

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2022-0612 (WRF 22-20)

NOVEMBER 15, 2022

Location: 914 Otis Road, 0 Otis Road

Real Estate Number(s): 001628-0005, 001628-0015

Waiver Sought: Reduce Minimum Required Road Frontage from
140 Feet to 0 Feet

Present Zoning: Agriculture (AGR)

Current Land Use Category: Agriculture-IV (AGR-IV)

Planning District: 4, Southwest

Owners: Kenneth R. and Debra R. Ward
914 Otis Road
Jacksonville, Florida 32220

Scott Edward Ward
260 Brickyard Road
Middleburg, Florida 32068

Applicant: Scott Edward Ward
260 Brickyard Road
Middleburg, Florida 32068

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0612** (WRF 22-20) seeks to reduce the required minimum road frontage from 140 feet to 0 feet for four lots. The lots total approximately 12.95± acres and contain several structures including houses, barns, and an RV. Based on the submitted application, the owners intend to split the two original lots into a total of four lots and allow for a family partition. These proposed lots would meet Agriculture (AGR) Zoning District requirements. Additionally, two lots would require access on a thirty foot ingress/egress easement along the eastern property lines.

The property owner applied for a waiver of road frontage under **Ordinance 2019-0642** when property 914 Otis Road (RE# 001628-0005) was one tract of land, where the applicant intended to split the lot into two lots. That waiver was approved due to the fact that both lots would be served by a 60 foot wide private easement that is directly connected to the public right of way of Otis Road.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The four proposed parcels meet the requirements to construct single family dwellings in the AGR Zoning District except for road frontage. Parcels RE# 001628-0005 and RE# 001628-0015 currently front an approved private easement on Otis Road. Once the properties are split into four parcels, two parcels (including parcel RE# 001628-0015) will front a proposed thirty foot wide ingress/egress easement along the eastern property line. Due to the splitting of the properties into four parcels for a family partition, the parcels will not have a consistent 35 feet of road frontage and will need a waiver of road frontage. Without an approval, the owners will not have the ability to create a family partition.

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

No. The waiver of road frontage, if granted, would permit the construction of additional single family dwellings for a family partition. Approval of this request would not change the cost burden on the applicant for the construction of the single-family dwelling. It is not anticipated that the applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code.

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

No. It is not anticipated that the waiver which would permit construction of new single family dwellings will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. There are a diverse number of lots of varying sizes and shapes in the surrounding area.

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

Yes. The applicant will use a 30 foot wide easement to access the lot created in 2022 and a fourth lot when the owner intends to split the properties. The easement will connect to another easement located at 0 Otis Road which is an unmaintained public right of way.

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

No. The proposed 30 foot wide easement, and the 60 foot wide easement that was previously approved for a waiver of road frontage under **Ordinance 2019-0642**, will provide adequate access to the subject properties. There is no detriment to the public health, safety, or welfare, and the development will comply with all other requirements of the Zoning Code.

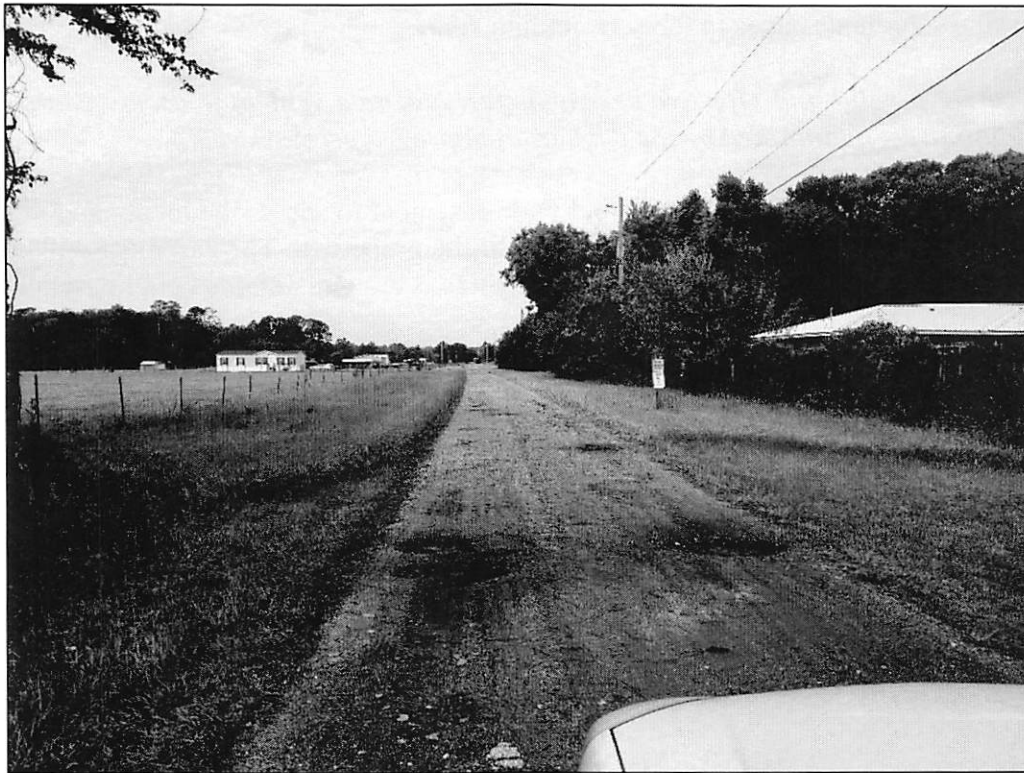
SUPPLEMENTARY INFORMATION

Upon receipt of the photograph supplied by the agent of the subject properties on August 24, 2022, the Planning and Development Department Staff observed that the required Notice of Public Hearing sign was posted.

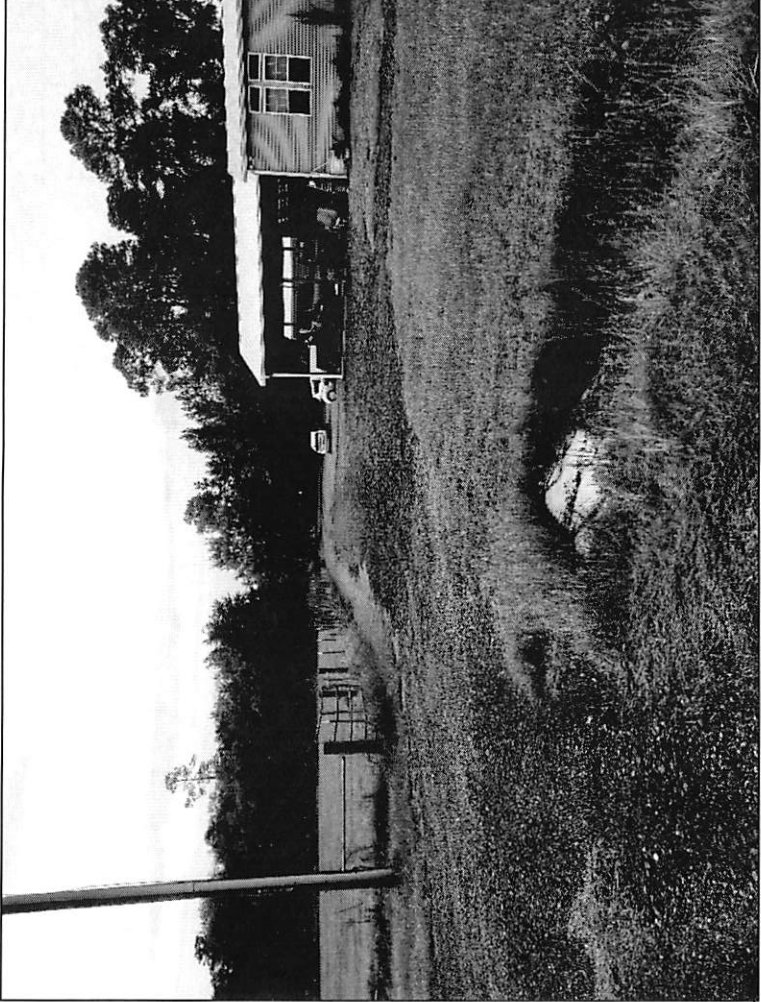


RECOMMENDATION

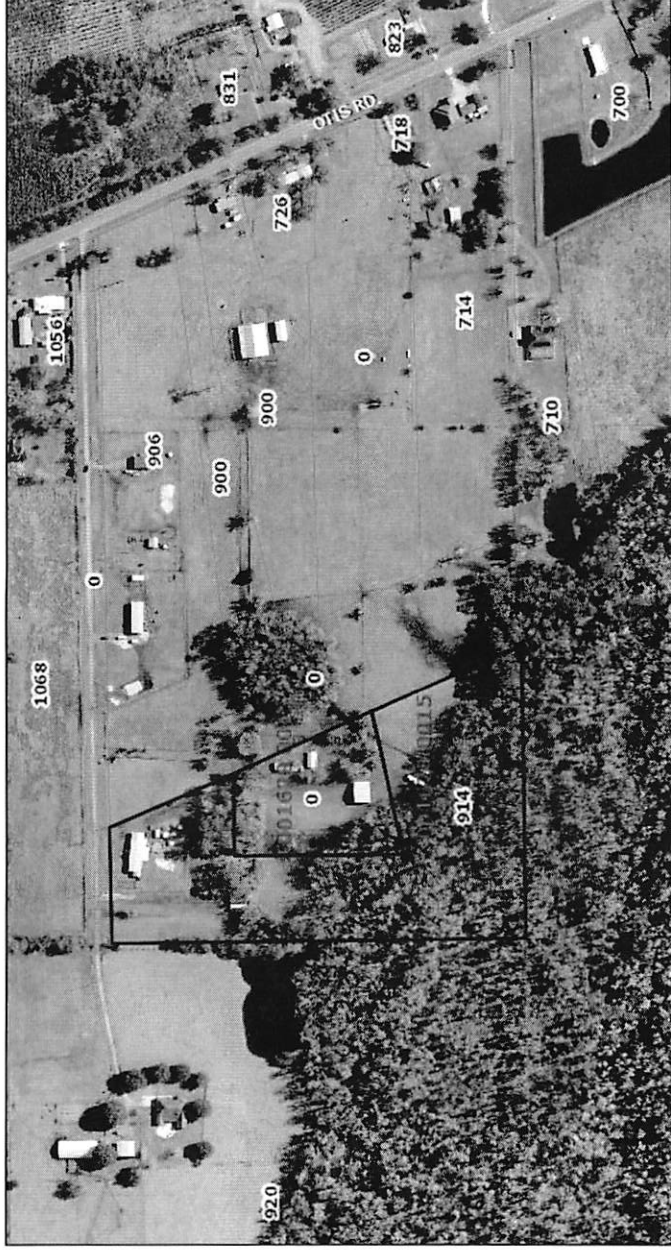
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0612 (WRF 22-20)** be **APPROVED**.



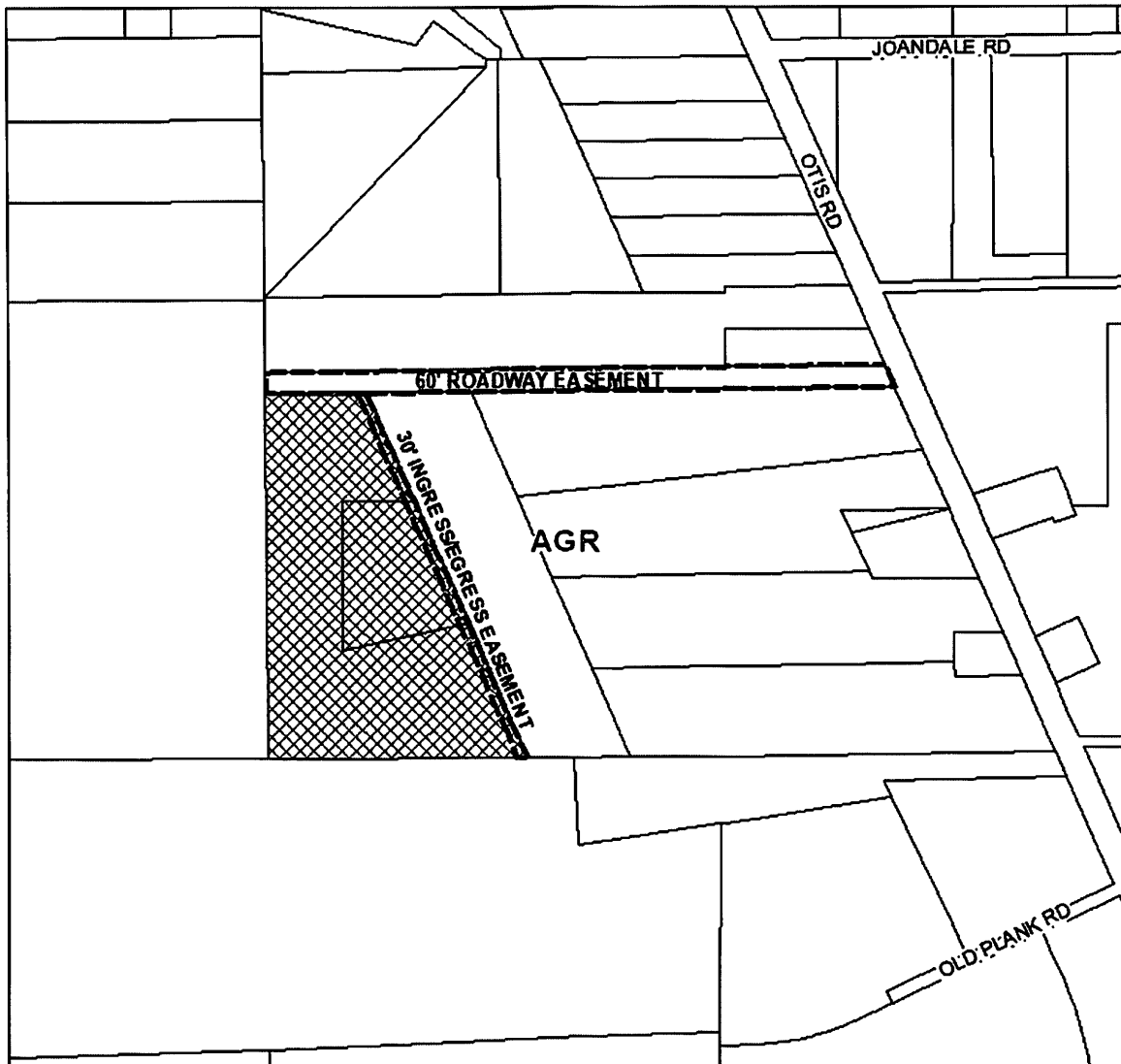
60 foot wide private easement that is directly connected to the public right of way of Otis Road.



View of general vicinity where the thirty foot ingress/egress easement along the eastern property line is being proposed.

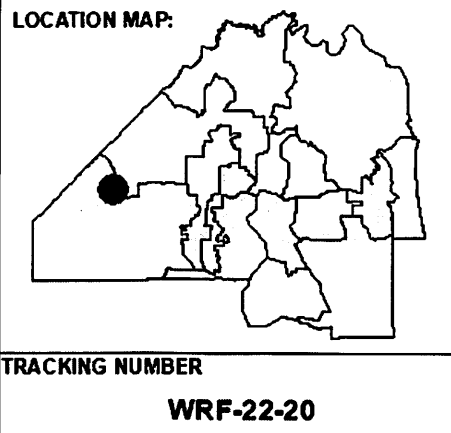


Aerial view of subject properties.



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 140' TO 0' (SEE WRF-19-22 2019-642-E)



A north arrow is shown with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below it is a scale bar with markings at 0, 160, 320, and 640 feet.

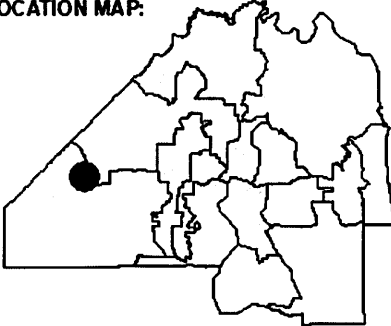
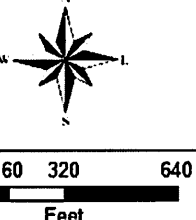
COUNCIL DISTRICT:

12

EXHIBIT 3

PAGE 1 OF 1



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 140' TO 0' (SEE WRF-19-22 2019-642-E)</p>	<p>LOCATION MAP:</p>  <p>A small map of the city area with a black dot indicating the location of the site. The map shows various city blocks and streets.</p>	 <p>A compass rose with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below it is a scale bar with markings at 0, 160, 320, and 640 feet.</p>
	<p>TRACKING NUMBER</p> <p>WRF-22-20</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Date Submitted:	5/16/22
Date Filed:	5/31/22

Application Number:	WRF-22-20
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:	AGR	Current Land Use Category: AGR IV
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): WRF-19-22		
Applicable Section of Ordinance Code: 656.133		
Notice of Violation(s):		
Neighborhood Associations:		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1259 ⁰⁰	Zoning Asst. Initials: AJ

PROPERTY INFORMATION	
1. Complete Property Address: 914 Otis Rd. Jacksonville, FL 32220	2. Real Estate Number: 1) 001628-0005 001628-0010 RE# ≠ PropAdd.
3. Land Area (Acres): 12.94	4. Date Lot was Recorded: 12/26/19 2) 001628-0015
5. Property Located Between Streets: Otis Rd. and Old Plank Rd.	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 70 feet to 0 feet.	
8. In whose name will the Waiver be granted? Kenneth R. Ward, Sr.	

140' to 0'
~~140' 0' 4"~~
~~102' 0' 2"~~

SEE (WRF-19-22)
 2019-642-E)

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Kenneth R. Ward Sr.	10. E-mail: kendeb5993@gmail.com
11. Address (including city, state, zip): 914 Otis Rd. Jacksonville, FL 32220	12. Preferred Telephone: (904) 742-7916

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>

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Debra Reece Ward	10. E-mail: kendeb5993@gmail.com
11. Address (including city, state, zip): 914 Otis Rd. Jacksonville, FL 32220	12. Preferred Telephone: (904) 993-8969

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

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

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Scott E. Ward	10. E-mail: scott_ward07@comcast.net
11. Address (including city, state, zip): 260 Brickyard Rd, Middleburg FL 32068	12. Preferred Telephone: (904) 568-3080

↑ OWNER OF RE# 001628-0015

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Kenneth R. Ward, Sr.	14. E-mail: Kendeb5993@gmail.com
15. Address (including city, state, zip): 914 Otis Rd Jacksonville, FL 32220	16. Preferred Telephone: (904) 742-7916

↑ OWNER OF RE# 001628-0005

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>

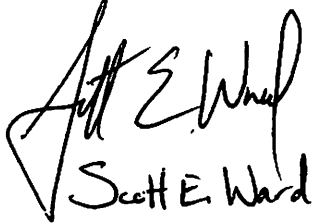
17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the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

We (Kenneth and Debra Ward) would like to set up a family homestead at 914 Otis Rd. for our children to be able to build their homes upon. We currently have a home in place and live at the front of the property and would like to divide the land into four plats for our children. We would like to have a 30 ft. easement going down the left hand side or the east side of the property all the way to the back for a road to access two of the subdivided lots. Our son, (Scott Ward) is in need of this waiver to get a permit to build his home on the land that we have deeded to him.

To whom it may concern,

If possible, it is ok that the Waiver will only be granted in the name of "Kenneth R. Ward, Sr." despite the fact that Scott Edward Ward owns one of the parcels.

Thank you,


Scott E. Ward

Request for Waiver of Minimum Required Road Frontage Application

4 lots x 35 = 140' required on App. Public/Private app Right of Way

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: <u>Kenneth Ward</u> Signature: <u>Kenneth Ward</u>	Applicant or Agent (if different than owner) Print name: <u>Jessie Ward</u> Signature: <u>Jessie Ward</u>
--	--

Owner(s) Print name: <u>Debra Ward</u> Signature: <u>Debra Ward</u>	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>
--	---

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

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: Kenneth R. Ward, Sr
Signature: Kenneth R. Ward, Sr.

Applicant or Agent (if different than owner)

Print name: _____
Signature: _____

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

Owner(s)

Print name: Scott E. Ward
Signature: Scott E. Ward

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 I

May 31, 2022

LEGAL DESCRIPTION: Parcel A

A tract of land being a portion of that certain property as described in Official Records Book 19048, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Southeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence S89°36'50"W, along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 16, for 1181.60 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue S89°36'50"W, along said South line, for 150.00 feet to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16, said point also being the Southwest corner of aforesaid certain property; thence N00°01S'59"W, along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 16 for 1061.65 feet to the Southwest corner of that certain property known as Parcel 2, as described in Official Records Book 7289, page 384 of the Public Records of Duval County, Florida; thence N89°19'14"S, along the South line of said certain property, for 150.00 feet; thence S00°15'59"E, leaving said South line, for 1062.41 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 3.66 acres, more or less.

Together with an undivided 1/4 interest in that undivided 1/3 interest of that 1/2, interest of that certain property known as Deed to Roadway described in Official Records Book 7417, page 1920 of the Public Records of Duval County, Florida.

Together with an easement for Ingress, Egress and Utilities, being more particularly described as follows:

A tract of land being a portion of that certain property as described in Official Records Book 19048, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Southeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence S89°36'50"W, along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 16, for 570.58 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue S89°36'50"W, along said South line for 32.67 feet; thence N23°43'41"W, leaving said South line, for 1157.77 feet to the point of intersection with the South line of that certain property known as Parcel 2 as described in Official Records Book 7289 Page 384 of the Public Records of Duval County, Florida; thence N89°19'14"E, along said South line for 32.60 feet to the Northeast corner of aforesaid certain property as described in Official Records Book 19048 Page 1025; thence S23°43'41"E along the East line of said certain property for 1157.95 feet to the POINT OF BEGINNING of the parcel herein described.

LEGAL DESCRIPTION: Parcel B

A tract of land being a portion of that certain property as described in Official Records Book 19048, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Southeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence S89°36'SO"W, along the South line of the Northeast 1' of the Southeast 1/4 of said Section 16, for 570.58 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue S89°36'50"W", along said South line, for 542.47 feet; thence N00°15'59"W" leaving said South line, for 313.83 feet; thence N77°40'30"E, for 380.64 feet to the point of intersection with the East line of said certain property; thence S23°43'41"E, along said East line for 427.57 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 3.79 acres, more or less.

Together with an undivided 1/4 interest in that undivided 1/3 interest of that 1/2, interest of that certain property known as Deed to Roadway described in Official Records Book 7417, page 1920 of the Public Records of Duval County, Florida.

Together with an easement for Ingress, Egress and Utilities, being more particularly described as follows:

A tract of land being a portion of that certain property as described in Official Records Book 19048, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Southeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence S89°36'50"W, along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 16, for 570.58 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue S89°36'50"W, along said South line for 32.67 feet; thence N23°43'41"W, leaving said South line, for 1157.77 feet to the point of intersection with the South line of that certain property known as Parcel 2 as described in Official Records Book 7289 Page 384 of the Public Records of Duval County, Florida; thence N89°19'14"E, along said South line for 32.60 feet to the Northeast corner of aforesaid certain property as described in Official Records Book 19048 Page 1025; thence S23°43'41"E along the East line of said certain property for 1157.95 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 0.80 acres, more or less.

LEGAL DESCRIPTION: Parcel C

A tract of land being a portion of that certain property as described in Official Records Book 19048, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Southeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence S89°36'50"W, along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 16, for 1113.05 feet; thence N00°15'59"W, leaving said South line, for 313.83 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue N00°15'59"W, for 439.15 feet; thence N89°26'37"E, for 215.68 feet to the point of intersection with the East line of said certain property; thence S23°43'41"E, along said East line for 393.23 feet; thence S77°40'30"W, leaving said East line for 380.84 feet to the POINT OF BEGINNING of the parcel herein described .

Containing 2.77 acres, more or less

Together with an undivided 1/4 interest in that undivided 1/3 interest of that 1/2, interest of that certain property known as Deed to Roadway described in Official Records Book 7417, page 1920 of the Public Records of Duval County, Florida.

Together with an easement for Ingress, Egress and Utilities, being more particularly described as follows:

A tract of land being a portion of that certain property as described in Official Records Book 19048, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Southeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence S89°36'50"W, along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 16, for 570.58 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue S89°36'50"W, along said South line for 32.67 feet; thence N23°43'41"W, leaving said South line, for 1157.77 feet to the point of intersection with the South line of that certain property known as Parcel 2, as described in Official Records Book 7289, page 384 of the Public Records of Duval County, Florida; thence N89°19'14"E, along said South line, for 32.60 feet to the Northeast corner of aforesaid certain property as described in Official Records Book 19048, page 1025; thence S23°43'41"E, along the East line of said certain property, for 1157.95 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 0.80 acres, more or less.

LEGAL DESCRIPTION: Parcel D

A tract of land being a portion of that certain property as described in Official Records Book 19048, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Southeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence S89°36'50"W, along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 16, for 1113.05 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue S89°36'50"W, along said South line, for 68.55 feet; thence N00°15'59"W" leaving said South line, for 1062.41 feet to the point of intersection with the South line of that certain property known as Parcel 2, described in Official Records Book 7289, page 384 of the Public Records of Duval County, Florida; thence N89°19'14"E, along said South line, for 150.00 feet to the Northeast corner of aforesaid certain property as described in Official Records Book 19048, page 1025; thence S23°43'41"E, along the East line of said certain property, for 337.15 feet; thence S89°26'37"W, leaving said East line, for 215.68 feet; thence S00°15'59"E, for 752.98 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 2.73 acres or less.

Exhibit I

Together with an undivided 1/4 interest in that undivided 1/3 interest of that 1/2, interest of that certain property known as Deed to Roadway described in Official Records Book 7417, page 1920 of the Public Records of Duval County, Florida.

Together with an easement for Ingress, Egress and Utilities, being more particularly described as follows:

A tract of land being a portion of that certain property as described in Official Records Book 19048, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Southeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence S89°36'50"W, along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 16, for 570.88 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue S89°36'50"W, along said South line for 32.67 feet; thence N23°43'41"W, leaving said South line, for 1157.77 feet to the point of intersection with the South line of that certain property known as Parcel 2, as described in Official Records Book 7289, page 384 of the Public Records of Duval County, Florida; thence N89°19'14"E, along said South line, for 32.60 feet to the Northeast corner of aforesaid certain property as described in Official Records Book 19048, page 1025; thence S23°43'41"E, along the East line of said certain property, for 1157.95 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 0.80 acres, more or less.

Deed to Roadway

This Deed to a Roadway is made this 17th day of September, 1992, by Robert R. Tebow and Pamela E. Tebow, his wife, Grantor, whose mailing address is Route 2, Box 838, Otis Road, Bryceville, FL 32009, and Arthur Lee Williams, ^{AND MYRTIS WILLIAMS, HIS WIFE} ~~and Myrtis Williams, his wife~~ Grantee, whose mailing address is Rout 2, Box 846, Otis Road, Bryceville, FL 32009, and whose social security number is [REDACTED].

The Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grant ee, and Grantee's heirs and assigns forever an **one-half undivided interest** in the following-described land situated in Duval County, Florida for use as a 60 foot roadway:

Part of Farm 3 and 4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 2 South, Range 24 East, Jacksonville Farms as recorded in Plat Book 3, page 41 of the current public records of Duval County, Florida, and part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 2 south, Range 24 east of said county and being more particularly described as follows:

Commence at the intersection of the North line of said Farm 3 with the westerly right of way line of Otis road (State Route no. 119) an 80 foot right of way as now established; thence south 23 degrees 46 minutes east on said westerly right of way a distance of 227.80 feet to the point of beginning; thence south 89 degrees 02 minutes 05 seconds west parallel to the north line of said Farm 3 and 4, a distance of 479.15 feet to the west line of said Farm 4; said line also being the east line of said section 16; thence south 89 degrees 19 minutes west, a distance of 1330.80 feet to the west line of said northeast 1/4 of the southeast 1/4; thence south 00 degrees 18 minutes 44 seconds east on said east line a distance of 60.0 feet; thence north 89 degrees 19 minutes east a distance of 1,331.34 feet to the east line of said section 16; thence north 89 degrees 02 minutes 05 seconds east, a distance of 504.52 feet to said westerly right of way line of Otis road; thence north 23 degrees 46 minutes west on said west right of way, a distance of 65.09 feet to the point of beginning.

Documentary Tax PDLS 201 02 \$ 4410
Documentary Tax PDLS 201 02 \$ _____
Notary Public for Florida
348.374
R. Parks Deputy Clerk

This Instrument was prepared by and Return to
McCarthy Crenshaw, Jr., 3855 St. Johns Ave., Jacksonville, FL 32205

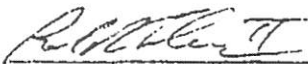
Covenants Running with the Land:

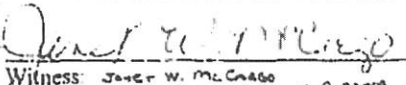
This conveyance is subject to the agreement that both parties will share equally the expenses for the upkeep of this roadway determined to be necessary in the opinion of the grantor, and the taxes on the land; and if one party will not pay his respective one half amount of the repairs and upkeep on the road and the taxes, then the other party is granted a lien for the full amount of the repairs paid or the taxes paid, or both, and after three years of nonpayment the party who has paid for the repairs and upkeep and taxes may take action to foreclose this lien.

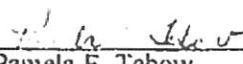
In Witness whereof, grantor has caused this instrument to be signed on the day and year first above written.

Signed, Sealed and Delivered in our Presence:



Witness: McCarthy Crenshaw, Jr.
3855 St. Johns Ave. Jax., FL. 32205


Robert R. Tebow


Witness: Janet W. McCrebo
1807 S. Don Hill, Gainesville, FL 32609


Pamela E. Tebow

The foregoing instrument was acknowledged before me this 17th day of September, 1992 by Robert R. Tebow and Pamela E. Tebow, who are personally know to me and did acknowledge to me that they executed the foregoing for the purposes expressed therein.


McCarthy Crenshaw, Jr.
Notary Public, State of Florida at Large
My Commission Expires: 12/7/93

NOTE: GRANTEE IS ARTHUR LEE WILLIAMS AND MYRTIS WILLIAMS, HIS WIFE

ART
rw

02 SEP 19 92 11:11

92-0110711

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 5/16/2022

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: 914 Otis Rd. RE#(s): 001628-0010

To Whom it May Concern:

I Kenneth Ward hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver for minimum road frontage submitted to the Jacksonville Planning and Development Department.

By: Kenneth Ward
Print Name: Kenneth Ward

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25 day of May 2022 by Kenneth Ward, who is personally known to me or who has produced Drivers License as identification and who took an oath.

Amanda Smith
(Signature of NOTARY PUBLIC)

Amanda Smith
(Printed name of NOTARY PUBLIC)



AMANDA M SMITH
Commission # GG 909739
Expires September 24, 2023
Bonded Thru Budget Notary Services

State of Florida at Large.
My commission expires: 9-24-2023

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 7-28-2022

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: 914 OHS Rd. RE#(s): 001628-0015

To Whom it May Concern:

I Scott E Ward hereby certify that I am 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 [Signature]

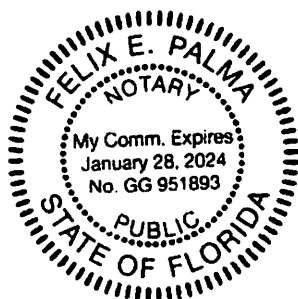
Print Name: Scott E. Ward

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 29th day of July 2022 by Scott E. Ward, who is personally known to me or who has produced FL DL as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Felix E Palma
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: January 28, 2024

Prepared by and return to:

Cindy Holland
Estate Title LC DBA Estate Title and Trust
10450 San Jose Boulevard
|
Jacksonville, FL 32257
(904) 260-5222
File No 19-621

Parcel Identification No 001628-0010

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM -- SECTION 689.02, F.S.)

This indenture made the 20th day of December, 2019 between ROBERT E. WILLIAMS, whose post office address is 2323 St Johns Ave, Jacksonville, FL 32204, of the County of Duval, State of Florida, Grantor, to KENNETH R. WARD and DEBRA REECE WARD, husband and wife, whose post office address is 1597 Hammond Blvd Jacksonville FL 32221, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval, Florida, to-wit:

PARCEL I

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 EAST. DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 89°36'50" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 570.58 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE SOUTH 89°36'50" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 761.02 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 00°15'59" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 1061.63 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7289, PAGE 364, PARCEL 2; THENCE NORTH 89°19'14" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 300.00 FEET; THENCE SOUTH 23°43'41" EAST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 1157.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN THE GRANTOR'S UNDIVIDED ONE-HALF (1/2) INTEREST IN THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED TO ROADWAY FROM ROBERT R. TEBOW AND PAMELA A. TEBOW, HIS WIFE, TO ARTHUR LEE WILLIAMS AND MYRTIS WILLIAMS, HIS WIFE, DATED SEPTEMBER 17, 1992 AND RECORDED SEPTEMBER 18, 1992 IN OFFICIAL RECORDS BOOK 7417, PAGE 1920, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Walter D. Bowers
WITNESS *Walter D. Bowers*

Robert E. Williams
ROBERT E. WILLIAMS

Monica L. Hentschel
WITNESS *Monica L. Hentschel*

STATE OF FLORIDA
COUNTY OF DUVAL

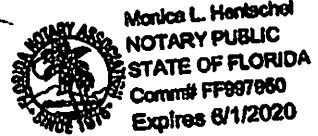
The foregoing instrument was acknowledged before me this 20th day of December, 2019, by ROBERT E. WILLIAMS.

Monica L. Hentschel

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

Personally Known: _____ OR Produced Identification: /

Type of Identification
Produced: Drivers License



WARD KENNETH R
914 OTIS RD
JACKSONVILLE, FL 32234
WARD DEBRA REECE

Primary Site Address
914 OTIS RD
Jacksonville FL 32234

Official Record Book/Page
19048-01025

Tile #
4416

914 OTIS RD
Property Detail

RE #	001628-0010
Tax District	G5
Property Use	0200 Mobile Home
# of Buildings	3
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	569187

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$203,656.00	\$227,516.00
Extra Feature Value	\$53,589.00	\$51,282.00
Land Value (Market)	\$114,330.00	\$114,330.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$371,575.00	\$393,128.00
Assessed Value	\$260,692.00	\$268,512.00
Cap Diff/Portability Amt	\$0.00 / \$110,883.00	\$124,616.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$210,692.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value

Assessed Value	\$268,512.00
Homestead (HX)	\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	\$25,000.00
Taxable Value	\$218,512.00

SJRWMD/FIND Taxable Value

Assessed Value	\$268,512.00
Homestead (HX)	\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	\$25,000.00
Taxable Value	\$218,512.00

School Taxable Value

Assessed Value	\$268,512.00
Homestead (HX)	\$25,000.00
Taxable Value	\$243,512.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19048-01025	12/20/2019	\$151,000.00	WD - Warranty Deed	Qualified	Vacant
15089-01387	12/7/2009	\$100.00	WD - Warranty Deed	Unqualified	Vacant
13098-01049	2/27/2006	\$100.00	WD - Warranty Deed	Unqualified	Vacant
07475-02156	12/14/1992	\$100.00	CT - Certificate of Title	Unqualified	Vacant
06798-01177	11/6/1989	\$100.00	WD - Warranty Deed	Unqualified	Vacant
06684-00997	2/1/1989	\$162,700.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPGR7	Fireplace Gas	1	0	0	1.00	\$2,978.00
1	CPAR2	Carport Aluminum	2	10	40	400.00	\$4,092.00
1	CVPR2	Covered Patio	3	6	37	222.00	\$3,025.00
2	CSDR2	Cattle Shed Class D	3	38	40	1,520.00	\$11,218.00
2	CVPR2	Covered Pato	1	24	28	672.00	\$9,156.00
3	CVPR2	Covered Patio	1	10	20	200.00	\$2,725.00
3	CPAR2	Carport Aluminum	3	14	38	532.00	\$5,442.00
4	CVPR2	Covered Patio	1	18	32	576.00	\$7,848.00
5	DKWR2	Deck Wooden	1	14	16	224.00	\$4,798.00

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0104	AGR IV - 1 UNIT PER 2.5 ACRES	AGR	0.00	0.00	Common	6.24	Acreage	\$112,320.00	1	16-2S-24E 12.94
2	9602	SWAMP	AGR	0.00	0.00	Common	6.70	Acreage	\$2,010.00	2	PT NE1/4 OF SE1/4 RECD
										3	O/R 19048-1025

Buildings

Building 1
Building 1 Site Address
914 OTIS RD Unit
Jacksonville FL 32234

Building Type	0201 - MH ASSESSED
Year Built	2020
Building Value	\$101,915.00

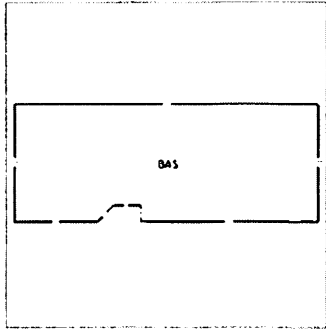
Type	Gross Area	Heated Area	Effective Area
------	------------	-------------	----------------

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted

Base Area	2274	2274	2274
Total	2274	2274	2274

Air Cond	3	3 Central
----------	---	-----------

Element	Code	Detail
Baths	2.000	
Bedrooms	4.000	
Stories	1.000	
Rooms / Units	1.000	



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$260,692.00	\$50,000.00	\$210,692.00	\$75.43	\$2,410.72	\$2,306.28
Public Schools: By State Law	\$260,692.00	\$25,000.00	\$235,692.00	\$24.11	\$839.06	\$824.64
By Local Board	\$260,692.00	\$25,000.00	\$235,692.00	\$14.82	\$529.84	\$506.93
FL Inland Navigation Dist.	\$260,692.00	\$50,000.00	\$210,692.00	\$0.21	\$6.74	\$6.45
Water Mgmt Dist. SJRWMD	\$260,692.00	\$50,000.00	\$210,692.00	\$1.51	\$48.19	\$46.12
Totals				\$116.08	\$3,834.55	\$3,690.42

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$117,538.00	\$6,592.00	\$0.00	\$6,592.00
Current Year	\$371,575.00	\$260,692.00	\$50,000.00	\$210,692.00

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [+](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Quitclaim Deed

RECORDING REQUESTED BY Kenneth R. Ward

AND WHEN RECORDED MAIL TO:

Scott Edward Ward, Grantee(s)

260 Brickyard Rd

Middleburg, FL 32068

Consideration: \$ No Consideration

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: Debra Ward certifies herein that he or she has prepared this Deed.

Debra Ward
Signature of Preparer

2-2-22
Date of Preparation

Debra Ward
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 2-22-22 in the County of Duval, State of FL.

by Grantor(s), Kenneth Ray Ward, Sr + Debra A. Ward,
whose post office address is 914 Otis Rd, Jax, FL 32220,

to Grantee(s), Scott Edward Ward
whose post office address is 260 Brickyard Rd, Middleburg FL 32068

WITNESSETH, that the said Grantor(s), Kenneth R. Ward, Sr + Debra A. Ward
for good consideration and for the sum of 0

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Duval, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Kenneth R Ward, Sr.
Signature of Grantor

Kenneth R. Ward, Sr
Print Name of Grantor

Debra A Ward
Signature of Second Grantor (if applicable)

Debra A. Ward
Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature]
Signature of Grantee

Scott Edward Ward
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Duval

On February 2, 2022, before me, Mandy Weller, a notary public in and for said state, personally appeared, Kenneth R. Ward, Sr., Debra A Ward, & Scott Edward Ward

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

M. Weller
Signature of Notary

Affiant Known X Produced ID FL Driver License

Type of ID Driver License

(Seal)



MANDY WELLER
Notary Public
State of Florida
Comm# HH184816
Expires 10/11/2025

Exhibit "A"

Parcel C

A tract of land being a portion of that certain property as described in Official Records Book 19048 page 1025 of the Public Records of Duval Co. Fl. lying within the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 2 South Range 24 East, Duval Co. Fl. and being more particularly describe as follows

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said section 16 thence S $89^{\circ}36'50''$ W along the South line of Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said section 16, for 1113.05 feet; thence N $00^{\circ}15'59''$ W leaving said south line, for 313.83 feet to the Point of Beginning of the parcel described therein;

Thence continue N $00^{\circ}15'59''$ W for 439.15 feet; thence N $89^{\circ}26'37''$ E for 215.68 feet to the point of intersection with the East line of said certain property; thence S $23^{\circ}43'41''$ E along said East line, for 393.23 feet; thence S $77^{\circ}40'30''$ W leaving said East line for 380.64 feet to the Point of Beginning of the parcel herein described

Containing 2.77 acres, more or less

Together with an undivided $\frac{1}{4}$ interest in that undivided $\frac{1}{3}$ interest of that undivided $\frac{1}{2}$ interest of that certain property known as Deed to Roadway, as described in Official Records book 7417 page 1925 of Public Records of Duval Co. Fl.

Together with an easement for express Egress & Utilities being more particularly described as follows

A tract of land being a portion of that certain property

Exhibit "A"

as described in Official Records Book 19048 page 1025 of the Public Records of Duval Co. Fl., lying within the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more ~~or less~~ particularly described as follows

Commence at Southeast corner of Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, thence $S89^{\circ}36'50''W$ along the South line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 for 570.58 feet to the Point of Beginning of parcel describe herein:

Thence continue $S89^{\circ}36'50''W$ along South line, for 32.67 feet; thence $N23^{\circ}43'41''W$ leaving said South line for 1157.77 feet to the point intersection with the South line of that certain property Parcel 2 as described in Official Records Book 7280⁰⁰ page 384 of the Public Records of Duval Co. Fl. thence $N89^{\circ}19'14''E$ along said South line, for 32.60 ft to the Northeast corner of aforesaid certain property as described in Official Records Book 19048 page 1025; thence $S23^{\circ}43'41''E$ along the east line of said certain property for 1157.95 feet to the Point of Beginning of the parcel herein described

Containing 0.80 acres \pm more or less

Prepared by and return to:

Cindy Holland
Estate Title LC DBA Estate Title and Trust
10450 San Jose Boulevard
1
Jacksonville, FL 32257
(904) 260-5222
File No 19-621

Parcel Identification No 001628-0010

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 20th day of December, 2019 between ROBERT E. WILLIAMS, whose post office address is 2323 St Johns Ave, Jacksonville, FL 32204, of the County of Duval, State of Florida, Grantor, to KENNETH R. WARD and DEBRA REECE WARD, husband and wife, whose post office address is 1557 Hammond Blvd Jacksonville FL 32221, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval, Florida, to-wit:

PARCEL 1

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 89°36'50" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 570.58 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE SOUTH 89°36'50" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 761.02 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 00°15'59" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 1061.63 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7289, PAGE 364, PARCEL 2; THENCE NORTH 89°19'14" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 300.00 FEET; THENCE SOUTH 23°43'41" EAST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 1157.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN THE GRANTOR'S UNDIVIDED ONE-HALF (1/2) INTEREST IN THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED TO ROADWAY FROM ROBERT R. TEBOW AND PAMELA A. TEBOW, HIS WIFE, TO ARTHUR LEE WILLIAMS AND MYRTIS WILLIAMS, HIS WIFE, DATED SEPTEMBER 17, 1992 AND RECORDED SEPTEMBER 18, 1992 IN OFFICIAL RECORDS BOOK 7417, PAGE 1920, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Walter D. Powers
WITNESS *Walter D. Powers*

Robert E. Williams
ROBERT E. WILLIAMS

Monica L. Hentschel
WITNESS *Monica L. Hentschel*

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of December, 2019, by ROBERT E. WILLIAMS.

Monica L. Hentschel

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

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: Drivers License



Monica L. Hentschel
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF997850
Expires 6/1/2020

