

RESOLUTION 89- 6

WHEREAS, the owners of the properties described herein, J. C. BOATRIGHT, owner of the property in Exhibit "A", and EARL E. and SHERRI ROWELL, owners of the property in Exhibit "B", have requested a change in the Comprehensive Land Use Plan as it pertains to their respective properties; and

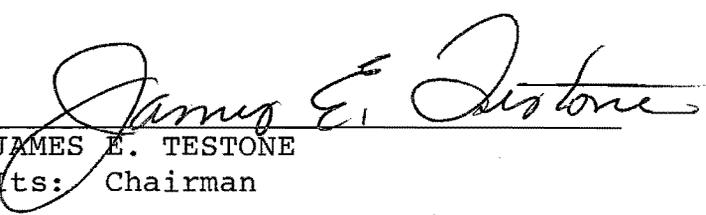
WHEREAS, the Board of County Commissioners and the Planning and Zoning Board of Nassau County held duly advertised public hearings; and

WHEREAS, both the Boards, after said public hearings, have determined that there is a need to change the Comprehensive Land Use Plan to reflect the uses requested.

NOW, THEREFORE, BE IT RESOLVED this 25th day of October, 1988, that:

1. The Comprehensive Land Use Plan be amended as to the areas set forth in Exhibits "A" and "B".
2. That the areas indicated on the attached exhibits be designated as commercial.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA



 JAMES E. TESTONE
 Its: Chairman

ATTEST:



 T. J. GREESON
 Its: Ex-Officio Clerk

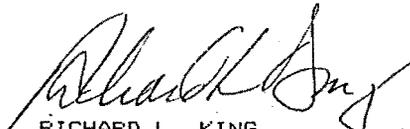
EXHIBIT "A"

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①

A TRACT OF LAND LYING WITHIN AND BEING A PART OF LOT 63 AND ALL OF LOT 56, TOGETHER WITH A PART OF MAGNOLIA STREET (NOW CLOSED) AS SHOWN ON THE UNRECORDED PLAT OF CITRONA, BEING A PART OF SECTIONS 26 AND 27, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF WILL HARDEE ROAD (A 66' RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF LIME STREET (A 66' RIGHT OF WAY AS NOW ESTABLISHED); THENCE RUN NORTH 82 DEGREES 36 MINUTES 25 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 606.92 FEET TO A POINT; THENCE SOUTH 07 DEGREES 18 MINUTES 46 SECONDS WEST, A DISTANCE OF 401.31 FEET; THENCE SOUTH 82 DEGREES 36 MINUTES 25 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 606.71 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY OF WILL HARDEE ROAD; THENCE NORTH 07 DEGREES 20 MINUTES 36 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 401.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.59 ACRES, MORE OR LESS.



RICHARD L. KING
R.L.S. #1375

EXHIBIT "B"

Warranty Deed

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THIS INDENTURE, Made this 26th day of August, A. D. 1988 BETWEEN John H. Land and Faye Land, his wife.

grantor, and

Earl E. Rowell and Sherri Rowell, his wife

Post office address: Route 2, Box 326R Hilliard, FL 32046

grantee.

WITNESSETH: That the said grantor, for and in consideration of the sum of \$ 10.00, to him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

Lot Eleven (11) and Lot Twelve (12), J. P. PAGE'S SUBDIVISION, as recorded in Plat Book 3, page 20, public records of Nassau County, Florida.

SUBJECT TO: Covenants, Restrictions, Reservations and Easements of record, if any, AND to taxes accruing subsequent to December 31, 1987.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(When used herein the terms "grantor" and "grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

<i>Barbara Stone</i>	<i>John H. Land</i>	(SEAL)
<i>Faye Land</i>	John H. Land	(SEAL)
(Witnesses as to signature)	Faye Land	(SEAL)
		(SEAL)
		(SEAL)

STATE OF FLORIDA }
COUNTY OF Nassau } ss.

Before me personally appeared John H. Land and Faye Land, his wife to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 26th day of August 1988, at Callahan County and State aforesaid.

Barbara Stone
Notary Public in and for the County and State Aforesaid.
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: SEPT. 16, 1991.
BONDED THROUGH PUBLIC UNDERWRITERS.