

Date Submitted: 11/1
Date Filed: 11-7

Application Number: WRF-22-30
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: 5	
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): NA		
Neighborhood Associations: WHITEHOUSE CIVIC ASSOC.		
Overlay: Part 10 / 70db NOISE CONTOUR / NOTICE ZONE / LIGHTING REGULATION ZON		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1,280 ⁰⁰ 1161+119	Zoning Asst. Initials: [Signature]

PROPERTY INFORMATION	
1. Complete Property Address: 1230 Cathy Tripp Ln N., Jacksonville, FL 32220	2. Real Estate Number: 004683- 0010 / 004683-0200
3. Land Area (Acres): 9.27	4. Date Lot was Recorded: 3/25/2002
5. Property Located Between Streets: Well Water Rd. and Cathy Tripp Ln N	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>160</u> feet to <u>0</u> feet for 2 lots	
8. In whose name will the Waiver be granted? Charles A Stokes/Rose M. Stokes	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Charles A Stokes	10. E-mail: trailcam@bellsouth.net
11. Address (including city, state, zip): 1230 Cathy Tripp Ln N., Jacksonville, FL 32220	12. Preferred Telephone: (904) 318-9772

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Chris Hagan	14. E-mail: Hagan@TheSouthernGroup.com
15. Address (including city, state, zip): 208 N. Laura St., Suite 710 Jacksonville, FL 32202	16. Preferred Telephone: (904) 425-8765

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.

Both parcels meet all (5) criteria laid out, in the above section, for the city council to consider the waiver. This is a rural area of town where the roads accessing the properties are maintained by the residents. The cost to upgrade the roads to city standards and have the city take over maintenance is not economically feasible. The residents would like to continue to maintain the roads and in doing so would need a waiver of road frontage.

17. Waiver request

Page 3 of 5

Requesting a waiver from 160 ' to 0 ' (two lots) original parcel number of 10 acres is 004683-0000 for 1230 Cathy Tripp Lane North Jacksonville, FL 32220. Split into two parcels. Parcel A is approximately 7 acres with the current home parcel assigned 004683-0100 and Parcel B is approximately 3 acres for a proposed home parcel assigned 004683-0200.

Attached is the original survey prior to split. New survey showing the split, 7 acres with the existing home and proposed location of the home on the 3 acre parcel. The properties have over 393 ft. of road frontage and it's paved road not dirt.

Should you have any questions or need additional information feel free to contact either Charles A Stokes or Rose Stokes 904-502-1520 or 904-318-9772.

trailcam@bellsouth.net

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: Charles A Stokes

Signature: 

Applicant or Agent (if different than owner)

Print name: Chris Hagan

Signature: 

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

Owner(s)

Print name: Rose M Stokes

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: 12-9-22

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: **1230 and 0 Cathy Tripp Lane North**
RE#(s): **004683-0100, 004683-0200**

To Whom it May Concern:

I hereby certify that Charles A. Stokes 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.

By Charles A. Stokes

Print Name: Charles A. Stokes

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 December 2022, by Charles A. Stokes who is personally known to me or who has produced _____ as identification and who took an oath.

Barbra F Olander

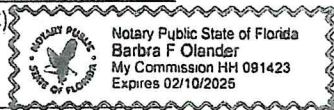
(Signature of NOTARY PUBLIC)

Barbra F. Olander

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



Property Ownership Affidavit - Individual

Date: 12-9-22

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: **1230 and 0 Cathy Tripp Lane North**
RE#(s): **004683-0100, 004683-0200**

To Whom it May Concern:

I hereby certify that Rose M. Stokes 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.

By Rose M Stokes

Print Name: Rose M. Stokes

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 December 2022, by Rose M. Stokes, who is personally known to me or who has produced _____ as identification and who took an oath.

Barbara F. Olander

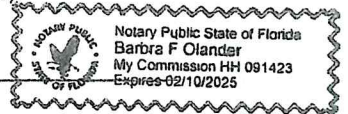
(Signature of NOTARY PUBLIC)

Barbara F. Olander

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



Agent Authorization -- Individual

Date: 12-9-22

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: 1230 and 0 Cathy Tripp Lane North

RE#(s): 004683-0100, 004683-0200

To Whom it May Concern:

You are hereby advised that Charles A. Stokes, as owner of _____

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Chris Hagan 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: Charles A. Stokes

Print Name: Charles A. Stokes

STATE OF FLORIDA
COUNTY OF DUVAL

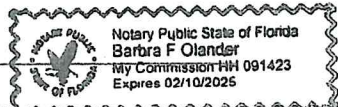
Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 9th day of December 2022, by Charles A. Stokes, who is personally known to me or who has produced _____ as identification and who took an oath.

Barbra F. Olander
(Signature of NOTARY PUBLIC)

Barbra F. Olander
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires:



G:\JOINT\Applications\New Notary Block\Agent Authorization Form Individual 10-2021.docx

Agent Authorization – Individual

Date: 12-9-22

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: 1230 and O Cathy Tripp Lane North

RE#(s): 004683-0100, 004683-0200

To Whom it May Concern:

You are hereby advised that Rose M. Stokes as owner of _____ hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Chris Hagan 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: Rose M. Stokes

Print Name: Rose M Stokes

STATE OF FLORIDA
COUNTY OF DUVAL

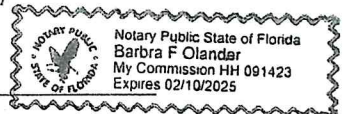
Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 9th day of December 2022 by Rose M. Stokes, who is personally known to me or who has produced _____ as identification and who took an oath.

Barbra F. Olander
(Signature of NOTARY PUBLIC)

Barbra F. Olander
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



G:\JOINT\Applications\New Notary Block\Agent Authorization Form Individual 10-2021.docx

This Document prepared by and Return to:
Barbara G. Sweet
Crossland Title Services, LLC
1563 Alford Place, Suite 1
Jacksonville, FL 32207
(904) 858-9501

Parcel ID: portion of 004683-0000

Warranty Deed

This Deed, Made July ^{22nd} 2022 Between, **Charles A. Stokes and Rose M. Stokes**, a married couple, Grantors, and **Charles A. Stokes and Rose M. Stokes**, a married couple, as tenants by the entirety, whose address is: 1230 Cathy Tripp Lane, Jacksonville, FL 32220, Grantees.

Witnesseth: that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10), and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to encumbrances, restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2021.

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

This conveyance of this homestead property is made to create a tenancy by the entireties between the parties who are a married couple; and to divide the original parcel into two separate parcels with revised legal descriptions, minimal documentary transfer tax is paid.

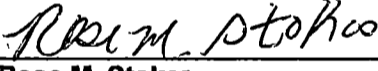
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set hand and seals the date first above written.

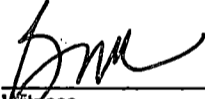
Signed, Sealed and delivered in our presence:



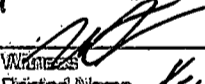
Charles A. Stokes



Rose M. Stokes
1230 Cathy Tripp Lane, Jacksonville, FL 32220



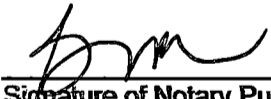
Witness
Printed Name **BARBARA G SWEET**



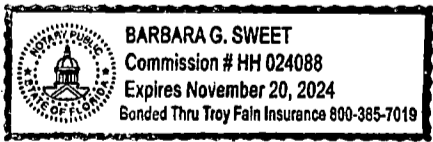
Witness
Printed Name **KEVIN TURNER**

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 22nd day of July, 2022, by Charles A. Stokes and Rose M. Stokes.



Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ___ OR Produced Identification: Type of Identification Produced: FLDL

EXHIBIT "A" LEGAL DESCRIPTION

A PART OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH , RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5. PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE N 89°50'37" W ALONG THE SOUTHERLY LINE OF SAID LOT 14 A DISTANCE OF 331.91' TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE N 00°14'57" E ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 393.16' TO A POINT; THENCE S 89° 58'50" E, A DISTANCE OF 331.94' TO A POINT IN THE EASTERLY LINE OF SAID LOT 14; THENCE S 00°15' 14" W ALONG SAID EASTERLY LINE OF LOT 14 A DISTANCE OF 393.96' TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS PURPOSES:

BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°15'14" WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE, OF 1296.00 FEET; THENCE SOUTH 89°57'00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00° 15'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH 89° 57'00" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 90.00 FEET; THENCE NORTH 00° 15' 14" EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH 89° 59'41" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT 1, BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH , RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE SOUTHERLY SIXTY (60) FEET OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

This Document created by and returned to:
Barbara G. Sweet
Crossland Title Services, LLC
1563 Alford Place, Suite 1
Jacksonville, FL 32207
(904) 868-9501

Parcel ID: portion of 004683-0000

Warranty Deed

This Deed, Made July ^{22nd}, 2022 Between, **Charles A. Stokes and Rose M. Stokes**, a married couple, **Grantors**, and **Charles A. Stokes and Rose M. Stokes**, a married couple, as tenants by the entirety, whose address is: 1230 Cathy Tripp Lane, Jacksonville, FL 32220, **Grantees**.

Witnesseth: that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10), and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to encumbrances, restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2021.

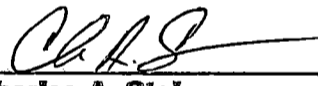
TO HAVE AND TO HOLD the same in fee simple forever.

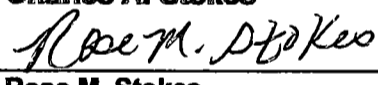
This conveyance of this homestead property is made to create a tenancy by the entireties between the parties who are a married couple; and to divide the original parcel into two separate parcels with revised legal descriptions, minimal documentary transfer tax is paid.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

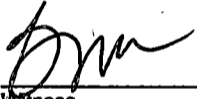
In Witness Whereof, the Grantors have hereunto set hand and seals the date first above written.


Signed, Sealed and delivered in our presence:



Charles A. Stokes


Rose M. Stokes
1230 Cathy Tripp Lane, Jacksonville, FL 32220

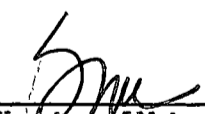


Witness
Printed Name BARBARA G SWEET


Witness
Printed Name KEVIN TURNER

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 22nd day of July, 2022, by Charles A. Stokes and Rose M. Stokes.



Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ___ OR Produced Identification: Type of Identification Produced: FLDL

EXHIBIT "A" LEGAL DESCRIPTION

A PART OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE S 00°15'14" W ALONG THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 931.87' TO A POINT; THENCE N 89°58'50" W, A DISTANCE OF 331.94' TO A POINT IN THE WESTERLY LINE OF SAID LOT 14; THENCE N 00°14'57" E, ALONG SAID WESTERLY LINE OF LOT 14, A DISTANCE OF 931.91' TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE S 89°58'25" E, ALONG THE NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 332.02' TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS PURPOSES:

BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°15'14" WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 1296.00 FEET; THENCE SOUTH 89°57'00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°15'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH 89°57'00" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°15'14" EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH 89°59'41" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE SOUTHERLY SIXTY (60) FEET OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Prepared by: *J. Strickland*
Darlene Strickland
Premier Title Group, Inc.
4800 Beach Blvd, Suite 1
Jacksonville, Florida 32207

File Number: 26195

Doc# 2002086932
Book: 10417
Pages: 931 - 932
Filed & Recorded
03/28/2002 12:11:41 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
NEED DOC STAMP \$ 560.00
RECORDING \$ 9.00

General Warranty Deed

Made this March 25, 2002 A.D. By **EDWIN H. CAPPS**, 1155 Cathy Tripp Lane, Jacksonville, Florida 32220, hereinafter called the grantor, to **CHARLES A. STOKES, A SINGLE MAN**, whose post office address is: 50 North Chaffee Road, Jacksonville, Florida 32220, hereinafter called the grantee:

(Whenever 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 the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Attached Schedule A

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: ~~004675-0000~~ 004675-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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 except taxes accruing subsequent to December 31, 2001.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

C. D. Strickland

Witness Printed Name C. D. STRICKLAND

Edwin H. Capps

EDWIN H. CAPPS
Address: 1155 CATHY TRIPP LANE, JACKSONVILLE,
FLORIDA 32220

(Seal)

Julie R. Courson

Witness Printed Name JULIE R. COURSON

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this March 25, 2002, by EDWIN H. CAPPS, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.



C. Darlene Strickland

Notary Public
Print Name: C. DARLENE STRICKLAND
My Commission Expires: _____

①

Exhibit "A"

LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THE SOUTHERLY SIXTY (60) FEET OF THE ABOVE DESCRIBED LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS PURPOSES.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°15'14" WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 1296.00 FEET; THENCE SOUTH 89°57'00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°15'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH 89°57'00" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°15'14" EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH 89°59'41" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT 1, BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

File Number: 26195

Legal Description with Non Homestead
Closer's Choice

MAP SHOWING
BOUNDARY SURVEY

PARCELA A - Containing 10.00 Acres, more or less, bounded on the north by the 1/2 section line of Section 2, Township 4N, Range 3E, 14th Principal Meridian, on the east by the 1/2 section line of Section 11, Township 4N, Range 3E, 14th Principal Meridian, on the south by the 1/2 section line of Section 10, Township 4N, Range 3E, 14th Principal Meridian, and on the west by the 1/2 section line of Section 9, Township 4N, Range 3E, 14th Principal Meridian. The survey was made by J. M. White, Surveyor, on the 15th day of August, 1908.

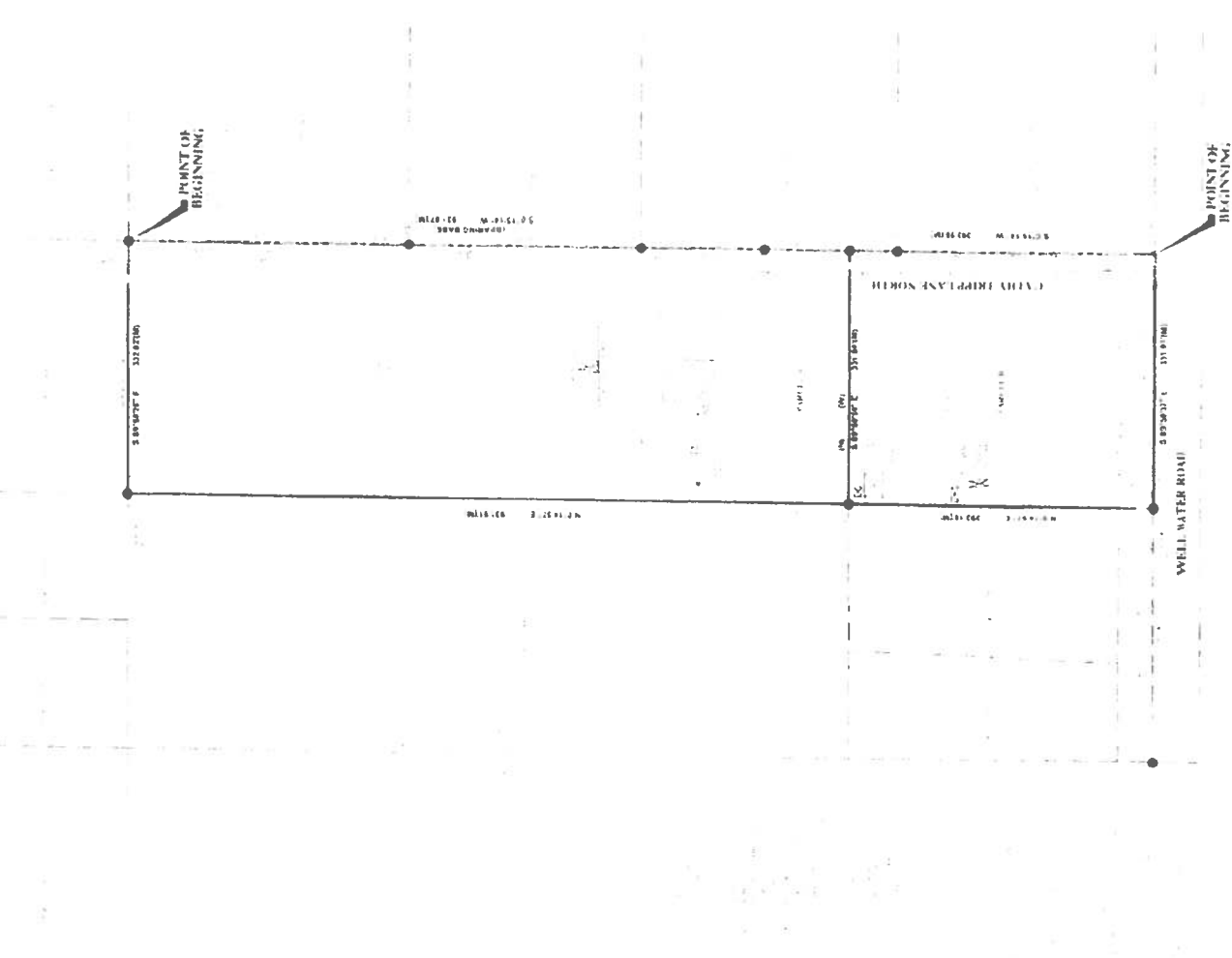
PARCELA B - Containing 10.00 Acres, more or less, bounded on the north by the 1/2 section line of Section 2, Township 4N, Range 3E, 14th Principal Meridian, on the east by the 1/2 section line of Section 11, Township 4N, Range 3E, 14th Principal Meridian, on the south by the 1/2 section line of Section 10, Township 4N, Range 3E, 14th Principal Meridian, and on the west by the 1/2 section line of Section 9, Township 4N, Range 3E, 14th Principal Meridian. The survey was made by J. M. White, Surveyor, on the 15th day of August, 1908.

PARCELA C - Containing 10.00 Acres, more or less, bounded on the north by the 1/2 section line of Section 2, Township 4N, Range 3E, 14th Principal Meridian, on the east by the 1/2 section line of Section 11, Township 4N, Range 3E, 14th Principal Meridian, on the south by the 1/2 section line of Section 10, Township 4N, Range 3E, 14th Principal Meridian, and on the west by the 1/2 section line of Section 9, Township 4N, Range 3E, 14th Principal Meridian. The survey was made by J. M. White, Surveyor, on the 15th day of August, 1908.

PARCELA D - Containing 10.00 Acres, more or less, bounded on the north by the 1/2 section line of Section 2, Township 4N, Range 3E, 14th Principal Meridian, on the east by the 1/2 section line of Section 11, Township 4N, Range 3E, 14th Principal Meridian, on the south by the 1/2 section line of Section 10, Township 4N, Range 3E, 14th Principal Meridian, and on the west by the 1/2 section line of Section 9, Township 4N, Range 3E, 14th Principal Meridian. The survey was made by J. M. White, Surveyor, on the 15th day of August, 1908.

PARCELA E - Containing 10.00 Acres, more or less, bounded on the north by the 1/2 section line of Section 2, Township 4N, Range 3E, 14th Principal Meridian, on the east by the 1/2 section line of Section 11, Township 4N, Range 3E, 14th Principal Meridian, on the south by the 1/2 section line of Section 10, Township 4N, Range 3E, 14th Principal Meridian, and on the west by the 1/2 section line of Section 9, Township 4N, Range 3E, 14th Principal Meridian. The survey was made by J. M. White, Surveyor, on the 15th day of August, 1908.

PARCELA F - Containing 10.00 Acres, more or less, bounded on the north by the 1/2 section line of Section 2, Township 4N, Range 3E, 14th Principal Meridian, on the east by the 1/2 section line of Section 11, Township 4N, Range 3E, 14th Principal Meridian, on the south by the 1/2 section line of Section 10, Township 4N, Range 3E, 14th Principal Meridian, and on the west by the 1/2 section line of Section 9, Township 4N, Range 3E, 14th Principal Meridian. The survey was made by J. M. White, Surveyor, on the 15th day of August, 1908.

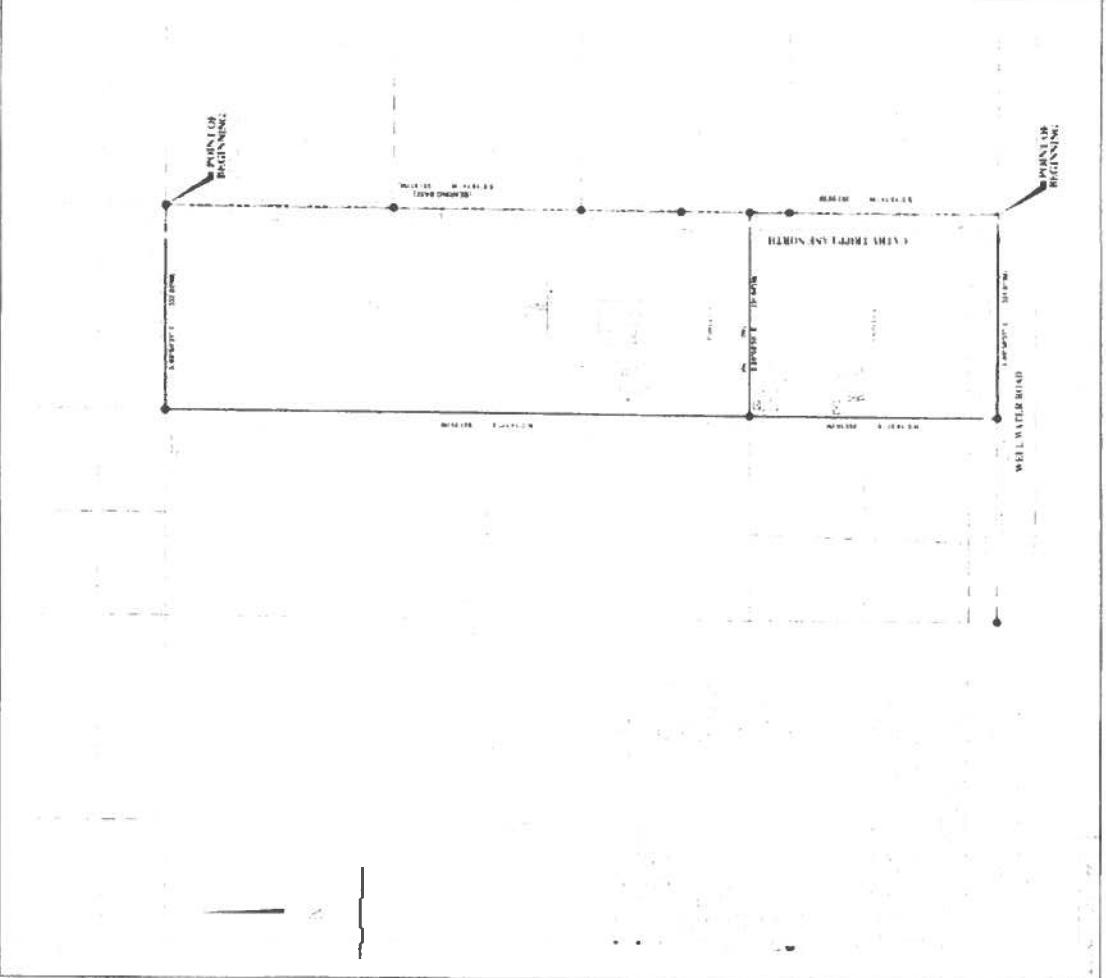


W. J. WILSON
SURVEYING & MAPPING, INC.
100 N. 1st St., St. Paul, Minn.
Tel. 100

MAP SHOWING
BOUNDARY SURVEY

PARCEL A ...
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PARCEL B ...
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JOHNSON
 SURVEYING & MAPPING, INC.
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MAP-MERIDIAN
BOUNDARY SURVEY

TABLE A
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 1
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 2
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 3
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 4
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 5
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 6
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

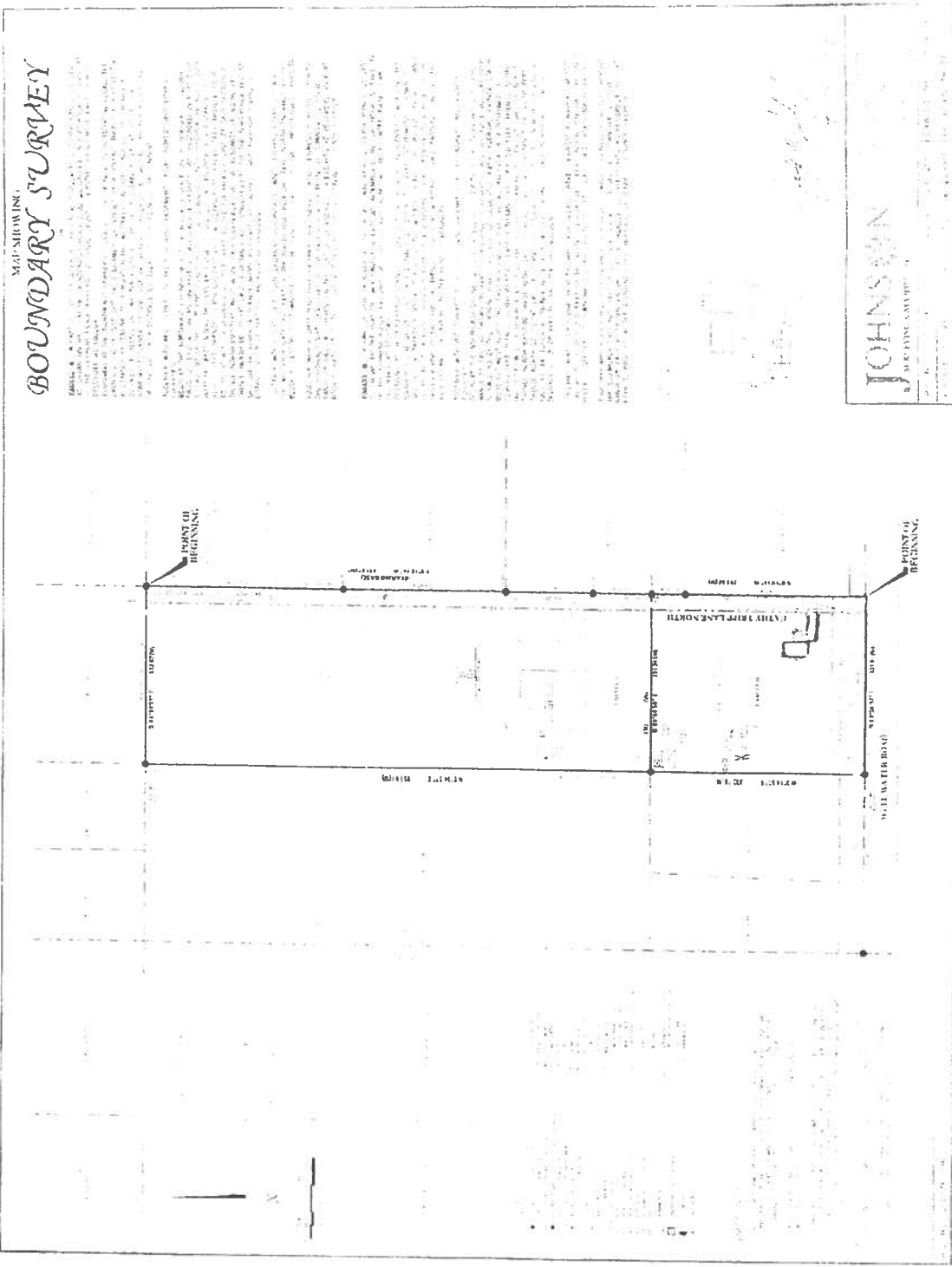
SECTION 7
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 8
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 9
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

SECTION 10
 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF INTERSECTION OF THE BOUNDARY WITH THE MERIDIAN

JOHNSON
 SURVEYOR



Prepared By, Record &
Return to:
Darlene Strickland
1283 Cathy Tripp Ln. N.
Jax. FL 32220

Book 9410 Pg 2212

ROAD MAINTENANCE AGREEMENT

WHEREAS THE UNDERSIGNED ARE OWNERS OF PROPERTY LOCATED IN DUVAL COUNTY, FLORIDA; AND

WHEREAS, THE UNDERSIGNED EACH OWN PROPERTY WHICH FRONTS UPON AND IS SERVED BY A CERTAIN ROADWAY KNOWN AS CATHY TRIPP LANE NORTH, SEE EXHIBIT "A" ATTACHED HERETO, WHICH ROADWAY IS NOT MAINTAINED BY DUVAL COUNTY; AND

WHEREAS, THE UNDERSIGNED ACKNOWLEDGE AND AGREE THAT IT IS IN THEIR MUTUAL BEST INTEREST AND IN THE INTEREST OF ALL PROPERTY OWNERS WHOSE LOTS FRONT UPON AND ARE SERVED BY SAID ROAD TO HAVE A MUTUAL UNDERSTANDING WITH REGARD TO THE PERPETUAL MAINTENANCE AND CARE OF SAID ROAD RIGHT-OF-WAY.

1. IT IS IN THEIR MUTUAL BEST INTEREST THAT SAID ROAD BE MAINTAINED IN A PASSABLE CONDITION TO PROVIDE ADEQUATE INGRESS AND EGRESS TO THE VARIOUS PROPERTIES FRONTING UPON AND SERVED BY SAID ROAD RIGHT-OF-WAY.

2. EACH OF THE UNDERSIGNED AGREE TO ASSIST AND COOPERATE IN THE GENERAL MAINTENANCE AND UPKEEP OF THE SUBJECT ROAD RIGHT-F-WAY AND TO ENCOURAGE EACH OTHER AND THOSE PROPERTY OWNERS WHO ARE NOT PARTIES TO THIS AGREEMENT, TO PARTICIPATE IN THE MAINTENANCE AND UPKEEP OF SAID ROAD.

3. THE PARTIES AGREE THAT THIS AGREEMENT MAY BE RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THAT IT SHALL INURE TO THE BENEFIT OF THE PARTIES TO THIS AGREEMENT AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

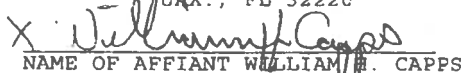
IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS ON THE DATES SET FORTH HEREIN.



NAME OF AFFIANT EDWIN H. CAPPS


NAME OF AFFIANT IRA J. MERRITT, II

ADDRESS: 1155 CATHY TRIPP LANE N.
JAX., FL 32220

ADDRESS: 1273 CATHY TRIPP LANE
N. JAX., FL 32220

X 
NAME OF AFFIANT WILLIAM E. CAPPS


NAME OF AFFIANT CHERYL S. MERRITT

ADDRESS:

ADDRESS: 1273 CATHY TRIPP LANE
N. JAX., FL 32220

3

15

Banner E Strickland Jr.
NAME OF AFFIANT BANNER EARL
STRICKLAND, JR.
ADDRESS: 1283 CATHY TRIPP LANE N.
JAX., FL 32220

Cynthia Darlene Strickland
NAME OF AFFIANT CYNTHIA
DARLENE STRICKLAND
ADDRESS: 1283 CATHY TRIPP
LANE N. JAX., FL
32220

NAME OF AFFIANT
ADDRESS:

NAME OF AFFIANT
ADDRESS:

NAME OF AFFIANT
ADDRESS:

NAME OF AFFIANT
ADDRESS:

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED
IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE
ACKNOWLEDGEMENTS, PERSONALLY APPEARED EDWIN H. CAPPS, WILLIAM H.
CAPPS, IRA J. MERRITT, II, CHERYL S. MERRITT, BANNER E. STRICKLAND,
JR. AND CYNTHIA DARLENE STRICKLAND ARE PERSONALLY KNOWN TO ME OR
WHO PRODUCED DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME BY TAKING AN OATH
THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID
THIS 9TH DAY OF SEPTEMBER, 1999.

Tanya L. Sovie
NOTARY PUBLIC

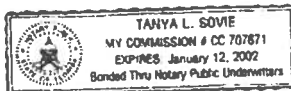


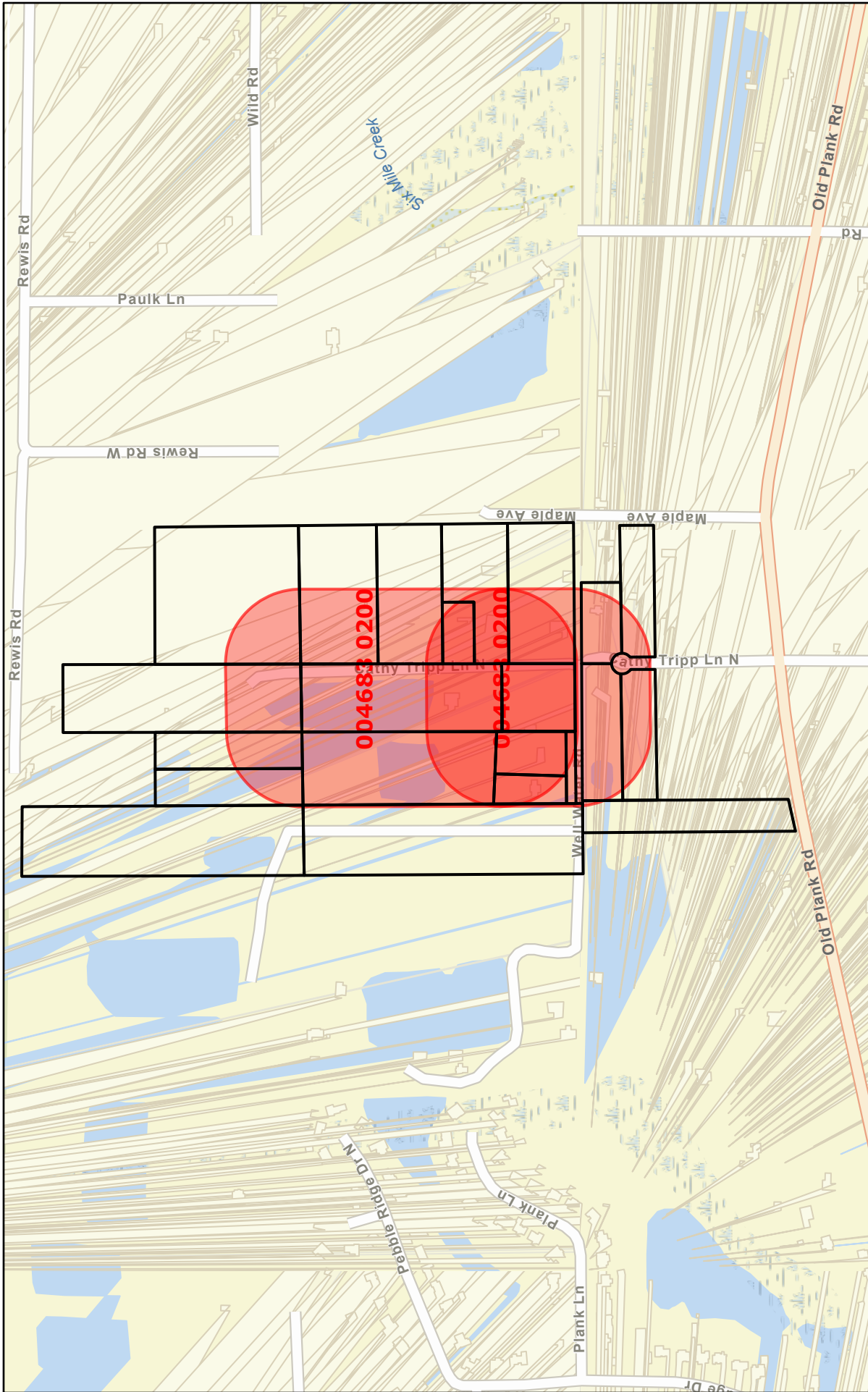
EXHIBIT "A"

Book 9410 Pg 2214

LOTS (TRACTS) 9, 10, 11, 12, 13, 14, AND 16, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

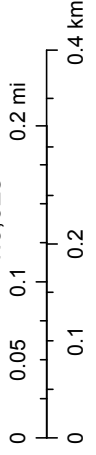
Bk: 9410
Pg: 2212 - 2214
Doc# 99227588
Filed & Recorded
09/13/99
10:16:10 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00

Land Development Review



November 2, 2022

1:9,028



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP
004684 0000	KAUFFMANN THOMAS		1257 CATHY TRIPP LN		JACKSONVILLE	FL 32220-1348
006469 0010	OPACHICH PATRICK		1101 N CATHY TRIPP LN		JACKSONVILLE	FL 32220
004682 0040	EAST ISAAC		3913 CEDAR BLUFF LN		JACKSONVILLE	FL 32226
006470 0080	VARNER JUNIOR F ET AL		1128 CATHY TRIPP LN N		JACKSONVILLE	FL 32220-1361
004682 0030	BEGER ANDREW SCOTT		9643 WELL WATER RD		JACKSONVILLE	FL 32220
004685 0050	MCCOLLIM HEATHER L		1129 N CATHY TRIPP LN		JACKSONVILLE	FL 32220
004681 0000	CAPPS APRIL		9675 WELL WATER RD		JACKSONVILLE	FL 32220
006470 0000	DESAUSSURE ARDEN ET AL		1125 N CATHY TRIPP LN		JACKSONVILLE	FL 32220
004682 0021	RED OAK INVESTMENT PROPERTIES		3495 5TH AVE N		ST PETERSBURG	FL 33713
004685 0010	ATKINS JASON KEITH		1221 CATHY TRIPP LN N		JACKSONVILLE	FL 32220
006470 0090	CRUM CHARLES W		1050 CATHY TRIPP LN		JACKSONVILLE	FL 32220-1347
004685 0005	HOLTON FAMILY TRUST		1221 CATHY TRIPP LN N		JACKSONVILLE	FL 32220
004683 0200	STOKES CHARLES A		1230 CATHY TRIPP LN		JACKSONVILLE	FL 32220
004675 0090	NEWCOMER ROBERT F		1455 CATHY TRIPP LN		JACKSONVILLE	FL 32220-1365
004684 0100	GILLMAN ROBERT		1435 CATHY TRIPP LN		JACKSONVILLE	FL 32220-1365
004675 0000	CAPPS EDWIN H		10212 HECKSCHER DR		JACKSONVILLE	FL 32226-2510
004677 0000	FIRST COAST LAND MANAGEMENT		7749 NORMANDY BLVD	SUITE 121 360	JACKSONVILLE	FL 32221
	NORTHWEST	RHONDA BOYD	9381 ARBOR OAK LN		JACKSONVILLE	FL 32208
	WHITEHOUSE CIVIC ASSOCIATION	JAMES B CLARK	550 CATHY TRIPP LN .			