

AN ORDINANCE REZONING 7.44 ACRES IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 1 WEST FROM SOUTH SHOAL PUD TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.

**ORDINANCE 2012-07
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:

7.44 acres in Section 6, Township 7 South, Range 1 West, as shown on the attached map and described in Attachment A, is rezoned from South Shoal PUD to R-1 Single Family Residential District.

This ordinance adopted this 20th day of November, 2012, 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

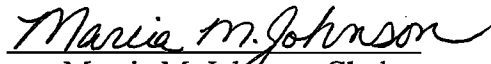
BY:



Cheryl Sanders, Chairman

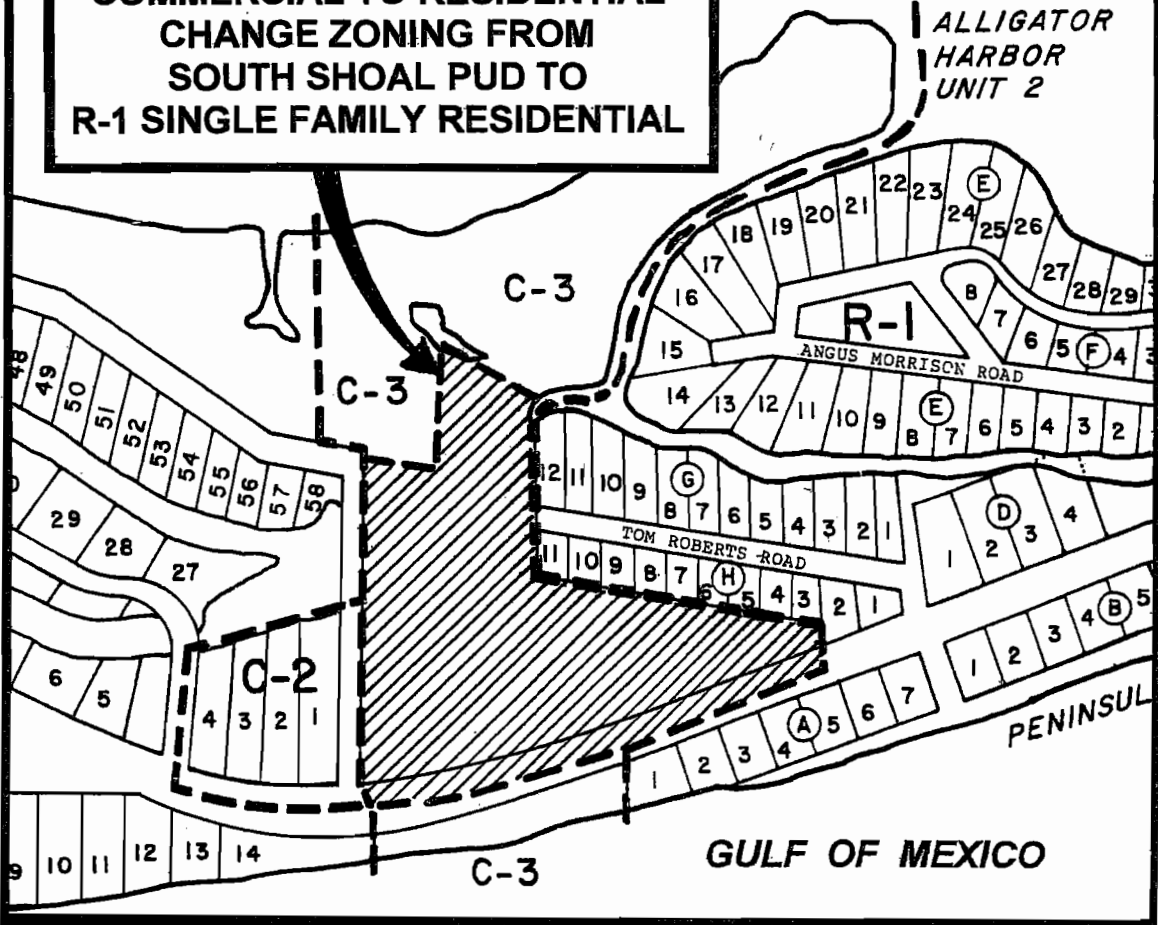


ATTEST:


Marcia M. Johnson, Clerk

ALLIGATOR HARBOR

**7.44 ACRES
CHANGE LAND USE FROM
COMMERCIAL TO RESIDENTIAL
CHANGE ZONING FROM
SOUTH SHOAL PUD TO
R-1 SINGLE FAMILY RESIDENTIAL**



Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

Exhibit "A"

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538

Fax: 850-962-1103

May 24, 2004

Legal Description of a 7.44 Acre Tract
Certified To: South Shoal Development, 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).

Begin at a concrete monument marking the Southeast corner of Lot 5, Block "H" of Alligator Harbor Unit No: 2, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 7, of the Public Records of Franklin County, Florida. From said POINT OF BEGINNING run South 08 degrees 32 minutes 14 seconds East 105.11 feet to a concrete monument (marked #2244) lying on the Northerly right-of-way boundary of Alligator Drive, thence run South 68 degrees 47 minutes 54 seconds West along said right-of-way boundary 562.16 feet to a re-rod (marked #7160) marking a point of curve to the right, thence run Southwesterly along said right-of-way boundary and said curve with a radius of 1080.86 feet, through a central angle of 14 degrees 21 minutes 04 seconds, for an arc distance of 270.73 feet, chord being South 75 degrees 58 minutes 26 seconds West 270.02 feet to a re-rod (marked #7160) lying on the intersection with the Easterly right-of-way boundary of Harbor Circle, thence run North 00 degrees 00 minutes 54 seconds East along said Easterly right-of-way boundary 677.84 feet to a re-rod (marked #7160), thence leaving said right-of-way boundary run South 77 degrees 04 minutes 19 seconds East 139.89 feet to a re-rod (marked #7160), thence run North 07 degrees 17 minutes 29 seconds East 237.49 feet to the approximate mean high water line of a canal, thence run Southeasterly along said approximate mean high water line the following courses: South 33 degrees 48 minutes 59 seconds East 23.91 feet, South 59 degrees 05 minutes 26 seconds East 109.65 feet, South 80 degrees 39 minutes 54 seconds East 27.58 feet, thence leaving said mean high water line run South 00 degrees 16 minutes 26 seconds West along the Westerly boundary of aforementioned Alligator Harbor Unit No: 2, a distance of 192.51 feet to a concrete monument, thence run South 00 degrees 01 minutes 29 seconds West along said Westerly boundary 51.18 feet to a concrete monument, thence run South 00 degrees 08 minutes 50 seconds East along said Westerly boundary 114.67 feet to a re-rod (marked #7160), thence run Southeasterly along the Southerly boundary of said Alligator Harbor Unit No: 2 the following courses: South 81 degrees 03 minutes 30 seconds East 68.00 feet to a re-rod (marked #7160), South 77 degrees 55 minutes 30 seconds East 204.00 feet to a re-rod (marked #7160), South 85 degrees 10 minutes 48 seconds East 203.92 feet to the POINT OF BEGINNING containing 7.44 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

97-298ac.7.44