

ORDINANCE NO. 2005- 44
AMENDMENT TO ORDINANCE 91-04
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of January, 1991, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 91-04, an Ordinance Enacting and Establishing the Comprehensive Land Use Map and the Future Land Use Map for the unincorporated portion of Nassau County, Florida; and

WHEREAS, the Board of County Commissioners seeks to re-classify land designation on the Land Use Map from Agricultural to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on May 23, 2005; and

WHEREAS, the property is located on the west side of Mentoria Road and on the south side of A1A/State Road 200, Yulee area; and

WHEREAS, the Board of County Commissioners finds that the amendment to the Future Land Use Map and reclassification is consistent with the overall Comprehensive Land Use Map and orderly development of Nassau County, Florida, and the specific area.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida, this 23rd day of May, 2005:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Agricultural to Commercial on the Future Land Use Map of Nassau County, Florida.

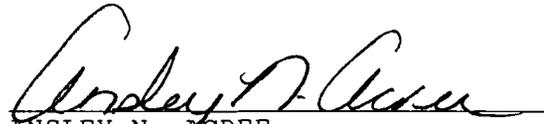
2. SECTION 2. OWNER AND DESCRIPTION. The land reclassified by this Ordinance is owned by Otis Council Mobley, owner, and is described as follows:

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

3. SECTION 3. This amendment is made a small-scale amendment pursuant to Florida Statutes 163.3187.

4. SECTION 4. EFFECTIVE DATE. The effective date of this small-scale amendment shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Community Affairs, or the Administration Commission, finding that the amendment is in compliance with Section 163.3184, Florida Statutes.

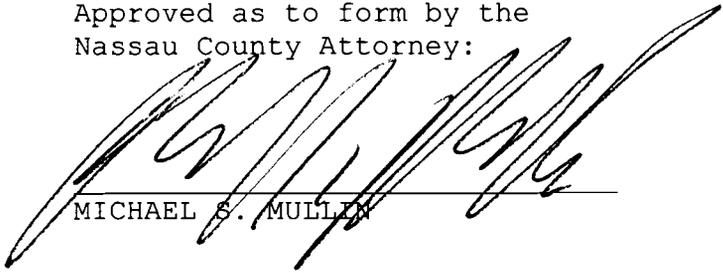
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


ANSLEY N. CREE
Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

A large, stylized handwritten signature in black ink, appearing to read 'Michael S. Mullin', is written over a horizontal line.

MICHAEL S. MULLIN

MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Vernon N. Drake, P.S.M. • Frank L. Bowen, P.S.M.

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 4, OF FRACTIONAL SECTION 6, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 6 AFOREMENTIONED, AND RUN NORTH 89°21'30" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 868.80' FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF A GRADED COUNTY ROAD (HAVING A 66' FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 6°00'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 415.24 FEET TO AN IRON PIPE; RUN THENCE SOUTH 89°21'30" WEST A DISTANCE OF 816.60 FEET TO AN IRON PIPE ON THE WESTERLY LINE OF SAID SECTION 6; RUN THENCE NORTH 1°13'07" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 412.47 FEET TO THE POINT OF BEGINNING. THE PORTION OF LAND THUS DESCRIBED CONTAINS 7.98 ACRES MORE OR LESS.

THIS DESCRIPTION PREPARED FROM INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 280 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



FRANK L. BOWEN, P.S.M. 05-10-05
FLORIDA REGISTRATION NO. 2477
JOB NO. 15647