

AN ORDINANCE RE-ZONING A 5 +/- ACRE PARCEL LYING IN SECTION 33, TOWNSHIP 8 SOUTH, RANGE 8 WEST, APALACHICOLA, FRANKLIN COUNTY, FLORIDA FROM R-3 SINGLE FAMILY ESTATE RESIDENTIAL TO R-2 SINGLE FAMILY MOBILE HOME DISTRICT.

**ORDINANCE 2022- 16
FRANKLIN COUNTY, FLORIDA**

WHEREAS, the Board of County Commissioners of Franklin County, Florida has received a recommendation from Mark C. Curenton, County Planner for Franklin County pursuant to Ordinance No. 2020-15 for changing the zoning of private real property, and

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

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

The permitted zoning of a 5 +/- acre parcel lying in Section 33, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida as shown on the attached Legal Description labeled Exhibit A, is changed from R-3 Single Family Estate Residential to R-2 Single Family Mobile Home District.

This Ordinance adopted this 5th day of July, 2022, in regular meeting of the Franklin County Board of County Commissioners after 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: Ricky D. Jones
Ricky D. Jones, Chairman



ATTEST:

Michelle Maxwell
Michelle Maxwell, Clerk of Court



After Recording Return to:
Kim Johnson
Dodd Title Company, Inc.
34 4th Street
Apalachicola, FL 32320

This Instrument Prepared by:
Kim Johnson
Dodd Title Company, Inc.
34 4th Street
Apalachicola, FL 32320
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Inst: 202119005062 Date: 08/09/2021 Time: 11:02AM
Page 1 of 3 B: 1310 P: 351, Michele Maxwell, Clerk of Court Frank
County, By: SM
Deputy Clerk Doc Stamp-Deed: 630.00

Property Appraisers Parcel I.D. (Folio) Number(s):
33-08S-08W-0000-0010-0030
File No.: 23847

WARRANTY DEED

This Warranty Deed, Made the 5th day of August, _____, by JOHN C. EDWARDS, whose post office address is: 1277 WOODCREST DRIVE, MACON, GA 31210, hereinafter called the "Grantor", to KIT CARSON MASHBURN III, a single person, RANEY SUZANNE BESORE, a single person, and KIT C. MASHBURN JR., a single person, as joint tenants with rights of survivorship and not as tenants in common, whose post office address is: 116 HATHCOCK ROAD, APALACHICOLA, FL 32320, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ninety Thousand Dollars and No Cents (\$90,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Franklin County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]

Printed Name: Ranee Story

Witness Signature: [Signature]
Printed Name: JOHN C. EDWARDS

Witness Signature: [Signature]

Printed Name: Marcelle Wadcraft

File No.: 23847

Page 1 of 3

State of Florida
County of Franklin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of August, 2021 by JOHN C. EDWARDS. He/She/They is/are Personally Known OR Produced driver's license as identification.

[Signature]
Notary Public Signature (SEAL)

Printed Name: Kathryn S. Clark

My Commission Expires: 0-14-2023

Online Notary (Check Box if acknowledgment done by Online Notarization)



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in Section 33, Township 8 South, Range 8 West, Franklin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 33, Range 8 South, Range 8 West, Franklin County, Florida; thence along the East boundary line of said Section 33, South 01°06'25" West for a distance of 1970.55 feet to the point of beginning; thence continue along said East boundary line, South 01°06'25" West a distance of 506.59 feet; thence departing said East boundary line, North 89°27'04" West a distance of 767.48 feet; thence North 09°04'44" East a distance of 195.89 feet; thence North 73°17'12" East, a distance of 277.81 feet; thence North 64°49'11" East a distance of 530.88 feet to the point of beginning.

More particularly described by a recent survey:

Tract "A"

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 01 degrees 06 minutes 10 seconds West 506.81 feet to an iron rod and cap, thence run North 89 degrees 30 minutes 26 seconds West 381.67 feet to an iron rod and cap (marked #7160), thence run North 05 degrees 34 minutes 11 seconds West 305.91 feet to an iron rod and cap (marked #7160), thence run North 64 degrees 49 minutes 11 seconds East 465.29 feet to the POINT OF BEGINNING.

Tract "B"

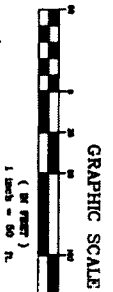
Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet, thence run South 64 degrees 49 minutes 11 seconds West 465.29 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 05 degrees 34 minutes 11 seconds East 305.91 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 30 minutes 26 seconds West 162.56 feet to an iron rod and cap (marked #7160), thence run North 04 degrees 24 minutes 59 seconds West 248.09 feet to an iron rod and cap (marked #7160), thence run North 73 degrees 17 minutes 12 seconds East 96.70 feet to an iron rod and cap (marked #7160), thence run North 64 degrees 49 minutes 11 seconds East 65.59 feet to the POINT OF BEGINNING.

Tract "C"

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet, thence run South 64 degrees 49 minutes 11 seconds West 465.29 feet to an iron rod and cap (marked #7160), thence run South 64 degrees 49 minutes 11 seconds West 65.69 feet to an iron rod and cap (marked #7160), thence run South 73 degrees 17 minutes 12 seconds West 96.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 04 degrees 24 minutes 59 seconds East 248.09 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 30 minutes 26 seconds West 223.51 feet to an iron rod and cap (marked #7160), thence run North 09 degrees 08 minutes 32 seconds East 195.89 feet to an iron rod and cap (marked #7160), thence run North 73 degrees 17 minutes 12 seconds East 180.91 feet to the POINT OF BEGINNING.

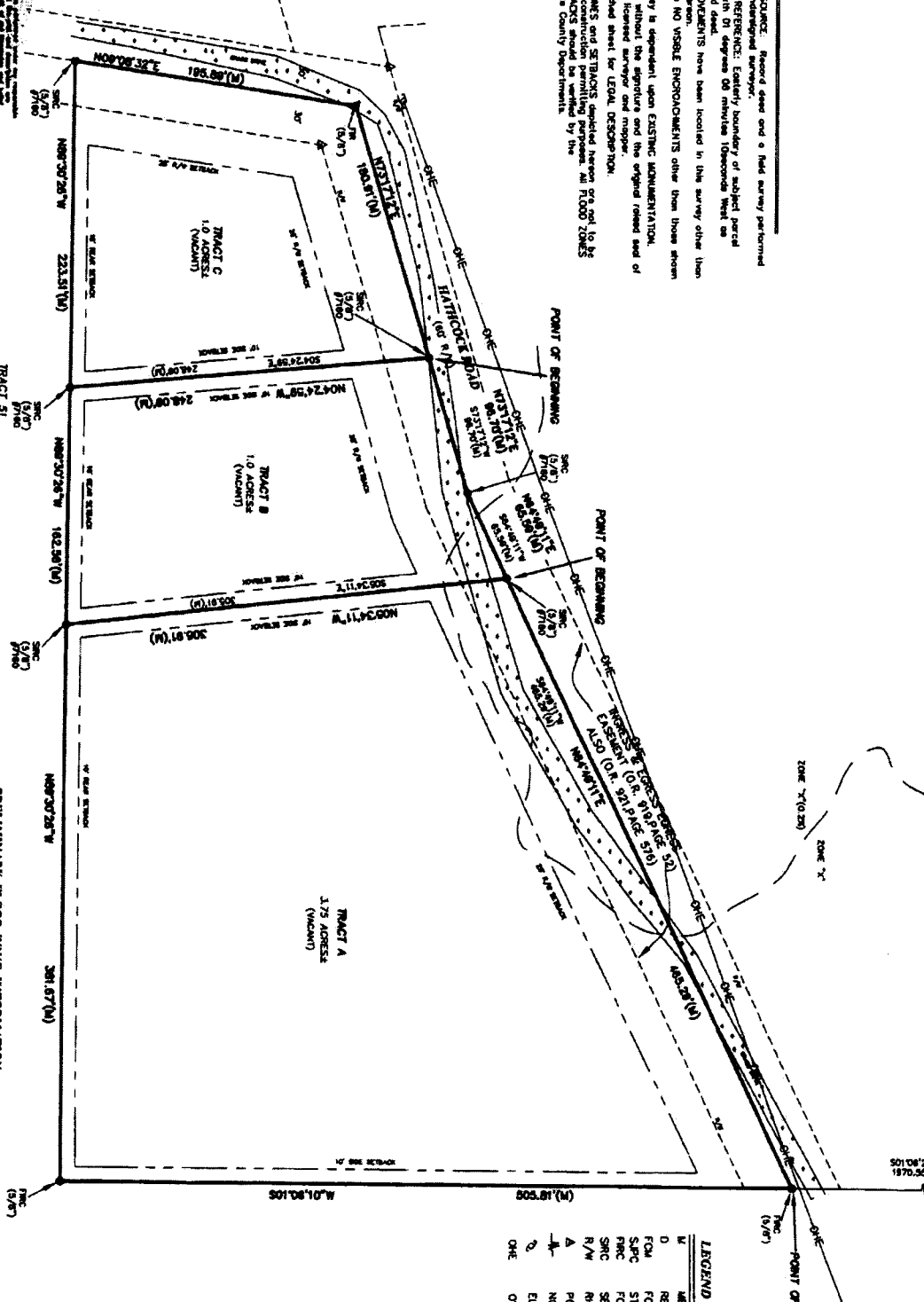
**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 KIT CARSON MASHBURN III, RAINY SIZANNE BESORE, KIT C. MASHBURN JR.,
 TRUDALL FEDERAL CREDIT UNION,
 DODD TITLE COMPANY, INC.,
 FIRST AMERICAN TITLE INSURANCE COMPANY**

- NOTES:**
1. SURVEY SOURCE: Flood sheet and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Eastern boundary of subject parcel being South 01 degree 00 minute 10 seconds West as per record deed.
 3. NO IMPROVEMENTS have been located in the survey other than those shown hereon.
 4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
 5. This survey is dependent upon EXISTING DOCUMENTATION.
 6. Not valid without the signature and the original record deed of a Florida Licensed Surveyor and Mapper.
 7. See attached sheet for LEGAL DESCRIPTION.
 8. FLOOD ZONES and SETBACKS depicted hereon are to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Department.



POINT OF BEGINNING
 MONUMENT CONSIDERED
 SECTION 13, TOWNSHIP 6
 NORTH, RANGE 3 WEST, &
 MERIDIAN SOUTH, FLORIDA

- LEGEND**
- M MEASURED
 - D RECORD DEED
 - FCM FOUND CONCRETE MONUMENT
 - S/PC ST. JOE PAPER COMPANY
 - PRC FOUND IRON ROD & CAP 5/8"
 - SRC SET IRON ROD & CAP 7/16-5/8"
 - R/W RIGHT OF WAY
 - ▲ POINT NOT SET OR FOUND
 - NOT TO SCALE
 - ELECTRICAL POWER POLE
 - OVERHEAD ELECTRICAL LINES



Large block of text, likely a disclaimer or additional notes, partially obscured and difficult to read.

PRELIMINARY FLOOD ZONE INFORMATION:
 Subject property is located in Zone "X" (0.2X), "A"(0.1.5-10)
 as per Flood Insurance Rate Map Community Panel No. 12008B
 03100 under date June 13, 2018, Franklin County, Florida.
EFFECTIVE FLOOD ZONE INFORMATION: DELETED*
 Subject property is located in Zone "X" (0.2X), "A"(0.1.5-10)
 as per Flood Insurance Rate Map Community Panel No. 12008B
 03100 under date February 5, 2014, Franklin County, Florida.

TR & A
 Thomas R. Ashberry & Associates, Inc.
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 122 BROADWAY STREET • APOPTON, FLORIDA 32008
 PHONE: (904) 226-1111 • FAX: (904) 226-1111
 www.trandassociates.com

DATE: 07/29/21	ISSUED BY: SA	15,400 S.F.	COUNTY: Franklin
DATE: 07/29/21	DATE: 07/29/21	JOB NUMBER: 21-708	

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, 2021

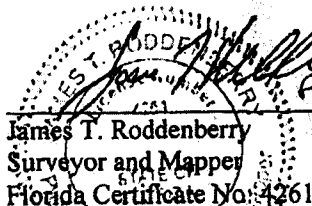
Legal Description of a 1.00 Acre Tract
Certified To: Kit Carson Mashburn III, Raney Suzanne Besore, Kit C. Mashburn Jr.,
Tyndall Federal Credit Union,
Dodd Title Company, Inc.,
First American Title Insurance Company

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 5J-17.051/.052, Florida Administrative Code).

Tract "B"

Begin at the Northeast corner of Section 33, Township 8 South, Range 8 West, Franklin County, Florida, Thence along the East boundary line of said Section 33, South 01 degrees 06 minutes 25 seconds West for a distance of 1970.55 feet, thence run South 64 degrees 49 minutes 11 seconds West 465.29 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 05 degrees 34 minutes 11 seconds East 305.91 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 30 minutes 26 seconds West 162.56 feet to an iron rod and cap (marked #7160), thence run North 04 degrees 24 minutes 59 seconds West 248.09 feet to an iron rod and cap (marked #7160), thence run North 73 degrees 17 minutes 12 seconds East 96.70 feet to an iron rod and cap (marked #7160), thence run North 64 degrees 49 minutes 11 seconds East 65.59 feet to the POINT OF BEGINNING containing 1.00 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.


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

21-706TractB

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, 2021

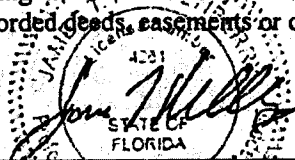
Legal Description of a 3.75 Acre Tract
Certified To: Kit Carson Mashburn III, Raney Suzanne Besore, Kit C. Mashburn Jr.,
Tyndall Federal Credit Union,
Dodd Title Company, Inc.,
First American Title Insurance Company

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Tract "A"

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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

21-706ac3.75

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, 2021

Legal Description of a 1.00 Acre Tract

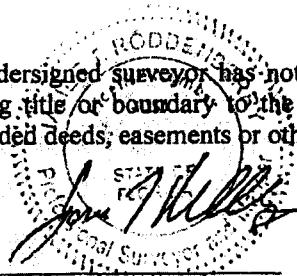
Certified To: Kit Carson Mashburn III, Raney Suzanne Besore, Kit C. Mashburn Jr.,
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Dodd Title Company, Inc.,
First American Title Insurance Company

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Tract "C"

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

21-706TractC