

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

OCTOBER 15, 2019

Location: 8569 Old Plank Road
Between Marietta Meadows Drive and Bulls Bay
Highway

Real Estate Number(s): 006216-0140

Waiver Sought: Reduce Required Minimum Road Frontage from 80
feet to 50 feet.

Present Zoning: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Owner/Agent: Sandra Ezell and Brooke Russell Hugh
8569 Old Plank Road
Jacksonville, Florida 32220

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance-2019-0641 (WRF-19-21) seeks to reduce the minimum required road frontage from 80 feet to 50 feet to allow for a lot split with an existing mobile home to be on the newly created parcel. Currently parcel 006216-0140 (8569 Old Plank Road) contains a 3,117 square foot site build single family dwelling with detached garage, and a 924 square foot mobile home. The owners of the property are mother and daughter. Ms. Ezell lives in the single family dwelling and her daughter lives in the mobile home. Ms. Ezell wants to give one acre of land and the mobile home to her daughter. When the property is divided the access point will only be on Harrison Street with no access to Old Plank Road. There is an existing fence that already separates the properties.

In the RR-Acre Zoning District parcels of land need to be at least 43,560 Square Feet (1 acre), with 80 feet of road frontage for every single family dwelling. The Applicant is seeking to create a 1 acre lot located at the northern portion of the existing lot. The parcel currently has 50 feet of road frontage along the end of Harrison Street, and is located adjacent to existing single family

neighborhood. The road dead ends and is not a cul-du-sac. If the road was developed with a standard cul-du-sac the road frontage requirement would only be 35 feet.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term “*Waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations... and for minimum street frontage, pursuant to Section 656.407. Waivers are authorized to be granted by the Commission pursuant to the criteria set forth in Section 656.133(b)” [of the Zoning Code].

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) *Are there any practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. There are practical and economic difficulties in carrying out the strict letter of the zoning code. In the RR-Acre Zoning District a property is required to have 80 feet of road frontage per single family dwelling. The location is unique, the existing lot has frontage on two roads; Old Plank Road and Harrison Street. The applicant has 50 feet of road frontage on Harrison Street. The current parcel has frontage on Old Plank Road however there is an existing single-family dwelling located on the southern portion of the property which uses that road for its access. The frontage along Old Plank Road is 200.54 ft. However, it is not logical to have the homeowner drive through their property, over 600 feet, when they have frontage on a road that is less than 90 feet from their front door.

It is neither practical, nor economically reasonable to require the applicant to create an addition 30 feet of road frontage at the end of their street. The proposed lot on the northern portion of the existing lot is at the end of Harrison Street. The street does not end with a cul-du-sac. If it were the applicant would only need 35 feet of road frontage.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

No. The property is already developed with two single-family dwellings on 3.1 acres of land. One single family dwelling is on the southern portion of the lot facing Old Plank Road. The other single family dwelling is on the northern portion of the property facing Harrison Street. The purpose of this waiver is to allow for the single family dwelling near Harrison Street to legally use Harrison Street as point of access though the road frontage is less than required by code.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

No. The site is already developed with two single-family dwellings and by allowing this waiver there will be no visible change. This lot consists of two lots of record, which were combined into one lot and then developed with two single-family dwellings. Now the owners would like to split the lot to have one single family dwelling on each lot.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

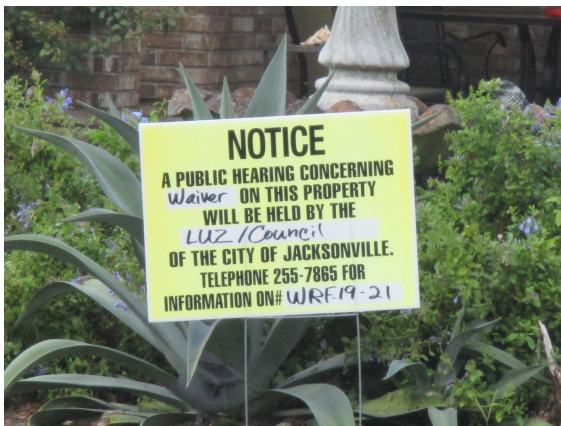
Yes. The property currently has a 50 foot wide public right of way (Harrison Street) abutting the property.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, and result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. The road frontage of the subject property is at the end of a residential road that is considered low traffic. There will be little to no effect on public health safety and welfare as the requested waiver will allow for a maximum of one single-family residence to have legal access to Harrison Street. Staff is recommending that the new lot have an address off of Harrison Street, instead of Old Plank Road, in order for EMS, Fire, and Police to easily locate the lot in case of an emergency.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 8, 2019 by the Planning and Development Department the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2019-0641 / WRF-19-21** be **APPROVED** with the following **CONIDTION**:

1. The lot created on the northern portion of the current lot will be addressed off Harrison Street.



Aerial View



Subject property facing Old Plank Road



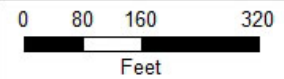
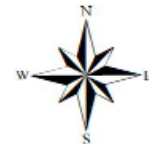
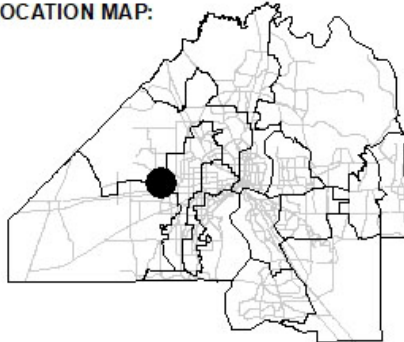
Subject property off of Harrison Street



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 50 FEET

LOCATION MAP:



COUNCIL DISTRICT:

8

ORDINANCE NUMBER

ORD-2019-0641

APPLICATION NUMBER

WRF-19-21

**EXHIBIT 2
PAGE 1 OF 1**

Patterson, Connie

From: Fales, Ellen
Sent: Tuesday, September 24, 2019 6:39 PM
To: Patterson, Connie
Subject: RE: Addressing for WRF-19-21

Hi Connie,

I am sorry for my slow response.

Yes, I think that this is a good condition to place on this Waiver of road frontage.

I appreciate you adding this condition.

Thank you,

Ellen Fales
City Planner Supervisor
(904) 255-8341
ellenf@coj.net

From: Patterson, Connie <ConstanceP@coj.net>
Sent: Thursday, September 19, 2019 10:02 AM
To: Fales, Ellen <EllenF@coj.net>
Subject: Addressing for WRF-19-21

Good Morning,
I'm working on a WRF and the current address for the parcel is 8569 Old Plank Road. The owner wants to divide the parcel and give a portion to their daughter who lives in the mobile home on the northern portion of the property. I wanted to condition that the new parcel must be addressed off of Harrison St, as that is their point of access, not Old Plank as it is currently "addressed". Let me know what you think, ASAP.

Thanks,
Connie Patterson
City Planner II
City of Jacksonville I Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904)255-7822



Date Submitted:	8.19.19
Date Filed:	8/22/2019

Application Number:	WRF-19-21
Public Hearing:	

Application for Waiver of Minimum Required Road Frontage
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	RR-A	Current Land Use Category:	LDR
Council District:	8	Planning District:	5
Previous Zoning Applications Filed (provide application numbers): N/A.			
Applicable Section of Ordinance Code: 696.407			
Notice of Violation(s): NONE.			
Neighborhood Associations: NORTHWEST / THOMAS JEFFERSON CIVIC			
Overlay: N/A.			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	2	Amount of Fees:	\$1385
		Zoning Asst. Initials:	EW.

PROPERTY INFORMATION	
1. Complete Property Address: 8569 Old Plank Rd. Jax, FL 32220	2. Real Estate Number: 006216-0140
3. Land Area (Acres): 3.1	4. Date Lot was Recorded:
5. Property Located Between Streets: Bulls Bay Highway Marietta Meadows Dr.	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>50</u> feet.	
8. In whose name will the Waiver be granted? Karen M Stewart ET AL Sandra Ezell JTRS	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <i>Sandra Ezell ETAL Russell Hugh Brooke TTRS</i>	10. E-mail: <i>SDEZELL@BELL SOUTH.NET</i>
11. Address (including city, state, zip): <i>8569 Old Plank Rd. Jacksonville, FL 32220</i>	12. Preferred Telephone: <i>904-221-6132 904-625-2154</i>

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <i>i. There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> <i>ii. The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> <i>iii. The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> <i>iv. There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> <i>v. The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

I want to give 1 acre, mobile home, and out buildings to my daughter, who is living in mobile home now. There is only 50' frontage on Harrison St.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, _____, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner,
- Proof of valid and effective easement for access to the property.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: Sandra Ezell

Signature: Sandra Ezell

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT 1

Legal Description

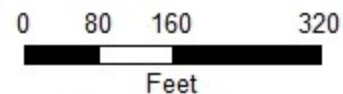
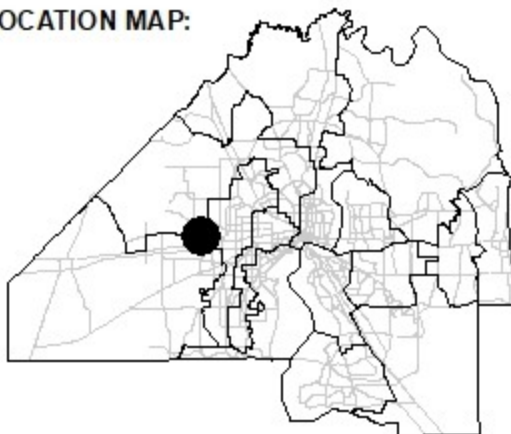
15-25-25E 3.120 PT GOVT LOT 5 RECD O/R
17198-892 BEING PARCELS 1,2



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 50 FEET

LOCATION MAP:



COUNCIL DISTRICT:

8

APPLICATION NUMBER

WRF-19-21

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 8/19/2019

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 8569 Old Plank Rd RE#(s): 006216-0140

To Whom it May Concern:

I Sandra Ezell hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Minimum Road Frontage submitted to the Jacksonville Planning and Development Department.

By Sandra Ezell

Print Name: Sandra Ezell

STATE OF FLORIDA
COUNTY OF DUVAL

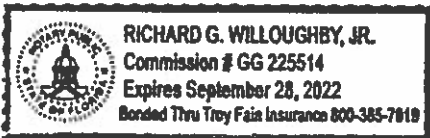
Sworn to and subscribed and acknowledged before me this 19th day of August 2019, by Sandra Ezell, who is personally known to me or who has produced FL DL EXP. 08/27/25 as identification and who took an oath.

Richard G. Willoughby, Jr.

(Signature of NOTARY PUBLIC)

Richard G. Willoughby, Jr.

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 09/28/2022

Hadley, Terry

From: Hadley, Terry
Sent: Wednesday, August 21, 2019 3:44 PM
To: sdezell@bellsouth.net
Cc: Zoning; Huxford, Folks; Kelly, Sean
Subject: 8569 Old Plank Road

Ms. Ezell:

The Application for Waiver for Minimum Required Road Frontage for 8569 Old Plank Road is now OK to file.

The fee for the Application is \$1,385.00. We have your invoice and notification signage at the Zoning section.

If you have any further questions, please contact Sean Kelly at (904) 255-7816 or Folks Huxford at (904) 255-7829.

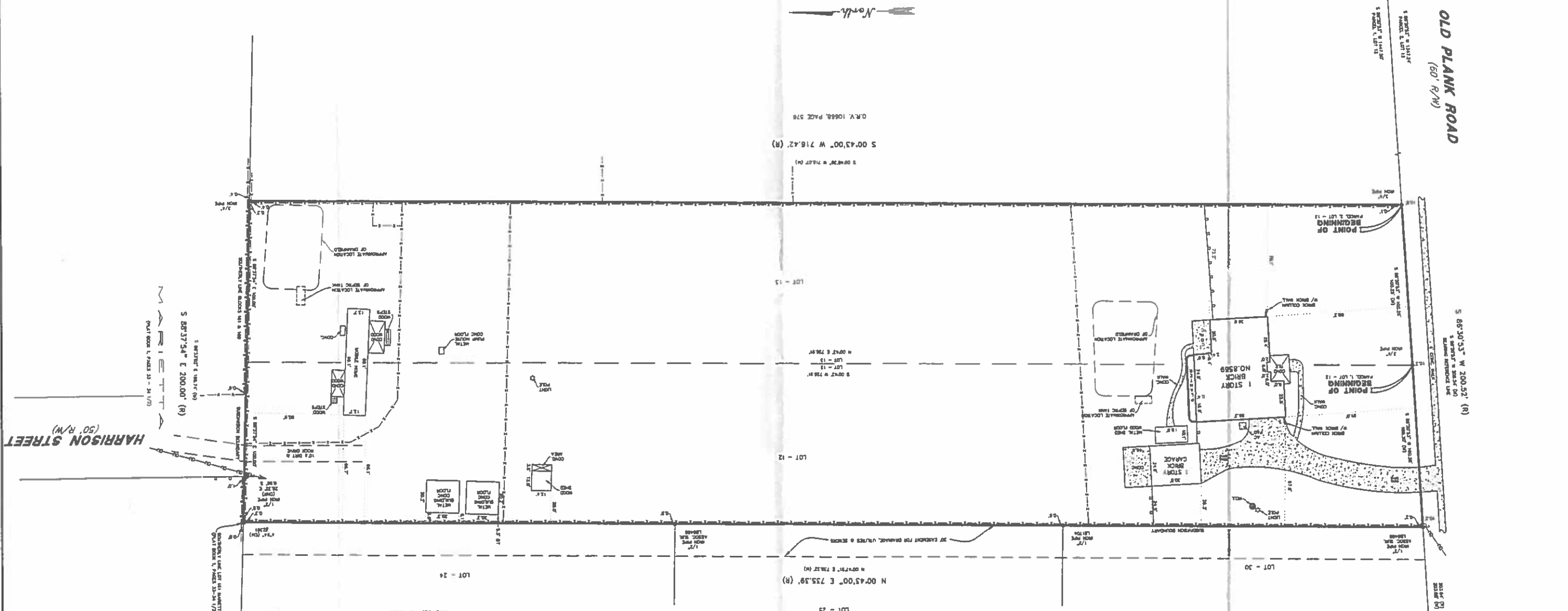
Regards.

Terry B Hadley
Zoning Assistant
City of Jacksonville
Planning & Development
214 N Hogan Street / Second Floor
904.255.8300

MAP SHOWING BOUNDARY SURVEY OF

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLAN OF SUBDIVISION



North

ASSOCIATED SURVEYORS INC.
 3444 BIRMINGHAM BOULEVARD
 MACON, GEORGIA 31204
 904-771-6668

DATE: 02/21/2015
 SCALE: 1" = 30'

JOB NO. 14488
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT: BULL'S BAY HIGHWAY (66' R/W) AND HARRISON STREET (50' R/W) SURVEY AND MAP

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PLOTTED SURVEY AND MAP

1. HERBERT CENYRY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MANUAL TECHNICAL REQUIREMENTS FOR LAND SURVEYING TO CHAPTER 54-17-200, F.S.

2. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

3. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

4. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

5. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

6. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

7. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

8. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

9. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

10. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND MAP.

POINT OF COMMENCEMENT
 BULL'S BAY HIGHWAY (66' R/W)
 PARCELS 1, LOT 12
 PARCELS 1, LOT 13

OLD PLANK ROAD
 (60' R/W)

S 86°30'53" W 200.52' (R)
 1/2" ROAD RIGHT OF WAY
 1/2" ROAD RIGHT OF WAY

MARIETTA MEADOWS DRIVE
 (60' R/W)