

**ORDINANCE NO. 2005- 67**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 23<sup>rd</sup> 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 28<sup>th</sup> day of July, 1997; and

WHEREAS, **TERRA POINTE, 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, GENERAL 1 (RG-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, GENERAL 1 (RG-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 **TERRA POINTE, 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 its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

ADOPTED this 22nd day of August, 2005.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

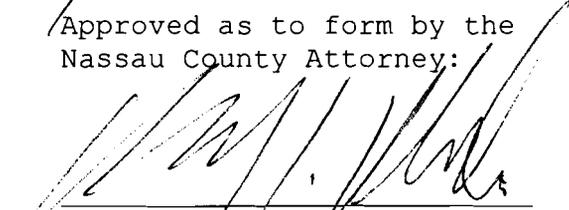
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
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



SURVEYORS  
&  
LAND PLANNERS

# PRIVETT - BENNETT & ASSOCIATES, INC.

1201 SHADOWLAWN DRIVE  
ST. MARYS, GEORGIA 31558

Telephone: 912/882-3738  
Fax: 912/882-2729  
Email: amiller@privett.net

## EXHIBIT A

JUNE 29, 2005

### LEGAL DESCRIPTION OF A PORTION OF SECTIONS 1 & 12, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA:

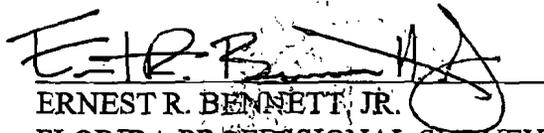
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 1 & 12, TOWNSHIP 2 NORTH RANGE 27 EAST, NASSAU COUNTY, FLORIDA (BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN BOOK 579, PAGE 407, OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE CENTERLINE OF STATE ROAD No. 200-A (A 100 FOOT RIGHT-OF-WAY) INTERSECTS THE CENTERLINE OF STATE ROAD No. 200/A-1-A (A VARIED RIGHT-OF-WAY) AND RUN NORTH 72°-46'-59" WEST, ALONG THE CENTERLINE OF SAID STATE ROAD No. 200/A-1-A, A DISTANCE OF 62.87 FEET TO A POINT; RUN THENCE SOUTH 17°-13'-01" WEST, PERPENDICULAR TO LAST MENTIONED CENTERLINE, A DISTANCE OF 92.00 FEET TO A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 200/A-1-A INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 125 FOOT RIGHT-OF-WAY); CONTINUE THENCE SOUTH 17°-13'-01" WEST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 372.42 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1562.50 FEET, A CHORD DISTANCE OF 1086.63 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 03°-07'-52" EAST; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1437.50 FEET, A CHORD DISTANCE OF 122.43 FEET TO A POINT FOR THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 21°-02'-18" EAST.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1437.50 FEET, A CHORD DISTANCE OF 381.84 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 10°-57'-56" EAST; RUN THENCE SOUTH 27°-57'-39" WEST, ALONG A NORTHWESTERLY LINE OF TRACT 1, NORTH HAMPTON - PHASE ONE AND THE SOUTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 1997.29 FEET TO A POINT LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF

PAGE 2  
PORTION OF SECTIONS 1 & 12  
TOWNSHIP 2 NORTH, RANGE 27 EAST  
NASSAU COUNTY, FLORIDA

LANDMAR RESORTS, INC. (ACCORDING TO DEED RECORDED IN BOOK 911, PAGE 845 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 86°-50'-00" WEST, ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 402.81 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF RAYLAND, LLC (ACCORDING TO DEED RECORDED IN BOOK 579, PAGE 407 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 08°-21'-15" EAST, ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY LANDS OF UNITED WATER (ACCORDING TO DEED RECORDED IN DEED BOOK 532, PAGE 274 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 2278.23 FEET TO A POINT; RUN THENCE SOUTH 81°-38'-47" EAST, TO AND ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF RAYLAND LLC (ACCORDING TO DEED RECORDED IN BOOK 579, PAGE 407 OF THE OFFICIAL RECORDS OF SAID COUNTY) A DISTANCE OF 945.04 FEET, TO THE POINT OF BEGINNING

THE LAND THUS DESCRIBED CONTAINS 40.38 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

  
ERNEST R. BENNETT, JR.  
FLORIDA PROFESSIONAL SURVEYOR  
AND MAPPER No. 6232

REFERENCE DRAWING No. B-1-2570(E)-11-02