

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF 5.55 ACRE PARCEL IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 6 WEST, EASTPOINT, FRANKLIN COUNTY, FLORIDA FROM RURAL RESIDENTIAL TO RESIDENTIAL.

**ORDINANCE 2004-20
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 the 5.55 acre parcel lying in Section 23, Township 9 South, Range 6 West, Eastpoint, Franklin County, Florida as shown on the attached map is changed from Rural Residential to Residential.

Legal Description attached as Exhibit A

This Ordinance adopted this 15th day of June, 2004, 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: 
Cheryl Sanders, Chairman

ATTEST: 
Kendall Wade, Clerk

EXHIBIT "A"

Lot 11 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 9 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 3240.80 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 69 degrees 11 minutes 43 seconds East along said right-of-way boundary 440.00 feet to the Westerly right-of-way boundary of a proposed 60 foot roadway, thence run South 29 degrees 25 minutes 24 seconds West along said right-of-way boundary 494.33 feet to the Northerly right-of-way boundary of U. S. Highway No. 98 said point lying on a curve concave to the Southeast, thence run Southeast along said right-of-way boundary and curve with a radius of 2681.87 feet through a central angle of 05 degrees 58 minutes 17 seconds for an arc distance of 279.50 feet (chord being South 73 degrees 55 minutes 54 seconds West 279.38 feet), to a point of compound curve to the left, thence run Southeast along said right-of-way boundary and curve with a radius of 7643.20 feet through a central angle of 01 degree 16 minutes 27 seconds for an arc distance of 170.02 feet (chord being South 70 degrees 18 minutes 33 seconds West 170.01 feet) thence leaving said right-of-way boundary run North 28 degrees 53 minutes 20 seconds West 467.02 feet to the POINT OF BEGINNING.

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.

ALSO:

Commence at the above mentioned POINT OF BEGINNING and run South 28 degrees 53 minutes 20 seconds East 533.77 feet to a point lying on the Southerly right-of-way boundary of U.S. Highway No. 98 said point lying on a curve concave to the Southeast and being the POINT OF BEGINNING. From said POINT OF BEGINNING run Northeast along said right-of-way boundary and curve with a radius of 7579.20 feet through a central angle of 01 degree 11 minutes 57 seconds for an arc distance of 158.61 feet (chord being North 70 degrees 20 minutes 48 seconds East 158.61 feet), to a point of compound curve, thence run Northeast along said right-of-way boundary and curve with a radius of 2615.87 feet, through a central angle of 05 degrees 56 minutes 19 seconds for an arc distance of 271.13 feet (chord being North 73 degrees 54 minutes 56 seconds East 271.01 feet), thence leaving said right-of-way boundary run South 29 degrees 25 minutes 24 seconds East 91.65 feet to the approximate mean highwater line of St. George Sound, thence run Southeast along said mean high water line the following 4 courses; South 78 degrees 33 minutes 03 seconds West 38.06 feet, South 82 degrees 04 minutes 03 seconds West 140.56 feet, South 69 degrees 02 minutes 24 seconds West 177.98 feet, South 67 degrees 59 minutes 04 seconds West 78.40 feet, thence leaving said mean high water line run North 28 degrees 53 minutes 20 seconds West 81.56 feet, to the POINT OF BEGINNING.

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

