

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE****ORDINANCE 2020-692 (WRF-20-26)****JANUARY 5, 2021**

Location: 15675 Tison Road
Between Pecan Park Road and Butch Bain Drive

Real Estate Number(s): 019566-0005

Waiver Sought: Reduce the Minimum Road Frontage from 35 Feet to 0 Feet.

Present Zoning: Agriculture (AGR)

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

Planning District: 6-North

Applicant: Lawrence J. Bernard
480 Busch Drive
Jacksonville, Florida 32218

Owner: Steven W. George, Sr. and Diana George
15675 Tison Road
Jacksonville, Florida 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2020-692** (WRF-20-26) seeks to reduce the required minimum road frontage from 35 feet to 0 feet in order to allow a single-family dwelling in the Agriculture (AGR) Zoning District. Located on a 5.12 acre parcel, the property will be accessed via a 30 foot wide easement through the owner's son's property to Tison 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 subject property was split away from a larger 7.62 acre parent parcel which contains 155 feet of frontage on Tison Road. The remaining 5.12 acres of land is accessed via a 30 foot easement to Tison Road. The property owner wishes to see the parent parcel with house and move to the other parcel and have a smaller house. There is a practical difficulty in that the only access way to the property today is from the 30 foot easement on the southwestern portion of the property.

If approved, the request will result in development of a property that is consistent with the size, uses and essential character of the surrounding area. The building permit process will ensure that existing single-family dwelling comply with the minimum requirements of the Zoning Code (Part 4) for aesthetic quality, and with all applicable provisions of the Florida Building Code for public health, safety and welfare.

- (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 request does not have the effect of reducing the cost of development, and it does not circumvent the requirements of Chapter 654. It is presumed that the proposed single-family dwelling will result in net costs and expenditures to the owner rather than a net savings. The property has the minimum land area for the AGR Zoning District criteria to accommodate a single-family structure.

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

No. The waiver will not substantially diminish property values or alter the essential character of the surrounding area, nor interfere with the rights of others. The most affected neighbors are family member of the applicant, and have lots that all meet the minimum requirements of the AGR Zoning District.

- (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?*

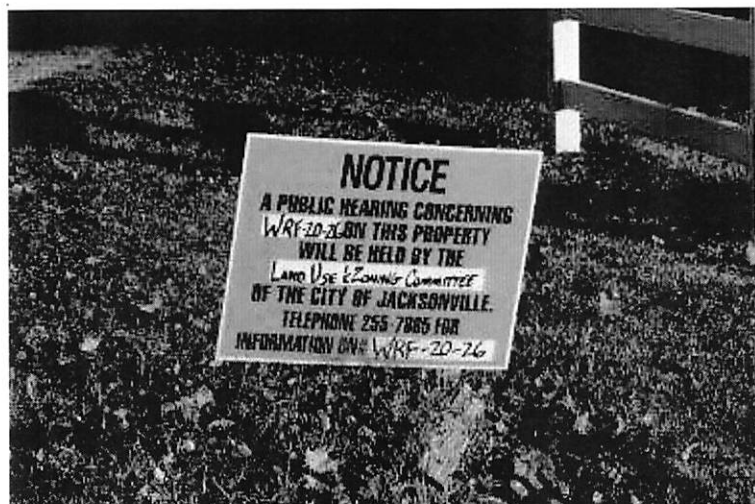
Yes. There is a valid and effective easement for adequate vehicular access connected to a public street. This is evidenced by the attached warranty deed which indicates a 30 foot access easement for ingress and egress to Tison Road.

- (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. Staff finds the proposed waiver will not be detrimental to the public health, safety, or welfare. Given the general development pattern in the area, as well as the existing land use categories and zoning district contiguous to the site, the proposed waiver will not result in the creation of a nuisance. Furthermore, the development of the site still must comply with the Land Development Procedures and permitting requirements. The property's frontage and shared easement is sufficient to permit access to the site by fire/rescue, service and utility vehicles.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **December 9, 2020** by the Planning and Development Department the required Notice of Public Hearing sign **was not** 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 2020-695 (WRF-20-26)** be **APPROVED**.



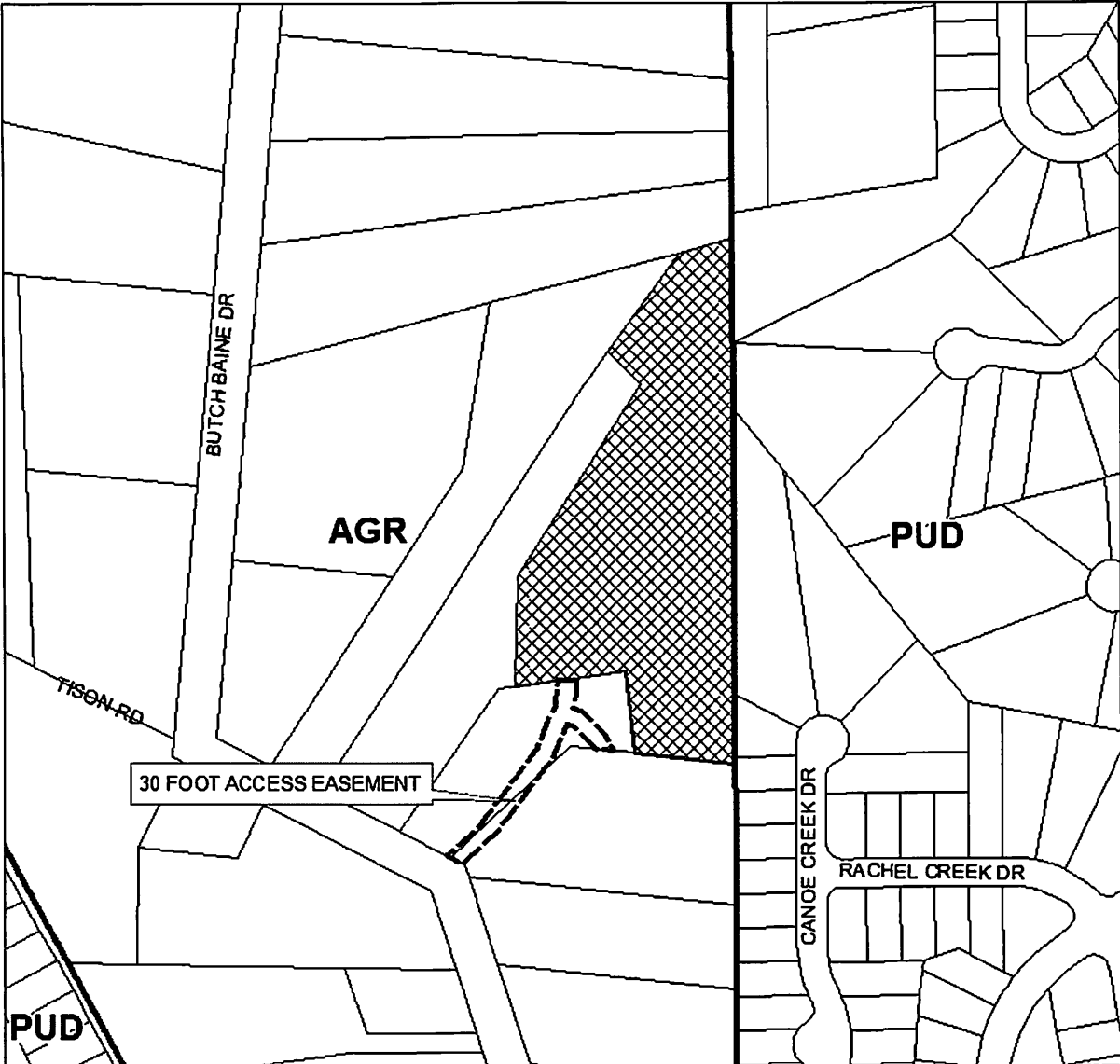
Aerial view of subject property



Subject property to be subdivided



Adjacent property to contain easement.



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED ROAD FRONTAGE FROM 35 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p> <p>TRACKING NUMBER WRF-20-26</p>	<p>COUNCIL DISTRICT: 7</p> <p>EXHIBIT 3 PAGE 1 OF 1</p>
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Date Submitted: 9.2
Date Filed: 10.22

Application Number: WRF-20-26
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: 7	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 056.407		
Notice of Violation(s): NO		
Neighborhood Associations: THE EDEN GROUP		
Overlay: NO		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: JACKSONVILLE 15675 Tison Rd FL 32218	2. Real Estate Number: 019566 - 0225 0005
3. Land Area (Acres): 7.62 acres	4. Date Lot was Recorded: 2/14/2017
5. Property Located Between Streets: Pecan Park and Butch Baine	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 35 35' to 0' feet to 0 feet.	
8. In whose name will the Waiver be granted? Steven W. George Sr. and Diana George, his wife	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Steven W. George, Sr. and Viana George, his wife	10. E-mail: Stgeorge1@comcast.net
11. Address (including city, state, zip): 15675 Tison Road Jacksonville, FL 32218	12. Preferred Telephone: (904) 838-9705

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Lawrence J. Bernard	14. E-mail: Low Sam@bernardlaw.net
15. Address (including city, state, zip): 480 Busch Drive Jacksonville, FL 32218	16. Preferred Telephone: (904) 751-6980

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.

- please see attached -

Thank you for your consideration of this waiver. The purpose for this request is as follows.

The selling of existing home 15675 Tison Road as shown on the survey. The home no longer meets my needs. Four years ago, I had a fall in my home and had a spinal cord injury. I no longer can keep up with such a large home and can not afford the house and pay someone to do the maintenance. Also, the main problem is the home is not handicap accessible, which makes it difficult to be independent.

I am selling said house and 2 ½ acres of property and I would like to keep the remaining acres to build a home or mobile home that is smaller and affordable and also, it could be wheelchair friendly which could help me be independent.

The location of the remaining property is at the rear and adjacent to both my Son's home (15655) and my Brother's home (15653). Whom helps take care of me.

We have recorded an easement agreement that would enable me to reach my property. I hope you will approve this waiver, so my quality of life would be much easier.

Thank You,

Steve and Diana George

15675 Tison Road

Jax. FL 32218

904/838-9705

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: _____ Signature: _____	Applicant or Agent (if different than owner) Print name: <u>Laurence S. Derray</u> Signature: <u>[Handwritten Signature]</u>
Owner(s) Print name: _____ Signature: _____	<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

Exhibit 1

A part of Tison's Subdivision, Plat Book 1, page 150 of the former public records, also being part of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East, Duval County, Florida being more particularly described as follows:

For a point of reference, commence at the intersection of the Southerly right-of-way line of State Road No. 9 with the West line of said Section 39; thence South $84^{\circ}20'10''$ East along said Southerly right of way line, a distance of 98.78 feet to an intersection with the range line between Range 26 East and Range 27 East; thence South $00^{\circ}14'30''$ East, along said range line, a distance of 1,567.86 feet to the point of beginning.

From the point of beginning thus described, thence continue along said range line South $00^{\circ}14'30''$ East, a distance of 920.34 feet; thence the following eight (8) courses; Course No. 1: thence North $83^{\circ}57'23''$ West, departing said range line, a distance of 175.56 feet along the Northerly line of lands described in Official Records Book 9111, page 1664 of the current public records of said County; Course 2: thence North $06^{\circ}19'14''$ West, departing last said Northerly line, a distance of 144.92 feet; Course No. 3: thence South $81^{\circ}50'08''$ West, a distance of 196.10 feet; Course 4: thence North $01^{\circ}36'28''$ East, a distance of 194.81 feet; Course No. 5: thence North $32^{\circ}42'40''$ East, a distance of 398.71 feet; Course 6: thence North $43^{\circ}31'17''$ West, a distance of 81.34 feet; Course 7: thence North $36^{\circ}00'29''$ East, a distance of 213.17 feet to a point on the Northerly line of lands described in Official Records Book 8826, page 2034 of the current public records of said Course; Course 8: thence North $75^{\circ}08'16''$ East, along last said Northerly line, a distance of 93.67 feet to the point of beginning.

The lands thus described containing 5.12 acres more or less.

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 8/31/2020

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

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

Address: 15675 Tison Rd. Jct, FL RE#(s): 019566 - 0225

To Whom it May Concern:

Steven W. George Sr and
I Diana George hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for waiver of minimum required road frontage submitted to the Jacksonville Planning and Development Department.

By [Signature] Diana George
Print Name: Steven W. George Diana George

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 31st day of August 2020, by Steven W. George Sr. + Diana George, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Lawrence J. Bernard
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

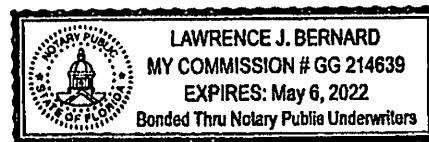
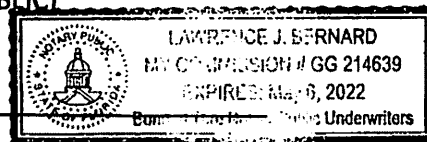


EXHIBIT B

Agent Authorization - Individual

Date: 8/31/2020

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

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

Address: 15675 Tison Rd Jax, FL 32218 RE#(s): 019566 - 0225

To Whom it May Concern:

You are hereby advised that the undersigned, as the owners of 15675 Tison Rd Jax, FL, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Lawrence J. Bernard to act as agent to file application(s) for waiver of minimum required road frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

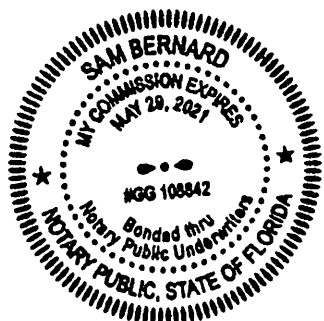
By [Signature]

Print Name: Steven W. George

Diana George
Diana George

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 31st day of August 2020, by Steven W. George Sr. and Diana George who is personally known to me or who has produced _____ as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

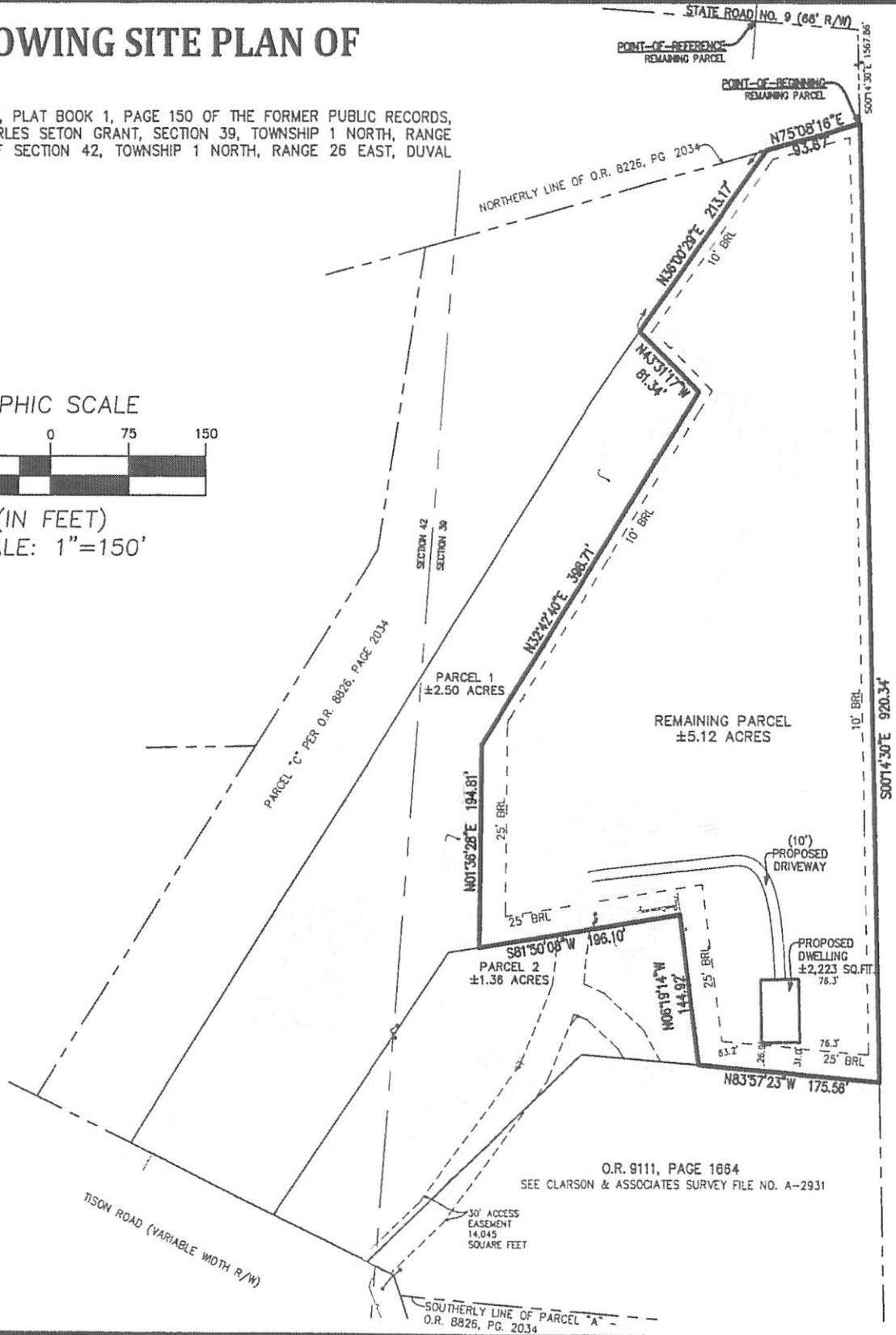
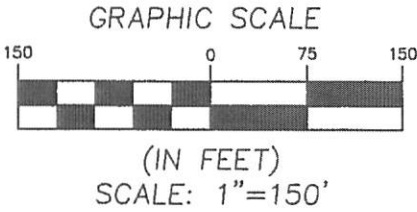
Sam Bernard
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

MAP SHOWING SITE PLAN OF

REMAINING PARCEL:

A PART OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS, ALSO BEING PART OF THE CHARLES SETON GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALSO BEING PART OF SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.



Surveyed and Prepared By:

RICHARD P.

CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers

1643 Naldo Avenue, Jacksonville, FL 32207

Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: AUGUST 04, 2020 Drafted By: LZM

Survey Scale: 1"=150' Reviewed By: V

Sheet: 2 OF 2 Project No. 16-246

N/A

Professional Surveyor and Mapper No. 6793, State of Florida
WILLIAM D. PINKSTON
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

MAP SHOWING SITE PLAN OF

SEE SHEET 2 FOR SITE PLAN

REMAINING PARCEL:

A PART OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS, ALSO BEING PART OF THE CHARLES SETON GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 WITH THE WEST LINE OF SAID SECTION 39; THENCE SOUTH 84° 20' 10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 98.78 FEET TO AN INTERSECTION WITH THE RANGE LINE BETWEEN RANGE 26 EAST AND RANGE 27 EAST; THENCE SOUTH 00° 14' 30" EAST, ALONG SAID RANGE LINE, A DISTANCE OF 1,567.86 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUING ALONG SAID RANGE LINE SOUTH 00° 14' 30" EAST, A DISTANCE OF 920.34 FEET; THENCE THE FOLLOWING EIGHT (8) COURSES; COURSE NO. 1: THENCE NORTH 83° 57' 23" WEST, DEPARTING SAID RANGE LINE, A DISTANCE OF 175.56 FEET ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9111, PAGE 1664 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; COURSE NO. 2: THENCE NORTH 06° 19' 14" WEST, DEPARTING LAST SAID NORTHERLY LINE, A DISTANCE OF 144.92 FEET; COURSE NO. 3: THENCE SOUTH 81° 50' 08" WEST, A DISTANCE OF 196.10 FEET; COURSE NO. 4: THENCE NORTH 01° 36' 28" EAST, A DISTANCE OF 194.81 FEET; COURSE NO. 5: THENCE NORTH 32° 42' 40" EAST, A DISTANCE OF 398.71 FEET; COURSE NO. 6: THENCE NORTH 43° 31' 17" WEST, A DISTANCE OF 81.34 FEET; COURSE NO. 7: THENCE NORTH 36° 00' 29" EAST, A DISTANCE OF 213.17 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8826, PAGE 2034 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; COURSE NO. 8: THENCE NORTH 75° 08' 16" EAST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 93.67 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 5.12 ACRES MORE OR LESS.

CERTIFIED TO: STEVE AND DIANA GEORGE

ZONING REGULATIONS:

1. BUILDING SETBACKS (BRL):
FRONT SETBACK= 25'
SIDE SETBACK= 10'
REAR SETBACK= 10'
2. ZONING: AGR-IV
3. LOT COVERAGE:
LOT AREA= 223,129.58 SQ.FT (5.12 ACRES)
IMPERVIOUS AREA=13,723 SQ.FT.
TOTAL LOT COVERAGE= 6.15%

NOTES:

1. BEARING REFERENCE: S00°14'30"E FOR THE EAST LINE OF SECTION 39 PER O.R. 8826, PAGE 2034.
2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12031C-0045J, DATED: NOVEMBER 02, 2018.
3. FOR BOUNDARY SURVEY REFERENCE SEE CLARSON & ASSOCIATES SURVEY NO. 16-246



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: AUGUST 04, 2020 Drafted By: LZM
Survey Scale: 1"=150' Reviewed By: WDP
Sheet: 1 OF 2 Project No. 16-246

N/A

Professional Surveyor and Mapper No. 6793, State of Florida
WILLIAM D. PINKSTON
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

Bernard & Scherer, P.A.
480 Busch Drive
Jacksonville, Florida 32218

Quit Claim Deed

Made this December 30, 2016 A.D. by Steven W. George, Jr., and Lana B. George, his wife, whose post office address is: 15155 Tison Road Jacksonville FL 32218 hereinafter called the grantor, to Steven W. George, Sr. and Diana George, his wife whose post office address is: 15175 Tison Road Jacksonville, FL 32218 hereinafter called the grantees:

(Whoever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantees forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Duval County, Florida, viz:

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

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH, TITLE INSURANCE OR ATTORNEY'S OPINION OF TITLE

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantees forever.

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:

Alisa M Pollock
Witness Printed Name ALISA M POLLOCK

Steven W. George, Jr.
Steven W. George, Jr.

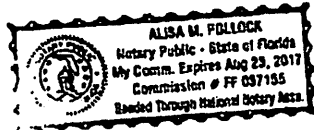
Lawrence J. Bernard
Witness Printed Name LAWRENCE J. BERNARD

Lana B. George
Lana B. George

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 30th day of December, 20 16, by Steven W. George, Jr., and Lana B. George, his wife who is personally known to me or who has produced FL A-123456789 as identification.

Alisa M. Pollock
Notary Public
Print Name ALISA M. POLLOCK
My Commission Expires: _____



Handwritten signature

TISSON ROAD PARCEL 1

A PART OF TISSON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS, ALSO BEING PART OF THE CHARLES SETON GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALSO BEING PART OF SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (A 66-FOOT RIGHT-OF-WAY) WITH A LINE DIVIDING SAID SECTIONS 39 AND 42; THENCE SOUTH 84° 20' 10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 98.78 FEET TO AN INTERSECTION WITH THE RANGE LINE BETWEEN RANGE 26 EAST AND RANGE 27 EAST, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 39; THENCE SOUTH 00° 14' 30" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1,567.86 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 00° 14' 30" EAST, ALONG SAID RANGE LINE, A DISTANCE OF 920.34 FEET; THENCE NORTH 83° 57' 23" WEST, A DISTANCE OF 175.56 FEET; THENCE NORTH 06° 19' 14" WEST, A DISTANCE OF 144.92 FEET; THENCE SOUTH 81° 50' 08" WEST, A DISTANCE OF 225.68 FEET; THENCE NORTH 07° 19' 11" EAST, A DISTANCE OF 141.17 FEET; THENCE NORTH 67° 08' 34" WEST, A DISTANCE OF 102.92 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL "B" OF OFFICIAL RECORDS BOOK 8826, PAGE 2034 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 32° 42' 40" EAST, ALONG LAST MENTIONED NORTHWESTERLY LINE, A DISTANCE OF 413.46 FEET; THENCE NORTH 36° 00' 29" EAST, CONTINUING ON SAID NORTHWESTERLY LINE, A DISTANCE OF 294.15 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 75° 08' 16" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 93.67 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30-FOOT ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 WITH A LINE DIVIDING SAID SECTIONS 39 AND 42; THENCE SOUTH 84° 20' 10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 98.78 FEET TO AN INTERSECTION WITH THE RANGE LINE BETWEEN RANGE 26 EAST AND RANGE 27 EAST, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 39; THENCE SOUTH 00° 14' 30" EAST, ALONG SAID RANGE LINE, A DISTANCE OF 2,488.19 FEET; THENCE NORTH 83° 57' 23" WEST, A DISTANCE OF 212.04 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 83° 57' 23" WEST, A DISTANCE OF 36.10 FEET; THENCE NORTH 27° 44' 59" WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH 46° 37' 43" WEST, A DISTANCE OF 41.61 FEET; THENCE NORTH 64° 35' 29" WEST, A DISTANCE OF 13.88 FEET; THENCE SOUTH 22° 54' 49" WEST, A DISTANCE OF 68.74 FEET; THENCE SOUTH 37° 17' 00" WEST, A DISTANCE OF 169.22 FEET; THENCE SOUTH 47° 02' 32" WEST, A DISTANCE OF 70.47 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF TISSON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 62° 46' 37" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.89 FEET; THENCE NORTH 47° 02' 32" EAST, A DISTANCE OF 78.72 FEET; THENCE NORTH 37° 17' 00"

EAST, A DISTANCE OF 162.87 FEET; THENCE NORTH 22° 54' 49" EAST, A DISTANCE OF 83.97 FEET; THENCE NORTH 07° 05' 18" EAST, A DISTANCE OF 47.24 FEET; THENCE NORTH 81° 50' 08" EAST, A DISTANCE OF 31.10 FEET; THENCE SOUTH 07° 05' 18" WEST, A DISTANCE OF 52.38 FEET; THENCE SOUTH 64° 35' 29" EAST, A DISTANCE OF 21.90 FEET; THENCE SOUTH 46° 37' 43" EAST, A DISTANCE OF 51.34 FEET; THENCE SOUTH 27° 44' 59" EAST, A DISTANCE OF 35.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 6.13 ACRES, MORE OR LESS.

Prepared by and return to:
Bernard & Schemer, P.A.
480 Busch Drive
Jacksonville, Florida 32218

EASEMENT AGREEMENT
(Ingress and Egress/ Utilities)

THIS GRANT OF EASEMENT AGREEMENT is made this 30th day of December, 2016, by and among Cossie W. Brown and Alisa S. Brown, his wife and Steven W. George, Jr. and Lana B. George, his wife, (hereinafter collectively referred to as "Owners").

WITNESSETH:

- A. Owners are the owners of certain real property located in Duval County, Florida, being part of Tison's Subdivision, Plat Book 1, Page 150, of the former public records and also being part of the Charles Seton Grant.
- B. Owners are desirous of granting and creating an easement for their mutual benefit for the purposes of pedestrian and vehicular ingress and egress and for utilities over, across and through the Easement Area, upon the terms and conditions more fully set forth herein.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owners hereby give, grant, bargain, sell, assign, transfer, and convey to themselves, their heirs, successors, assigns, guests, tenants, employees, contractors, invitees, licensees, designees (the "Benefitted Parties"), a perpetual, non-exclusive, alienable and releasable easement hereinafter described in Exhibit "A" attached hereto and made a part hereof, (the "Easement") over, across and through their properties as an appurtenance to both of their respective properties for the benefit of all of the Owners.

The Owners may use this easement for vehicular and pedestrian ingress and egress and at their joint option, may install any and all utilities, including without limitation, water, sewer, electricity, cable television, telecommunication cable and equipment over, across or under the Easement Area. Owners may improve the Easement Area with pervious or impervious materials, landscaping, hardscaping to maximize their use to provide ingress and egress to their respective parcels of property. They shall maintain, at their joint cost and expense, any and all improvements which any of them install on, under or across the Easement Area. No party hereto shall ever obstruct the easement in any manner interfere with the reasonable use thereof by any party. The Owners agree that they and their heirs, successors and assigns shall bear the costs of repairs and maintenance of the easement equally.

Owners do hereby covenant with each other that they are lawfully seized of the property over the Easement Area and have the right to create this Easement.

The covenants and agreements herein made shall be burdens upon and run with the title to the Easement Area and shall be binding upon all parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed in their names, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Alisa M Pollock

Witness Signature

ALISA M Pollock

Witness Printed Name

Lawrence J. Bernard

Witness Signature

LAWRENCE J. Bernard

Witness Printed Name

Cossie W. Brown

Cossie W. Brown

Alisa M Pollock

Witness Signature

ALISA M Pollock

Witness Printed Name

Lawrence J. Bernard

Witness Signature

LAWRENCE J. Bernard

Witness Printed Name

Alisa S. Brown

Alisa S. Brown

Steven W. George, Jr.

Steven W. George, Jr.

Alisa M Pollock

Witness Signature

ALISA M Pollock

Witness Printed Name

Lawrence J. Bernard

Witness Signature

LAWRENCE J. Bernard

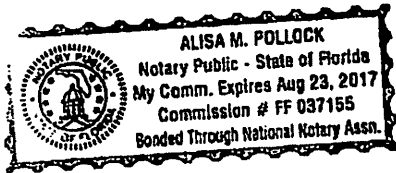
Witness Printed Name

Lana B. George

Lana B. George

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 30th day of December, 2016 by Cossie W. Brown and Alisa S. Brown, his wife. They have produced FL Drivers Licenses as identification.

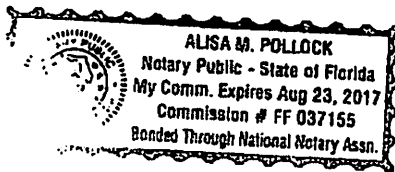


Alisa M Pollock
Notary Public, County and State Aforesaid

ALISA M Pollock
Notary Printed Signature
My commission expires: _____

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 30th day of December, 2016 by Steven W. George, Jr. and Lana B. George, his wife. They have produced FL Drivers Licenses as identification.



Alisa M Pollock
Notary Public, County and State Aforesaid

ALISA M Pollock
Notary Printed Signature
My commission expires: _____

EXHIBIT "A"

30-FOOT ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 WITH A LINE DIVIDING SAID SECTIONS 39 AND 42; THENCE SOUTH 84° 20' 10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 98.78 FEET TO AN INTERSECTION WITH THE RANGE LINE BETWEEN RANGE 26 EAST AND RANGE 27 EAST, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 39; THENCE SOUTH 00° 14' 30" EAST, ALONG SAID RANGE LINE, A DISTANCE OF 2,488.19 FEET; THENCE NORTH 83° 57' 23" WEST, A DISTANCE OF 212.04' FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 83° 57' 23" WEST, A DISTANCE OF 36.10 FEET; THENCE NORTH 27° 44' 59" WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH 46° 37' 43" WEST, A DISTANCE OF 41.61 FEET; THENCE NORTH 64° 35' 29" WEST, A DISTANCE OF 13.88 FEET; THENCE SOUTH 22° 54' 49" WEST, A DISTANCE OF 68.74 FEET; THENCE SOUTH 37° 17' 00" WEST, A DISTANCE OF 169.22 FEET; THENCE SOUTH 47° 02' 32" WEST, A DISTANCE OF 70.47 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF TISON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 62° 46' 37" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.89 FEET; THENCE NORTH 47° 02' 32" EAST, A DISTANCE OF 78.72 FEET; THENCE NORTH 37° 17' 00"