

AN ORDINANCE REZONING A 9.70 ACRE PARCEL LYING IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 5 WEST, NORTHWEST OF CARRABELLE, FRANKLIN COUNTY, FLORIDA FROM A-2 AGRICULTURE AND R-3 SINGLE FAMILY ESTATE RESIDENTIAL TO R-1 SINGLE FAMILY RESIDENTIAL.

**ORDINANCE 2004-~~37~~ 40
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 rezoning certain private real property, and

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

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

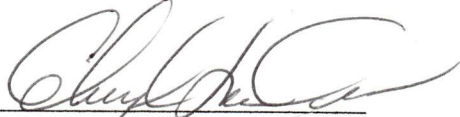
A 9.70 acre parcel lying in Section 13, Township 7 South, Range 5 West, Northwest of Carrabelle, Franklin County, Florida from A-2 Agriculture and R-3 Single Family Estate Residential to R-1 Single Family Residential.

Legal description attached as Exhibit A

This Ordinance adopted this 17th day of August, 2004, 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:


Cheryl Sanders, Chairman

ATTEST:


Kendall Wade, Clerk



Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

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

July 28, 2004


Legal Description of a 6.33 Acre Tract
For: Coastal Properties, LLC

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).

Commence at the Southwest corner of Section 13, Township 7 South, Range 5 West, Franklin County, Florida and run North 1828.93 feet, thence run North 89 degrees 59 minutes 22 seconds East 2199.40 feet, thence run South 00 degrees 01 minutes 36 seconds West 487.98 feet to a point lying on the Northeasterly right-of-way boundary of a county graded dirt road, thence run South 58 degrees 03 minutes 12 seconds East along said right-of-way boundary 841.64 feet, thence leaving said right-of-way boundary run North 27 degrees 30 minutes 19 seconds East 663.48 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 27 degrees 30 minutes 19 seconds East 897.86 feet, thence run South 62 degrees 41 minutes 39 seconds East 136.35 feet, thence run South 33 degrees 30 minutes 24 seconds West 150.88 feet, thence run South 62 degrees 41 minutes 39 seconds East 312.26 feet, thence run South 33 degrees 01 minutes 17 seconds West 527.79 feet, thence run South 87 degrees 07 minutes 24 seconds West 442.92 feet to the POINT OF BEGINNING containing 6.33 acres, more or less.

NO FIELD work has been performed to verify the accuracy of the property described hereon.

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.


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

91-040ac.6.33

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
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July 28, 2004


Legal Description of a 3.37 Acre Tract
For: Coastal Properties, LLC

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).

Commence at the Southwest corner of Section 13, Township 7 South, Range 5 West, Franklin County, Florida and run North 1828.93 feet, thence run North 89 degrees 59 minutes 22 seconds East 2199.40 feet, thence run South 00 degrees 01 minutes 36 seconds West 487.98 feet to a point lying on the Northeasterly right-of-way boundary of a county graded dirt road, thence run South 58 degrees 03 minutes 12 seconds East along said right-of-way boundary 841.64 feet, thence leaving said right-of-way boundary run North 27 degrees 30 minutes 19 seconds East 1561.34 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 27 degrees 30 minutes 19 seconds East 787.02 feet to the edge of New River, thence run Southeasterly along said river's edge as follows: South 86 degrees 45 minutes 19 seconds East 10.15 feet, South 86 degrees 45 minutes 19 seconds East 36.30 feet, South 75 degrees 09 minutes 00 seconds East 59.00 feet, South 72 degrees 39 minutes 19 seconds East 66.11 feet, South 74 degrees 22 minutes 13 seconds East 61.28 feet, thence leaving said river's edge run South 33 degrees 30 minutes 24 seconds West 847.47 feet, thence run North 62 degrees 41 minutes 39 seconds West 136.35 feet to the POINT OF BEGINNING containing 3.37 acres, more or less.

NO FIELD work has been performed to verify the accuracy of the property described hereon.

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.


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

91-040ac.3.37

