



Overview

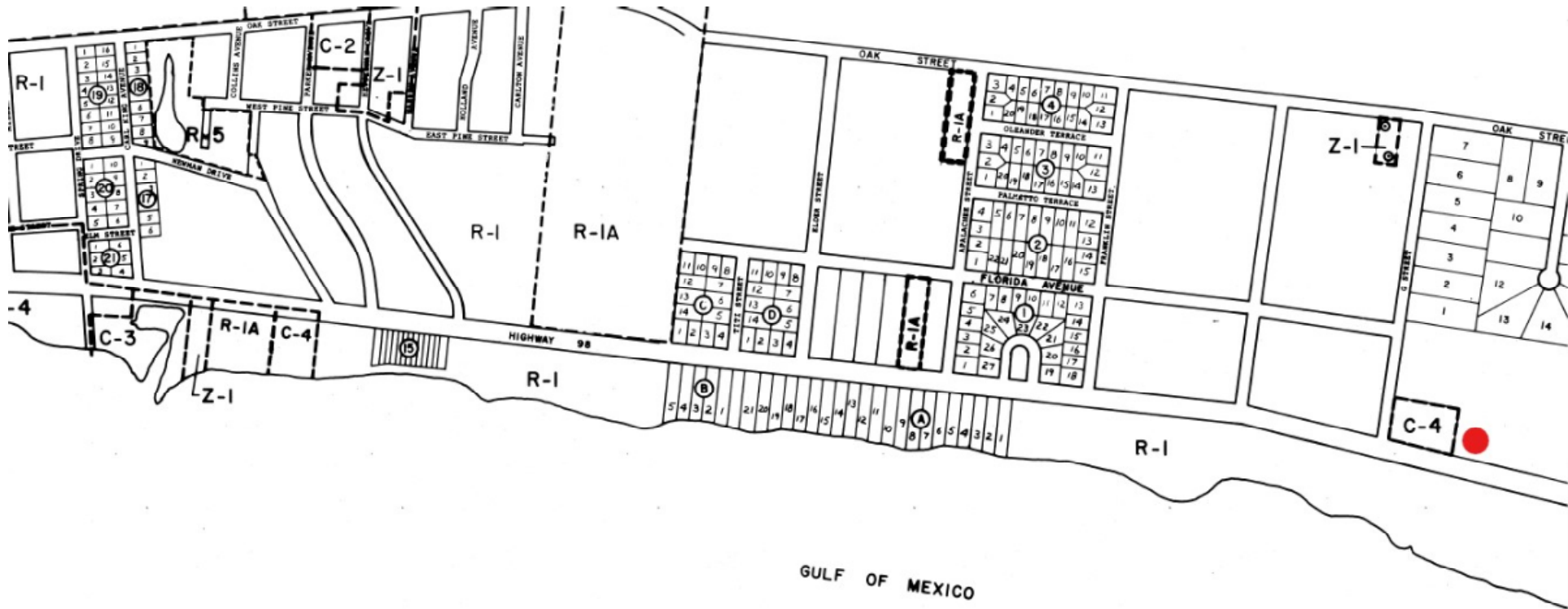


Legend

-  Parcels
-  Roads
-  City Labels

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Developed by  Schneider
GEOSPATIAL



AN ORDINANCE RE-ZONING A 5.88 +/- ACRE PARCEL LYING IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, LANARK, FRANKLIN COUNTY, FLORIDA FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-4 COMMERCIAL MIXED USE.

**ORDINANCE 2020- _____
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.

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

The permitted zoning of a 5.88 +/- acre parcel lying in Section 7, Township 7 South, Range 3 West, Lanark, Franklin County, Florida as shown on the attached Legal Description labeled Exhibit A and the Map labeled Exhibit B, is changed from R-1 Single Family Residential to C-4 Commercial Mixed Use.

This Ordinance adopted this _____ day of _____, 2020, 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. Chairman

ATTEST:

Marcia M. Johnson, Clerk of Court

Dodd Title Company, Inc.
File No. 20718

EXHIBIT "A"
Parcel 1

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

November 20, 2008

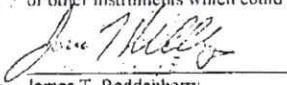
Legal Description of a 5.88 Acre Tract
Certified To: Christin Saunders

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 61G17-6, Florida Administrative Code).

Commence at an iron pipe marking the Northeast corner of the Homestead Property of Thomas A. Yancey and Peggy B. Yancey as per map or plat thereof recorded in Plat Book 3, Page 2 of the Public Records of Franklin County, Florida and being situate in Section 7, Township 7 South, Range 3 West, Franklin County, Florida and thence run South 62 degrees 39 minutes 07 seconds West along the North boundary of said Yancey Homestead (as monumented) a distance of 1056.44 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 62 degrees 39 minutes 07 seconds West along said North boundary (as monumented) a distance of 557.86 feet to re-rod (marked #7160) lying on the Easterly right-of-way boundary of Putnal Street, thence run South 27 degrees 13 minutes 01 seconds East along said right-of-way boundary 98.29 feet to a concrete monument, thence leaving said right-of-way boundary run North 62 degrees 39 minutes 15 seconds East along the Southerly right-of-way boundary of Second Street (Private Roadway) a distance of 280.15 feet to an iron pipe, thence leaving said right-of-way boundary run South 27 degrees 11 minutes 57 seconds East 485.70 feet to a re-rod (marked #7160) lying on the Northerly right-of-way boundary of U. S. Highway No: 98, thence run North 67 degrees 05 minutes 19 seconds East along said right-of-way boundary 14.89 feet to a re-rod (marked #7160) marking a point of curve to the right, thence run Northeasterly along said right-of-way boundary and said curve with a radius of 16420.20 feet, through a central angle of 01 degrees 38 minutes 03 seconds, for an arc distance of 468.34 feet, chord being North 67 degrees 54 minutes 20 seconds East 468.32 feet to a re-rod (marked #7160), thence leaving said right-of-way boundary run North 23 degrees 40 minutes 20 seconds West 320.37 feet to a re-rod (marked #7160), thence run South 62 degrees 41 minutes 50 seconds West 242.31 feet to a re-rod (marked #7160), thence run North 23 degrees 40 minutes 37 seconds West 308.76 feet to the POINT OF BEGINNING containing 5.88 acres more or less.

SUBJECT TO a private roadway lying over and across the Northerly portion thereof.

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



04-148ac.5.88

EXHIBIT B

2619 US HIGHWAY 98 EAST, LANARK, FL

CHANGE 5.88 +/- ACRE PARCEL FROM

R-1 SINGLE FAMILY RESIDENTIAL TO

C-4 MIXED USE RESIDENTIAL

