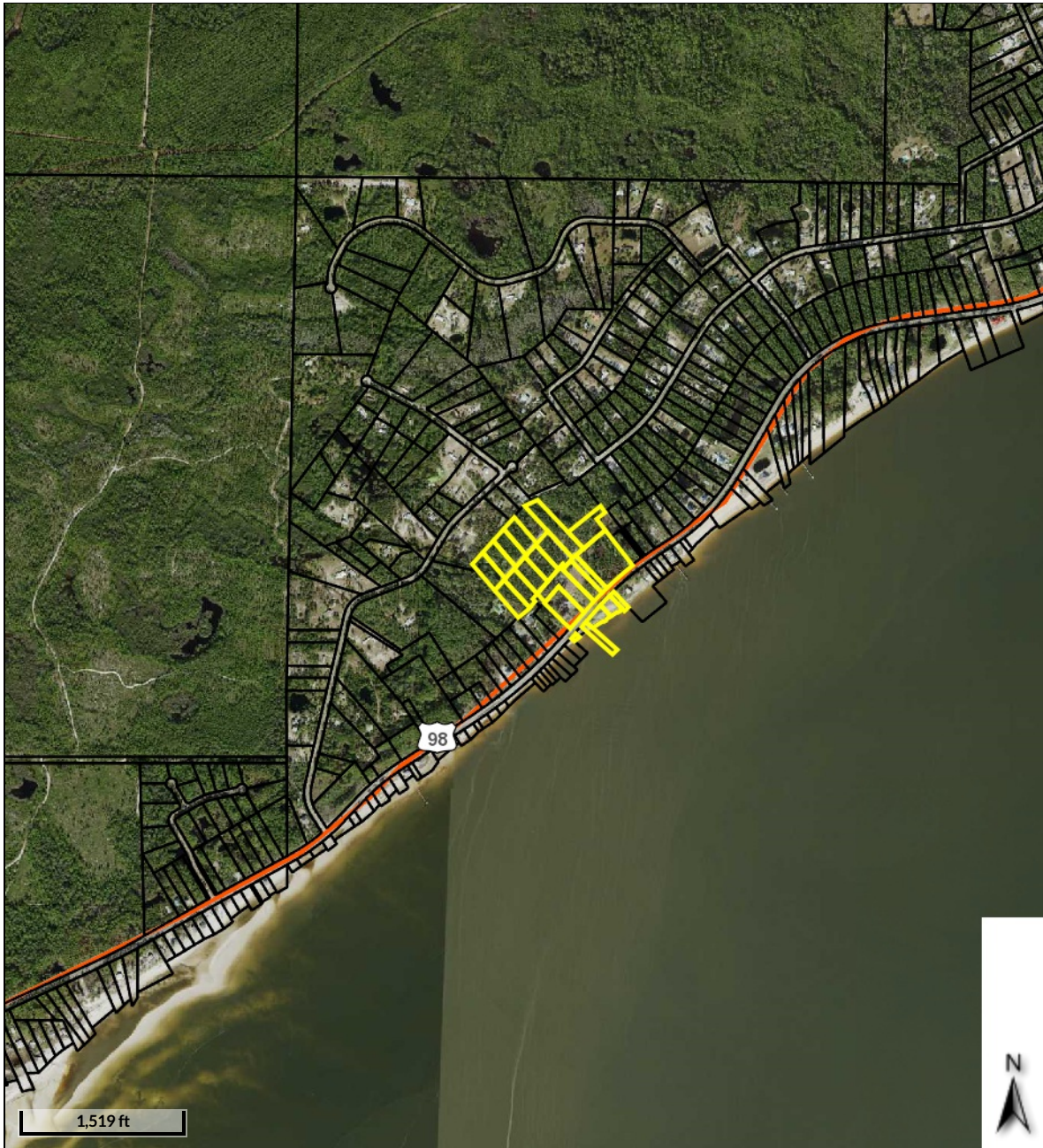


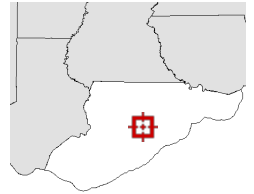


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Franklin County, FL



#### Overview



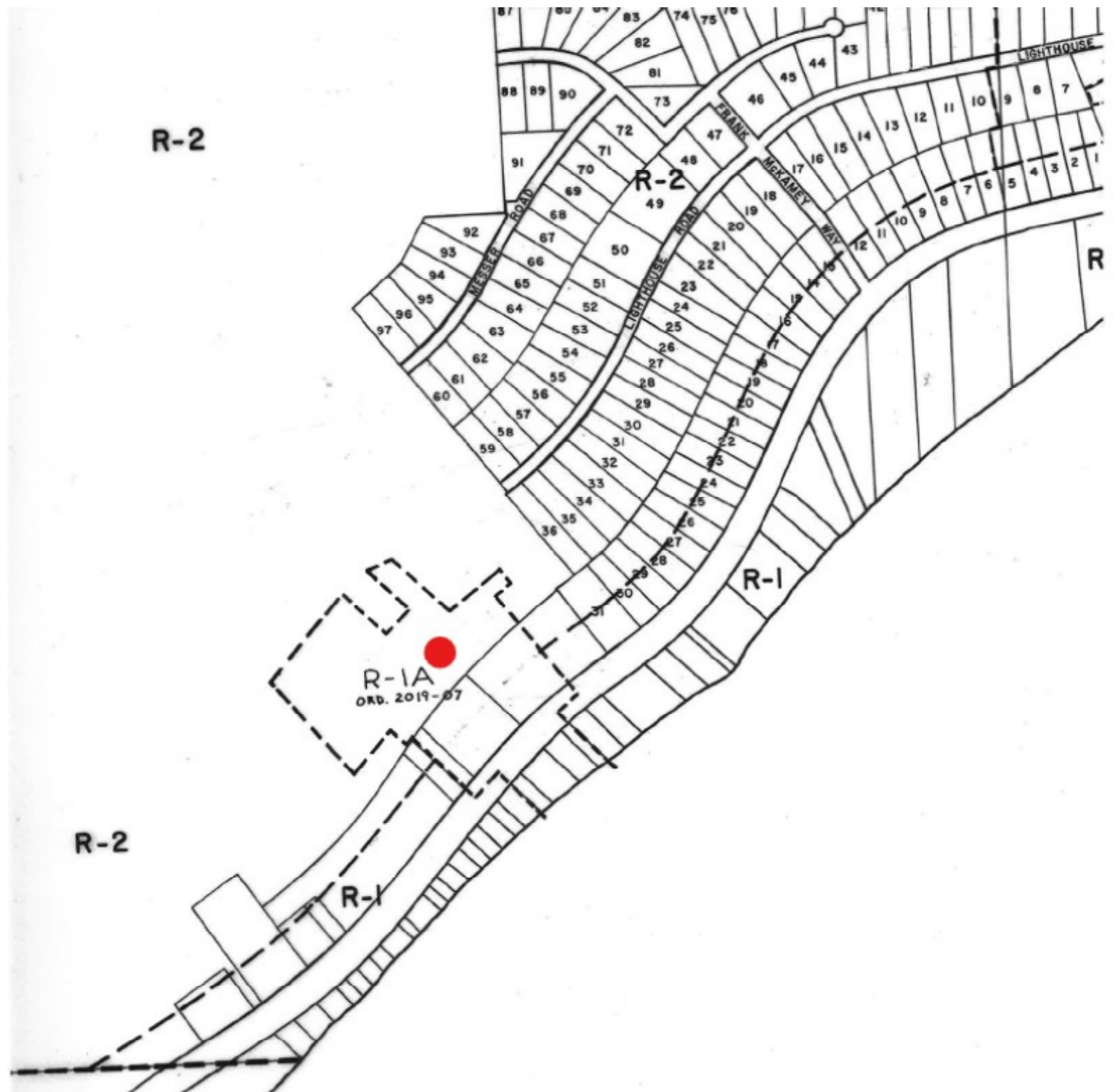
#### Legend

- Parcels
- Roads
- City Labels

Date created: 2/12/2020  
Last Data Uploaded: 2/12/2020 7:39:12 AM

Developed by  **Schneider**  
GEOSPATIAL

R-2



R-2

**AN ORDINANCE RE-ZONING A 22.77+/- ACRE PARCEL LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 5 WEST, CARRABELLE, FRANKLIN COUNTY, FLORIDA FROM R-1A SINGLE FAMILY SUBDIVISION TO R-1 SINGLE FAMILY RESIDENTIAL.**

**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, and

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

The permitted zoning of a 22.77+/- acre parcel lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida as shown on the attached legal description labeled Exhibit A and zoning map labeled Exhibit B, is changed from R-1A Single Family Subdivision to R-1 Single Family Residential.

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

## EXHIBIT A

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Numbers are as follow: 35-07S-05W-1002-0000-0010, 35-07S-05W-1002-0000-0020, 35-07S-05W-1002-0000-0030, 35-07S-05W-1002-0000-0040, [REDACTED], 35-07S-05W-1002-0000-0060, 35-07S-05W-1002-0000-0070, 35-07S-05W-1002-0000-0080, 35-07S-05W-1002-0000-0090, 35-07S-05W-1002-0000-0100, 35-07S-05W-0000-0180-0000; 35-07S-05W-0000-0393-0000; 35-07S-05W-0000-0010-0020; 25-07S-05W-1004-0000-0031; 35-07S-05W-0000-0190-0000; 35-07S-05W-0000-0380-0010; 35-07S-05W-0000-0380-0030; 35-07S-05W-0000-0200-0000; 35-07S-05W-0000-0150-0000; 35-07S-05W-0000-0170-0000; 35-07S-05W-0000-0380-0020; 35-07S-05W-0000-0160-0000; 35-07S-05W-0000-0392-0000.

### 5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

### 6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple forever.

### 7. WARRANTY

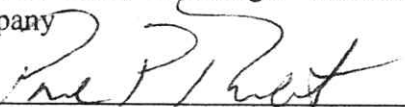
I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any.

### 8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on Feb 26, 2018.

FLADD, LLC, a Georgia Limited Liability Company

By:   
Paul Raulet Member/Manager of FLADD, LLC  
C/O Raulet Property Partners  
621 North E Ave., Atlanta, GA 30308

Signed in the presence of:

[Signature]  
First Witness Signature (Date)  
Printed Name: Clay Wilcox

Signed in the presence of:

[Signature]  
Second Witness Signature (Date)  
Printed Name: R. T. EDGARTON

STATE OF Georgia  
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2018, by Paul Raulet, Member/Manager of FLADD, LLC, who is personally known to me or has produced GA Drivers License as identification.

NOTARY SEAL:

[Signature]  
Notary Public, State of GA



PROPERTY DESCRIBED AS PARCELS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14 & 15 IN SCHEDULE "A" OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 1056-2607286 FURNISHED BY CENTENNIAL BANK AND BEING MORE PARTICULARLY DESCRIBED BY RECENT SURVEY AS FOLLOWS.

Begin at a found 5/8" rod and cap marking the Southwesterly corner of Lot 2, Doc's Sea Shores Subdivision as per map or plat thereof recorded in Plat Book 7, Page 49 in the Public Records of Franklin County, Florida, said point lying on the Northerly right of way line of the 66' foot right of way of US Highway 98 (State Road 30) said point lying on a curve to the left having a radius of 2897.70 feet, said point also being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Southwesterly corner of Lot 2 run along said curve and said Northerly right of way line Southwesterly along the arc thru a central angle of 06 degrees 03 minutes 55 seconds for a distance of 306.75 feet, chord of said arc being South 48 degrees 15 minutes 49 seconds West 306.60 feet to a concrete monument; thence continue along said right of way and curve with a radius of 2897.70 feet Southwesterly along the arc thru a central angle of 01 degrees 10 minutes 21 seconds for a distance of 59.29 feet, chord of said arc being South 44 degrees 42 minutes 39 seconds West 59.29 feet to a 4x4 concrete monument; thence leaving said Northerly right of way line run North 44 degrees 48 minutes 38 seconds West 17.00 feet to a point that is located 50' North of the centerline of US Highway 98 (State road 30) said point lying on a curve to the left having a radius of 2914.70 feet thence continue Southwesterly along the arc and along a line that is located 50' North of and parallel to the centerline of US Highway 98 (State Road 30) thru a central angle of 03 degrees 56 minutes 31 seconds for a distance of 200.54 feet, chord of said arc being South 41 degrees 59 minutes 08 seconds West 200.50 feet to a re-bar; thence continue along said parallel line South 40 degrees 08 minutes 05 seconds West 228.31 feet to a rod and cap; thence leaving said line that is located 50' North and parallel to the Centerline of US Highway 98 (State Road 30) run North 44 degrees 43 minutes 24 seconds West 311.29 feet to a rod and cap said point lying on the Southerly boundary line of Parcel #7 as described in Official Records Book 1112, Page 362, in the Public Records of Franklin County Florida; thence run along said Southerly boundary line North 40 degrees 15 minutes 46 seconds East 10.11 feet to a rod and cap; thence leaving said Southerly boundary line run along the Easterly boundary line of said Parcel # 7, North 44 degrees 27 minutes 54 seconds West 104.57 feet to a rod and cap; thence leaving said Easterly boundary line run along the Northerly boundary line of said Parcel #7 as follows: South 37 degrees 57 minutes 35 seconds West 7.34 feet to a rod and cap; thence run South 40 degrees 25 minutes 43 seconds West 62.86 feet to a 4x4 concrete monument; thence leaving said Northerly boundary line run along the Westerly boundary line of said Parcel #7 South 44 degrees 41 minutes 46 seconds East 31.33 feet to a concrete monument said point lying on the Southerly boundary of Shell Bay Subdivision as Recorded in Official Records Book 8, Page 38, in the Public Records of Franklin County, Florida; thence leaving said Westerly boundary line run along said Southerly boundary line as follows: South 39 degrees 59 minutes 49 seconds West 70.09 feet to a rod and cap; thence South 40 degrees 08 minutes 51 seconds West 17.80 feet to a point of curve to the right having a radius of 3386.72 feet; thence Southeasterly along the arc thru a central angle of 02 degrees 01 minutes 05 seconds for a distance of 119.28 feet, chord of said arc being South 50 degrees 06 minutes 28 seconds West 119.27 feet to a concrete monument; thence

run North 41 degrees 12 minutes 17 seconds West 559.46 feet to a concrete monument; thence run North 41 degrees 24 minutes 30 seconds West 73.84 feet to a concrete monument; thence run North 41 degrees 19 minutes 00 seconds East 131.73 feet to a concrete monument; thence run North 41 degrees 20 minutes 54 seconds East 111.41 feet to a concrete monument; thence run North 41 degrees 09 minutes 11 seconds East 30.22 feet to a concrete monument; thence run North 41 degrees 21 minutes 30 seconds East 67.98 feet to a concrete monument; thence run North 41 degrees 14 minutes 04 seconds East 27.21 feet to a concrete monument; thence run North 41 degrees 12 minutes 43 seconds East 46.48 feet to a concrete monument; thence run North 41 degrees 16 minutes 10 seconds East 90.17 feet to a concrete monument; thence run North 41 degrees 19 minutes 30 seconds East 51.53 feet to a concrete monument; thence run North 41 degrees 11 minutes 42 seconds East 135.93 feet to a concrete monument lying on the Southerly boundary line of a 60' wide Roadway; thence leaving Shell Bay Subdivision as Recorded in Official Records Book 8, Page 38 in the Public Records of Franklin County, Florida run along said Southerly right of way of a 60' wide Roadway North 65 degrees 14 minutes 04 second East 134.39 feet to a concrete monument; thence leaving said 60' wide roadway run South 43 degrees 15 minutes 59 seconds East 389.21 feet to a rod and cap; thence run North 51 degrees 10 minutes 41 seconds East 375.98 feet to a rod and cap; thence South 38 degrees 39 minutes 33 seconds East 75.37 feet to a concrete monument lying on the Northerly boundary line of Doc's Sea Shores subdivision as recorded in Plat Book 7, Page 49 in the Official Records Books of Franklin County, Florida; thence run South 51 degrees 19 minutes 41 seconds West 104.99 feet to a concrete monument lying on the Westerly Boundary line of said Doc's Sea Shores Subdivision; thence leaving said Northerly boundary line run along said Westerly Boundary line as follows: South 38 degrees 47 minutes 02 seconds East 127.60 feet to a rod and cap; thence run South 38 degrees 41 minutes 12 seconds East 400.30 feet to the POINT OF BEGINNING, containing 21.01 acres more or less.

SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

AND ALSO

Commence at a found 5/8" rod and cap marking the Southwesterly corner of Lot 2, Doc's Sea Shores Subdivision as per map or plat thereof recorded in Plat Book 7, Page 49 in the Public Records of Franklin County, Florida, said point lying on the Northerly right of way line of the 66' foot right of way of US Highway 98(State Road 30); thence leaving said Southwesterly corner of Lot 2 and said Northerly right of way line run South 38 degrees 41 minutes 12 seconds East 67.69 feet to a point lying on the Southerly right of way line of said US Highway 98(State Road 30) said point lying on a curve to the left having a radius of 2831.70; thence continue along said curve and said right of way line Southwesterly along the arc thru a central angle of 05 degrees 14 minutes 54 seconds for a distance of 259.39 feet, chord of said arc being South 49 degrees 02 minutes 52 seconds West 259.30 feet to a rod and cap, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Southerly right of way line run South 44 degrees 51 minutes 02 seconds East 162.50 feet to a re-bar lying on the approximate mean high water line of St. George Sound as on located on 2/21/13; thence run along said approximate mean high water line as follows: South 28 degrees 18 minutes 24 seconds East 25.30 feet; thence South 54 degrees 41 minutes 35 seconds West 106.92 feet; thence South 56 degrees 41 minutes 34 seconds West

150.91 feet; thence South 57 degrees 16 minutes 11 seconds West 141.98 feet; thence South 53 degrees 24 minutes 12 seconds West 169.82 feet; thence leaving said approximate mean high waterline run North 46 degrees 41 minutes 33 seconds West 49.42 feet to a point lying on the Southerly Right of way line of said US Highway 98(State Road 30) thence run along said Southerly right of way line North 40 degrees 07 minutes 39 seconds East 277.57 feet to a rod and cap said point being a point curve to the right with a radius of 2831.70 feet; thence run Northeasterly along the arc thru a central angle of 02 degrees 28 minutes 37 seconds for a distance of 122.42 feet, chord of said arc being North 41 degrees 29 minutes 58 seconds East 122.41 feet to a rod and cap; thence continue along said curve with a radius of 2831.70 feet; thence Northeasterly along the arc, thru a central angle of 02 degrees 26 minutes 08 seconds for a distance of 120.37 feet, chord of said arc being North 43 degrees 27 minutes 59 seconds East 120.37 feet to a re-bar; thence continue along said curve with a radius of 2831.70 feet; thence Northeasterly along the arc thru a central angle of 01 degrees 00 minutes 42 seconds for a distance of 50.00 feet, chord of said arc being North 45 degrees 35 minutes 14 seconds East 50.00 feet to the POINT OF BEGINNING, containing 1.59 acres more or less.

## EXHIBIT B

