

AN ORDINANCE REZONING A 6.19 ACRE PARCEL LYING IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, EASTPOINT, FRANKLIN COUNTY, FLORIDA FROM R-4 SINGLE FAMILY HOME INDUSTRY TO R-8 MULTI-FAMILY MEDIUM DENSITY.

**ORDINANCE 2004- 23
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. 6.19 acre parcel lying in Section 31, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida, is rezoned from R-4 Single Family Home Industry to R-8 Multi-family Medium Density.

Parcel description attached as Exhibit A.

This Ordinance adopted this 6 day of July, 2004, 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: 
Kendall Wade, Clerk

**These Portions of the following legal description
Lies North West of the Centerline
Of the Power Easement**

From a point 835.5 due South of the Northwest corner of the Northeast Quarter of Fractional Section 31, Township 8 South, Range 6 West, Franklin County, Florida, run North 61 degrees 17.5 minutes East along property line of Josephine Russell, 147.5 feet to a POINT OF BEGINNING: run thence South 28 degrees 42.5 minutes East, 218 feet; thence North 61 degrees 17.5 minutes East, 50 feet; thence North 28 degrees 42.5 minutes West, 218 feet; thence South 61 degrees 17.5 minutes West, 50 feet to the POINT OF BEGINNING

AND ALSO;

From a point (concrete monument) 10.5 feet South (true meridian) from the Northwest corner of the Southwest Quarter of the Northeast quarter of Section 31, Township 8 South, Range 6 West, Franklin County, Florida, run North 61 degrees 17.5 minutes East along the northern boundary of a 45 foot public road right-of-way (this being along the right-of-way before it was widened an additional 7.5 feet on the northern side for said right-of-way) a distance of 525.5 feet to a point; thence run North 28 degrees 42.5 minutes West, 218 feet to a point, which is the POINT OF BEGINNING of land herein described; from this POINT OF BEGINNING run South 61 degrees 17.5 minutes West, 45 feet; thence run North 28 degrees 42.5 minutes West, 200 feet; thence run North 61 degrees 17.5 minutes East, 45 feet; Thence run South 28 degrees 42.5 minutes East 200 feet to the POINT OF BEGINNING. Being a parcel of land 45 feet by 200 feet in the Northeast quarter of said Section 31, Township 8 South, Range 6 .

AND ALSO:

That certain piece of land (50 feet x 218 feet; being the same as that conveyed by deed as recorded in Volume 81 at page 492 of the Official Records of Franklin County, Florida and hereby further described with corrections, as the 45 foot road was widened to 60 feet at time of paving: From a point 2 feet South (true meridian) of the Southwest corner of the Northwest quarter of the Northeast quarter of Fractional Section 31, Township 8 South Range 6 West, Franklin County , Florida, run North 61 degrees 17.5 minutes East to , and along the Northly boundary of Said widen road (now State S-65) 525.5 feet (I.P.St'k.), Then North 28 degrees 42.5 minutes West 191.5 feet, thence South 61 degrees 17.5 minutes West 50 feet to a POINT OF BEGINNING: Run thence South 61 degrees 17.5 minutes West 50 feet; Thence North 28 degrees 42.5 minutes West 218 feet; Thence North 61 degrees 17.5 minutes East 50 feet; Thence South 28 degrees 42.5 minutes East 218 feet to the POINT OF BEGINNING.

A portion of that part of the NE 1/4 of Fractional Section 31, Township 8 South, Range 6 West as described in Official Records Book 83, Page 421, and Official Records Book 102, Page 99, all being in the Public Records of Franklin County, Florida and being more particularly described as follows:

Beginning at a point on the East Boundary of First Street (50 feet wide), said point being West 635 feet and South 517.5 feet of the NE corner of Fractional Section 31, Township 8 South, Range 6 West; thence continue South along said East boundary 150 feet; thence deflect $117^{\circ} 05' 50''$ Left and run a distance of 155.66 feet; thence deflect $2^{\circ} 36' 20''$ Right and run a distance of 156.55 feet; thence deflect $83^{\circ} 58' 50''$ Left and run an distance of 15.59 feet; thence deflect $71^{\circ} 37' 55''$ Left and run a distance of 276.10 feet to the POINT OF BEGINNING. Containing 0.52 acre, more or less.

A 25 foot strip of land along the South boundary of a tract in deed from Lee Vrooman dated July 20, 1953 and recorded in Vol. 8 on Pages 157-158 of the Public Records of Franklin County, Florida, and further described by metes and bounds as follows: Begin at a point 342.5 feet South (true meridian) and 635 feet West of the N.E. corner of Section 31, Township 8 South, Range 6 West. Run thence East 219.5 feet. Thence South 17 degrees 30 minutes East 26.25 feet. Thence West 227.5 feet to the East boundary of the 50 foot First Street. Thence North along said street 25 feet to the POINT OF BEGINNING. Thus forming a tract in the N.E. 1/4 of said Section 31.

Begin at a point 635 feet West and 367.5 South from the N.E. Corner of Section 31, Township 8 South, Range 6 West, Franklin County, Florida. Run thence South 50 feet. Thence East 244 feet. Thence North 17 degrees 30 minutes West 53 feet. Thence West 227.5 feet to the POINT OF BEGINNING. This forming a tract in the N.E. 1/4 of said Section 31.

AND

A 25 foot strip of Land along the South boundary of a tract and deed from Lee Vrooman dated July 20, 1953 and recorded in Vol. 8 on Pages 157-158 of the Public Records of Franklin County, Florida and further described by metes and bounds as follows: Begin at a point 342.5 feet South (true meridian) and 635 feet West of the N.E. corner of Section 31, Township 8 South, Range 6 West. Run thence East 219.5 feet. Thence South 17 degrees 30 minutes East 26.25 feet. Thence West 227.5 feet to the East boundary of the 50 foot First Street. Thence North along said street 25 feet to the POINT OF BEGINNING. Thus forming a tract in the N.E. 1/4 of said Section 31.

A Parcel in Lot 27, of Block 120 according to an unrecorded 1956 plat (revised) of the N.E. 1/4 of Fractional Section 31, Township 8 South, Range 6 West, and described by metes and bounds as follows: Commence at a point (Concrete Monument) which marks the intersection of the East boundary of 50 foot First Street and the southerly boundary of the 60 foot "Avenue A" (former S-65), and which said point is 76.25 feet due South, and 635 feet West of the N. E. corner (Concrete Monument) of said NE 1/4; Run thence South along the Street boundary, 91.25 feet to a point which is the POINT OF BEGINNING of the parcel hereby conveyed; Thence East 179.5 feet; Thence North 17.5 degrees West 60 feet more or less, to a point; thence turn left 90 degrees and run 180 feet, more or less to the point of beginning. Being a triangular parcel South of the unimproved road which traverses said Lot 27.

That certain irregular parcel of land in the NE 1/4 of Fractional Section 31 Township 8 South, Range 6 West, by division of a tract conveyed by deed from Reva Lamar Fincher dated 11, April, 1969, and further described as follows: From a point 290 feet due west of the NE corner (Concrete Monument) of said Section 31, run first South 36 ° East 125 feet (easterly corner of Arlen T. Chambers land) thence South 77° 30 ' West 60 feet to a POINT OF BEGINNING; From this POINT OF BEGINNING, run S 77° 30 ' West 200 feet; thence S 17° 30 ' East. 66.75 feet (Concrete Monument); thence due East 200 feet; thence northerly to the POINT OF BEGINNING. Less, however any existing valid easements of right-of-way.

Parcel A

Commence at a concrete monument marking the Northeast corner of Section 31, Township 8 South, Range 6 West, Franklin County, Florida and run South along the East boundary of said Section 31, (as monumented) a distance of 220.00 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 36 degrees 00 minutes 28 seconds West 223.72 feet to a re-rod (marked #0340), thence run South 53 degrees 55 minutes 37 seconds West 52.66 feet, thence run South 36 degrees 00 minutes 46 seconds East 185.54 feet, thence run North 89 degrees 54 minutes 15 seconds East, 65.00 feet to the POINT OF BEGINNING containing 0.25 acres, more or less.

Parcel B

Commence at a concrete monument marking the Northeast corner of Section 31, Township 8 South, Range 6 West, Franklin County, Florida and run South along the East boundary of said Section 31, (as monumented) a distance of 220.00 feet to a re-rod (marked #7160), thence run South 89 degrees 54 minutes 15 seconds West 65.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 36 degrees 00 minutes 46 seconds West 185.54 feet, thence run South 53 degrees 55 minutes 37 seconds West 52.66 feet to an iron pipe, thence run South 36 degrees 01 minutes 14 seconds East 147.35 feet to a re-rod (marked 0340), thence run North 89 degrees 54 minutes 15 seconds East 65.00 feet to the POINT OF BEGINNING containing 0.20 acres, more or less.

Parcel C

Commence at a concrete monument marking the Northeast corner of Section 31, Township 8 South, Range 6 West, Franklin County, Florida and run South along the East boundary of said Section 31, (as monumented) a distance of 220.00 feet to a re-rod (marked #7160) thence run South 89 degrees 54 minutes 15 seconds West 130.00 feet to a rerod (marked #0340) marking the POINT OF BEGINNING. From said POINT OF BEGINNING, run North 36 degrees 01 minutes 14 seconds West 147.35 feet to an iron pipe, thence run South 77 degrees 46 minutes 23 seconds West 60.39 feet to a re-rod, thence run South 09 degrees 00 minutes 00 seconds East 108.37 feet to a re-rod (marked #7160), thence run North 89 degrees 37 minutes 14 seconds East 86.84 feet to a concrete monument (marked #1787), thence run North 89 degrees 54 minutes 15 seconds East 41.88 feet to the POINT OF BEGINNING containing 0.25 acres, more or less.

A portion of that part of the NE 1/4 of Fractional Section 31, Township 8 South, Range 6 West as described in Official Records Book 22, Page 244, Official Records Book 83, Page 419 and Official Records Book 83 Page 421, all being in the public records of Franklin County, Florida, Being more particularly described as follows:

Commencing at a point on the East Boundary of First Street (50 feet wide) said point being west 635 feet and South 517.5 feet of the NE corner of Fractional Section 31, Township 8 South, Range 6 West; thence continue South on said East Boundary 150 feet; thence deflect $89^{\circ} 53' 20''$ Left and run a distance of 173.11 feet; thence deflect $64^{\circ} 01' 40''$ Right and run a distance of 19.04 feet for the POINT OF BEGINNING; thence deflect $11^{\circ} 17' 00''$ Left and run a distance of 100.63 feet; thence deflect $90^{\circ} 00' 00''$ Left and run a distance of 150 feet; thence deflect $91^{\circ} 07' 10''$ Left and run a distance of 92.33 feet; thence deflect $19^{\circ} 47' 30''$ Right and run a distance of 74.25 feet ; thence deflect $96^{\circ} 01' 10''$ Left and run a distance of 156.55 feet; thence deflect $91^{\circ} 22' 10''$ Left and run a distance 98.21 feet to the POINT OF BEGINNING. Together with all improvements thereon.

Commence at an old concrete monument marking the Northwest corner of Section 32, Township 8 South, Range 6 West; Franklin County, Florida and thence run South 730.00 feet to an old concrete monument on the Northerly right-of-way boundary of U.S. Highway No. 98, thence run South 54 degrees West along said Northerly right-of way boundary 2.00 feet to the POINT OF BEGINNING, from said POINT OF BEGINNING thence run South 37 degrees 00 minutes East 100.02 feet to the Southerly right-of way boundary of said U.S. Highway No. 98, thence continue South 37 degrees 00 minutes East 59.18 feet the approximate Mean High Water Line of St George Sound, thence run South 58 degrees 00 minutes 10 seconds West along said approximate Mean High Water Line 81.11 feet, thence run North 36 degrees 30 minutes 32 seconds West 53.52 feet to the Southerly right-of-way boundary of said U.S. Highway No. 98, thence continue North 36 degrees 30 minutes 32 seconds West 100.03 feet to the Northerly right-of-way boundary of said Highway, thence continue North 36 degrees 30 minutes 32 seconds West 174.98 feet to an old iron pipe, thence run South 54 degrees 00 minutes West 108.00 feet to an iron pipe, thence North 40 degrees 24 minutes 57 seconds West 120.63 feet, thence run North 16 degrees 35 minutes 30 seconds West 403.43 feet, thence run East 67.59 feet, thence run South 37 degrees 00 minutes East 636.11 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the right-of-way of U. S. Highway No. 98 and containing less said exception 2.01 acres, more or less.

SUBJECT to a power line easement over and across a Northerly portion thereof and any other easements or restrictions of record.

A parcel of land in Fraction Section 32, Township 8 South, Range 6 West, described as follows: From the NW corner of said Fractional Section 32, run 220 feet South to a point; thence run West 172.7 feet to a point; thence run South 37 degrees East a distance of 556 feet, more or less, across the 100 foot right-of-way of State Road No. 30 (U.S. Highway 98), to the waters of St George Sound and the POINT OF BEGINNING. From said POINT OF BEGINNING, run North 37 degrees West to the right-of-way of State Road No. 30 (U.S. Highway 98); thence run in an Easterly direction along said right-of-way for a distance of 135 feet; thence South 37 degrees East to the waters of St. George Sound; thence run Westerly along the meandering waters of St George Sound to the POINT OF BEGINNING.

Commence at the NE corner of Fractional Section 31, Township 8 South, Range 6 West, and extend a line South for 220.0 feet, thence West for 172.7 feet to the point of beginning. Thence South 37 degrees 00 minutes East for 513.12 feet to a point on the North right-of-way line of State Road 30 (U.S. Highway 98); thence South 54 degrees 00 minutes West along said right-of-way for 25.0 feet; thence North 37 degrees 00 minutes West 441.06 feet; thence South 56 degrees 21 minutes 05 seconds West for 65.10 feet; thence North 37 degrees 00 minutes West for 135.63 feet; thence due East for 112.7 feet to the POINT OF BEGINNING, being in Fractional Sections 31 and 32, Township 8 South, Range 6 West, Franklin County, Florida and having an area of 0.468 acres.

A parcel of land in the N.E. 1/4 Corner of Fractional Section 31, Township 8 South, Range 6 West by division of tract in deed as recorded in Vol. 84 at pages 14 & 15 of the Official Records of Franklin County, Florida and further described as follows: Begin at the N.E. Corner (concrete monument) of the N.E. 1/4 of said Section 31, Run thence due South 220 feet, thence North 36 degrees West 223.5 feet, thence North 54 degrees East 66.5 feet, Thence East 77.5 feet to the POINT OF BEGINNING. Less any existing valid easements or right-of-ways. GRANTOR RESERVES A LIFE ESTATE

A parcel of land described as follows: Begin at a point Seventy-Seven and Five Tenths (77.5) feet due West from the Northeast corner of Section 31, Township 8 South, Range 6 West. Run thence West two hundred and twelve and five tenths (212.5) feet. Thence South 36 degrees East one hundred twenty-five (125) feet. Thence North 54 degrees East one hundred seventy two (172) feet to the POINT OF BEGINNING. Thus forming a triangular tract in the N.E. 1/4 of Section thirty-one (31).

Begin at a point 635 feet West and 367.5 South from the N.E. corner of Section 31, Township 8 South, Range 6 West, Franklin County, Florida. Run thence South 50 feet. Thence East 244 feet. Thence North 17 degrees 30 minutes West 53 feet. Thence West 227.5 feet to the POINT OF BEGINNING. Thus forming a tract in the N.E. 1/4 of said Section 31.