

ORDINANCE NO. 375

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN LANDS ADJACENT TO THE SOUTHERN AND EASTERN BOUNDARY OF THE CITY LIMITS; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 11, 2007 the owner of the land described in Exhibit "A", attached and incorporated herein (the 'Property'), pursuant to §171.044, Florida Statutes, filed a voluntarily petition to the City of Port St. Joe to annex the Property; and

WHEREAS, a copy of the Public Notice to consider this Ordinance for final adoption was provided to the Board of County Commissioners of Gulf County, Florida; and

WHEREAS, the City of Port St. Joe has caused to be published a notice, together with a map showing the area sought to be annexed, and

WHEREAS, the City Commissioners of the City of Port St. Joe have ascertained that it is in the best interests of the City of Port St. Joe to annex the Property; now, therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

1. The City does hereby annex the Property into the City of Port St. Joe.
2. The City boundaries shall be amended and redefined to include the Property.
3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption, passage of the 30-day appeal period as provided by law, without receipt of formal complaint, and attainment of the desired future land use and zoning designation for the annexed land.

THIS ORDINANCE ADOPTED this 15th day of May, 2007.

**THE CITY OF PORT ST. JOE BOARD
OF CITY COMMISSIONERS**



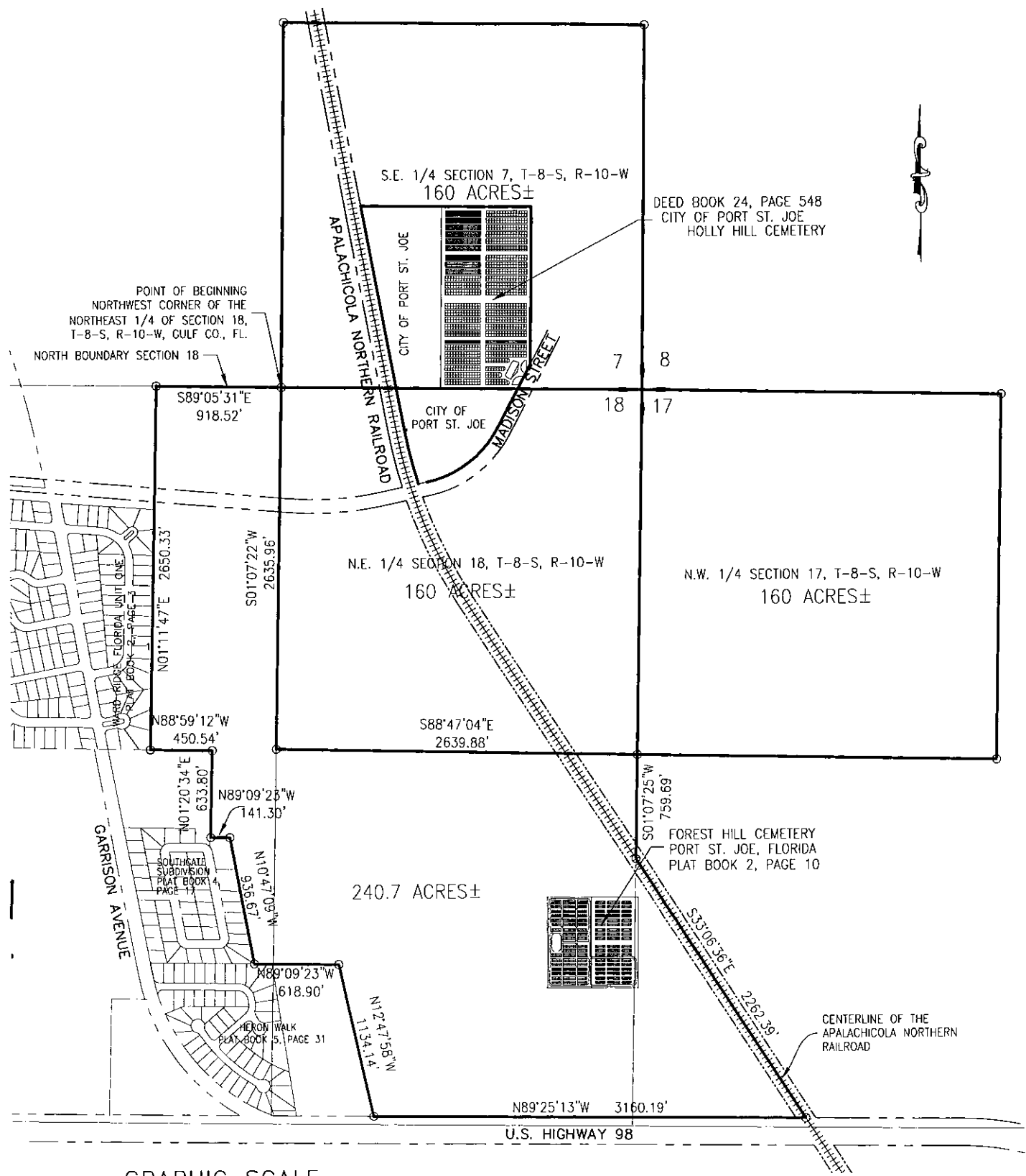
Mayor

Attest :



City Clerk

Exhibit "A"
(Property Description)



POINT OF BEGINNING
NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION 18,
T-8-S, R-10-W, GULF CO., FL.

DEED BOOK 24, PAGE 548
CITY OF PORT ST. JOE
HOLLY HILL CEMETERY

NORTH BOUNDARY SECTION 18

S.E. 1/4 SECTION 7, T-8-S, R-10-W
160 ACRES±

CITY OF PORT ST. JOE

APALACHICOLA NORTHERN RAILROAD

CITY OF PORT ST. JOE

MANLSON STREET

N.E. 1/4 SECTION 18, T-8-S, R-10-W
160 ACRES±

N.W. 1/4 SECTION 17, T-8-S, R-10-W
160 ACRES±

S89°05'31"E
918.52'

N01°11'47"E
2650.33'

S01°07'22"W
2635.96'

N88°59'12"W
450.54'

S88°47'04"E
2639.88'

N01°20'34"E
633.80'

N89°09'23"W
141.30'

N10°47'09"W
936.67'

N89°09'23"W
618.90'

240.7 ACRES±

N12°47'56"W
1134.14'

S01°07'25"W
759.69'

FOREST HILL CEMETERY
PORT ST. JOE, FLORIDA
PLAT BOOK 2, PAGE 10

S33°06'36"E
2292.36'

CENTERLINE OF THE
APALACHICOLA NORTHERN
RAILROAD

N89°25'13"W 3160.19'

U.S. HIGHWAY 98

GRAPHIC SCALE



(IN FEET)

"NOT VALID WITHOUT ATTACHED DESCRIPTION"
"SEE SHEET 2 OF 2"

EB# 0008155

PREBLE-RISH, INC.
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

324 MARINA DRIVE
PORT ST. JOE, FL 32456
(850) 227-7200

203 ABERDEEN PARKWAY
PANAMA CITY, FL 32405
(850) 522-0644

5365 SCENIC HWY 30A, SUITE 104
SANTA ROSA BEACH, FL 32459
(850) 231-3902

SKETCH OF DESCRIPTION	
721 ACRES PARCEL THE ST. JOE COMPANY PORT ST. JOE, FL.	

DATE: 3/12/07	PROJECT NO. 190.183
SCALE: 1"=1000'	
DRAWN: DJB	SHEET 1 OF 2
CHECKED: FCR	

LEGAL DESCRIPTION:

The Southeast Quarter of Section 7, Township 8 South, Range 10 West, Gulf County, Florida containing approximately 160 acres.

ALSO:

The Northeast Quarter of Section 18, Township 8 South, Range 10 West, Gulf County, Florida containing approximately 160 acres.

ALSO:

The Northwest Quarter of Section 17, Township 8 South, Range 10 West, Gulf County, Florida containing approximately 160 acres.

ALSO: A Parcel of land in Section 17 and 18, Township 8 South, Range 10 West, Gulf County, Florida and being more particularly described as follows:

Begin at the Northwest corner of Northeast Quarter of said Section 18 and run thence South 01 degrees 07 minutes 22 seconds West, along the West line of the Northeast Quarter of Section 18, for a distance of 2,635.96 feet to the Southwest corner of the Northeast Quarter of said Section 18; thence leaving said West line run South 88 degrees 47 minutes 04 seconds East along the South boundary line of said Northeast Quarter, for a distance of 2,639.88 feet to the Southeast corner of said Northeast Quarter; thence South 01 degrees 07 minutes 25 seconds West, for a distance of 759.69 feet to the centerline of the Apalachicola Northern Railroad; thence South 33 degrees 06 minutes 36 seconds East, along said centerline, for a distance of 2,262.39 feet to the intersection of said centerline with the North right of way line of U.S. Highway 98; thence leaving said centerline run North 89 degrees 25 minutes 13 seconds West, along said North right of way, for a distance of 3,160.19 feet to the Southeast corner of Heron Walk Subdivision as recorded in Plat Book 5, Page 31 of the Public Records of Gulf County, Florida; thence leaving said North right of way line run North 12 degrees 47 minutes 58 seconds West along the East boundary line of said Heron Walk, for a distance of 1,134.14 feet to the Northeast corner of said Heron Walk; thence North 89 degrees 09 minutes 23 seconds West along the North boundary line of heron walk, for a distance of 618.90 feet to the Southeast corner of Southgate Subdivision as recorded in Plat Book 4, Page 17 of the Public Records of Gulf County, Florida; thence leaving said North boundary run North 10 degrees 47 minutes 09 seconds West, along the East boundary line of said Southgate Subdivision, for a distance of 936.67 feet; thence continue along said subdivision North 89 degrees 09 minutes 23 seconds West, for a distance of 141.30 feet; thence continue along said subdivision and a projection thereof, North 01 degrees 20 minutes 34 seconds East, for a distance of 633.80 feet; thence North 88 degrees 59 minutes 12 seconds West, for a distance of 450.54 feet to the Southeast corner of Ward Ridge Florida Unit One, a subdivision as per Plat thereof recorded in Plat Book 2, Page 3 of the Public Records of Gulf County, Florida; thence North 01 degrees 11 minutes 47 seconds East, along the East boundary line of said subdivision and a projection thereof, for a distance of 2,650.33 feet to a point on the North boundary line of said Section 18; thence South 89 degrees 05 minutes 31 seconds East, along said North boundary line, for a distance of 918.52 feet to the POINT OF BEGINNING. Containing 240.7392 acres, more or less.

THE TOTAL ACERAGE IN ALL FOUR PARCELS IS APPROXIMATELY 721 ACRES.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS DESCRIPTION, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

I hereby certify that the sketch shown hereon meets the "Minimum Technical Standard" for Land Surveying in the State of Florida (F.A.C. 61G17-6).

David Jon Bartlett 4/12/07

David Jon Bartlett PLS
Professional Land Surveyor
Florida Registered No. 4018
Land Surveying Business No. 7137

"NOT VALID WITHOUT ATTACHED SKETCH"
"SEE SHEET 1 OF 2"

EB# 0006155

PREBLE-RISH, INC.
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

324 MARINA DRIVE
PORT ST. JOE, FL 32458
(850) 227-7200

203 ABERDEEN PARKWAY
PANAMA CITY, FL 32405
(850) 522-0644

5365 SCENIC HWY 30A, SUITE 104
SANTA ROSA BEACH, FL 32459
(850) 231-9902

SKETCH OF DESCRIPTION		DATE:	PROJECT NO.
721 ACRES PARCEL THE ST. JOE COMPANY PORT ST. JOE, FL.		3/12/07	190.183
		SCALE:	
		DRAWN: DJB	SHEET
		CHECKED: FCR	2 OF 2

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SITE PLANNING • SURVEYING

200 W. UNIVERSITY AVENUE, SUITE 200
 TAMPA, FLORIDA 33606
 (813) 281-7200
 FAX (813) 281-7201
 WWW.PREBLE-RISH.COM

EXHIBIT "B"
 SKETCH OF DESCRIPTIONS
 MAP 2 AREA
 THE ST. JOE COMPANY

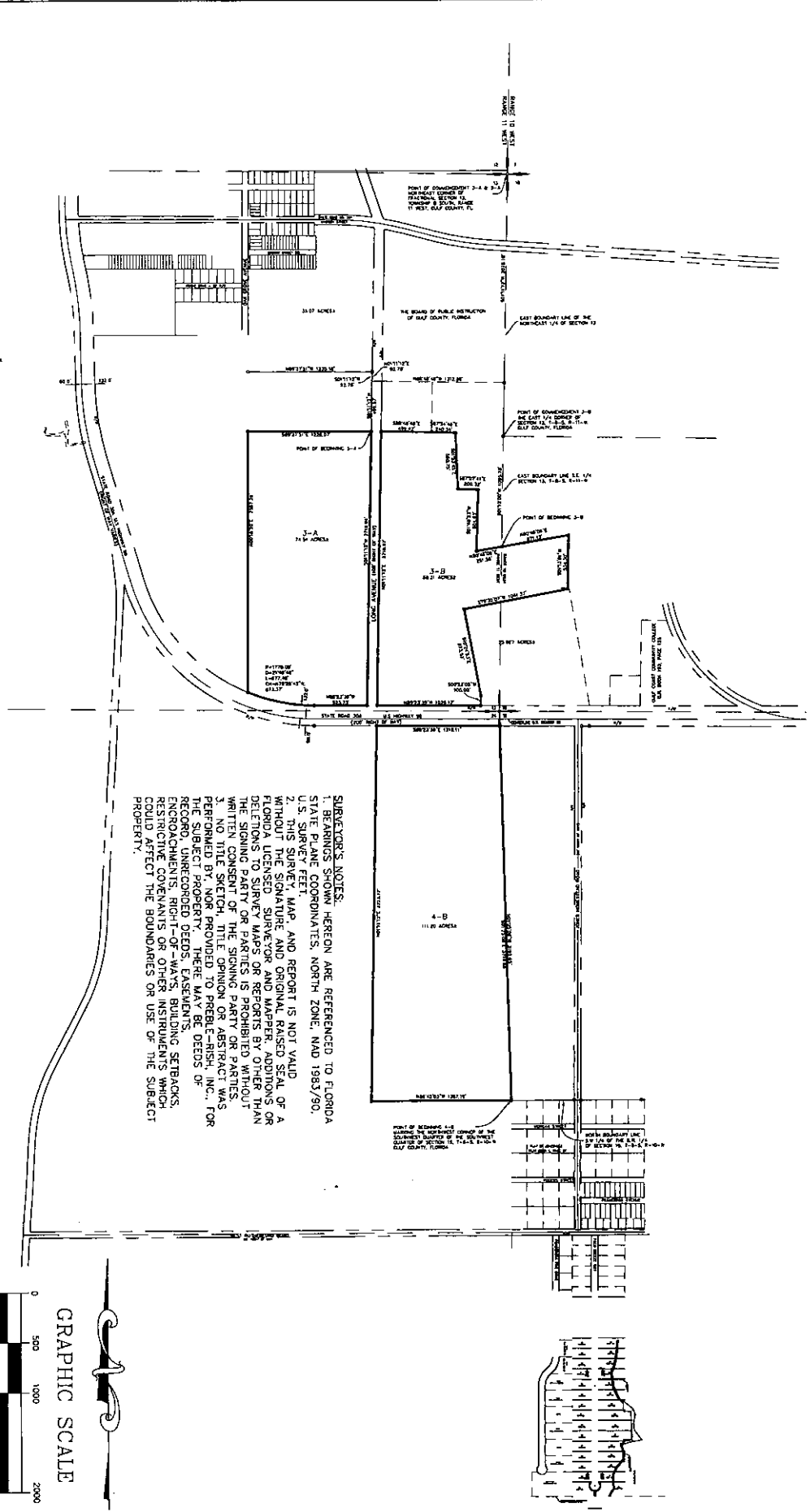
DATE REVISION	BY
4/17/06(2)	CP
SCALE	1" = 100'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

I hereby certify, that the sketch above herein meets the "Professional Standard" for Land Surveying in the State of Florida (F.S. 601.7-5).

[Signature]
 DAVID J. PREBLE, P.E., S.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA LICENSE NO. 13 4018
 DATE ENGED 4/12/07
 LIB. 0007137

PROJECT NO. 190.167
 SHEET 1012



SURVEYOR'S NOTES:
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
 2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY AND PARTIES.
 3. FOR THE SECTION OF THE SIGNING PARTY, ALL PARTIES DEPENDABLE AND PROVIDED TO PREBLE-RISH, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.



SEE SHEET 2 FOR DESCRIPTIONS

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SITE PLANNING • SURVEYING

3000 WEST BAY DR., SUITE 100
 TAMPA, FL 33609
 (813) 973-1300
 FAX (813) 973-1301
 WWW.PREBLE-RISH.COM

SKETCH OF DESCRIPTIONS
 MAR 2 AREA
 THE ST. JOE COMPANY

FIELD DATE (GOOD AND BAD DAYS)	DATE DRAWN (BY)	CHECKED
DNA	4/11/2012 (JTB)	JTB

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SITE PLANNING • SURVEYING

3000 WEST BAY DR., SUITE 100
 TAMPA, FL 33609
 (813) 973-1300
 FAX (813) 973-1301
 WWW.PREBLE-RISH.COM

DATE SIGNED
 4/12/12

PROJECT NO.
 190.167

SHEET
 2012

EXHIBIT B

****SEE SHEET 1 FOR SKETCH****

UNLESS I SIGN THE SKETCH AND THE ORIGINAL SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

I hereby certify that the sketch above shown meets the "Mapping Technical Standards" for Land Surveying in the State of Florida (F.S. 6107-6).

DAVID JOHN TAYLOR, PLS., S.F.S.
 SURVEYOR
 FLORIDA LICENSE NO. 15 4016

LEGAL DESCRIPTION PARCEL 4-8

Beginning at the Northwest corner of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida and run thence North 89 degrees 45 minutes 03 seconds West, for a distance of 1,387.19 feet; thence North 01 degrees 11 minutes 12 seconds East, for a distance of 3,723.17 feet to a point on the South right of way line of State Road 30-A (U.S. Highway 98 - 200 foot right of way); thence South 89 degrees 23 minutes 39 seconds East, along said South right of way line, for a distance of 1,118.38 feet; thence leaving said South right of way line, run South 01 degrees 49 seconds East, for a distance of 525.69 feet; thence North 89 degrees 38 minutes 23 seconds East, for a distance of 99.73 feet; thence South 01 degrees 25 minutes 08 seconds East, for a distance of 5,192.85 feet to the POINT OF BEGINNING. Containing 110.01 acres, more or less.

LEGAL DESCRIPTION PARCEL 3-8

Commencing at the East Quarter corner of Section 13, Township 8 South, Range 11 West, Gulf County, Florida and run thence South 01 degrees 13 minutes 00 seconds West, along the East boundary line of the Southeast Quarter of said Section 13, for a distance of 1,095.78 feet to the POINT OF BEGINNING; thence leaving said East boundary line run North 80 degrees 46 minutes 06 seconds East, for a distance of 671.13 feet; thence South 01 degrees 13 minutes 01 seconds West, for a distance of 534.30 feet; thence South 79 degrees 35 minutes 07 seconds West, for a distance of 1,041.37 feet; thence South 10 degrees 24 minutes 53 seconds East, for a distance of 873.52 feet; thence South 00 degrees 23 minutes 05 seconds West, for a distance of 100.00 feet to a point on the North right of way line of State Road 30-A (U.S. Highway 98 - 200 foot right of way); thence North 89 degrees 23 minutes 39 seconds West, along said North right of way line, for a distance of 1,028.17 feet to the intersection of said North right of way line with the East right of way line of Long Avenue (100 foot right of way); thence leaving said North right of way line run North 01 degrees 11 minutes 12 seconds East, along said East right of way line, for a distance of 2,718.92 feet; thence leaving said East right of way line run South 88 degrees 48 minutes 48 seconds East, for a distance of 499.47 feet; thence South 87 degrees 34 minutes 46 seconds East, for a distance of 240.34 feet; thence South 01 degrees 53 minutes 45 seconds East, for a distance of 560.75 feet; thence South 87 degrees 07 minutes 41 seconds East, for a distance of 200.32 feet; thence South 01 degrees 46 minutes 23 seconds West, for a distance of 604.93 feet; thence North 80 degrees 46 minutes 06 seconds East, for a distance of 251.56 feet to the POINT OF BEGINNING. Containing 88.31 acres, more or less.

LEGAL DESCRIPTION PARCEL 3-A

Commencing at the Northeast corner of Fractional Section 13, Township 8 South, Range 11 West, Gulf County, Florida and run thence South 01 degrees 11 minutes 12 seconds West, along the East boundary line of the East boundary line of said Section 13, for a distance of 2,078.10 feet; thence leaving said East boundary line run North 88 degrees 48 minutes 48 seconds West, for a distance of 1,312.85 feet to the West right of way line of Long Avenue (100 foot right of way); thence South 01 degrees 11 minutes 12 seconds West, along said West right of way line, for a distance of 499.57 feet to the POINT OF BEGINNING; thence South 01 degrees 11 minutes 12 seconds West, along said West right of way line, for a distance of 2,718.92 feet to the intersection of said West right of way line with the North right of way line of State Road 30-A (U.S. Highway 98 - 200 foot right of way); thence leaving said West right of way line run North 89 degrees 23 minutes 39 seconds West, along said North right of way line, for a distance of 525.69 feet to a point on the curve to the right; thence along said right of way line and curve having a radius of 1,778.08 feet, through a central angle of 21 degrees 49 minutes 48 seconds, for an arc distance of 677.46 feet (chord of said arc being North 78 degrees 28 minutes 45 seconds West, 673.37 feet); thence leaving said North right of way line run North 00 degrees 18 minutes 20 seconds East, for a distance of 2587.26 feet; thence South 89 degrees 37 minutes 51 seconds East, for a distance of 1,226.07 feet to the POINT OF BEGINNING. Containing 74.54 acres, more or less.