

**AN ORDINANCE RE-ZONING A 40 ACRE TRACT KNOWN AS TRACT 3A AND 3B, LYING IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 4 WEST, CARRABELLE, FRANKLIN COUNTY, FLORIDA FROM A-2 AGRICULTURE TO R-6 RURAL RESIDENTIAL.**

**ORDINANCE 2017- 3  
FRANKLIN COUNTY, FLORIDA**

**WHEREAS**, the Board of County Commissioners of Franklin County, Florida has received a recommendation from the Franklin County Planning and Zoning Commission for changing the land use of private real property, and

**WHEREAS**, the Board of County Commissioners of Franklin County has conducted a public hearing with due public notice, and

**NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:**

The permitted zoning of a 40 acre tract of land known as Tract 3A and 3B, lying in Section 25, Township 6 South, Range 4 West, Carrabelle, Franklin County as shown on the attached legal description labeled Exhibit A and location map labeled Exhibit B, is changed from A-2 Agriculture to R-6 Rural Residential.

This Ordinance adopted this 21<sup>st</sup> day of February, 2017, in a regular meeting of the Franklin County Board of County Commissioners after giving notice of intent to adopt it as a rezoning of less than 5% of the County. This ordinance shall take effect when notice of receipt of a certified copy of same is returned from the Florida Secretary of State.

**THE FRANKLIN COUNTY BOARD OF  
COUNTY COMMISSIONERS**

BY: Joseph Parrish  
Joseph Parrish, Chairman

ATTEST:

Marcia M. Johnson  
Marcia M. Johnson, Clerk of Court



# EXHIBIT A

**Thurman Roddenberry and Associates, Inc.**  
***Professional Surveyors and Mappers***

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

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Phone: 850-962-2538  
Fax: 850-962-1103

May 1, 2002

Legal Description of a 40.00 Acre Tract  
For: Bill Wells

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

TRACT #3

Commence at a concrete monument marking the intersection of the South boundary of Section 22, Township 6 South, Range 4 West, Franklin County, Florida, with the Easterly right-of-way of State Road S-67, and thence run North 10 degrees 24 minutes 28 seconds West along the Easterly right-of-way boundary of said State Road S-67, a distance of 1040.43 feet to the centerline of a 60.00 foot roadway known as county road, thence leaving said Easterly right-of-way run Northeasterly along said centerline the following six (6) courses and distances: North 54 degrees 19 minutes 06 seconds East 66.84 feet to a point of curve to the left, thence run along said curve with a radius of 450.00 feet through a central angle of 39 degrees 16 minutes 06 seconds for an arc distance of 308.41 feet to a point of tangency, thence run North 33 degrees 30 minutes 52 seconds East 679.81 feet to a point of curve to the right, thence run along said curve with a radius of 687.50 feet through a central angle of 20 degrees 48 minutes 14 seconds for an arc distance of 249.63 feet to a point of tangency, thence run North 72 degrees 46 minutes 57 seconds East 2131.26 feet to a re-rod (found), thence run North 68 degrees 17 minutes 12 seconds East 233.94 feet to a re-rod (found) marking the intersection of said centerline of a 60.00 foot roadway known as county road with the centerline of a 60.00 foot roadway know as Hickory Hammock Road, thence run South 10 degrees 29 minutes 58 seconds East along said centerline of Hickory Hammock Road 1739.30 feet to an iron pipe marking the intersection of said Hickory Hammock Road with the centerline of a 60.00 foot roadway known as Clarks Landing Road, thence run North 83 degrees 16 minutes 12 seconds East along said centerline 7178.04 feet to an iron pipe (found), thence run South 01 degrees 32 minutes 03 seconds West 2472.03 feet to a concrete monument (RLS #4261), thence run East 1643.98 feet to a concrete monument (RLS #4261) on the East right-of-way boundary of a 60.00 foot wide roadway known as Hickory Hammock Road, thence run Southerly along said East right-of-way boundary the following seven (7) courses and distances: South 16 degrees 52 minutes

40.00 ac. trt. (Con't)

22 seconds West 571.76 feet to a point of a curve concave to the Easterly, thence run Southwesterly along the arc of said curve having a radius of 400.00 feet through a central angle of 25 degrees 31 minutes 15 seconds for a arc distance of 178.17 feet the chord of said arc being South 04 degrees 06 minutes 45 seconds West 176.70 feet to the point of tangency, thence run South 08 degrees 38 minutes 53 seconds East 163.26 feet to a point of a curve concave to the Westerly, thence run Southeasterly along the arc of said curve having a radius of 1770.16 feet, through a central angle of 13 degrees 21 minutes 21 seconds for an arc distance of 412.63 feet, chord being South 01 degrees 58 minutes 13 seconds East 411.70 feet to a concrete monument (marked #4261), South 04 degrees 42 minutes 28 seconds West 139.32 feet to a concrete monument (marked #4261) marking a point of curve to the left along said curve with a radius of 5989.00 feet, through a central angle of 03 degrees 34 minutes 03 seconds, for a arc distance of 372.90 feet, chord being South 02 degrees 55 minutes 27 seconds West 372.84 feet to a concrete monument (marked #4261), South 01 degrees 08 minutes 25 seconds West 394.43 feet to a re-rod (marked #4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degrees 08 minutes 25 seconds West along said right-of-way boundary 250.00 feet to a re-rod (marked #4261), thence leaving said right-of-way boundary run South 74 degrees 01 minutes 00 seconds East 577.26 feet to a re-rod (marked #4261), thence run South 44 degrees 48 minutes 27 seconds East 301.42 feet to the approximate river's edge of Crooked River, thence run North 59 degrees 35 minutes 33 seconds East along said river's edge 209.06 feet, thence leaving said river's edge run North 47 degrees 15 minutes 56 seconds West 420.30 feet to a re-rod (marked #4261), thence run North 69 degrees 55 minutes 20 seconds West 675.00 feet to the POINT OF BEGINNING containing 4.72 acres, more or less.

AND ALSO:

Commence at a concrete monument marking the intersection of the South boundary of Section 22, Township 6 South, Range 4 West, Franklin County, Florida, with the Easterly right-of-way of State Road S-67, and thence run North 10 degrees 24 minutes 28 seconds West along the Easterly right-of-way boundary of said State Road S-67, a distance of 1040.43 feet to the centerline of a 60.00 foot roadway known as county road, thence leaving said Easterly right-of-way run Northeasterly along said centerline the following six (6) courses and distances: North 54 degrees 19 minutes 06 seconds East 66.84 feet to a point of curve to the left, thence run along said curve with a radius of 450.00 feet through a central angle of 39 degrees 16 minutes 06 seconds for an arc distance of 308.41 feet to a point of tangency, thence run North 33 degrees 30 minutes 52 seconds East 679.81 feet to a point of curve to the right, thence run along said curve with a radius of 687.50 feet through a central angle of 20 degrees 48 minutes 14 seconds for an arc distance of 249.63 feet to a point of tangency, thence run North 72 degrees 46 minutes 57 seconds East 2131.26 feet to a re-rod (found), thence run North 68 degrees 17 minutes 12 seconds East 233.94 feet to a re-rod (found) marking the intersection of said centerline of

40.00 ac. trt. (Con't)

a 60.00 foot roadway known as county road with the centerline of a 60.00 foot roadway know as Hickory Hammock Road, thence run South 10 degrees 29 minutes 58 seconds East along said centerline of Hickory Hammock Road 1739.30 feet to an iron pipe marking the intersection of said Hickory Hammock Road with the centerline of a 60.00 foot roadway known as Clarks Landing Road, thence run North 83 degrees 16 minutes 12 seconds East along said centerline 7178.04 feet to an iron pipe (found), thence run South 01 degrees 32 minutes 03 seconds West 2472.03 feet to a concrete monument (RLS #4261), thence run South 26 degrees 23 minutes 23 seconds West 720.03 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run East 1721.73 feet to a re-rod (marked #7160) lying on the Westerly right-of-way boundary of Hickory Hammock Road, thence run Southerly along said right-of-way boundary the following five (5) courses: along the arc of a curve concave to the Easterly with a radius of 460.00 feet, through a central angle of 10 degrees 55 minutes 11 seconds, for an arc distance of 87.67 feet, chord being South 03 degrees 11 minutes 18 seconds East 87.54 feet to a concrete monument (marked #4261), South 08 degrees 38 minutes 53 seconds East 163.26 feet to a concrete monument (marked #4261), along the arc of a curve concave to the Westerly with a radius of 1710.16 feet, through a central angle of 13 degrees 21 minutes 21 seconds, for an arc distance of 398.64 feet, chord being South 01 degrees 58 minutes 13 seconds East 397.74 feet to a concrete monument (marked #4261), South 04 degrees 42 minutes 28 seconds West 139.32 to a concrete monument (marked #4261), along the arc of a curve concave to the Easterly with a radius of 6049.00 feet, through a central angle of 03 degrees 34 minutes 03 seconds, for an arc distance of 376.64 feet, chord being South 02 degrees 55 minutes 27 seconds West 376.58 feet to a concrete monument (marked #4261), thence leaving said right-of-way boundary run North 69 degrees 48 minutes 17 seconds West 2081.76 feet to a re-rod (marked #7160), thence run North 26 degrees 23 minutes 23 seconds East 494.07 feet to the POINT OF BEGINNING containing 35.28 acres, more or less.

The aggregate of the two (2) above described parcels having a total acreage of 40.00 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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James T. Roddenberry  
Surveyor and Mapper  
Florida Certificate No: 4261

96-188trt.3ac.40.00

# EXHIBIT B

