

ORDINANCE NO. 2005- 31
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, **CALVIN H. JONES TRUSTEE**, 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 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) to

RESIDENTIAL, 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 **CALVIN H. JONES TRUSTEE**, and is described as follows:

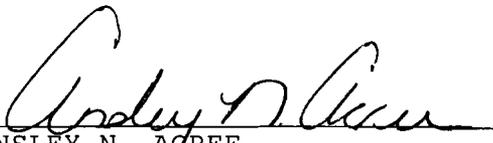
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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 April, 2005.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

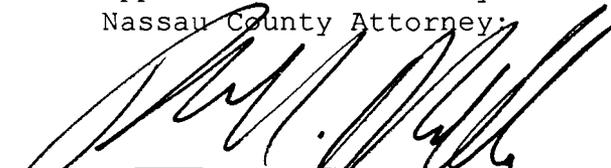
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


ANSLEY N. AGREE
Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN

BK073360048
OFFICIAL RECORDS

(Parcel Number: 09-2N-27-0000-0003-0010)

Parcel A: All that certain lot, piece, or parcel of land situate, lying and being in Section 9, Township 2 North, Range 27 East, Nassau County, Florida and being more particularly described by metes and bounds as follows: From the Point of Reference at the Southeast corner of said Section 9; thence South 88 degrees 37 minutes 08 seconds West 563 feet along the South line of said Section 9; thence North 1 degree 22 minutes 52 seconds West 275.89 feet along the edge of lands of Calvin Jones to the Point of Beginning; thence continue the same 714.11 feet; thence South 88 degrees 37 minutes 08 seconds West 757.00 feet along the edge of lands of Calvin Jones; thence North 3 degrees 35 minutes 38 seconds East 2,262.83 feet along the Westerly edge of lands of Calvin Jones; thence South 89 degrees 18 minutes West 1,093.00 feet to a point on the Westerly line of said Section 9; thence South 1 degree 16 minutes East 1,321.36 feet along the Westerly line of said Section 9; thence North 88 degrees 59 minutes 41 seconds East 93.03 feet; thence South 0 degrees 46 minutes 11 seconds East 845.05 feet; thence South 88 degrees 33 minutes 24 seconds West 85.70 feet to a point on the Westerly line of said Section 9; thence South 1 degree 16 minutes East 849.13 feet along the Westerly line of said Section 9; thence South 83 degrees 17 minutes 50 seconds East 331.52 feet; thence South 84 degrees 56 minutes 40 seconds East 886.14 feet along the Northerly side of an access road; thence North 13 degrees 17 minutes 08 seconds East 173.98 feet; thence North 86 degrees 52 minutes 04 seconds East 407.07 feet to the Point of Beginning. This parcel contains 80.47 acres, more or less.

Except that certain property described as:

All that certain lot, piece or parcel of land situate, lying and being in Section 9, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described by metes and bounds as follows: From the point of reference at the Southwest corner of said Section 9 at a concrete monument as set in accordance with a plat dated 25 October 1976 by R. J. Allen, Registered Land Surveyor #2603; thence North 1 degree 16 minutes West 1935.94 feet along the West line of said

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Section 9 to the point of beginning, thence continue the same 752.95 feet; thence North 88 degrees 59 minutes 41 seconds East 7.74 feet; thence South 2 degrees 03 minutes East 733.06 feet; thence South 88 degrees 59 minutes 41 seconds West 18.00 feet to the point of beginning, containing 0.27 acres, more or less, and being all that property in Section 9 Township 2 South, Range 27 East, lying to the West of a fence erected in August of 1976, as the same existed on October 3, 1977.

Parcel B: All that certain piece or parcel of land situate, lying and being in Section 9, Township 2 North, Range 27 East, Nassau County, Florida and being further known and described by metes and bounds as follows: Beginning at the Southeast corner of Section 9 and go South 88 degrees 36 minutes West, along South line of Section 9, for 563 feet; thence go North 1 degree 24 minutes West for 990 feet; thence go South 88 degrees 36 minutes West for 757 feet; thence go North 3 degrees 38 minutes East for 2263 feet; thence go North 89 degrees 18 minutes East 1387 feet to the East line of Section 9; thence go South 3 degrees 18 minutes West for 3242 feet to the Point of Beginning. This parcel of land contains 85.9 acres, more or less.

Except that certain property (hereinafter called Parcel C) described as:

That certain piece or parcel of land situate, lying and being in Section 9, Township 2 North, Range 27 East, Nassau County, Florida and being further known and described by metes and bounds as follows: Beginning at Southeast corner of Section 9 and go South 88 degrees 36 minutes West, (South 88 degrees 37 minutes 08 seconds West, actual) 563 feet along South line of Section 9; thence go North 1 degree 24 minutes West (North 1 degree 22 minutes 52 seconds West actual) 275.89 feet; thence North 88 degrees 37 minutes 08 seconds East 563, more or less, feet to the East line of Section 9; thence go South 3 degrees 18 minutes West 275, more or less, feet to the Point of Beginning.