

**AN ORDINANCE REZONING 30.70 ACRES IN SECTIONS 7 AND 18,  
TOWNSHIP 8 SOUTH, RANGE 5 WEST FROM R-3 SINGLE FAMILY ESTATE  
RESIDENTIAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL  
DISTRICT.**

**ORDINANCE 2004- 38  
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:

30.70 acres in Section 7 and 18, Township 8 South, Range 5 West, as shown on the attached map and described in Attachment A, is rezoned from R-3 Single Family Estate Residential District to R-1 Single Family Residential District.

This ordinance adopted this 20<sup>th</sup> day of July, 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**

Attachment A  
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PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

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

January 9, 2004

Legal Description of a 10.04 Acre Tract  
Certified To: Northstar Builders

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).

Begin at a terra cotta monument marking the Northeast corner of Section 18, Township 8 South, Range 5 West, Franklin County, Florida. From said POINT OF BEGINNING run South 03 degrees 14 minutes 41 seconds East 275.83 feet to a concrete monument (marked #5106) lying on the Northwesterly right-of-way boundary of U. S. Highway No. 98, thence run South 55 degrees 56 minutes 03 seconds West along said right-of-way boundary 321.59 feet to an iron rod and cap (marked #4261), thence leaving said right-of-way boundary run North 03 degrees 15 minutes 24 seconds West 1582.01 feet to an iron rod and cap (marked #4261), thence run North 55 degrees 53 minutes 09 seconds East 322.02 feet to an iron rod and cap (marked #4261), thence run South 03 degrees 14 minutes 58 seconds East 1306.63 feet to the POINT OF BEGINNING containing 10.04 acres, more or less.

AND ALSO:

Commence at a terra cotta monument marking the Northeast corner of Section 18, Township 8 South, Range 5 West, Franklin County, Florida and run South 03 degrees 14 minutes 41 seconds East 275.83 feet to a concrete monument (marked #5106) lying on the Northwesterly right-of-way boundary of U. S. Highway No: 98, thence leaving said right-of-way boundary run South 03 degrees 14 minutes 41 seconds East 76.55 feet to an iron rod lying on the Southeasterly right-of-way boundary of U. S. Highway No: 98 marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary run South 03 degrees 14 minutes 41 seconds East 31.27 feet to the approximate mean high water line of St. George Sound, thence run Southwesterly along said approximate mean high water line as follows: South 56 degrees 34 minutes 23 seconds West 62.95 feet, South 53 degrees 54 minutes 20 seconds West 103.92 feet, South 58 degrees 52 minutes 22 seconds West 49.39 feet, South 54 degrees 50 minutes 14 seconds West 106.94 feet, thence leaving said approximate mean high water line run

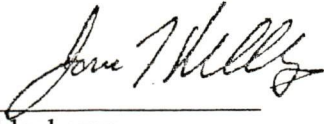
10.25 ac. trt. (Con't)

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North 03 degrees 15 minutes 24 seconds West 33.91 feet to an iron rod lying on the Southeasterly right-of-way boundary of U. S. Highway No: 98, thence run North 55 degrees 53 minutes 38 seconds East along said right-of-way boundary 321.71 feet to the POINT OF BEGINNING containing 0.21 acres, more or less.

The aggregate of the two above described parcels being 10.25 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

97-117ac.10.25

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

Attachment A  
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PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

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

January 8, 2004

Legal Description of a 20.45 Acre Tract  
For: Northstar Builders

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 a terra cotta monument marking the Northeast corner of Section 18, Township 8 South, Range 5 West, Franklin County, Florida and run South 03 degrees 14 minutes 41 seconds East 275.83 feet to a concrete monument (marked #5106) lying on the Northwestern right-of-way boundary of U. S. Highway No. 98, thence run Southwesterly along said right-of-way boundary as follows: South 55 degrees 56 minutes 03 seconds West 321.59 feet to an iron rod and cap (marked #4261), South 55 degrees 49 minutes 39 seconds West 161.01 feet to an iron rod and cap (marked #4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 55 degrees 51 minutes 48 seconds West along said right-of-way boundary 643.90 feet to an iron rod and cap (marked #4261), thence leaving said right-of-way boundary run North 03 degrees 15 minutes 54 seconds West 1582.18 feet to an iron rod and cap (marked #4261), thence run North 55 degrees 52 minutes 45 seconds East 644.02 feet to an iron rod and cap (marked #4261), thence run South 03 degrees 15 minutes 29 seconds East 1582.09 feet to the POINT OF BEGINNING containing 20.08 acres, more or less.

AND ALSO:

Commence at a terra cotta monument marking the Northeast corner of Section 18, Township 8 South, Range 5 West, Franklin County, Florida and run South 03 degrees 14 minutes 41 seconds East 275.83 feet to a concrete monument (marked #5106) lying on the Northwestern right-of-way boundary of U. S. Highway No. 98, thence run Southwesterly along said right-of-way boundary as follows: South 55 degrees 56 minutes 03 seconds West 321.59 feet to an iron rod and cap (marked #4261), South 55 degrees 49 minutes 39 seconds West 161.01 feet to an iron rod and cap (marked #4261), thence leaving said right-of-way boundary run South 03 degrees 15 minutes 29 seconds East 76.80 feet to an iron rod and cap (marked #4261) lying on the Southeasterly right-of-way boundary of U. S. Highway No: 98 marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary continue South 03

20.08 ac. trt. (Con't)

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degrees 15 minutes 29 seconds East 33.23 feet to a point lying on the approximate mean high water line of St George Sound, thence run Southwesterly along said approximate mean high water line as follows: South 56 degrees 49 minutes 55 seconds West 97.28 feet, South 56 degrees 02 minutes 40 seconds West 73.01 feet, South 54 degrees 02 minutes 09 seconds West 38.45 feet, South 57 degrees 18 minutes 39 seconds West 58.54 feet, South 55 degrees 52 minutes 04 seconds West 97.43 feet, South 59 degrees 15 minutes 42 seconds West 114.96 feet, South 54 degrees 41 minutes 18 seconds West 113.89 feet, South 52 degrees 54 minutes 43 seconds West 48.20 feet, thence leaving said approximate mean high water line run North 03 degrees 15 minutes 54 seconds West 28.30 feet to an iron rod and cap (marked #7160) lying on the Southeasterly right-of-way boundary of U. S. Highway No. 98, thence run North 55 degrees 51 minutes 18 seconds East along said right-of-way boundary 643.95 feet to the POINT OF BEGINNING. Containing 0.37 acres, more or less.

The aggregate of the two above described parcels being 20.45 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

97-117ac.20.45

