

**AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF A 10 ACRE PARCEL DESCRIBED AS LOT 14 AND LOT 15, EMERALD POINT BEACH (UNRECORDED), LYING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 6 WEST, EAST OF EASTPOINT, FRANKLIN COUNTY, FLORIDA FROM RURAL RESIDENTIAL TO RESIDENTIAL.**

**ORDINANCE 2007-05  
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 a certain parcel of private real property, and

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

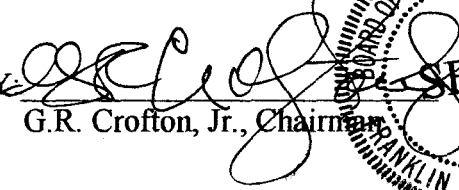
NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:

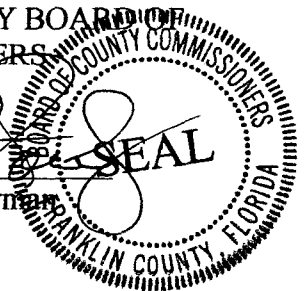
The permitted land use of a 10 acre parcel described as Lot 14 and 15, Emerald Point Beach (unrecorded), lying in Section 24, Township 8 South, Range 6 West, east of Eastpoint, Franklin County, Florida as shown on the attached map is changed from Rural Residential to Residential.

Map and Legal description attached as Exhibit A

This Ordinance adopted this 20<sup>th</sup> day of MARCH, 2007, in a regular meeting of the Franklin County Board of County Commissioners after notice was duly given, and pursuant to Chapter 163, Florida Statutes.

THE FRANKLIN COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY:   
G.R. Crofton, Jr., Chairman



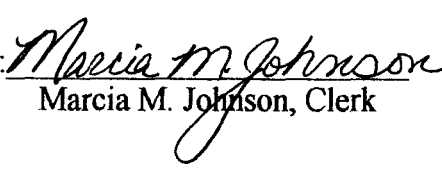
ATTEST:   
Marcia M. Johnson, Clerk

EXHIBIT A

Lot 14 of Emerald Point Beach (unrecorded)

Commence at a concrete monument marking the Northwest corner of Section 24, also being the Northeast corner of Section 23, Township 8 South, Range 6 West, Franklin County, Florida and thence run North 89 degrees 22 minutes 40 seconds West along the North boundary of said Section 23 a distance of 3234.43 feet to a concrete monument, thence run South 00 degrees 26 minutes 10 seconds West 1708.34 feet to a concrete monument lying on the Northerly right-of-way boundary of a 100.00 foot Florida Power Corporation powerline easement, thence run North 69 degrees 11 minutes 43 seconds East along said right-of-way boundary 4158.70 feet, thence run North 57 degrees 36 minutes 36 seconds East along said right-of-way boundary 115.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 57 degrees 36 minutes 36 seconds East along said right-of-way boundary 90.00 feet, thence leaving said right-of-way boundary run South 69 degrees 47 minutes 14 seconds East 1163.63 feet to the Northwesterly right-of-way boundary of U.S. Highway No. 98 said point lying on a curve concave to the Northwesterly, thence run Southwesterly along said right-of-way boundary and curve with a radius of 1660.72 feet through a central angle of 15 degrees 12 minutes 40 seconds for an arc distance 440.89 feet (chord being South 66 degrees 49 minutes 06 seconds West 439.60 feet), thence leaving said right-of-way boundary run North 55 degrees 24 minutes 13 seconds West 927.95 feet to the POINT OF BEGINNING containing 5.01 acres, more or less.

ALSO:

Commence at the above mentioned POINT OF BEGINNING and run South 55 degrees 24 minutes 13 seconds East 1012.77 feet to the Southeasterly right-of-way boundary of U.S. Highway No. 98 said point lying on a curve concave to the Northwesterly and being the POINT OF BEGINNING. From said POINT OF BEGINNING run Northeasterly along said right-of-way boundary and curve with a radius of 1726.72 feet, through a central angle of 15 degrees 09 minutes 36 seconds for an arc distance of 456.88 feet (chord being North 65 degrees 02 minutes 27 seconds East 455.55 feet), thence leaving said right-of-way boundary run South 69 degrees 47 minutes 14 seconds East

50.13 feet to the approximate mean high water line of St. George Sound, thence run Southwesterly along said mean high water line the following five courses: South 50 degrees 58 minutes 12 seconds West 121.54 feet, South 77 degrees 32 minutes 06 seconds West 108.41 feet, South 70 degrees 19 minutes 36 seconds West 81.45 feet, South 72 degrees 15 minutes 00 seconds West 175.96 feet, South 77 degrees 22 minutes 04 seconds West 5.17 feet, thence leaving said mean high water line run North 55 degrees 24 minutes 13 seconds West 12.71 feet to the POINT OF BEGINNING containing 0.31 acres, more or less.

SUBJECT TO a 50.00 foot equestrian and walking easement and a 100.00 foot Florida Power Corporation powerline easement over and across the Northerly 50.00 feet and 100.00 feet thereof.

SUBJECT TO a 100.00 foot long and 40.00 foot wide driveway easement over and across the Southwesterly 20.00 feet thereof.

SUBJECT TO a 10.00 foot community land walking easement over the Southerly portion thereof.

Lot 15 of Emerald Point Beach (unrecorded):

Commence at a concrete monument marking the Northwest corner of Section 24, also being the Northeast corner of Section 23, Township 8 South, Range 6 West, Franklin County, Florida and thence run North 89 degrees 22 minutes 40 seconds West along the North boundary of said Section 23 a distance of 3234.43 feet to a concrete monument, thence run South 00 degrees 26 minutes 10 seconds West 1708.34 feet to a concrete monument lying on the Northerly right-of-way boundary of a 100.00 foot Florida Power Corporation powerline easement, thence run North 69 degrees 11 minutes 43 seconds East along said right-of-way boundary 4158.70 feet, thence run North 57 degrees 36 minutes 36 seconds East along said right-of-way boundary 205.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 57 degrees 36 minutes 36 seconds East along said right-of-way boundary 92.81 feet, thence leaving said right-of-way boundary run South 79 degrees 41 minutes 40 seconds East 1324.99 feet to the Northwesterly right-of-way boundary of U.S. Highway No. 98, thence run South 50 degrees 17 minutes 46 seconds West along said right-of-way boundary 102.89 feet to a point of curve to the right, thence run Southwesterly along said right-of-way boundary and curve with a radius of 1660.72 feet, through a central angle of 08 degrees 55 minutes 00 seconds for an arc distance of 258.45 feet, thence leaving said right-of-way boundary run North 69 degrees 47 minutes 14 seconds West 1163.63 feet to the POINT OF BEGINNING containing 5.03 acres, more or less.

CONT. EXHIBIT A

SUBJECT TO a 50.00 foot equestrian and walking easement and a 100.00 foot Florida Power Corporation powerline easement over and across the Northerly 50.00 feet and 100.00 feet thereof. SUBJECT TO a 100.00 foot long and 40.00 foot wide driveway easement over and across the Northeasterly 20.00 feet thereof.

ALSO:

Commence at the above mentioned POINT OF BEGINNING and run South 69 degrees 47 minutes 14 seconds East 1247.52 feet to the Southeasterly right-of-way boundary of U.S. Highway No. 98 said point lying on a curve concave to the Northwesterly and being the POINT OF BEGINNING. From said POINT OF BEGINNING run Northeasterly along said right-of-way boundary and curve with a radius of 1726.72 feet, through a central angle of 07 degrees 09 minutes 53 seconds for an arc distance of 215.92 feet to a point of tangency, thence run North 50 degrees 17 minutes 46 seconds East along said right-of-way boundary 158.25 feet, thence leaving said right-of-way boundary run South 79 degrees 41 minutes 40 seconds East 25.85 feet to the approximate mean high water line of St. George Sound, thence run Southwesterly along said mean high water line the following three courses: South 47 degrees 04 minutes 06 seconds West 122.64 feet, South 49 degrees 22 minutes 45 seconds West 217.57 feet, South 50 degrees 58 minutes 12 seconds West 25.11 feet, thence leaving said mean high water line run North 69 degrees 47 minutes 14 seconds West 50.13 feet to the POINT OF BEGINNING containing 0.25 acres more or less.

SUBJECT TO a 10.00 foot community land walking easement over the Southerly portion thereof.

