

**AN ORDINANCE REZONING APROXIMATELY 1.60 ACRE PARCEL IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 6 WEST, LOCATED IN EASTPOINT FROM C-4 COMMERCIAL MIXED USE RESIDENTIAL TO R-7 MULTI-FAMILY HIGH DENSITY.**

**ORDINANCE 2003-16  
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

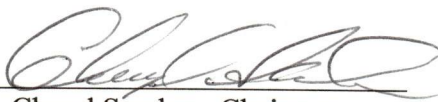
WHEREAS, the Board of County Commissioners of Franklin County has conducted a public hearing with due public notice,

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

Approximately 1.60 acre parcel in Section 29, Township 8 South, Range 6 West located in Eastpoint, as shown on the attached map and described in attachment A, is rezoned from C-4 Commercial Mixed Use Residential to R-7 Multi-Family High Density.

This Ordinance adopted this 15<sup>th</sup> day of April, 2003, 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



Attachment A

**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

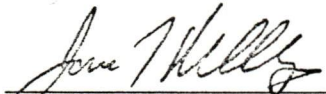
February 18, 2003

Legal Description of a 1.60 Acre Tract  
For: Magnolia Ridge, 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 29, Township 8 South, Range 6 West, Franklin County, Florida and run East 1002.50 feet to a point lying on the Northeasterly right-of-way boundary of U. S. Highway No: 98 (319), thence run North 54 degrees 00 minutes 00 seconds East along said right-of-way boundary 303.96 feet to a re-rod and cap (marked #4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary run North 37 degrees 33 minutes 15 seconds West 280.06 feet to a re-rod and cap (marked #4261), thence run North 55 degrees 02 minutes 26 seconds East 99.85 feet to an iron pipe, thence run North 54 degrees 31 minutes 22 seconds East 149.79 feet to a concrete monument lying on the Southwesterly right-of-way boundary of 4<sup>th</sup> Street, thence run South 37 52 minutes 23 seconds East along said right-of-way boundary 150.90 feet to a re-rod and cap (marked #4261), thence run South 37 degrees 45 minutes 08 seconds East along said right-of-way boundary 129.88 feet to a re-rod and cap (marked #4261) lying on the intersection with the Northwesterly right-of-way boundary of U. S. Highway No: 98 (319), thence run South 55 degrees 27 minutes 56 seconds West along said Northwesterly right-of-way boundary 150.94 feet to a re-rod and cap (marked #4261), thence run South 54 degrees 00 minutes 00 seconds West along said Northwesterly right-of-way boundary 100.04 feet to the POINT OF BEGINNING containing 1.60 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

01-766ac.1.60

