

AN ORDINANCE REZONING A 5 ACRE PARCEL IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 6 WEST LOCATED AT 1525 HIGHWAY 98 NEAR EASTPOINT, FROM R-6 RURAL RESIDENTIAL TO R-1 SINGLE FAMILY RESIDENTIAL.

**ORDINANCE 2002- 21
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:


A 5 acre parcel in Section 24, Township 8 South, Range 6 West located at 1525 Highway 98 near Eastpoint, as shown on the attached map, and described in attachment A is rezoned from R-6 Rural Residential to R-1 Single Family Residential.

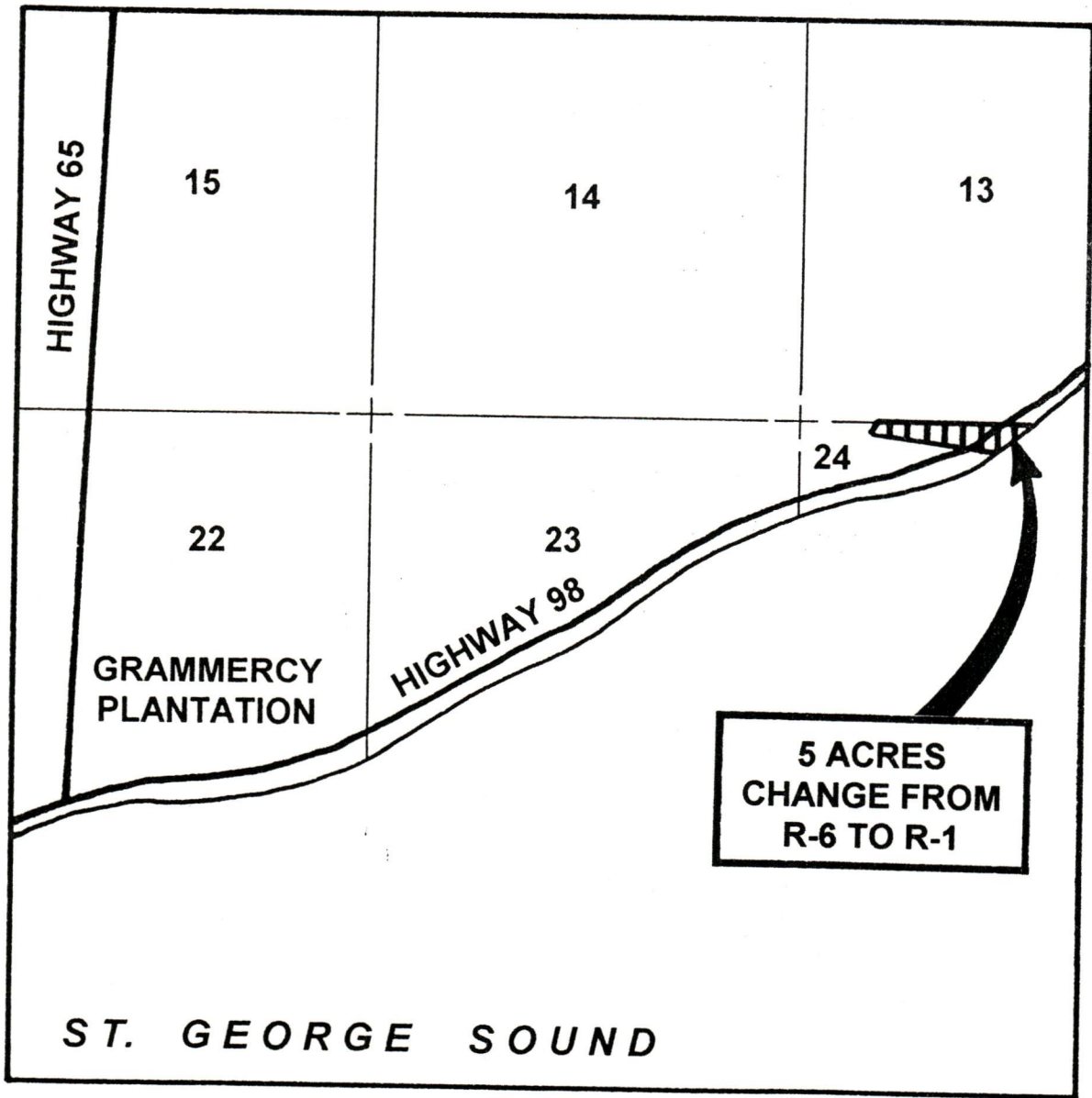
This Ordinance adopted this 20th day of August, 2002, in a regular meeting of the Franklin County Board of County Commissioners after giving notice of intent to adopt it as a rezoning of less than 5% of the County. This Ordinance shall take effect when notice of receipt of a certified copy of same is returned from the Florida Secretary of State.

THE FRANKLIN COUNTY BOARD
OF COUNTY COMMISSIONERS

BY: Eddie Creamer
Eddie Creamer, Chairman

ATTEST: Kendall Wade
Kendall Wade, Clerk

The seal is circular with a double-line border. The outer ring contains the text "BOARD OF COUNTY COMMISSIONERS" at the top and "FRANKLIN COUNTY, FLORIDA" at the bottom. The center of the seal features a large, stylized "SEAL" in the background, with the signature "Kendall Wade" written over it.



HIGHWAY 65

15

14

13

22

23

24

GRAMMERCY
PLANTATION

HIGHWAY 98

5 ACRES
CHANGE FROM
R-6 TO R-1

ST. GEORGE SOUND

Attachment A

Southeasterly right-of-way boundary of U.S. Highway No. 98, thence run North 50 degrees 17 minutes 46 seconds East along said right-of-way boundary 409.96 feet to a concrete monument lying on the North boundary of said section 24, thence leaving said right-of-way boundary run South 89 degrees 24 minutes 14 seconds East 30.35 feet to the approximate mean high water line of St. George Sound, thence run Southwesterly along said mean high water line the following three courses; South 51 degrees 05 minutes 55 seconds West 214.62 feet, South 50 degrees 02 minutes 05 seconds West 158.33 feet, South 47 degrees 04 minutes 06 seconds West 43.63 feet, thence leaving said mean high water line run North 79 degrees 41 minutes 40 seconds West 25.85 feet to the POINT OF BEGINNING containing 0.17 acres, more or less.

INSTRUMENT PREPARED BY:
LINDA MALOY, AN OFFICER OF
DODD TITLE COMPANY, INC.,
P.O. BOX 38, APALACHICOLA,
FLORIDA 32329, pursuant to the
issuance of Title Insurance.

together with all the buildings and other structures now or hereafter on said land, and all fixtures, chattels and articles or personal property now or hereafter affixed to or used in connection with said premises, including but not limited to plumbing and bathroom fixtures, air conditioning and sprinkler systems, furnaces, window awnings, shades and blinds.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof unto the Mortgagee in fee simple.

And the Mortgagors hereby covenant with the Mortgagee: that the Mortgagors are indefeasibly seized of said land in fee simple; that the Mortgagors have full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for the Mortgagee at all time hereafter peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land, and every part thereof, is free from all liens and encumbrances; that the Mortgagors will make such other and further assurances to perfect the fee simple title to said land in the Mortgagee as may hereafter reasonably be required; and that the Mortgagors do hereby fully warrant the title to said land and every part thereof and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if the Mortgagors shall pay unto the Mortgagee the certain promissory note of even date herewith, a copy of which is attached hereto as Exhibit "A" and made a part hereof, as well as all other indebtedness secured hereby, and shall duly perform, comply with and abide by each and every the stipulations, conditions and covenants of said promissory note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

Lot 16 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 4158.70 feet thence run North 57 degrees 36 minutes 36 seconds East along said right-of-way boundary 297.81 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 57 degrees 36 minutes 36 seconds East along said right-of-way boundary 50.00 feet to the North boundary of said section 24, thence run South 89 degrees 15 minutes 40 seconds East along said North boundary 201.07 feet to a concrete monument, thence run South 89 degrees 25 minutes 22 seconds East along said section line as monumented 1358.53 feet to a concrete monument (marked #5106) lying on the Northwesterly right-of-way boundary of U.S. Highway No. 98, thence run South 50 degrees 17 minutes 46 seconds West along said right-of-way boundary 387.50 feet, thence leaving said right-of-way boundary run North 79 degrees 41 minutes 40 seconds West 1324.99 feet to the POINT OF BEGINNING containing 5.00 acres, more or less.

ALSO:

Commence at the above mentioned POINT OF BEGINNING and run South 79 degrees 41 minutes 40 seconds East 1411.13 feet to the