

AN ORDINANCE RE-ZONING A 10.32 +/- ACRE PARCEL LYING IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 5 WEST, EASTPOINT, FRANKLIN COUNTY, FLORIDA FROM R-3 ESTATE RESIDENTIAL TO R-1 SINGLE FAMILY RESIDENTIAL.

**ORDINANCE 2019- 09
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 zoning 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 zoning of a 10.32 +/- acre parcel lying in Section 18, Township 8 South, Range 5 West, Eastpoint, Franklin County, Florida as shown on the attached legal description labeled Exhibit A and map labeled Exhibit B, is changed from R-3 Estate Residential to R-1 Single Family Residential.

This Ordinance adopted this 19th day of November, 2019, in regular meeting of the Franklin County Board of County Commissioners after 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: Noah Lockley, Jr.
Noah Lockley, Jr. Chairman

ATTEST:

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



EXHIBIT 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

October 1, 2018

Legal Description of a 6.66 Acre Tract
Certified To: Robin Akerman

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 5J-17.051/.052, Florida Administrative Code).

Tracts 2 and 3 of "The Soundings" (unrecorded):

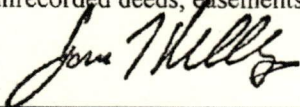
Commence at a point marking the Northeast corner of Section 18, Township 8 South, Range 5 West, Franklin County, Florida, thence run South 03 degrees 14 minutes 41 seconds East 275.26 feet to a point lying on the Northerly right of way boundary of U.S. Highway No. 98; thence run South 55 degrees 52 minutes 22 seconds West along said Northerly right of way boundary 1,520.82 feet to an iron rod and cap (marked 4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 55 degrees 48 minutes 38 seconds West along said Northerly right of way boundary 322.09 feet to an iron rod and cap (marked 4261); thence leaving said Northerly right of way boundary run North 02 degrees 52 minutes 29 seconds West 1,025.08 feet to an iron rod and cap (marked 7160) lying on the Northerly boundary of a 100 foot wide Florida Power Corporation Power Line Easement; thence run North 54 degrees 36 minutes 59 seconds East along said Northerly easement boundary 341.97 feet to an iron pipe lying on the Westerly boundary of a 60 foot wide Ingress and Egress Easement; thence leaving said Northerly power line easement run South 02 degrees 08 minutes 52 seconds East along said Westerly easement boundary 1,041.54 feet to the POINT OF BEGINNING containing 6.66 acres, more or less.

Together with a 60 foot wide ingress and egress easement know as easement 1 and also known as a portion of Tract 13. Being more particularly described in Official Records Book 583, Page 588 of the Public Records of Franklin County, Florida.

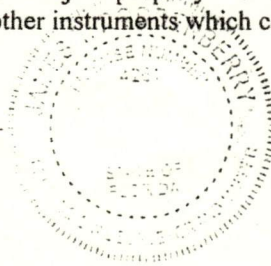
Subject to a 100 foot wide power corporation powerline easement lying over and across the Northerly 100 feet thereof.

And also subject to and together with easement 3. Being more particularly described in Official Records Book 583, Page 588 of the Public Records of Franklin County, Florida.

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



97-117ac6.66

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

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125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

October 1, 2018

Legal Description of a 3.36 Acre Tract
Certified To: Robin Akerman

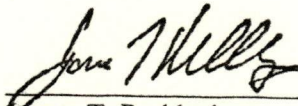
I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

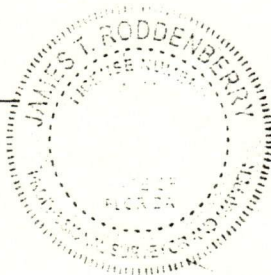
Tracts 2A and 3A of "The Soundings" (unrecorded):

Commence at a point marking the Northeast corner of Section 18, Township 8 South, Range 5 West, Franklin County, Florida, thence run South 03 degrees 14 minutes 41 seconds East 275.26 feet to a point lying on the Northerly right of way boundary of U.S. Highway No. 98; thence run South 55 degrees 52 minutes 22 seconds West along said Northerly right of way boundary 1,520.82 feet to an iron rod and cap (marked 4261) marking a point of intersection with a 60 foot wide Ingress and Egress Easement; thence leaving said Northerly right of way boundary run North 02 degrees 08 minutes 52 seconds West along said Westerly easement boundary 1,041.54 feet to an iron pipe marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Westerly easement boundary run South 85 degrees 31 minutes 45 seconds West 273.55 feet to an iron rod and cap (marked 7160); thence run North 04 degrees 20 minutes 37 seconds West 571.73 feet to an iron rod and cap (marked 7160); thence run North 79 degrees 04 minutes 21 seconds East 227.81 feet to an iron rod and cap (no ID) lying on said Westerly easement boundary; thence run South 08 degrees 51 minutes 59 seconds East along said Westerly easement boundary 599.11 feet to the POINT OF BEGINNING containing 3.36 acres, more or less.

Together with a 60 foot wide ingress and egress easement know as easement 1 and also known as a portion of Tract 13. Being more particularly described in Official Records Book 583, Page 588 of the Public Records of Franklin County, Florida.

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



97-117ac3.36

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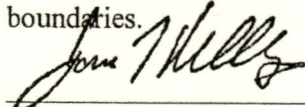
Legal Description of a 0.30 Acre Tract
Certified To: Robin Akerman

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 5J-17.051/.052, Florida Administrative Code).

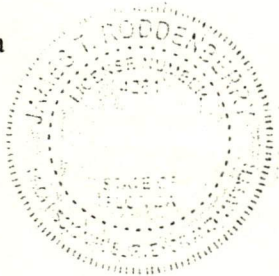
Tracts 2B and 3B of "The Soundings" (unrecorded):

Commence at a point marking the Northeast corner of Section 18, Township 8 South, Range 5 West, Franklin County, Florida, thence run South 03 degrees 14 minutes 41 seconds East 275.26 feet to a point lying on the Northerly right of way boundary of U.S. Highway No. 98; thence run South 55 degrees 52 minutes 22 seconds West along said Northerly right of way boundary 1,520.82 feet to an iron rod and cap (marked 4261); thence leaving said Northerly right of way boundary run South 02 degrees 12 minutes 40 seconds East 78.17 feet to an iron rod and cap (marked 7160) lying on the Southerly right of way boundary of said roadway, said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Southerly right of way boundary continue South 02 degrees 12 minutes 40 seconds East 27.61 feet to a point lying on the approximate mean high water line of the St. George Sound; thence run South 50 degrees 14 minutes 52 seconds West along said mean high water line 342.47 feet; thence leaving said mean high water line run North 02 degrees 52 minutes 29 seconds West 66.68 feet to an iron rod and cap (marked 7160) lying on said Southerly right of way boundary; thence run North 55 degrees 52 minutes 22 seconds East along said Southerly right of way boundary 320.82 feet to the POINT OF BEGINNING containing 0.30 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



97-117ac0.30

EXHIBIT B

