

ORDINANCE NO. 97- 27
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

WHEREAS, **YPC, Inc.**, 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 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-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 **YPC, Inc.**, 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 27th day of October, 1997.

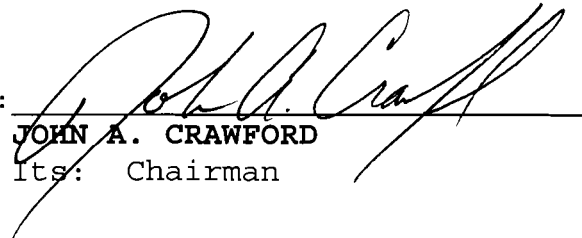
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST:


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

BY:


JOHN A. CRAWFORD
Its: Chairman

Approved as to Form
by the Nassau County Attorney


MICHAEL S. MULLIN

c:rez.ord

EXHIBIT "A"

YULEE SITE

A PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 200 (ALA, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 22°54'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD, A DISTANCE OF 764.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°54'30" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD, A DISTANCE OF 7007.18 FEET TO A POINT AT THE NORTHEAST CORNER OF YULEE WOODS SECTION THREE, AS RECORDED IN PLAT BOOK 5, PAGES 239 AND 240 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF AN 80 FOOT FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 671, PAGE 1922 OF SAID PUBLIC RECORDS; THENCE SOUTH 62°57'31" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD AND ALONG THE NORTHERLY LINE OF SAID YULEE WOODS AND THE SOUTHERLY LINE OF SAID 80 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 3282.31 FEET; THENCE NORTH 27°02'29" WEST LEAVING SAID NORTHERLY LINE OF YULEE WOODS, A DISTANCE OF 213.41 FEET TO A POINT IN THE EASTERLY LINE OF A WETLAND TRACT, AS RECORDED IN OFFICIAL RECORDS BOOK 765, PAGE 529 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID WETLAND TRACT RUN THE FOLLOWING 79 COURSES: COURSE NO. 1) NORTH 48°55'23" EAST, A DISTANCE OF 53.74 FEET; COURSE NO. 2) NORTH 43°41'24" EAST, A DISTANCE OF 50.45 FEET; COURSE NO. 3) SOUTH 81°26'29" EAST, A DISTANCE OF 24.70 FEET; COURSE NO. 4) NORTH 04°02'50" WEST, A DISTANCE OF 55.47 FEET; COURSE NO. 5) NORTH 56°29'40" EAST, A DISTANCE OF 38.01 FEET; COURSE NO. 6) NORTH 23°08'25" EAST, A DISTANCE OF 42.30 FEET; COURSE NO. 7) NORTH 52°49'12" EAST, A DISTANCE OF 48.85 FEET; COURSE NO. 8) NORTH 40°07'15" EAST, A DISTANCE OF 90.43 FEET; COURSE NO. 9) NORTH 32°51'54" EAST, A DISTANCE OF 39.05 FEET; COURSE NO. 10) NORTH 17°57'11" EAST, A DISTANCE OF 33.73 FEET; COURSE NO. 11) NORTH 57°28'56" EAST, A DISTANCE OF 25.94 FEET; COURSE NO. 12) NORTH 04°06'30" EAST, A DISTANCE OF 68.88 FEET; COURSE NO. 13) NORTH 09°16'40" WEST, A DISTANCE OF 49.04 FEET; COURSE NO. 14) NORTH 82°27'11" EAST, A DISTANCE OF 37.80 FEET; COURSE NO. 15) NORTH 33°30'20" WEST, A DISTANCE OF 44.72 FEET; COURSE NO. 16) NORTH 62°24'02" EAST, A DISTANCE OF 39.12 FEET; COURSE NO. 17) NORTH 05°46'39" WEST, A DISTANCE OF 39.41 FEET; COURSE NO. 18) NORTH 07°29'12" EAST, A DISTANCE OF 49.77 FEET; COURSE NO. 19) NORTH 33°01'24" EAST, A DISTANCE OF 37.05 FEET; COURSE NO. 20) NORTH 21°04'04" EAST, A DISTANCE OF 41.25 FEET; COURSE NO. 21) NORTH 63°58'19" EAST, A DISTANCE OF 13.15 FEET; COURSE NO. 22) NORTH 17°16'54" WEST, A DISTANCE OF 45.00 FEET; COURSE NO. 23) NORTH 09°44'57" EAST, A DISTANCE OF 55.01 FEET; COURSE NO. 24) NORTH 15°53'05" WEST, A DISTANCE OF 82.02 FEET; COURSE NO. 25) NORTH 12°11'39" EAST, A DISTANCE OF 52.84 FEET; COURSE NO. 26) NORTH 23°44'26" WEST, A DISTANCE OF 53.34 FEET; COURSE NO. 27) NORTH 00°41'14" EAST, A DISTANCE OF 38.90 FEET; COURSE NO. 28) NORTH

06°39'44"	WEST, A	DISTANCE OF	48.84	FEET;	COURSE NO.	29)	NORTH
80°47'46"	WEST, A	DISTANCE OF	55.87	FEET;	COURSE NO.	30)	NORTH
84°16'23"	WEST, A	DISTANCE OF	43.46	FEET;	COURSE NO.	31)	NORTH
04°38'45"	WEST, A	DISTANCE OF	50.22	FEET;	COURSE NO.	32)	SOUTH
87°18'55"	EAST, A	DISTANCE OF	23.41	FEET;	COURSE NO.	33)	SOUTH
58°01'50"	EAST, A	DISTANCE OF	47.51	FEET;	COURSE NO.	34)	NORTH
19°56'11"	EAST, A	DISTANCE OF	31.40	FEET;	COURSE NO.	35)	NORTH
32°02'31"	WEST, A	DISTANCE OF	58.94	FEET;	COURSE NO.	36)	NORTH
39°55'06"	WEST, A	DISTANCE OF	52.00	FEET;	COURSE NO.	37)	NORTH
10°25'00"	WEST, A	DISTANCE OF	58.42	FEET;	COURSE NO.	38)	NORTH
18°57'31"	WEST, A	DISTANCE OF	69.03	FEET;	COURSE NO.	39)	NORTH
10°21'51"	WEST, A	DISTANCE OF	74.55	FEET;	COURSE NO.	40)	NORTH
06°54'33"	WEST, A	DISTANCE OF	82.87	FEET;	COURSE NO.	41)	NORTH
00°10'34"	WEST, A	DISTANCE OF	60.02	FEET;	COURSE NO.	42)	NORTH
06°05'23"	EAST, A	DISTANCE OF	71.80	FEET;	COURSE NO.	43)	NORTH
09°49'24"	WEST, A	DISTANCE OF	49.48	FEET;	COURSE NO.	44)	NORTH
25°57'17"	WEST, A	DISTANCE OF	82.05	FEET;	COURSE NO.	45)	NORTH
11°44'39"	WEST, A	DISTANCE OF	90.08	FEET;	COURSE NO.	46)	NORTH
28°36'03"	WEST, A	DISTANCE OF	78.10	FEET;	COURSE NO.	47)	NORTH
05°59'22"	WEST, A	DISTANCE OF	161.11	FEET;	COURSE NO.	48)	NORTH
32°58'02"	WEST, A	DISTANCE OF	60.88	FEET;	COURSE NO.	49)	NORTH
09°09'39"	WEST, A	DISTANCE OF	42.24	FEET;	COURSE NO.	50)	NORTH
04°22'39"	EAST, A	DISTANCE OF	29.73	FEET;	COURSE NO.	51)	NORTH
01°26'51"	WEST, A	DISTANCE OF	66.94	FEET;	COURSE NO.	52)	NORTH
24°56'59"	WEST, A	DISTANCE OF	89.27	FEET;	COURSE NO.	53)	NORTH
12°30'19"	WEST, A	DISTANCE OF	89.21	FEET;	COURSE NO.	54)	NORTH
11°29'53"	WEST, A	DISTANCE OF	90.47	FEET;	COURSE NO.	55)	NORTH
08°50'06"	EAST, A	DISTANCE OF	99.72	FEET;	COURSE NO.	56)	NORTH
10°36'36"	EAST, A	DISTANCE OF	72.84	FEET;	COURSE NO.	57)	NORTH
21°46'44"	WEST, A	DISTANCE OF	44.78	FEET;	COURSE NO.	58)	NORTH
03°59'44"	WEST, A	DISTANCE OF	80.90	FEET;	COURSE NO.	59)	NORTH
11°07'10"	WEST, A	DISTANCE OF	115.57	FEET;	COURSE NO.	60)	NORTH
01°05'38"	WEST, A	DISTANCE OF	85.19	FEET;	COURSE NO.	61)	NORTH
38°05'20"	WEST, A	DISTANCE OF	71.56	FEET;	COURSE NO.	62)	NORTH
15°52'24"	WEST, A	DISTANCE OF	111.99	FEET;	COURSE NO.	63)	NORTH
16°53'12"	WEST, A	DISTANCE OF	43.93	FEET;	COURSE NO.	64)	NORTH
02°39'24"	EAST, A	DISTANCE OF	59.54	FEET;	COURSE NO.	65)	NORTH
12°35'20"	WEST, A	DISTANCE OF	53.46	FEET;	COURSE NO.	66)	NORTH
10°36'52"	EAST, A	DISTANCE OF	59.20	FEET;	COURSE NO.	67)	NORTH
14°44'44"	EAST, A	DISTANCE OF	72.89	FEET;	COURSE NO.	68)	NORTH
15°28'47"	EAST, A	DISTANCE OF	60.35	FEET;	COURSE NO.	69)	NORTH
26°32'31"	EAST, A	DISTANCE OF	82.30	FEET;	COURSE NO.	70)	NORTH
38°13'11"	EAST, A	DISTANCE OF	77.20	FEET;	COURSE NO.	71)	NORTH
44°53'07"	EAST, A	DISTANCE OF	80.78	FEET;	COURSE NO.	72)	NORTH
13°36'25"	EAST, A	DISTANCE OF	58.82	FEET;	COURSE NO.	73)	NORTH
44°22'13"	EAST, A	DISTANCE OF	88.28	FEET;	COURSE NO.	74)	NORTH
39°27'21"	EAST, A	DISTANCE OF	85.16	FEET;	COURSE NO.	75)	NORTH
22°28'16"	EAST, A	DISTANCE OF	83.36	FEET;	COURSE NO.	76)	NORTH
57°49'27"	EAST, A	DISTANCE OF	82.01	FEET;	COURSE NO.	77)	NORTH
60°11'07"	EAST, A	DISTANCE OF	56.71	FEET;	COURSE NO.	78)	NORTH
83°26'42"	EAST, A	DISTANCE OF	65.52	FEET;	COURSE NO.	79)	NORTH
52°57'33"	EAST, A	DISTANCE OF	53.76	FEET TO A POINT IN THE WESTERLY			

LINE OF A 27.54 ACRE TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 408, PAGE 667 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°25'50" WEST ALONG SAID 27.54 ACRE TRACT OF LAND, A DISTANCE OF 126.50 FEET; THENCE NORTH 85°45'50" EAST ALONG A SOUTHERLY LINE OF SAME, A DISTANCE OF 360.11 FEET; THENCE NORTH 01°44'40" EAST ALONG AN EASTERLY LINE OF SAME, A DISTANCE OF 2123.70 FEET; THENCE NORTH 85°24'23" WEST ALONG A NORTHERLY LINE OF THE AFORESAID 27.54 ACRE TRACT OF LAND, A DISTANCE OF 164.23 FEET TO A POINT IN THE AFORESAID WETLAND TRACT; THENCE CONTINUING ALONG SAID WETLAND TRACT RUN THE FOLLOWING 40 COURSES: COURSE NO. 1) NORTH 04°59'30" WEST, A DISTANCE OF 64.46 FEET; COURSE NO. 2) NORTH 18°50'08" WEST, A DISTANCE OF 67.27 FEET; COURSE NO. 3) NORTH 07°54'42" WEST, A DISTANCE OF 118.61 FEET; COURSE NO. 4) NORTH 05°08'05" EAST, A DISTANCE OF 86.65 FEET; COURSE NO. 5) NORTH 09°51'42" WEST, A DISTANCE OF 89.20 FEET; COURSE NO. 6) NORTH 10°57'31" EAST, A DISTANCE OF 40.72 FEET; COURSE NO. 7) NORTH 25°25'12" WEST, A DISTANCE OF 34.26 FEET; COURSE NO. 8) NORTH 05°21'34" EAST, A DISTANCE OF 51.55 FEET; COURSE NO. 9) NORTH 14°34'17" WEST, A DISTANCE OF 31.02 FEET; COURSE NO. 10) NORTH 24°17'57" WEST, A DISTANCE OF 84.72 FEET; COURSE NO. 11) NORTH 40°55'26" WEST, A DISTANCE OF 137.91 FEET; COURSE NO. 12) NORTH 88°55'59" WEST, A DISTANCE OF 86.21 FEET; COURSE NO. 13) NORTH 42°04'34" EAST, A DISTANCE OF 32.53 FEET; COURSE NO. 14) NORTH 36°36'50" WEST, A DISTANCE OF 32.45 FEET; COURSE NO. 15) NORTH 60°11'19" WEST, A DISTANCE OF 33.29 FEET; COURSE NO. 16) NORTH 24°01'18" WEST, A DISTANCE OF 69.38 FEET; COURSE NO. 17) NORTH 59°54'22" WEST, A DISTANCE OF 61.19 FEET; COURSE NO. 18) SOUTH 81°12'34" WEST, A DISTANCE OF 54.67 FEET; COURSE NO. 19) NORTH 59°02'01" WEST, A DISTANCE OF 38.64 FEET; COURSE NO. 20) NORTH 73°17'55" WEST, A DISTANCE OF 55.04 FEET; COURSE NO. 21) SOUTH 87°03'45" WEST, A DISTANCE OF 61.52 FEET; COURSE NO. 22) SOUTH 77°39'56" WEST, A DISTANCE OF 46.03 FEET; COURSE NO. 23) SOUTH 65°18'53" WEST, A DISTANCE OF 32.28 FEET; COURSE NO. 24) NORTH 59°42'42" WEST, A DISTANCE OF 71.84 FEET; COURSE NO. 25) SOUTH 77°55'39" WEST, A DISTANCE OF 48.09 FEET; COURSE NO. 26) NORTH 37°33'17" WEST, A DISTANCE OF 58.27 FEET; COURSE NO. 27) NORTH 57°18'19" WEST, A DISTANCE OF 35.34 FEET; COURSE NO. 28) NORTH 35°36'26" WEST, A DISTANCE OF 67.12 FEET; COURSE NO. 29) NORTH 86°26'49" WEST, A DISTANCE OF 40.48 FEET; COURSE NO. 30) NORTH 81°51'34" WEST, A DISTANCE OF 42.43 FEET; COURSE NO. 31) SOUTH 64°17'00" WEST, A DISTANCE OF 26.91 FEET; COURSE NO. 32) NORTH 83°48'36" WEST, A DISTANCE OF 45.71 FEET; COURSE NO. 33) NORTH 55°48'05" WEST, A DISTANCE OF 71.47 FEET; COURSE NO. 34) NORTH 24°44'19" WEST, A DISTANCE OF 30.48 FEET; COURSE NO. 35) NORTH 53°04'40" WEST, A DISTANCE OF 90.02 FEET; COURSE NO. 36) NORTH 58°36'08" WEST, A DISTANCE OF 88.32 FEET; COURSE NO. 37) NORTH 20°30'23" WEST, A DISTANCE OF 60.54 FEET; COURSE NO. 38) NORTH 68°44'29" WEST, A DISTANCE OF 38.91 FEET; COURSE NO. 39) NORTH 05°44'29" EAST, A DISTANCE OF 45.34 FEET; COURSE NO. 40) SOUTH 80°54'32" WEST, A DISTANCE OF 85.56 FEET; THENCE NORTH 72°37'20" EAST LEAVING SAID WETLAND LINE, A DISTANCE OF 1025.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 239.89 ACRES MORE OR LESS.

THE ABOVE DESCRIBED TRACT OF LAND BEING SUBJECT TO AN 80 FOOT FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 671, PAGE 1922 OF THE PUBLIC RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED TRACT OF LAND ALSO BEING SUBJECT TO A 30 FOOT EASEMENT FOR INGRESS AND EGRESS TO RICHARD MINER THAT LEADS TO THE AFOREMENTIONED 27.54 ACRE TRACT OF LAND, WHICH WAS CONVEYED IN OFFICIAL RECORDS BOOK 408, PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY.