

ORDINANCE NO. 335

AN ORDINANCE CHANGING THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PARCELS WITH TAX IDENTIFICATION NUMBERS 2-22-3N-2W-0000-00144-0500, 2-14-3N-2W-0000-00333-0100, 2-23-3N-2W-0000-00432-0000, 2-23-3N-2W-0000-00220-0000, & 2-22-3N-2W-0000-00144-1000, CONTAINING 356.21 ACRES +/- , FROM AGRICULTURE-3 (311.60 ACRES) AND COMMERCIAL (44.61 ACRES) , TO DEVELOPMENT DISTRICT WHICH WILL INCLUDE A MIX OF RESIDENTIAL, COMMERCIAL AND LIGHT INDUSTRIAL USES; REPEALING ORDINANCE NO. 334 AND ALL OTHER ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND FOR AN EFFECTIVE DATE.

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

SECTION 1. That the land use designation of the following described land in the Town of Havana, Florida, to-wit:

Parcel Nos. 2-22-3N-2W-0000-00144-0500, 2-14-3N-2W-0000-00333-0100, 2-23-3N-2W-0000-00432-0000, 2-23-3N-2W-0000-00220-0000, & 2-22-3N-2W-0000-00144-1000

Being more particularly described on Exhibit "A" attached hereto and made a part hereof.

which is now classified as Agriculture-3 (311.60 acres) and as Commercial (44.61 acres) be and the same is hereby changed to Development District, and the Future Land Use Map of the Town of Havana, Florida, be and the same is hereby altered accordingly. ,

SECTION 2. Ordinance No. 334 and all other Ordinances in conflict herewith are hereby repealed.

SECTION 3. Severability: If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 4. This Ordinance shall be codified in the Code of Ordinances of the Town of Havana, Florida.

SECTION 5. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

INTRODUCED at the TRANSMITTAL STAGE in open session of the Town Council of the Town of Havana, Florida, this 18th day of December, A.D. 2007.

ADOPTED AND PASSED on second and final reading after issuance of the final order of compliance by the Department of Community Affairs, or in the alternative after the adoption of the appropriate resolution, in open session of the Town Council of the Town of Havana, Florida, this ____ day of _____, A.D. 2008.

7. J. Davis
Presiding Officer of the Town
Council of the Town of Havana,
Florida

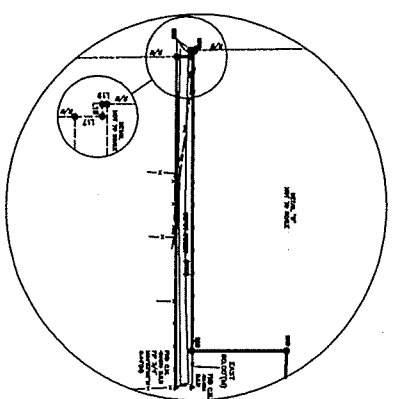
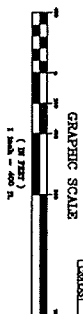
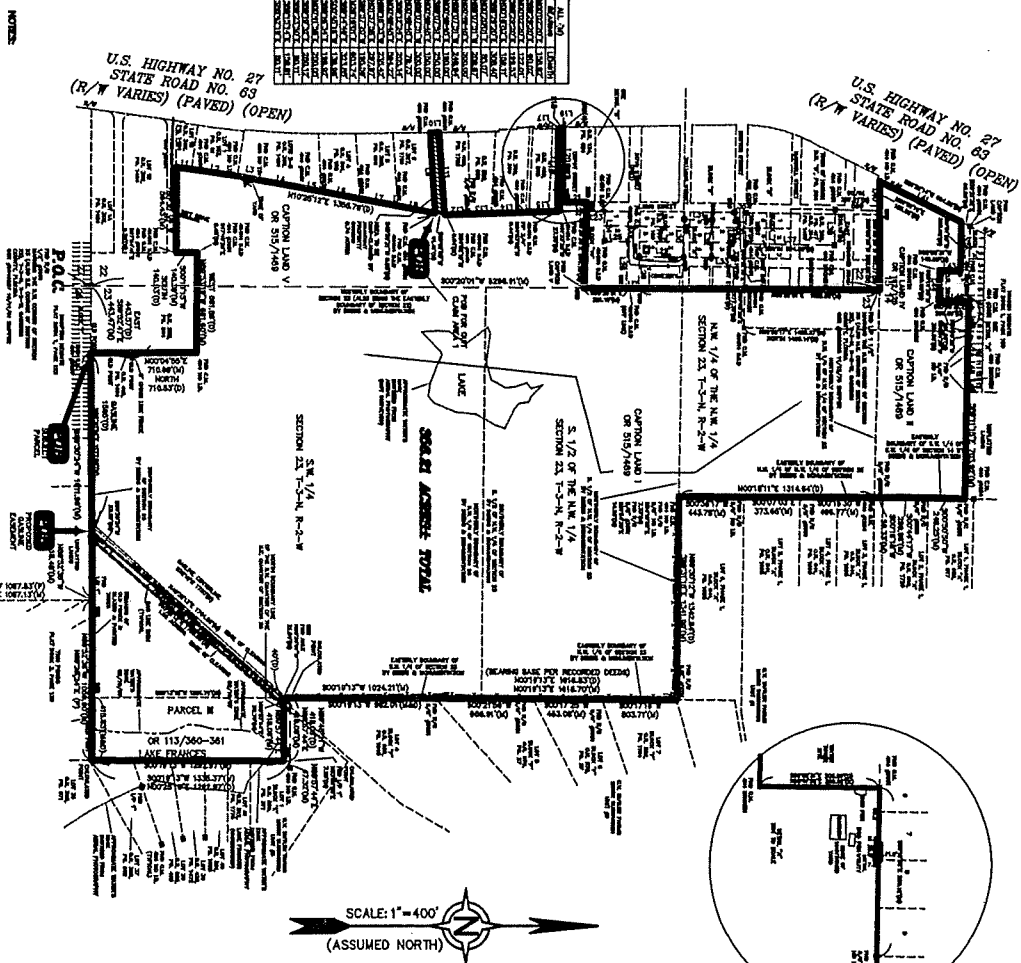
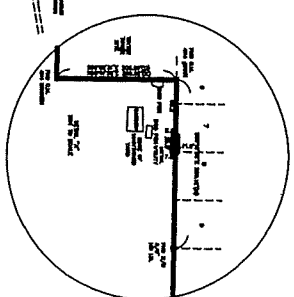
ATTEST:

Shelia A. Evans
Clerk of the Town of Havana and
Clerk of the Town Council thereof

EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS * ENGINEERS

(850) 926-2016 288-433-4438 FAX (850) 926-6160
 P.O. Box 625 2016 Cumberland Hwy, Crawfordville, FL 32126

[illegible]

1. Ind well above the signature and the original ruled end of a Fictive Personalized envelope.
2. The increments were located in this entry other than those shown herein.
3. The undamaged increments, either or thousands were located in the entry.
4. All measurements shown herein are Standard U.S. Survey Feet, and decimals thereof.
5. The use of this survey is limited to the quantity between shown herein.
6. This survey is not complete without an attached legal description.
7. See attached sheet for legal description.
8. Subject to zoning ordinances, covenants and restrictions of record.
9. Other landowner is subject to change due to natural causes and may or may not represent actual location of line of title.

[illegible]

STATE OF BOULDER COUNTY, COLORADO
 CHIEF JOHNSON
 JAMES L. JOHNSON
 EDWIN G. BROWN AND ASSOCIATES, INC.
 3800 CHERRYHILL HWY., P.O. BOX 688 CHERRYHILL, N.J. 08015
 (609) 685-7076

- [illegible]

**Edwin G. Brown
& Associates, Inc.**

SURVEYORS * MAPPERS * ENGINEERS

MARCH 12, 2007

(REVISED: NOVEMBER 26, 2007)

CHIP JOHNSON

356.21 ACRES

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a rod and cap marking the Southwest corner of Section 23, also being the Southeast corner of Section 22, Township 3 North, Range 2 West Gadsden County, Florida; thence run along the Southerly boundary line of said Section 23 by found monumentation and deeds of record South 89 degrees 52 minutes 47 seconds East 443.47 feet to a concrete monument for the POINT OF BEGINNING; thence from said POINT OF BEGINNING and leaving said Southerly boundary line run North 00 degrees 04 minutes 55 seconds East 710.69 feet to a concrete monument; thence North 89 degrees 53 minutes 19 seconds West 661.60 feet to a St. Joe Land Development concrete monument; thence South 00 degrees 14 minutes 15 seconds West 140.39 feet to a St. Joe Land Development concrete monument; thence North 89 degrees 57 minutes 06 seconds West 564.43 feet to a concrete monument; thence North 08 degrees 07 minutes 54 seconds East 102.44 feet to a concrete monument; thence North 07 degrees 59 minutes 37 seconds East 310.88 feet to a concrete monument; thence North 10 degrees 36 minutes 05 seconds East 150.23 feet to a concrete monument; thence North 10 degrees 32 minutes 38 seconds East 284.34 feet to a concrete monument; thence North 10 degrees 33 minutes 38 seconds East 137.75 feet to a concrete monument; thence North 10 degrees 28 minutes 40 seconds East 261.18 feet; thence North 10 degrees 30 minutes 53 seconds East 260.87 feet to a concrete monument; thence North 10 degrees 32 minutes 06 seconds East 261.31 feet to a concrete monument; thence South 85 degrees 59 minutes 17 seconds West 532.50 feet to a concrete monument lying on the Easterly right of way line of U.S. Highway Number 27, State Road Number 63; thence run along said right of way line North 00 degrees 41 minutes 05 seconds West 60.14 feet to a concrete monument; thence leaving said right of way line run North 86 degrees 03 minutes 32 seconds East 544.73 feet to a St. Joe Land Development concrete monument; thence North 01 degrees 46 minutes 51 seconds West 173.10 feet to a rod and cap; thence North 01 degrees 39 minutes 09 seconds West 143.52 feet to a rod and cap; thence North 01 degrees 41 minutes 03 seconds West 257.10 feet to a concrete monument; thence North 01 degrees 26 minutes 47 seconds West 193.83 feet to a St. Joe Land Development concrete monument; thence West 546.87 feet to a rod and cap lying on the Easterly right of way line of U.S. Highway Number 27, State Road Number 63; thence run along said right of way line as follows: North 00 degrees 41 minutes 35 seconds West 23.25 feet to a rod and cap; thence South 89 degrees 18 minutes 25 seconds West 10.00 feet to a rod and cap; thence North 00 degrees 41 minutes 35 seconds West 4.20 feet to a rod and cap;

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thence leaving said right of way line run East 496.46 feet to a rod and cap; thence North 00 degrees 02 minutes 20 seconds East 158.92 feet to a rod and cap; thence South 88 degrees 29 minutes 20 seconds East 507.15 feet to a rod and cap; thence North 00 degrees 20 minutes 01 seconds East 281.10 feet to a rod and cap; thence North 00 degrees 20 minutes 01 seconds East 85.07 feet to a rod and cap; thence North 00 degrees 20 minutes 01 seconds East 1620.58 feet; thence South 89 degrees 53 minutes 28 seconds West 521.77 feet to a rod and cap; thence South 89 degrees 57 minutes 20 seconds West 195.59 feet to a concrete monument lying on the Easterly right of way line of U.S. Highway Number 27, commonly known as State Road Number 63; thence run along said right of way line North 26 degrees 19 minutes 01 seconds East 603.74 feet to a rod and cap; thence leaving said right of way line run South 89 degrees 14 minutes 49 seconds East 323.85 feet to a concrete monument; thence South 00 degrees 45 minutes 16 seconds West 139.96 feet to a broken concrete monument; thence South 89 degrees 16 minutes 34 seconds East 199.92 feet to a broken concrete monument; thence North 00 degrees 41 minutes 58 seconds East 200.05 feet to a concrete monument; thence South 89 degrees 19 minutes 32 seconds East 280.12 feet to a rebar; thence South 89 degrees 23 minutes 50 seconds East 80.11 feet to a rebar; thence South 89 degrees 15 minutes 14 seconds East 159.81 feet to a rebar; thence South 88 degrees 42 minutes 19 seconds East 80.11 feet to a rebar; thence South 89 degrees 11 minutes 15 seconds East 703.92 feet to a rod and cap lying on the Easterly boundary line of the Southwest Quarter of the Southwest Quarter of Section 14, Township 3 North, Range 2 West, Gadsden County, Florida; thence run along said Easterly boundary line by existing monumentation and deeds of record as follows: South 00 degrees 50 minutes 50 seconds West 248.25 feet to a rod and cap; thence South 00 degrees 44 minutes 17 seconds West 299.86 feet to a rod and cap; leaving said Easterly boundary line run along the Easterly boundary line of the Northwest Quarter of the Northwest Quarter of said Section 23 by existing monumentation and deeds of record as follows: thence South 00 degrees 16 minutes 18 seconds West 56.33 feet to a concrete monument; thence South 00 degrees 15 minutes 30 seconds West 496.77 feet to a rod and cap; thence South 00 degrees 07 minutes 03 seconds East 373.65 feet to a rebar; thence South 00 degrees 36 minutes 17 seconds West 443.78 feet to a concrete monument lying on the Northerly boundary line of the South Half of the Northwest Quarter of said Section 23; thence leaving said Easterly boundary line of the Northwest Quarter of the Northwest Quarter of said Section 23 run along said Northerly boundary line of the South Half of the Northwest Quarter of said Section 23 South 89 degrees 31 minutes 18 seconds East 1341.99 feet to a rod and cap lying on the Easterly boundary line of the Northwest Quarter of said Section 23; thence leaving said Northerly boundary line run along said Easterly boundary line as follows: South 00 degrees 17 minutes 16 seconds West 503.71 feet to a rod and cap; thence South 00 degrees 17 minutes 25 seconds West 453.08 feet to a rod and cap; thence continue along the Easterly boundary line of the Northwest Quarter and the Easterly boundary line of the Southwest Quarter of said Section 23 South 00 degrees 21 minutes 56 seconds West 659.91 feet to a rod and cap; thence continue along

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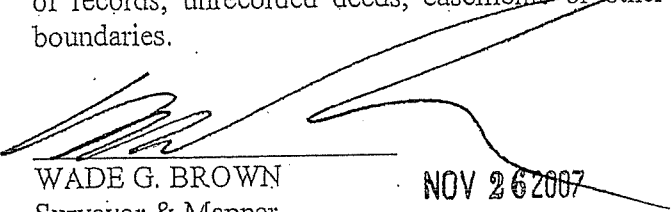
REVISED: NOVEMBER 26, 2007

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the Easterly boundary line of the Southwest Quarter of said Section 23 South 00 degrees 19 minutes 13 seconds West 1024.21 feet to a rod and cap; thence North 89 degrees 57 minutes 44 seconds East 418.06 feet to a rod and cap; thence South 00 degrees 19 minutes 13 seconds West 1292.97 feet to a point lying on the Southerly boundary line of said Section 23; thence run along said Southerly boundary line by existing monumentation and deeds of record as follows: North 89 degrees 52 minutes 36 seconds West 1059.60 feet to a rod and cap; thence North 89 degrees 52 minutes 36 seconds West 18.48 feet to an iron pipe; thence South 89 degrees 30 minutes 24 seconds West 1611.99 feet to the POINT OF BEGINNING, containing 356.21 acres more or less.

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.


WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

NOV 26 2007

07-059PSC:30280