

4.15

Date Submitted: 3/16/2020
Date Filed: 4/15

Application Number: WRF-20-09
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: RLD60	Current Land Use Category: LDR	
Council District: 8	Planning District: 5	
Previous Zoning Applications Filed (provide application numbers): none		
Applicable Section of Ordinance Code: 656.305.A.II(d)(1)(vii)		
Notice of Violation(s): none found		
Neighborhood Associations: Trout River JAX, Lake Forest Residents		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1462	Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: D EPPERSON AVE 32208	2. Real Estate Number: 024217-0020
3. Land Area (Acres): .47 Acres	4. Date Lot was Recorded: 2/10/2020 4/6/1987
5. Property Located Between Streets: Edgewood Ave W, LNE DEWS HE LEM TOWER, ROWE	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 48ft 96' feet to 30.01 feet. (2 LOTS)	
8. In whose name will the Waiver be granted? Wildcat Properties of NE Florida CC	

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone 904.255.7800 Fax 904.255.7884 www.coj.net

last update: 1/10/2017

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <i>Wildcat Properties of NE FL</i>	10. E-mail: <i>SESSIONS R22@gmail.com</i>
11. Address (including city, state, zip): <i>1965 Glenfield Crossing Ct ST AUGUSTINE FL 32092</i>	12. Preferred Telephone: <i>904 608-4691</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> 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.

LOT # 024217-0000 is at the end of Epperson Ave. The lot is .47 acre & 173 ft of frontage. The property is bordered on the East & West by houses. Access to the lot is from Epperson Ave with 61" of frontage. The best use for this lot is to be subdivided into 2 separate parcels that will allow for 2 new construction homes to be built. The dividing line for the 2 lots is the middle of Epperson Ave. This will allow for 30.5 feet per residence of ingress and egress. This will allow enough room for emergency vehicles to access each residence. The lot dimensions for each parcel will be 60x130 meeting the RLD 60 zoning requirements. The only exemption needed

is ~~the~~ a. Minimum required road frontage
Water & Sewer are available

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.

<p>Owner(s) <u>Anthony Scott Jensen</u> Print name: _____ Signature: <u>Anthony Scott Jensen</u> <u>MBMA</u></p>	<p>Applicant or Agent (if different than owner) Print name: _____ Signature: _____</p>
<p>Owner(s) <u>Wildcat Properties of NEFL</u> Print name: _____ Signature: <u>Wildcat Properties of NE Florida</u></p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

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

A portion of Lot 8 Pickett's subdivision of the estates of J.A. Pickett, described in Deed Book 97, Page 488, of the former public records of Duval County FL, Lying south of Edgewood Ave, and being more particularly described as follows:

For a point of reference, commence at the intersection of the Southerly line of Edgewood Ave, (an 80ft right away) with the westerly line of Lueders Ave (a 50ft Right Away) Thence South 00 44'52 east, along said Westerly Line, A distance of 522.19 feet to the Northeast corner of Snellers Subdivision, Unit #2, As recorded in plat book 19, Page 31 of the Public records of said county: Thence North 89degrees, 47'10" West along the north line of said subdivision. A distance of 218.64 feet to the point of beginning of the land to be described. Thence continue North 89 degrees' 47'10" West, 59.69 feet to the southeasterly line of the 25 foot easement as recorded in official records book 1311, Pages 117 and 126 Thence 62.97 feet; Thence North 85 degrees 22'19" East a distance of 148.21; Thence South 02degrees 31'16 East A distance of 133.66ft To the point of Beginning

Excepting therefrom any portion of the subject property that does not lie within the lands described in Deed Book 194, Page 66, of the public records of Duval County Florida.

RE# 024217-0020

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 4/15/2020

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: O EPPERSON AVE RE#(s): 024217-0020

To Whom it May Concern:

I, Anthony Sessions, as MGR of Wildcat Properties
of N.E. Florida, a limited liability corporation, hereby certify that said corporation
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for
Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

(signature) Anthony Sessions
(print name) Anthony Sessions

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15th day of
April 2020, by Anthony S. Sessions, Jr., as
MGR of Wildcat Properties of N.E. Florida, LLC, a Florida
corporation, who is personally known to me or who has produced
as identification and who took an oath.

Shelly R Cotney
(Signature of NOTARY PUBLIC)
Shelly R Cotney
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 03/13/2020

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: 0 EPPERSON AVE 32208 RE#(s): 024217-0020

To Whom It May Concern:

You are hereby advised that Anthony Scott Sessions as MEMBER of Wildcat Properties of NE Florida a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Anthony Scott Sessions to act as agent to file application(s) for Wildcat Properties of NE Florida LLC 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.

(signature) Anthony Scott Sessions

(print name) Anthony Scott Sessions

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 13 day of March 2020, by Anthony Scott Sessions, as agent of Wildcat Properties of NE Florida, a Limited Liability Company, who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.

Angelica Jade Elam
(Signature of NOTARY PUBLIC)

Angelica Jade Elam
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 09/11/2023

Signatory List

(Prepared by the Office of General Counsel – Last Revised 4/1/2015)

Generally, the persons listed under each of the ownership types below are deemed to have authority to execute documents, including affidavits, on behalf of that ownership type:*

- **Corporation**
 - President
 - Vice President
 - Chief Executive Officer

- **Limited Liability Company**
 - Sole Member
 - Managing Member

- **General Partnership**
 - All Partners

- **Limited Partnership**
 - General Partner

- **Land Trust**
 - Trustee**

- **Tenancy by the Entirety (Husband & Wife)**
 - Both Husband & Wife

- **Tenancy in Common**
 - All tenants (owners)

- **Joint Tenancy with Right of Survivorship**
 - All tenants (owners)

* Other officers or individuals may provide a corporate resolution, the corporate Bylaws or other legally sufficient documentation to establish that they are authorized as a signatory for the entity. If you are unsure whether sufficient documentation has been provided, please direct the question to OGC.

** The Trustee must provide trust documents demonstrating that he, she, or it is in fact the person named as Trustee.

Note: A "fictitious name" and a "joint venture" are not legal entities. If an applicant is using a fictitious name or purports to be a joint venture, the underlying entities must be ascertained. Corporations, limited liability companies, and limited partnerships must be registered with the Florida Division of Corporations (the "Division") to transact business in Florida. General partnerships may but are not required to register with the Division. Entities registered with the Division can be verified at the following website address: www.sunbiz.org. The "sunbiz" website also includes a listing of the officers/directors of each registered entity.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
WILDCAT PROPERTIES OF N. E. FLORIDA LLC

Filing Information

Document Number	L14000177688
FEI/EIN Number	47-2345729
Date Filed	11/17/2014
Effective Date	11/12/2014
State	FL
Status	ACTIVE

Principal Address

11260 ISLAND CLUB LANE
JACKSONVILLE, FL 32225

Mailing Address

11260 ISLAND CLUB LANE
JACKSONVILLE, FL 32225

Registered Agent Name & Address

SESSIONS, ANTHONY S, JR
1965 Glenfield Crossing Ct
St Augustine, FL 32092

Address Changed: 02/27/2019

Authorized Person(s) Detail

Name & Address

Title MGMR

SESSIONS, ANTHONY S, JR
11260 ISLAND CLUB LN
JACKSONVILLE, FL 32225

Annual Reports

Report Year	Filed Date
2018	01/15/2018
2019	02/27/2019
2020	01/31/2020

Prepared by:
Shelly Cooney, an employee of
Jan A. Brown, PL,
1031 Lasalle Street
Jacksonville, Florida 32207
File Number: 20-03

Corporate Warranty Deed

This Indenture, made this February 7, 2020 A.D.
Between

Sospence Holding Corp., a dissolved New York corporation, appropriate to wind up the normal course of business whose post office address is: 3 Zack Court, New Hampstead, New York 10977 a corporation existing under the laws of the State of New York, Grantor and Wildcat Properties of N.E. Florida LLC whose post office address is: 11260 Island Club Ln., Jacksonville, Florida 32225, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to taxes for the YEAR 2020, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 024217-0020

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Sospence Holding Corp., a dissolved New York corporation

By: Spencer Stanford
Spencer Stanford
Its: President

Signed and Sealed in Our Presence:

Jose Acosta
Witness Print Name: JOSE ACOSTA
Derick A. Calder
Witness Print Name: DERICK A. CALDER

State of NEW YORK
County of BRONX

LAWRENCE NEWKIRK
NOTARY PUBLIC, STATE OF NEW YORK
(Corporate Seal) Registration No. 01NE6387837
Qualified in New York County
My Commission Expires: 02-25-23

The foregoing instrument was acknowledged before me this 7th day of February, 2020, by Spencer Stanford, as President of Sospence Holding Corp., a dissolved New York corporation a corporation existing under the laws of the State of New York, on behalf of the corporation.

He/She is personally known to me or has produced *SPENCER STANFORD as identification.

* New York Drivers License as ID

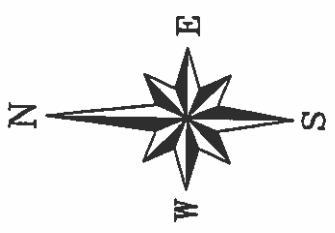
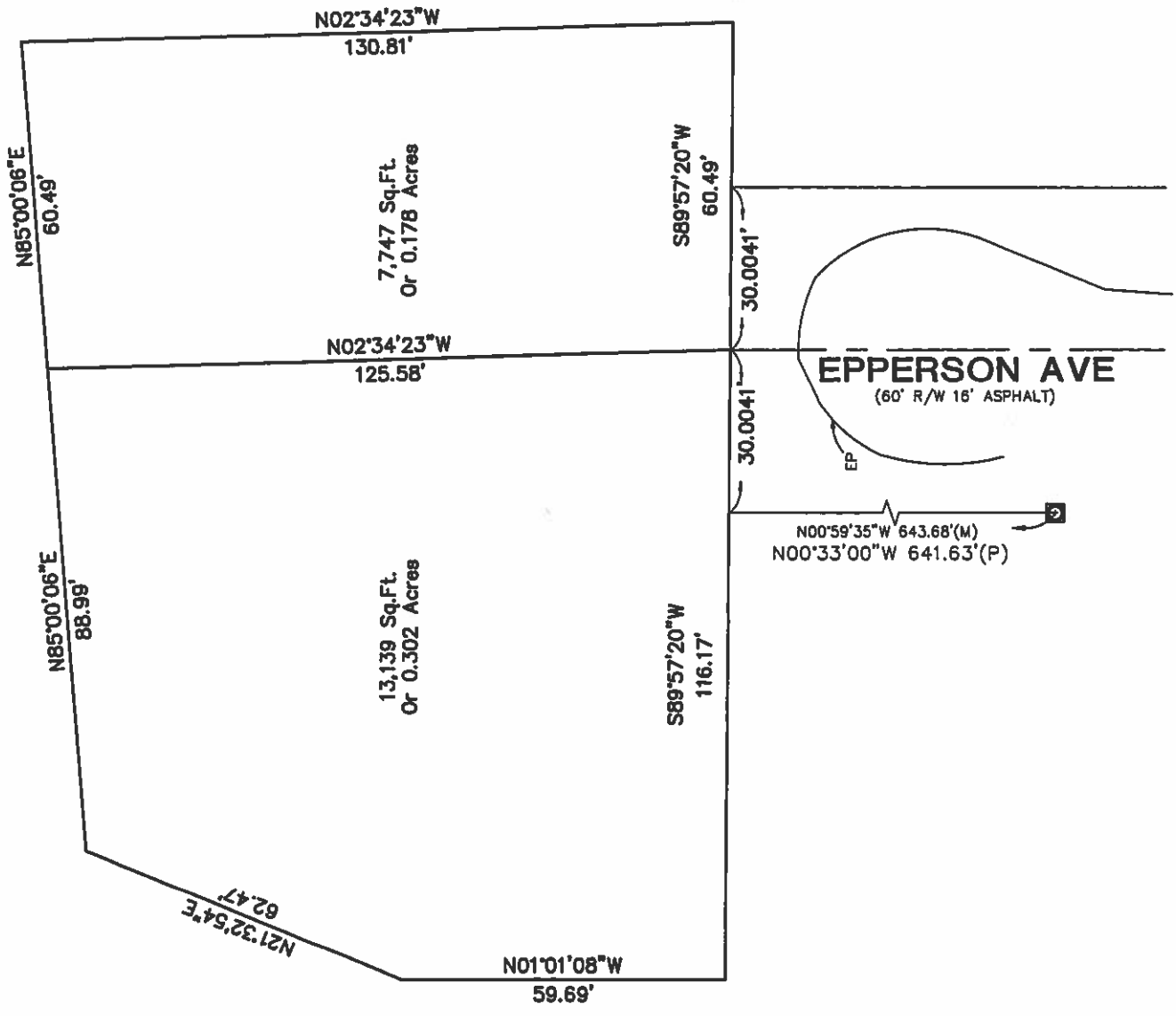
Lawrence Newkirk (Seal)
Notary Public
Notary Printed Name: LAWRENCE NEWKIRK
My Commission Expires:: 02-25-23

EXHIBIT "A"

A PORTION OF LOT 8, PICKETT'S SUBDIVISION OF THE ESTATES OF J.A. PICKETT, DESCRIBED IN DEED BOOK 97, PAGE 488 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING SOUTH OF EDGEWOOD AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF EDGEWOOD AVENUE (AN 80 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF LUEDERS AVENUE (A 50 FOOT RIGHT OF WAY); THENCE SOUTH 00° 44' 52" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 522.19 FEET TO THE NORTHEAST CORNER OF SNELLERS SUBDIVISION, UNIT NO. 2, AS RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 47' 10" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 218.64 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 89° 47' 10" WEST, 59.69 FEET TO THE SOUTHEASTERLY LINE OF A 25 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1311, PAGES 117 AND 126; THENCE 62.97 FEET; THENCE NORTH 85° 22' 19" EAST A DISTANCE OF 148.21'; THENCE SOUTH 02° 31' 16" EAST, A DISTANCE OF 130.66 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THE SUBJECT PROPERTY THAT DOES NOT LIE WITHIN THE LANDS DESCRIBED IN DEED BOOK 194, PAGE 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

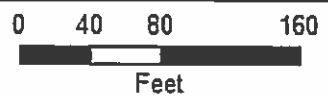
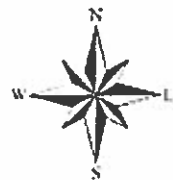
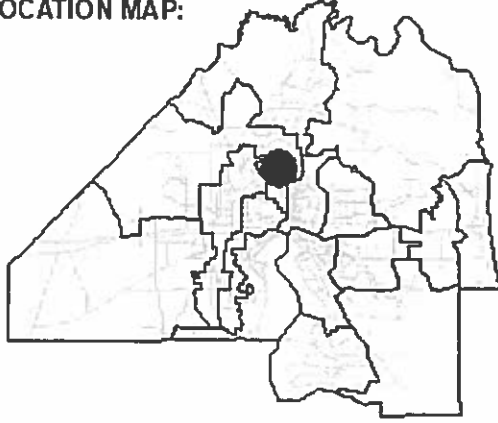




REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 48 FT TO 30.01 FT (2 LOTS)

LOCATION MAP:



COUNCIL DISTRICT:

8

APPLICATION NUMBER

WRF-20-09

**EXHIBIT 2
PAGE 1 OF 1**

THIS INSTRUMENT PREPARED BY:
Lewis & Bernard, P.A.
Lawrence J. Bernard
1403-20 Dunn Avenue
Jacksonville, FL 32218

RECORD AND RETURN TO:
GRANTEE

RE PARCEL ID #: 024217-0020

WARRANTY DEED

THIS WARRANTY DEED made this 4th day of April, 2007 by Lenard Mills, hereinafter referred to as Grantor, whether one or more, and whose address is 8905 Madison Ave Jax FL, to Sospence Holding Corp., a New York corporation, hereinafter referred to as Grantee, whether one or more, and whose address is 3 Zack Court, New Hempstead, NY 10977

(Wherever used herein the term "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.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT THE CONSTITUTIONAL HOMESTEAD NOR THE PRIMARY PHYSICAL RESIDENCE OF THE GRANTOR.

SUBJECT TO taxes accruing subsequent to December 31, 2006.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Leandrew Mills Jr.
Leandrew Mills Jr.
Witness


Lenard Mills
Lenard Mills

Lawrence J. Bernard
LAWRENCE J. BERNARD
Witness

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 4th day of April, 2007 by Lenard Mills. He/She/They have produced _____ as identification.

Lawrence J. Bernard
Notary Public, County and State of Florida LAWRENCE J. BERNARD
Notary Printed Signature

 Lawrence Jay Bernard
Commission # DD503340
Expires April 30, 2010

My commission expires: _____

Recorded By: FNTIC-Jax
07-126362

EXHIBIT 'A'

A PORTION OF LOT 8, PICKETT'S SUBDIVISION OF THE ESTATES OF J.A. PICKETT, DESCRIBED IN DEED BOOK 97, PAGE 488 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING SOUTH OF EDGEWOOD AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF EDGEWOOD AVENUE (AN 80 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF LUEDERS AVENUE (A 50 FOOT RIGHT OF WAY); THENCE SOUTH 0°44'52" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 522.19 FEET TO THE NORTHEAST CORNER OF SNELLER'S SUBDIVISION, UNIT NO. 2, AS RECORDED IN PLAT BOOK 19, PAGE 31, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°47'10" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 218.64 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 89°47'10" WEST, A DISTANCE OF 176.71 FEET; THENCE NORTH 0°43'09" WEST, A DISTANCE OF 59.69 FEET TO THE SOUTHEASTERLY LINE OF A 25 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1311, PAGES 117 AND 126; THENCE NORTH 22°22'49" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 62.97 FEET; THENCE NORTH 85°22'19" EAST A DISTANCE OF 148.21 FEET; THENCE SOUTH 2°31'16" EAST, A DISTANCE OF 130.66 FEET TO THE POINT OF BEGINNING.

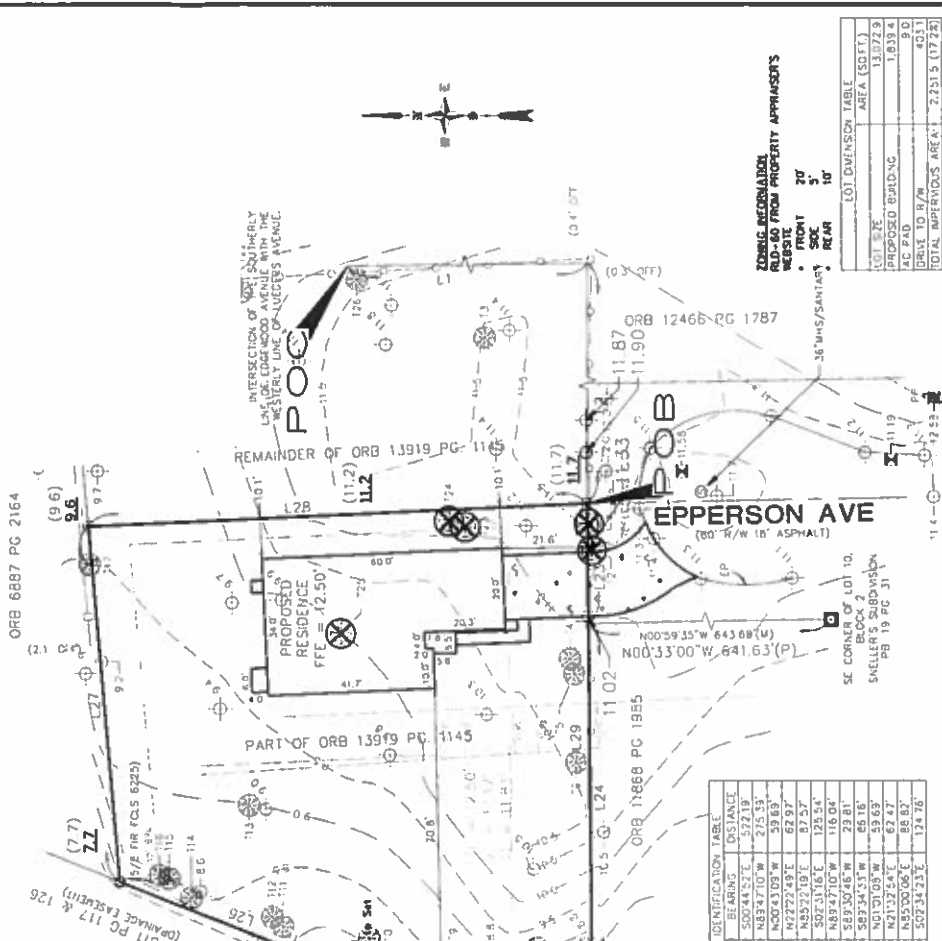
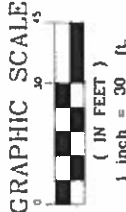
EXCEPTING THEREFROM any portion of the subject property that does not lie within the lands described in Deed Book 194, Page 66, of the Public Records of Duval County, Florida.

LEGEND

- Legend symbols for site benchmark, sanitary sewer manhole, water, cable, power pole, existing water meter, proposed water meter, etc.

SURVEYOR'S NOTES: 1. Legal description has been furnished by client and/or his/her agents. 2. No title or interest in matters affecting the title or boundary of the subject property have been examined...

LEGAL DESCRIPTION: A PORTION OF LOT B, SUBJECT'S SUBDIVISION OF THE ESTATES OF A PROJECT DESCRIBED IN DEED BOOK 91, PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA...



LINE IDENTIFICATION TABLE with columns for LINE, BEARING, and DISTANCE. Lists lines L100 through L210.

LOT DIMENSION TABLE with columns for LOT, AREA (SQ FT), and TOTAL IMPERVIOUS AREA. Lists lots 1 through 4.

JCA AVAILABILITY # XXXX-XXXX ADDRESS OF PROPERTY SHOWN HEREON: American Classic Homes, 76xx Epperson Ave, Jacksonville, FL 32208

IME CIVIL & SURVEYING, LLC 3000 N. PONCE DE LEON BLVD, SUITE C ST AUGUSTINE, FLORIDA 32084

Special Note - Liability Notice: NOTICE OF LIABILITY: THIS SURVEY IS LIMITED TO THOSE ADVISABLE WHEN A TITLE CERTIFICATE IS OBTAINED...

Surveyor's seal for Brandon S. Shugart, State of Florida, License No. 120727-0400. Includes date 02/15/2020 and scale 1" = 30 feet.

