

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF A 7.68+/- ACRE PARCEL LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 6 WEST, EASTPOINT, FRANKLIN COUNTY, FLORIDA FROM RESIDENTIAL TO COMMERCIAL.

**ORDINANCE 2019- 10
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 private real property, and

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

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

The permitted land use of a 7.68+/- acre parcel lying in Section 22, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida as shown on the attached map labeled Exhibit A and legal description labeled Exhibit B, is changed from Residential to Commercial.

This Ordinance adopted this 19th day of November, 2019, in 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: Noah Lockley, Jr.
Noah Lockley, Jr. Chairman

ATTEST:

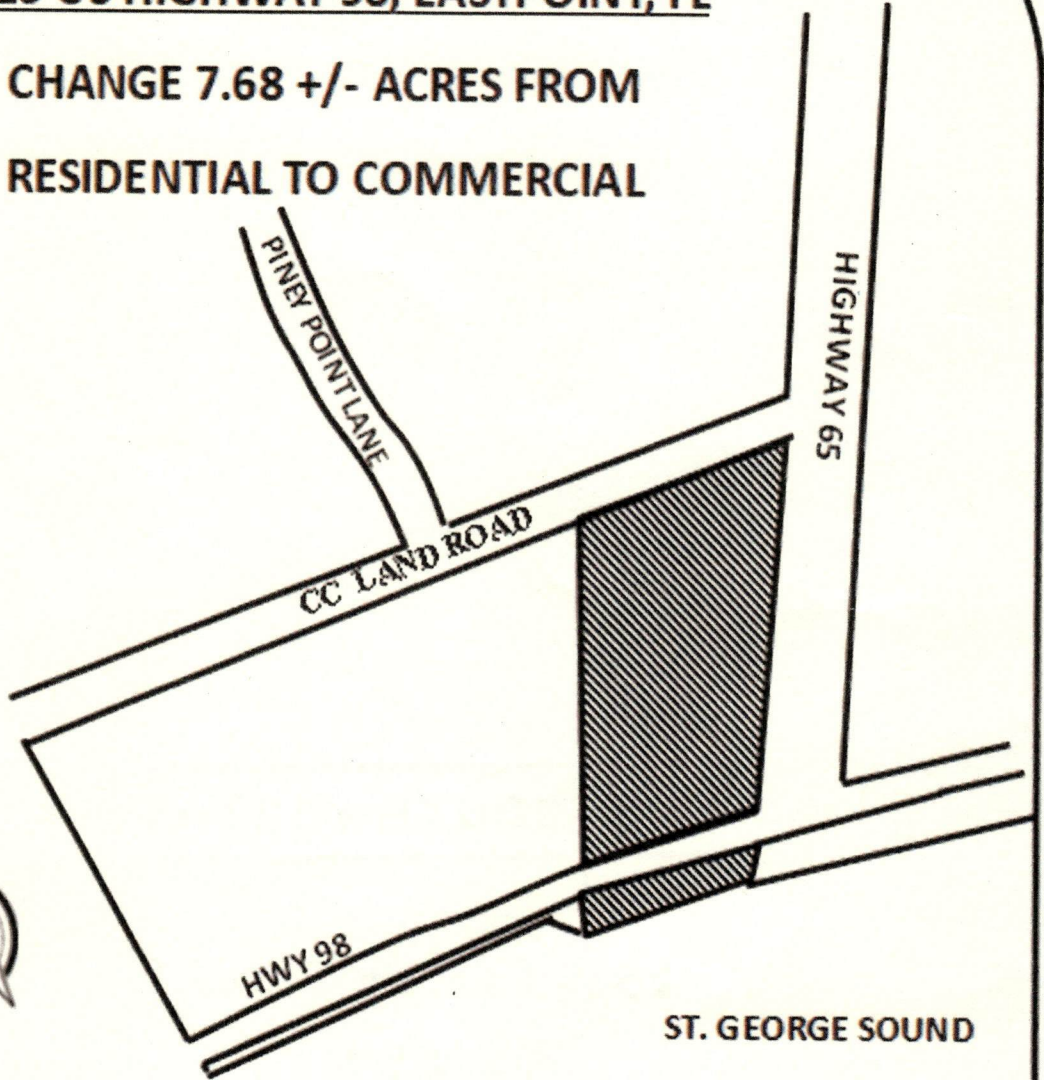
Marcia M. Johnson
Marcia M. Johnson, Clerk of Court



EXHIBIT A

1015 US HIGHWAY 98, EASTPOINT, FL

**CHANGE 7.68 +/- ACRES FROM
RESIDENTIAL TO COMMERCIAL**



ST. GEORGE SOUND

EXHIBIT B

This Document Prepared By and Return to:
SANDERS AND DUNCAN, PA
BARBARA SANDERS
Florida Bar # 442178
P.O. Box 157
Apalachicola, FL 32329
850-653-8976

Inst: 201819005809 Date: 12/18/2018 Time: 3:38PM
Page 1 of 2 B: 1232 P: 424, Marcia Johnson, Clerk of Court
Franklin, County, By: BM Deputy Clerk
Doc Stamp-Deed: 14.00

Parcel ID Number: 22-08S-06W-0000-0110-0000

Warranty Deed

This Indenture, Made this 13th day of December, 2018 A.D., Between
Maria Seay Kelley, A single person
of the County of Duval, State of Florida, grantor, and
James H. Ward, a married person
whose address is: 677 Cypress Lane, Eastpoint, FL 32328
of the County of Franklin, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of Franklin State of Florida to wit:

Commence at a point marking the Southwest corner of Fractional Section
22, Township 8 South, Range 6 West, Franklin County, Florida and run
North 451.92 feet to a point lying on the Southerly boundary of a 100.00
foot wide Power Line Easement, thence run North 68 degrees 21 minutes 08
seconds East along said easement 1080.08 feet to a concrete monument
marking the Point of Beginning. From said Point of Beginning and
leaving said Southerly easement boundary run North 01 degree 13 minutes
28 seconds West 106.71 feet to a point lying on the Northerly boundary
of said easement; thence run North 68 degrees 21 minutes 08 seconds East
along the Northerly boundary of said easement 495.98 feet to a point
lying on the Westerly right-of-way boundary of State Road No. 65; thence
leaving said Northerly easement boundary run South 03 degrees 05 minutes
26 seconds West along said Westerly right-of-way boundary 110.10 feet to
an iron rod lying on said Southerly easement boundary; thence leaving
said Westerly right-of-way boundary run South 68 degrees 21 minutes 08
seconds West along said Southerly easement boundary 487.14 feet to the
Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

SAID PROPERTY IS NOT THE HOMESTEAD OF ANY PERSON.

Subject to all reservations, covenants, restrictions and easements of
record, as set forth in Chicago Title Insurance Company's Commitment for
Title Insurance #7263507, without intent to reimpose the same, and
subject to all applicable zoning ordinances and / or restrictions
imposed by governmental authorities, if any, and subject to taxes for
the current year.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

mk

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Melissa D. Pineda
Printed Name: Melissa D. Pineda
Witness

Maria Seay Kelley (Seal)
Printed Name: Maria Seay Kelley
P.O. Address: 1715 Hodges Blvd. Apt. #3107 Jacksonville, FL 32224

Suzanne Karatz
Printed Name: SUZANNE KARATZ
Witness

STATE OF Florida
COUNTY OF Duval

The foregoing WARRANTY DEED was acknowledged before me this 17 day of December, 2018 by Maria Seay Kelley, A single person, who is personally known to me or who has produced her FLDLK400-SS7546850 as identification



Katherine Perry
Printed Name: K Perry
Notary Public
My Commission Expires 02/06/19

Inst: 201619005938 Date: 12/22/2016 Time: 3:37PM
Page 1 of 2 B: 1182 P: 620, Marcia Johnson, Clerk of Court
Franklin, County, By: SM Deputy Clerk
Doc Stamp-Deed: 1260.00

BARBARA SANDERS
Sanders and Duncan, PA
Fla Bar. No. 442178
P.O. Box 157
Apalachicola, FL 32329
(850) 653-8976

Parcel ID Number: 22-OSS-06W-0000-0030-0000

Warranty Deed

This indenture, Made this 21st day of December, 2016 A.D. Between
Coastline Rentals, LLC, a Florida limited liability company
of the County of Franklin, State of Florida, grantor, and
James Harold Ward, a married man
whose address is: 677 Cypress Ave, Eastpoint, FL 32328
of the County of Franklin, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)-----DOLLARS.
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Franklin State of Florida to wit:

That certain parcel of land lying wholly in the Southwest Quarter (SW1/4) of Fractional Section 22, Township 8 South, Range 6 West, and which said parcel is known as "Parcel #20" of an unrecorded plat of the area indicated above, is hereby further described as follows: From a point (concrete monument) 455 feet due North of the Southwest corner (concrete monument) of said Section 22, run N69 degrees E along the 100-foot easement right-of-way to the Florida Power Corporation 1,098 feet to a Point For Beginning (concrete monument); run thence S 01 degrees 30 minutes E 288.5 feet (concrete monument); thence S 87 degrees 30 minutes E, along line of property previously sold, 420 feet (concrete monument); thence N 02 degrees 30 minutes E, along the Westerly boundary of the 200 foot State Highway #65, 471 feet, more or less, to the Southerly boundary of said easement right-of-way; thence S 69 degrees W 458 feet, more or less, to the Point of Beginning.

And further described in survey dated October 21, 1996, prepared by Edwin G. Brown & Associates, Inc. (Job #96-151):

Commence at the Southwest corner of Fractional Section 22, Township 8 South, Range 6 West, Franklin County, Florida and thence run North 455.00 feet, thence run North 69 degrees 00 minutes 00 seconds East along the Southerly 100.00 foot easement right-of-way boundary of the Florida Power Corporation 1098.0 feet to a concrete monument for the Point of Beginning. From said Point of Beginning thence run South 01 degrees 17 minutes 39 seconds East 288.02 feet to a concrete monument, thence run South 86 degrees 35 minutes 44 seconds East 419.87 feet to a re-bar on the Easterly right-of-way boundary of State Road No. 65, thence run North 03 degrees 10 minutes 20 seconds East along said Easterly right-of-way boundary 493.40 feet, thence run South 68 degrees 21 minutes 08 seconds West along the Southerly 100.00 foot easement right-of-way of said Florida Power Corporation 487.31 feet to the Point of Beginning;

Also:

Commence at the Southwest corner of Fractional Section 22, Township 8 South, Range 6 West, and extend a line North 89 degrees 48 minutes 50 seconds East along the South boundary line of said Fractional Section 22 for 540.55 feet; thence North 68 degrees 08 minutes 40 seconds East for 515.90 feet to a point on the North right of way line of U.S. Highway 98-319 (FL.30) for the point of beginning. From this point of beginning extend a line North 1 degree 01 minutes 20 seconds West for 362.50 feet; thence South 86 degrees 32 minutes East for 420.00 feet to a point on the West right of way line of State Road 65; thence South 3 degrees 28 minutes West along said State right of way line for 210 feet to a point of intersection with the North right of way line of U.S. Highway 98-319 (FL.30); thence Southwesterly along the arc of a curve to the left in said right of way line for 420 feet, more or less. (chord bearing South 72 degrees 20 minutes 40 seconds West 419.96 feet) to the Point of beginning; Also:
All of that parcel of land lying South of the South right of way line of U.S. Highway 98-319 (FL.30) and extending to St. George Sound that lies immediately in front of the above described lands. Said land being bounded on the East by the Easterly line of the land above described if extended across said Highway to St. George Sound, and bounded on the West by the Westerly line of the land described above if extended across the Highway to St. George Sound; said land also being bounded on the North by the South right of way line of U.S. Highway 98-319 (FL.30) and on the South by the mean high water line of St. George Sound. All of the above described lands are in Fractional Section 22, Township 8 South, Range 6 West, Franklin County, Florida.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THE GRANTOR'S SPOUSES, NOR IS IT CONTIGUOUS THERETO.

Subject to all reservations, covenants, restrictions and easements of record, as set forth in Chicago Title Insurance Company's Commitment for Title Insurance #6051864, without intent to reimpose the same, and subject to all applicable zoning ordinances and / or restrictions imposed by governmental authorities, if any, and subject to taxes for the current year.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PAUL J FUCHECK
Printed Name: PAUL J FUCHECK
Witness as to Both

Valerie Curick
Printed Name: Valerie Curick
Witness as to Both

Coastline Rentals, LLC, a Florida limited liability company

By: William C. Creamer (Seal)
William C. Creamer Managing Member

P.O. Address: P.O. Box 1064, Eastpoint, FL 32328

By: William G. Creamer (Seal)
William G. Creamer Managing Member

P.O. Address: P.O. Box 1064, Eastpoint, FL 32328

STATE OF Tennessee
COUNTY OF Sevier

The foregoing instrument was acknowledged before me this 19th day of December, 2016 by William C. Creamer, Managing Member and William G. Creamer, Managing Member of Coastline Rentals, LLC, a Florida limited liability company, who have produced their Florida driver's licenses as identification

PAUL J FUCHECK
Notary, State of TN
County of Sevier
Exp: JULY 6, 2019

PAUL J FUCHECK
Printed Name: PAUL J FUCHECK
Notary Public
My Commission Expires 7/6/2019

