

Date Submitted: 6/9/23
Date Filed: 8/25/23

Application Number: WRF-23-18
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-Acre	Current Land Use Category: LDR	
Council District: 8	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): V-96-150 - adjacent property		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: The Eden Group Inc.		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1357	Zoning Asst. Initials: CJR

PROPERTY INFORMATION	
1. Complete Property Address: 0 DINSMORE DAIRY RD.	2. Real Estate Number: 003796-1800
3. Land Area (Acres): 1.2 acres	4. Date Lot was Recorded:
5. Property Located Between Streets: Dinsmore Dairy Road and Braddock Road	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 80 feet to 0 feet.	
8. In whose name will the Waiver be granted? CALLIE ADCOCK	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <i>RUSSELL RATHFON</i>	10. E-mail: <i>RRATHFON@SOLENIS.COM</i>
11. Address (including city, state, zip): <i>11298 DINSMORE DAIRY RD. JACKSONVILLE, FL. 32218</i>	12. Preferred Telephone: <i>903-238-6965</i>

APPLICANT'S INFORMATION (if different from owner)	
13. Name: <i>CALLIE ADCOCK (DAUGHTER OF OWNER)</i>	14. E-mail: <i>CALLIEADCOCK@OUTLOOK.COM</i>
15. Address (including city, state, zip): <i>11298 DINSMORE DAIRY RD JACKSONVILLE, FL. 32218</i>	16. Preferred Telephone: <i>(903) 931-2223</i>

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> ii. <i>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> iii. <i>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> iv. <i>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> v. <i>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.

THE PRIMARY REASON FOR REQUESTING A ROAD FRONTAGE WAIVER IS TO ADDRESS THE SPECIFIC CIRCUMSTANCES CREATED BY THE PROPERTY'S LOCATION AT THE END OF DINSMORE DAIRY RD. THE DEAD-END NATURE OF THE ROAD, COUPLED WITH THE MAIN PROPERTY OCCUPYING ALL THE AVAILABLE ROAD FRONTAGE, POSES SIGNIFICANT LIMITATIONS AND PREVENTS DIRECT ACCESS TO THE SECOND PROPERTY. THE ROAD FRONTAGE WAIVER IS CRUCIAL FOR THE CONSTRUCTION OF THE SINGLE-FAMILY HOME ON THE SECOND PROPERTY ADJACENT TO MY PARENTS' LAND. WE WILL PROVIDE A VIABLE ALTERNATIVE ACCESS ARRANGEMENT ADHERING TO RELEVANT REGULATIONS.

THANK YOU FOR YOUR TIME!

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, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- 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: Russell L Rathfon

Signature: 

Applicant or Agent (if different than owner)

Print name: Callie Adcock

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

Property Ownership Affidavit - Individual

Date: 8/22/2023

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: RE#(s): 003796-1800

To Whom it May Concern:

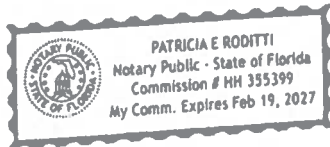
I, RUSSELL RATHFON hereby certify that RUSSELL RATHFON
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for
APPLICATION FOR WAIVER OF MINIMUM ROAD FRONTAGE submitted to the
Jacksonville Planning and Development Department.

By [Signature]

Print Name: RUSSELL L. RATHFON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 22nd day of August 2023, by
_____, as _____, of
_____, a _____ corporation, who is
personally known to me or who has produced FLDL as identification
and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
Patricia E. Roditti
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 02-19-27

Agent Authorization – Individual

Date: 6-9-2023

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 11298 DINSMORE DAIRY RD.

RE#(s): 003796-1800

To Whom it May Concern:

You are hereby advised that RUSSELL RATHFON, as OWNER of 11298 DINSMORE DAIRY RD

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers CALLIE ADCOCK to act as agent to file application(s) for WAIVER OF ROAD FRONTAGE for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: [Signature]

Print Name: RUSSELL L. RATHFON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 9th day of June 2023, by Russell Rathfon, who is personally known to me or who has produced DL as identification and who took an oath.



Brandy Nagy
Notary Public
State of Florida
My Commission Expires 01/28/2024
Commission No. GG 951887

[Signature]
(Signature of NOTARY PUBLIC)

Brandy Nagy
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 01/28/2024

PREPARED BY, RECORD & RETURN TO:

Lee S. Osborne, Esquire
Sheffield & Boatright, P.A.
4776 Hodges Boulevard, Suite 206
Jacksonville, Florida 32224

Note to Clerk: This conveyance is of unencumbered property; no value has been assigned to this parcel, as documentary stamps on total value have been paid and reflected on deed of even date recorded herewith; therefore, minimum stamp taxes are affixed hereto in the amount of \$.70.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 21st day of December, 2016, by **Richard H. Crosby and Jeanne J. Crosby**, husband and wife (collectively "Grantor"), whose post office address is 408 River Birch Lane, Fleming Island, Florida 32003, to **Russell L. Rathfon and Theresa A. Rathfon**, husband and wife (collectively "Grantee"), whose post office address is 11298 Dinsmore Dairy Road, Jacksonville, Florida 32218.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of **Duval**, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Parcel Identification Number: 003796-1800

Grantee's Federal ID #: N/A

No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above-named scrivener as to the marketability or condition of the title to or boundaries of the property described herein.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

[Handwritten signature]

Witness #1 signature

Lee S. Osborne

Witness #1 printed name

Liska J. Hagins

Witness #2 signature

Liska J. Hagins

Witness #2 printed name

x Richard H. Crosby

Richard H. Crosby

Jeanne J. Crosby

Jeanne J. Crosby

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of December, 2016, by **Richard H. Crosby and Jeanne J. Crosby**, husband and wife, who are personally known to me or have produced _____ Driver's License _____ as identification.

[Handwritten signature]

Notary Public

My Commission Expires:

(Notary Seal)



EXHIBIT "A"

Part of Farm 18, as shown on the unrecorded plat of DINSMORE FARMS, being in Section 1, Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows: Commence at the intersection of the centerline of Dunn Avenue (a 100 foot R/W as now established) with the centerline of Dinsmore Dairy Road (a 60 foot R/W as now established) thence North 00 degrees 50 minutes 30 seconds East along said centerline of Dinsmore Dairy Road, 669.25 feet to an angle point in said road; thence North 02 degrees 47 minutes 40 seconds West along said centerline, 234.28 feet to the end of said Dinsmore Dairy Road; thence North 87 degrees 12 minutes 20 seconds East along the right-of-way line of said Dinsmore Dairy Road, 30.00 feet; thence South 02 degrees 47 minutes 40 seconds East along the Easterly right-of-way line of said road, 42.50 feet to an intersection with the Easterly prolongation of the Northerly line of those lands described and recorded in O. R. Volume 5748, page 1561, of the current public records of said County; thence North 89 degrees 06 minutes 15 seconds East along last said line, 46.36 feet to the point of beginning; thence North 01 degrees 18 minutes 35 seconds West, 460.00 feet; thence North 89 degrees 06 minutes 04 seconds East, 115.00 feet; thence South 01 degrees 18 minutes 35 seconds East, 460.00 feet; thence South 89 degrees 06 minutes 04 seconds West, 115.00 feet to the point of beginning. (Containing 1.21 acres, more or less.)

THIS SERVICE TO OBTAIN A COPY OF YOUR PROPERTY ASSESSMENT PROFILE AND GRANT DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED IN.


RECORDED DEED NOTICE

Russell Rathfon
11298 Dinsmore Dairy Rd
Jacksonville, FL 32218-1576

ALL FOR AADC 320



RECORD ID# 3398632
PARCEL NO: 37961000
Please Respond By Document Fee
06/16/2017 \$83.00

Detach and mail

June 2017

06/16/2017
Requested Response Date
Parcel Number
37961000

Please Respond by: 06/16/2017

PAY BY PHONE
1-888-550-9588

Se habla español

Why you need a copy of Your Current Grant Deed and Property Assessment Profile?

First Documents recommends that all FL homeowners obtain a copy of their **Current Grant Deed and Property Assessment Profile**. These documents can provide evidence that the property at 11298 Dinsmore Dairy Rd, was in fact transferred and or has interest to the individual(s) Russell Rathfon.

The "Property Assessment Profile" is a comprehensive property report that provides a wealth of information on the property that can be used to verify property information is recorded correctly as mistakes can affect property taxes. The information on the report can also be used to contest your property taxes at the County level if you find you are paying higher property taxes than comparable properties in your area.

Records obtained through public information show a deed was recorded in your name Russell Rathfon on 12/28/2016, which indicates your ownership and or interest in the specified property below.

DUVAL COUNTY PUBLIC INFORMATION

Recording Date: 12/28/2016
Transaction Amount: \$425,000.00

Year Built: 1919
Square Feet: 2988

Land Use Desc: SFR
Carrier Code: R060

Legal Property Address: 11298 Dinsmore Dairy Rd - Jacksonville, FL 32218

To obtain a copy of your Property Assessment Profile and Complimentary Grant Deed, Please detach and return in the enclosed envelope with your processing fee of \$83.00. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for document preparation and review. If for any reason your request for a Property Assessment Profile and Complimentary Grant Deed cannot be obtained, your processing fee will be immediately refunded.

Current Grant Deed:

- Grant Deed provides legal evidence of ownership/interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence of subject property's legal description
- Shows evidence to verify that the recorded information is indeed correct & mistake free

Property Assessment Profile:

- County Tax & Assessment Information
- Total Assessor Value
- Total Tax Amount
- Subject Property Comparable Values
- Flood Report
- Tax Delinquency

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

REAL ESTATE EASEMENT AGREEMENT

THIS AGREEMENT is made on June 09, 2023, by and between Russell Rathfon of 11298 Dinsmore Dairy Rd, Jacksonville, Florida 32218, hereinafter ("Grantor"), and Callie Adcock of 11298 Dinsmore Dairy Rd, Jacksonville, Florida, 32218 hereinafter ("Grantee").

Recitals

A. The Grantor is the owner of certain real property commonly known as 11298 Dinsmore Dairy Rd, Jacksonville, Florida, 32218, and more fully described as follows: _____, (Servient Estate).

B. The Grantee is the owner of certain real property commonly known as Florida, 11298 Dinsmore Dairy Rd, Jacksonville Callie Adcock, _____, ("Dominant Estate").

C. The Grantee desires to acquire certain rights in the Servient Estate.

1. Grant of Easement

For valuable consideration, Grantor hereby grants to Grantee an easement on and across the following-described portion of the Servient Estate: _____.

2. Character of Easement

It is the intention of the parties that the easement granted appurtenant to the Dominant Estate, in that the easement benefits the use and enjoyment of the Dominant Estate by The easement will benefit the receiving property by providing an essential means of access to the adjacent property since the road frontage is consumed by the main property..

3. Duration and Binding Effect

The easement shall endure 0 years. This Agreement is made expressly for the benefit of, and shall be binding on, the heirs, personal representatives, successors in interest, and assigns of the respective parties.

4. Purpose of Easement

The easement will benefit the Grantee by The easement will benefit the receiving property by providing an essential means of access to the adjacent property since the road frontage is consumed by the main property..

5. Limitations

It is expressly agreed that the easement, rights, and privileges conveyed to Grantee are limited to Providing access to the grantee's property.

6. Exclusiveness of Easement

The easement, rights, and privileges granted by this easement are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the area covered by this grant, or nonexclusive, and Grantor reserves and retains the right to convey similar easement and rights to such other persons as Grantor may deem proper.

7. Grantor's Rights

Grantor also retains, reserves, and shall continue to enjoy the use of the surface of the land subject to this easement for any and all purposes that do not interfere with or prevent the use by Grantee of the easement. Grantor's retained rights include, but are not limited to, the right to build and use the surface of the easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses. The Grantor further reserves the right to dedicate all or any part of the property affected by this easement to any city for use as a public street, road, or alley, if the dedication can be accomplished without extinguishing or otherwise interfering with the rights of Grantee in the easement. If the Grantor or any of Grantor's successors or assigns dedicates all or any part of the property affected by this easement, the Grantee and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate the dedications.

8. Grantee's Rights and Duties

Grantee shall have the duty to repair and maintain the property subject to the easement and shall at all times keep the easement property free and open for the benefit of Grantor and any other concurrent user. Grantee shall at all times act so as to safeguard Grantor's property. Grantee shall have the right to keep access to the easement open by removing vegetation and by cutting or trimming trees or vegetation that may encroach on the easement property. Grantee shall have the right to cut and trim trees or shrubbery that may encroach on the easement property. Grantee shall dispose of all cuttings and trimmings by hauling them away from the premises.

9. Termination

This easement may be terminated by written agreement signed by all owners of record and other successors to the respective interests of Grantor and Grantee in the Dominant and Servient Estates. Grantee, his/her heirs, successors, and assigns may execute and record a release of this easement at any time. This easement shall also terminate if the purposes of the easement cease to exist, are abandoned by Grantee, or become impossible to perform.

10. Failure to Perform

Should Grantee fail to perform any covenant, undertaking, or obligation arising under this easement, all rights and privileges granted shall terminate and the provisions of this Agreement creating the easement shall be of no further effect. In such a case, within thirty days of receipt of a written demand from Grantor, Grantee shall execute and record all documents necessary to terminate the easement of record. Should Grantee fail or refuse to record the necessary documents, Grantor shall be entitled to bring an action for the purpose of declaring the easement to be terminated.

11. Entire Agreement

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect. Any modification of this Agreement must be in writing and must be signed by both parties.

12. Attorney's Fees

If legal action is initiated by either party for the purpose of enforcing or interpreting this Agreement, or to compel the recording of a release, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

The parties have executed this agreement on the above mentioned date.

GRANTOR:

By: [Signature]
Russell Rathfon

Date: 06/09/2023

GRANTEE:

By: Callie Adcock
Callie Adcock

Date: 06/09/2023

STATE OF Florida
COUNTY OF Duval
The foregoing instrument was acknowledged
before me this 6/9/23 by Russell
Rathfon who is personally known to
me or who has produced FID
ec. 9/10/30 as identification.
[Signature]



Brandy Nagy
Notary Public
State of Florida
My Commission Expires 01/28/2024
Commission No. GG 951887

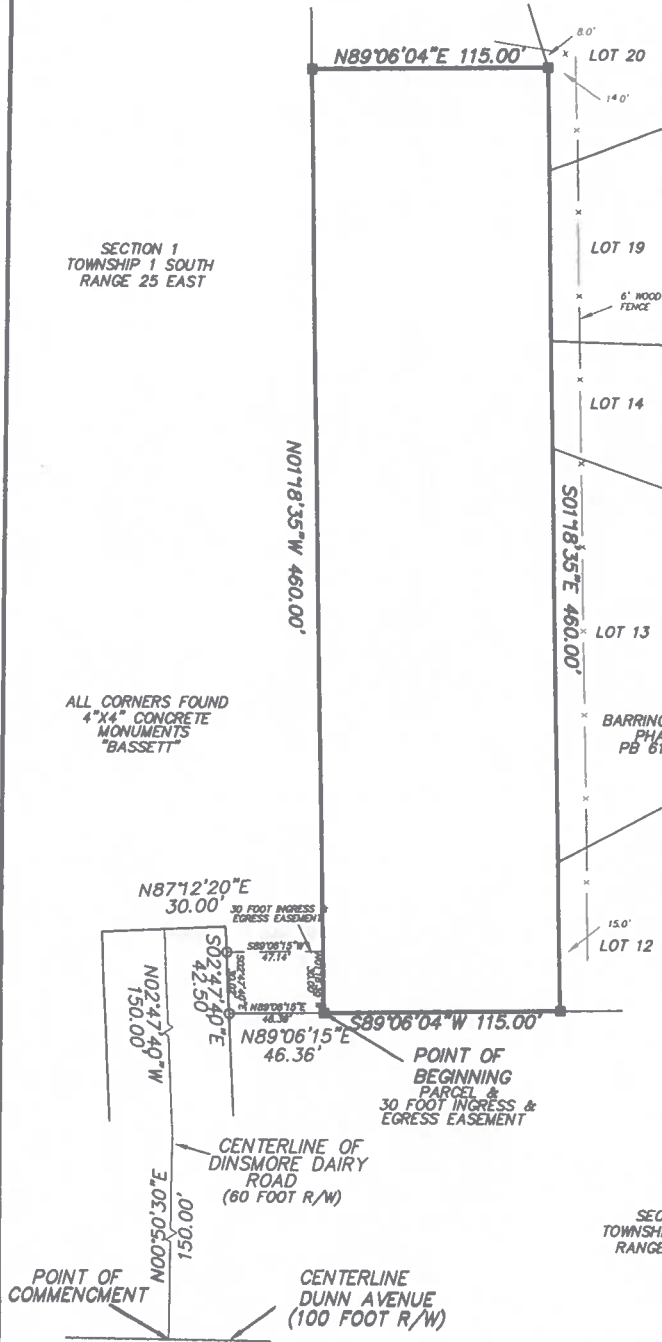
STATE OF Florida
COUNTY OF Duval
The foregoing instrument was acknowledged
before me this 6/9/23 by Callie
Adcock who is personally known to
me or who has produced FID
11.5130 as identification.
[Signature]



Brandy Nagy
Notary Public
State of Florida
My Commission Expires 01/28/2024
Commission No. GG 951887

MAP SHOWING BOUNDARY SURVEY OF

SECTION 1
TOWNSHIP 1 SOUTH
RANGE 25 EAST



A PART OF FARM 18, AS SHOWN ON THE UNRECORDED MAP OF DINSMORE FARMS, BEING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF DUNN AVENUE (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF DINSMORE DAIRY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°50'30" EAST ALONG SAID CENTERLINE OF DINSMORE DAIRY ROAD, 669.25 FEET TO AN ANGLE POINT IN SAID ROAD; THENCE NORTH 02°47'40" WEST ALONG SAID CENTERLINE, 234.28 FEET TO THE END OF SAID DINSMORE DAIRY ROAD; THENCE NORTH 87°12'20" EAST ALONG THE RIGHT-OF-WAY LINE OF SAID DINSMORE DAIRY ROAD, 30.00 FEET; THENCE SOUTH 02°47'40" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROAD, 42.50 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5748, PAGE 1561 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°06'15" EAST ALONG LAST SAID LINE, 46.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°18'35" WEST, 460.00 FEET; THENCE NORTH 89°06'04" EAST, 115.00 FEET; THENCE SOUTH 01°18'35" EAST, 460.00 FEET; THENCE SOUTH 89°06'04" WEST, 115.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1.21 ACRES MORE OR LESS.
TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 01°18'34" WEST, 30.00 FEET; THENCE SOUTH 89°06'15" WEST, 47.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID DINSMORE DAIRY ROAD; THENCE SOUTH 02°47'40" EAST ALONG SAID DINSMORE DAIRY ROAD, 30.02 FEET; THENCE NORTH 89°06'15" EAST, 46.36 FEET TO THE POINT OF BEGINNING.

ALL CORNERS FOUND
4"x4" CONCRETE
MONUMENTS
"BASSETT"

BARRINGTON COVE
PHASE 1
PB 61 PG 23



SECTION 1
TOWNSHIP 1 SOUTH
RANGE 25 EAST

CERTIFIED FOR: RUSSELL RATHFON; CALLIE ADCOCK.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 180 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-2018 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

LEGEND
CM CONC. MON
IP IRON PIPE
RB REBAR
R/W RIGHT-OF-WAY
S/W SIDEWALK
D/W DRIVEWAY
COV. COVERED AREA
C CENTERLINE
A/C AIR CONDITIONING PAD
(R) RADIAL DISTANCE
CONC. CONCRETE
ESM'T EASEMENT
B.R.L. BUILDING RESTRICTION LINE
PC POINT OF CURVE
PT POINT OF TANGENCY

BEARINGS BASED ON R/W LINE AS SHOWN.
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=60'

GLENN M. BROADSTREET, P.S.M. NO. 5814

FIELD WORK DATE: 6-26-2023

SIGNATURE DATE: 6-29-2023

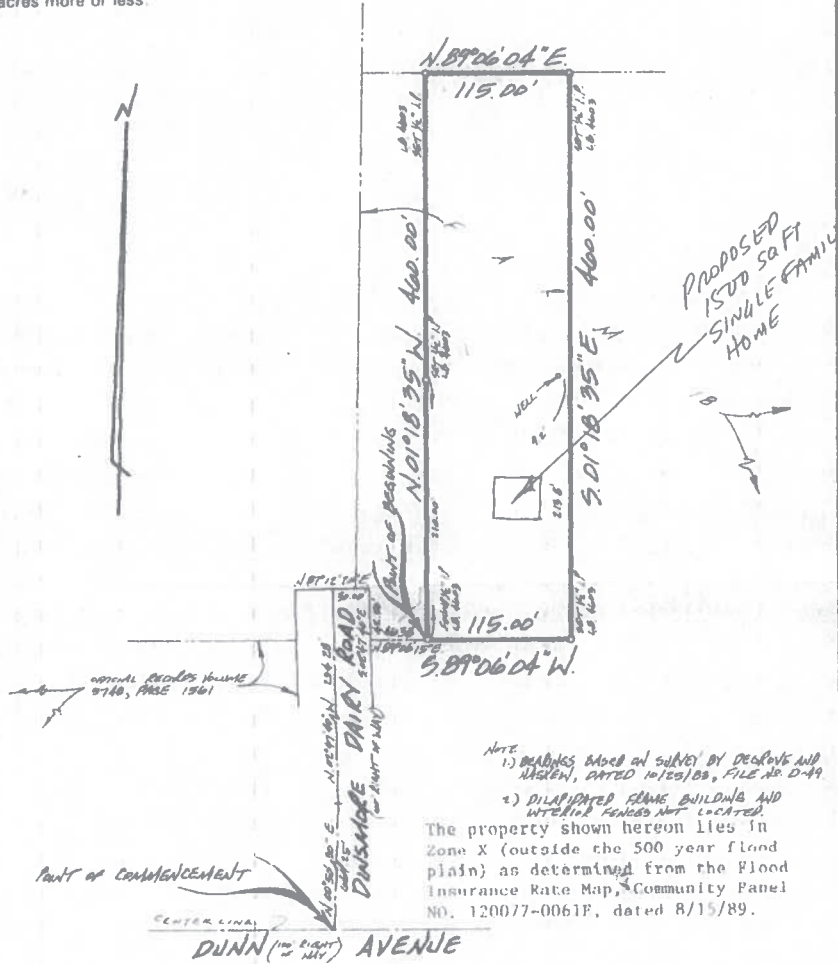
Glenn M. Broadstreet
REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (LB #4921)



MAP SHOWING BOUNDARY SURVEY OF

Part of Farm 18, as shown on the Unrecorded Plat of Dinsmore Farms, being in Section 1, Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the centerline of Dunn Avenue (a 100 foot right of way as now established) with the centerline of Dinsmore Dairy Road (a 60 foot right of way as now established); thence North 00 degrees 50 minutes 30 seconds East along said centerline of Dinsmore Dairy Road, 669.25 feet to an angle point in said road; thence North 02 degrees 47 minutes 40 seconds West along said centerline, 234.28 feet to the end of said Dinsmore Dairy Road; thence North 87 degrees 12 minutes 20 seconds East along the right of way line of said Dinsmore Dairy Road, 30.00 feet; thence South 02 degrees 47 minutes 40 seconds East along the Easterly right of way line of said road, 42.50 feet to an intersection with the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Volume 5748, Page 1561 of the current public records of said County; thence North 89 degrees 06 minutes 15 seconds East along last said line, 48.36 feet to the Point of Beginning; thence North 01 degrees 18 minutes 35 seconds West, 460.00 feet; thence North 89 degrees 06 minutes 04 seconds East, 115.00 feet; thence South 01 degrees 18 minutes 35 seconds East, 460.00 feet; thence South 89 degrees 06 minutes 04 seconds West, 115.00 feet to the Point of Beginning. Containing 1.21 acres more or less.



I CERTIFY TO RICHARD H. CROSBY, JEANNE J. CROSBY, FIRST AMERICAN TITLE INSURANCE COMPANY,
WATSON & OSBORNE, ATTORNEYS AT LAW

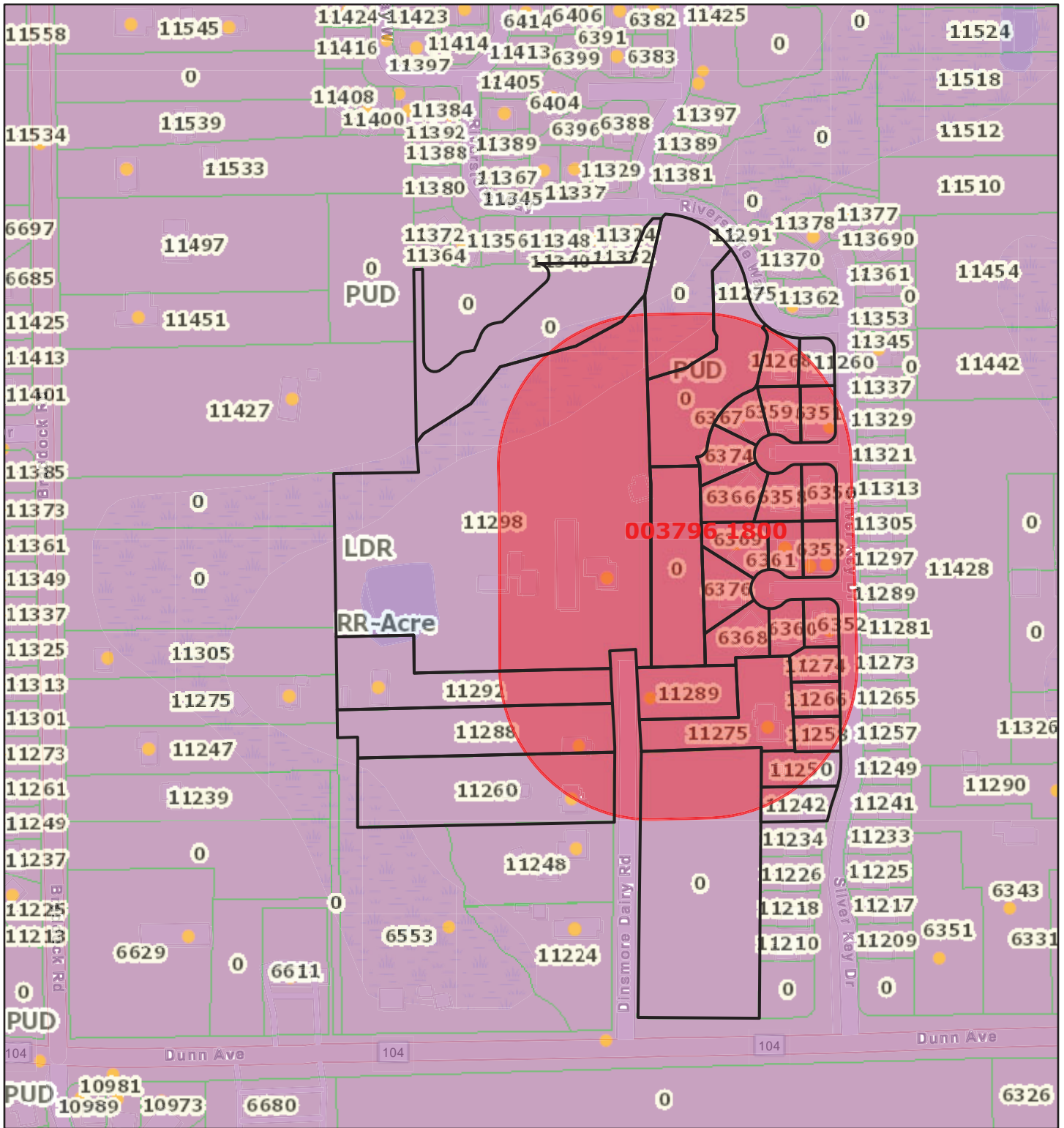
THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 21HH-6, F.A.C.

SIGNED Gordon R. Niles P.L.S. #4112 2155 ART MUSEUM DR. JACKSONVILLE, FLORIDA 32207 (904)396-8806
 DATE 10/12/93 SCALE: 1" = 100'

LEGEND	
(10.00)	ELEVATION BASED ON N.G.V.D. 1929
□	CONCRETE MONUMENT
-X-X-	FENCE
○(I.P.)	IRON PIPE
□	CROSS CUT
□	CONCRETE

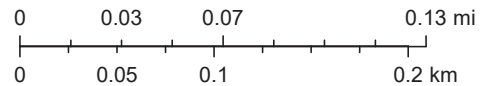
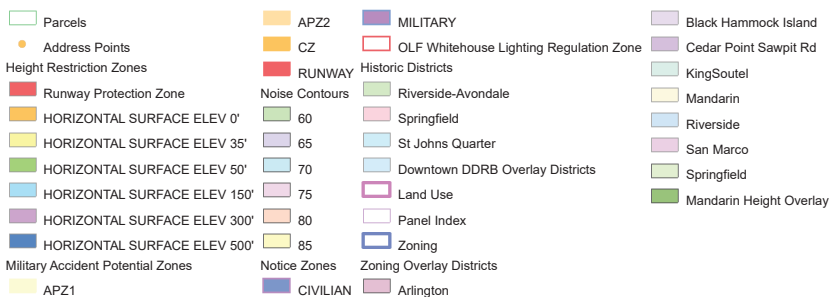
NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL FIELD BOOK 486 PAGE(S) 38

Land Development Review



June 12, 2023

1:4,514



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RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP
004518 5100	ANTHONY ZIRCON C		6376 SPRING HOLLOW CT		JACKSONVILLE	FL 32218-7375
004518 5105	COUSINS KAYCEE		6369 SPRING HOLLOW CT		JACKSONVILLE	FL 32218-7375
003796 3110	NABERS BENNIE R		11288 DINSMORE DAIRY RD		JACKSONVILLE	FL 32218-1576
004518 5140	COLEMAN MAKEBA M		6367 CATTLEMAN CT		JACKSONVILLE	FL 32218-7370
004518 5110	TOLIVER MARY L		6361 SPRING HOLLOW CT		JACKSONVILLE	FL 32218-7375
004518 5090	PROGRESS RESIDENTIAL BORROWER 24 LLC		P O BOX 4090		SCOTTSDALE	AZ 85261
003798 0120	FERRIE DANIEL I		11260 DINSMORE DAIRY RD		JACKSONVILLE	FL 32218-1576
004518 5150	WATSON KEVIN D		6351 CATTLEMAN CT		JACKSONVILLE	FL 32218-7370
004518 5075	SFR INVESTMENTS V BORROWER 1 LLC		P O BOX 4090		SCOTTSDALE	AZ 85261
003796 1700	FIRST COAST CHURCH OF CHRIST INC		PO BOX 1502		CALLAHAN	FL 32011
003796 3300	GILTZ SHELBY E ET AL		C/O JANICE REYNOLDS	11289 DINSMORE DAIRY RD	JACKSONVILLE	FL 32218
004518 5155	PROGRESS RESIDENTIAL BORROWER 5 LLC		P O BOX 4090		SCOTTSDALE	AZ 85261
004518 5060	MENGHISTEAB ADIAM BERHANE		11242 SILVER KEY DR		JACKSONVILLE	FL 32218-7371
004518 5120	HASSETT KENDELL		6350 CATTLEMAN CT		JACKSONVILLE	FL 32218-7370
004518 5095	ROMEO HOMES FLORIDA LLC		103 FOULK RD SUITE 900		WILMINGTON	DE 19803
003796 3100	NABERS KERRIE L		11292 DINSMORE DAIRY RD		JACKSONVILLE	FL 32218-1576
004518 5135	YOUNG GENEVA D		6374 CATTLEMAN CT		JACKSONVILLE	FL 32218
004518 5085	KOROMA ADAMA		6352 SPRING HOLLOW CT		JACKSONVILLE	FL 32218
004518 5125	ROGERS SAVANNA L		6358 CATTLEMAN CT		JACKSONVILLE	FL 32218
004518 5025	BARRINGTON COVE HOMEOWNERS ASSOCIATION INC		5455 A1A SOUTH STE 3		SAINT AUGUSTINE	FL 32080
004518 5145	CHILDRESS SHANELL S		6359 CATTLEMAN CT		JACKSONVILLE	FL 32218-7370
004518 5080	STANLEY JACOB S		11274 SILVER KEY DR		JACKSONVILLE	FL 32218-7371
004518 5115	EMANUEL MARCELLA		6353 SPRING HOLLOW CT		JACKSONVILLE	FL 32218
004518 5160	DONALD YVONNE		11268 RIVERSTONE WAY		JACKSONVILLE	FL 32218
004518 5130	2018 2 IH BORROWER LP		1717 MAIN ST STE 2000		DALLAS	TX 75201
004518 5065	BEZUE ERIC W		11250 SILVER KEY DR		JACKSONVILLE	FL 32218-7371
003796 1900	DURDEN JOHN		11275 DINSMORE DAIRY RD		JACKSONVILLE	FL 32218-1577
004518 5070	MARSHALL MARISE C		11258 SILVER KEY DR		JACKSONVILLE	FL 32218-7371
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S		JACKSONVILLE	FL 32226