 FEET; (62) SOUTH 19°08'22" EAST A DISTANCE OF 98.10 FEET; (63) NORTH 55°17'55" EAST A DISTANCE OF 64.56 FEET; (64) SOUTH 51°36'20" EAST A DISTANCE OF 39.14 FEET; (65) SOUTH 17°01'30" WEST A DISTANCE OF 124.53 FEET; (66) SOUTH 17°43'02" WEST A DISTANCE OF 149.01 FEET; (67) NORTH 88°22'26" WEST A DISTANCE OF 35.43 FEET; (68) SOUTH 60°12'39" WEST A DISTANCE OF 42.30 FEET TO THE NORTHEAST CORNER OF TRACT "C" AS DESCRIBED IN OFFICIAL RECORD BOOK 852, PAGE 1176 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 22°56'41" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 193.57 FEET TO ABOVE REFERENCED POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 153.25 ACRES MORE OR LESS.

Michael A. Manzie
 MICHAEL A. MANZIE, P.L.S.

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