

**ORDINANCE NO. 411**

**AN ORDINANCE ANNEXING TO THE TOWN OF HAVANA, FLORIDA BY VOLUNTARY ANNEXATION PURSUANT TO SECTION 171.044, FLORIDA STATUTES, THE REAL PROPERTY IN THE UNINCORPORATED AREA OF GADSDEN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AND SHOWN ON EXHIBIT "A" ATTACHED; PROVIDING FOR THE EFFECT OF SAID ANNEXATION; PROVIDING FOR CODIFICATION AND THE FILING OF SAME WITH THE CLERK OF THE CIRCUIT COURT OF GADSDEN COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF GADSDEN COUNTY, FLORIDA, AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; AND PROVIDING AN EFFECTIVE DATE OF JULY 1, 2025.**

**WHEREAS**, the owners of real property in a certain unincorporated area of Gadsden County, Florida which is contiguous to the Town of Havana, Florida and reasonably compact therewith have petitioned the governing body of said Town to have said property annexed to the municipality as shown on Exhibit "A" attached; and,

**WHEREAS**, the governing body of the Town of Havana has made a determination that the petition bears the signature of the owners of the real property in the area proposed to be annexed; and

**WHEREAS**, the governing body of the Town of Havana has further determined that such annexation will not result in the creation of an enclave; and,

**WHEREAS**, since the owners of the properties in the area proposed to be annexed have voluntarily petitioned the Town of Havana for such annexation and agreed to the same, a referendum is not required in order to complete such annexation pursuant to the provisions of Florida law; and,

**WHEREAS**, notice of this voluntary annexation by ordinance has been published once a week for two consecutive weeks in a newspaper of general circulation in the Town of Havana, which notice has given the ordinance number and a description of the area proposed to be annexed, including a map clearly showing the area to be annexed, and a statement that the complete ordinance can be obtained from the office of the Town Clerk.

**NOW THEREFORE,**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HAVANA, FLORIDA:**

**SECTION 1. DESCRIPTION OF PROPERTY TO BE ANNEXED:**

That the Town of Havana, Florida does hereby annex to the Town by voluntary annexation pursuant to the provisions of Section 171.044, Florida Statutes, the following described real property situate, lying and being in Gadsden County, Florida, to-wit:

Description attached hereto and made a part hereof and marked Exhibit "A".

And the boundary lines of the Town of Havana are hereby redefined accordingly.

**SECTION 2. EFFECT OF ANNEXATION.**

That the above-described area hereby annexed to the Town of Havana, Florida shall be subject to all laws, ordinances, and regulations in force in the Town of Havana, Florida, and shall be entitled to the same privileges and benefits as other parts of this municipality upon the effective date of this annexation as hereinafter provided.

**SECTION 3. CODIFICATION AND FILING:**

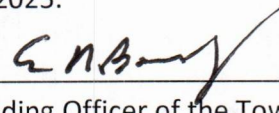
It is the intent of the Town Council of the Town of Havana that this ordinance be made a part of the Code of Ordinances of the Town of Havana, Florida and be codified for inclusion therein, and that this ordinance be filed with the Clerk of the Circuit Court of Gadsden County, Florida the chief administrative officer of Gadsden County, Florida, and the Department of State of the State of Florida.

**SECTION 4. EFFECTIVE DATE:**

This ordinance shall take effect on July 1, 2025.

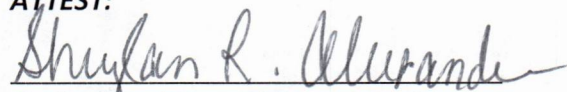
**INTRODUCED** in open session of the Town Council of the Town of Havana, Florida, on the 27<sup>th</sup> day of May, 2025.

**ADOPTED AND PASSED** on second and final reading in open session of the Town Council of the Town of Havana, Florida, on the 10<sup>th</sup> day of June, 2025.



\_\_\_\_\_  
Presiding Officer of the Town Council of the  
Town of Havana, Florida

**ATTEST:**

  
\_\_\_\_\_  
Clerk of the Town of Havana and  
Clerk of the Town Council thereof





## EXHIBIT "A"

Parcel ID: 2-34-3N-2W-0000-00341-0200

Location Address: FLA-GA HWY HAVANA

Legal Description: See below descriptions of parcels that were combined in October 2024.

### Lands lying West of Highway 27, East of Railroad and South of Salem Road 4.80 acre Parcel of Land

A parcel of land lying in the Southeast one quarter of the Southwest one quarter of Section 34, Township 3 North, Range 2 West, Gadsden County, Florida, more particularly described by metes and bounds as follows:

COMMENCE at Shotgun Barrel (double) known as marking the Southwest corner of said Southeast one quarter of the Southwest one quarter, and run;

Thence South 89 degrees 22 minutes 31 seconds East (BEARING BASE) along the Southern boundary of said Southeast one quarter of the Southwest one quarter a distance of 229.18 feet to a concrete monument (LS 3031) on the Easterly right of way boundary of the CSX RAILROAD (formerly the Seaboard Coastline Railroad – 100 foot right of way), said point lying on a curve concave to the Southeast, also said point being the POINT OF BEGINNING.

From said POINT OF BEGINNING thence Northerly along said Easterly right of way boundary and said curve with a radius of 1380.00 feet through a central angle of 08 degrees 20 minutes 58 seconds for an arc distance of 201.10 feet (the chord of said arc being North 06 degrees 30 minutes 54 seconds East 200.92 feet) to a point for the end of said curve;

Thence North 10 degrees 41 minutes 23 seconds East along said Easterly right of way boundary a distance of 553.93 feet to a concrete monument (LS 3031) on the Southwesterly right of way boundary of a county roadway, known as Salem Road (right of varies);

Thence Southeasterly along said Southwesterly right of way boundary as follows:

Thence South 79 degrees 18 minutes 37 seconds East a distance of 100.00 feet to a concrete monument (LS 3031);

Thence South 42 degrees 00 minutes 26 seconds East a distance of 224.57 feet to concrete monument (LS 3031) marking a point of curve to the right;

Thence Southeasterly along said curve with a radius of 50.00 feet through a central angle of 53 degrees 01 minutes 52 seconds for an arc distance of 46.28 feet (the chord of said arc being South 15 degrees 29 minutes 30 seconds East 44.64 feet) to a concrete monument (LS 3031) for the end of said curve, also said point lying on the Westerly right of way boundary of the Florida- Georgia Highway (State Road No. 63 – U.S. Highway 27 -150 foot right of way), also said point lying on a curve concave to the East;

Thence leaving said Southwesterly right of way boundary and run Southerly along said Westerly right of way boundary and said curve with a radius of 2914.30 feet through a central angle of 10 degrees 16 minutes 27 seconds for an arc distance of 522.59 feet (the chord of said arc being South 05 degrees 53 minutes 12 seconds West 521.89 feet) to a concrete monument (LS 3031) on said Southern boundary;

Thence North 89 degrees 22 minutes 31 seconds West (BEARING BASE) along said Southern boundary a distance of 332.48 feet to the POINT OF BEGINNING.

Containing 4.80 acres more or less.

The above described parcel of land being subject to a Talquin Electric Cooperative, Inc. overhead power line easement, the maintained right of way, being a width of 40 feet more or less.



Lands lying between Highway 27 and Railroad  
3.40 acre Tract of Land

A tract of land lying in the Northeast one quarter of the Northwest one quarter of Section 3, Township 2 North, Range 2 West, Gadsden County, Florida, said tract of land being more particularly described by metes and bounds as follows:

COMMENCE at a Shotgun Barrel (double) known as marking the Northwest corner of said Northeast one quarter of the Northwest one quarter, and run;

Thence South 89 degrees 22 minutes 31 seconds East (BEARING BASE) along the Northern boundary of said Northeast one quarter of the Northwest one quarter a distance of 229.18 feet to a concrete monument (LS 3031) on the Easterly right of way boundary of the CSX RAILROAD (formerly the Seaboard Coastline Railroad -- 100 foot right of way) and said point lying on a curve concave to the Northeast, also said point being the POINT OF BEGINNING.

From said POINT OF BEGINNING thence continue South 89 degrees 22 minutes 31 seconds East along said Northern boundary a distance of 332.48 feet to a concrete monument (LS 3031) on the Westerly right of way boundary of Florida-Georgia Highway (State Road No. 63-U.S. Highway 27 -- 150 foot right of way), and said point lying on a curve concave to the East;

Thence Southeasterly along said Westerly right of way boundary and said curve with a radius of 2914.30 feet through a central angle of 08 degrees 56 minutes 00 seconds for an arc distance of 454.38 feet (the chord of said arc being South 03 degrees 43 minutes 00 seconds East 453.93 feet ) to a concrete monument (LS 3328) marking the Northeast corner of lands as described in Official Records Book 855, page 1379-1380 of the Public Records of said county;

Thence South 89 degrees 29 minutes 21 seconds West a distance of 302.92 feet to a concrete monument (LS 3328) marking the Northwest corner of said lands, said point lying on said Easterly right of way boundary and said curve (concave to the Northeast);

Thence Northwesterly along said Westerly right of way boundary and said curve with a radius of 1380.00 feet through a central angle of 19 degrees 18 minutes 55 seconds for an arc distance of 465.21 feet (the chord of said arc being North 07 degrees 19 minutes 03 seconds West 463.02 feet ) to the POINT OF BEGINNING.

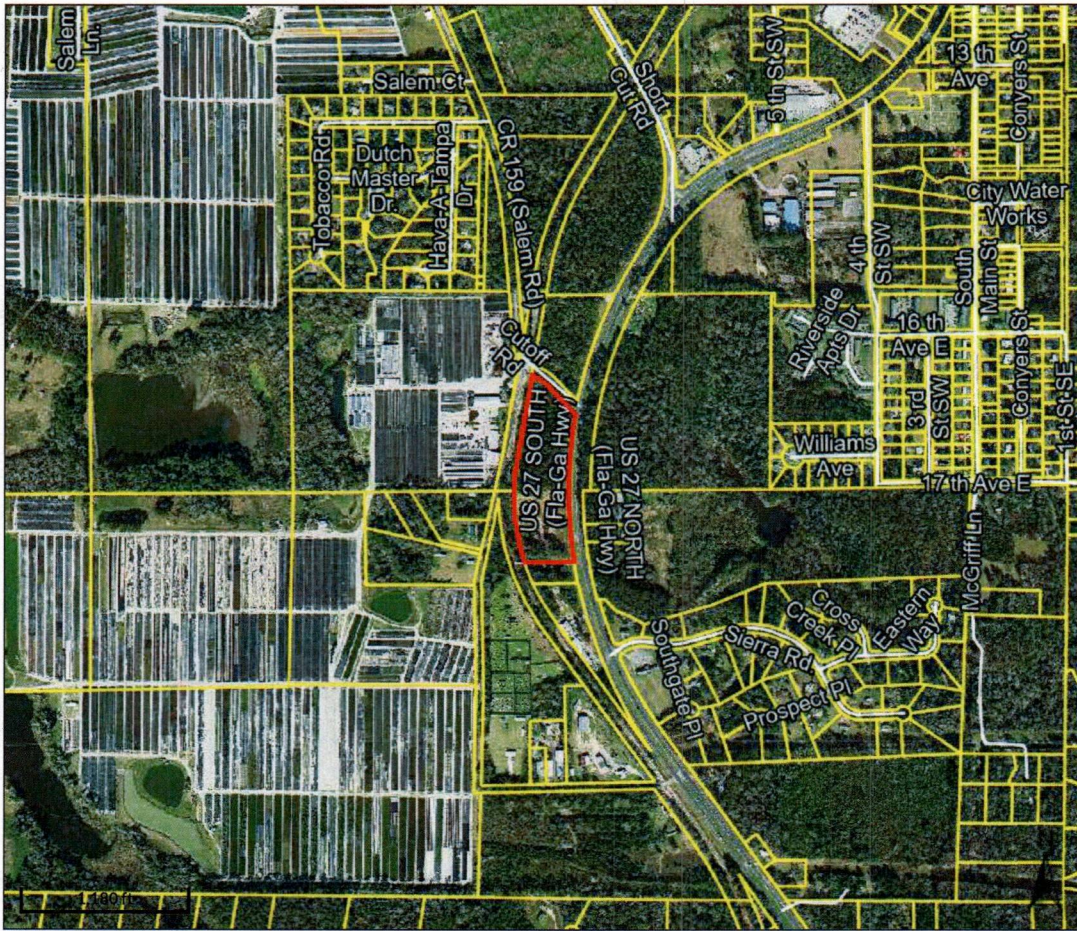
Containing 3.40 acres more or less.

The above described tract of land being subject to a Talquin Electric Cooperative, Inc. overhead power line easement, the maintained right of way, being a width of 40 foot more or less.

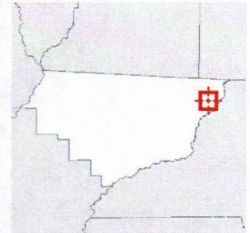




# Gadsden County, FL



## Overview



## Legend

- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Parcel ID	2-34-3N-2W-0000-00341-0200	Alternate ID	30478	Owner Address	WSN CONSTRUCTION, LLC 465 DOGWOOD DR HAVANA, FL 32333	Improvement Value		Just Market Value	\$141,120
Sec/Twp/Rng	n/a	Class	VACANT			Land Value	\$141,120	Value	
Property Address	FLA-GA HWY HAVANA		COMMERCIAL (1000)			Land Ag Value		Total Assessed Value	\$90,120
		Acreage	9.32			Ag Market Value		Exempt Value	
								Taxable Value	

District COUNTY  
 Brief OR 919 P 962; OR 504 P 1639, O  
 Tax Description (Note: Not to be used on legal documents)

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