ORDINANCE NO. 2005- 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, **CHARLES A. and BARBARA H. JOHNSON**, the owners 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) and RESIDENTIAL, SINGLE FAMILY 1 (RS-1) to RESIDENTAL, SINGLE FAMILY 2 (RS-2); 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) and

RESIDENTIAL, SINGLE FAMILY 1 (RS-1) to RESIDENTAL, SINGLE FAMILY 2 (RS-2) 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 **CHARLES A. and BARBARA H. JOHNSON**, 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 28th day of March, 2005.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

ANSLEY N. ACREE
Its: Chairman

ATTEST:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

MICHAEL S. MULLIN

Legal Descrip n

R05-008

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 grantee, all that certain land situate in* Nassau *County, Florida, viz:*

PARCEL 1. All that certain piece or parcel of land situate, lying and being in Section Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida, and being further known and described as Lot forty-five (45) of the Estate of H. M. Thigpen, as recorded in Deed Book 39, page 356, public records of Nassau County, Florida, and being further described by metes and bounds as follows:

Beginning at a concrete mark which is the mutual corner of Sections Forty-three (43), Forth-four (44), Forty-eight (48) and Forty-nine (49); thence go North Seventy-five (75) degrees West, along South line of Section Forty-three (43), for Five Hundred Seven (507) feet; thence go North Nineteen (19) Degrees, Forty-four (44) minutes East, along the East line of Lot Forty-six (46), for Six Hundred Forty-eight and Seven Tenths (648.7) feet to the point of beginning; thence continue North Nineteen (19) Degrees, Forty-four (44) minutes East, along the East line of said Lot Forty-five (45), for Five Hundred Twnety-nine and Eight Tenths (529.8) feet; thence go North Seventy-five (75) Degrees, Ten (10) minutes West, along the North line of said Lot Forty-five (45), for One thousand Sixty-two and Seven Tenths (1,062.6) feet; thence go South, along the West line of said Lot Forty-five (45) and the East line of Lot Forty-four (44), for Seven Hundred Eighty-six (786) feet; thence go North Eighty-eight (88) degrees, Fifty-eight (58) minutes East, along the South line of said Lot Forty-five (45) and North line of Lot Forty-six (46), for Eight Hundred Forty-seven (847) feet to the point of beginning. This parcel of land contains Fourteen and One Tenths (14.1) acres, more or less.

PARCEL 11: All that certain lot, piece or parcel of land situate, lying and being partly in Section 48 and partly in Section 43, Township 3North. Range 28 East; Nassau County, Florida, and being further known and described as part of Lot 12 of the Estate of H. M. Thigpen as recorded in Deed Book 39, page 356 of the public records of Nassau County, Florida, and being further described by metes and bounds ad follows:

Beginning at the concrete mark which is the mutual corner for Sections 43, 44, 48 and 49 thence go South 75 degrees East, along the South line of said lot 12 and Section 48 for 152.6 feet; thence go North 8 degrees 05 minutes East, along the westerly right of way of the Lofton to Chester County Road (has 42 foot right of way), for 165.8 feet; thence go South 88 degrees 48 minutes West, along southerly side of land described in Deed Book 193, page 341 for 210 feet thence go North 8 degrees 05 minutes East, along westerly side of land described in Deed Book 193, page 341, for 210 feet; thence go South 88 degrees 48 minutes West, along the northerly line of said Lot 12, for 413.9 feet; thence go South 19 degrees 44 minutes West, along the Westerly line of said Lot 12, for 198 feet; thence go South 75 degrees East, along the Southerly line of said Lot 12, for 507 feet to the concrete mark at the point of beginning.

Also Lot 46 of the Estate of H. M. Thigpen as recorded in Deed Book 39, page 356, of the public records of Nassau County, Florida, and being in Section 43, Township 3 North, Range 28 East, Nassau County, Florida and being further described by metes as follows: Beginning at a concrete mark which is the mutual corner for Section 43, 44, 48 and 49; thence go North 75 degrees west, along the South line of Section 43, for 507 feet to the Point of Beginning; thence to North 19 degrees 44 minutes West along east line of Lot 46, for 648.7 feet, thence go South 88 degrees 58 minutes West, along the North line of Lot 46, for 1119.5 feet, thence go South 10 degrees 48 minutes East, but following the run of a creek which is the West line of Lot 46, for a direct distance of 374.6 feet; thence go South 75 degrees East, along the South line of said Lot 46 and Section 43, for 859.5 feet to the point of beginning.

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Also Lot 46 of the Estate of H. M. Thigpen as recorded in Deed Book 39, page 356, of the public records of Nassau County, Florida, and being in Section 43, Township 3 North, Range 28 East, Nassau County, Florida and being further described by metes as follows: Beginning at a concrete mark which is the mutual corner for Section 43, 44, 48 and 49; thence go North 75 degrees west, along the South line of Section 43, for 507 feet to the Point of Beginning; thence to North 19 degrees 44 minutes West along east line of Lot 46, for 648.7 feet, thence go South 88 degrees 58 minutes West, along the North line of Lot 46, for 1119.5 feet, thence go South 10 degrees 48 minutes East, but following the run of a creek which is the West line of Lot 46, for a direct distance of 374.6 feet; thence go South 75 degrees East, along the South line of said Lot 46 and Section 43, for 859.5 feet to the point of beginning.