

Date Submitted: 8/31/23
Date Filed:

Application Number: WRF-23-23
Public Hearing:

Application for Waiver of Minimum Required Road Frontage
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District: RR-ACRE	Current Land Use Category: LDR
Council District: 10	Planning District: CPAC-PD-5 Northwest
Previous Zoning Applications Filed (provide application numbers): ∅	
Applicable Section of Ordinance Code: Sec. 656.304	
Notice of Violation(s): 0	
Neighborhood Associations: Northwest, Kinloch Civic Assoc Earl Sims	
Overlay:	
LUZ Public Hearing Date:	City Council Public Hearing Date:
Number of Signs to Post: 1	Amount of Fee: 1,245.00 Zoning Asst. Initials: L.F.

PROPERTY INFORMATION	
1. Complete Property Address: ∅ Moncrief-Dinsmore Rd.	2. Real Estate Number: 002983-0045
3. Land Area (Acres): 1.45	4. Date Lot was Recorded:
5. Property Located Between Streets: Moncrief-Dinsmore Rd + Gillchrist 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 80 feet to ∅ feet.	
8. In whose name will the Waiver be granted? Lee McCall	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Lee McCall	10. E-mail: _____
11. Address (including city, state, zip): 8565 Moncrief - Dinsmore Rd Jax Fl. 32219	12. Preferred Telephone: 904-704-1698

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Barbara (Bobbi) Erzinger	14. E-mail: eme.bobbi@gmail.com
15. Address (including city, state, zip): 1355 Rigdon Rd Jax Fl. 32220	16. Preferred Telephone: 904-361-8440

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. There are practical or economic difficulties in carrying out the strict letter of the regulation; 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); 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; 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; 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.

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

the road frontage waiver is being sought for Lee McCall this property has an easement available which is shown on the site plan which is attached to Moncrief-Dinsmore Rd.

the city requires 80' of Road frontage we are applying for the waiver to reduce 80' to 0'

this easement is the only way in or out of the property

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: Lee McCall
Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Barbara J. ERZinger
Signature: [Signature]

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

Owner(s)

Print name: Hunter Williams
Signature: [Signature]

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Property Ownership Affidavit - Individual

Date: 11.16.23

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

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

Address:

RE#(s): 002983-0045

To Whom it May Concern:

I hereby certify that Lee McCall is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

Road Frontage Waiver submitted to the Jacksonville Planning and Development Department.

By Lee McCall

Print Name: Lee McCall

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 16 day of November 2023, by Lee McCall who is personally known to me or who has produced X as identification and who took an oath.

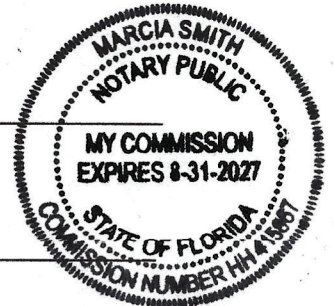
Marcia Smith

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



Agent Authorization – Individual

Date: 11-16-23

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: _____

RE#(s): 002983-0045
0045

To Whom it May Concern:

You are hereby advised that Lee McCall as owner of 002983-0045, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Barbara Erzinger to act as agent to file application(s) for Road Frontage waiver 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: Lee McCall

Print Name: Lee McCall

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 16 day of November 2023, by Lee McCall, who is personally known to me or who has produced _____ as identification and who took an oath.

Marcia Smith
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____

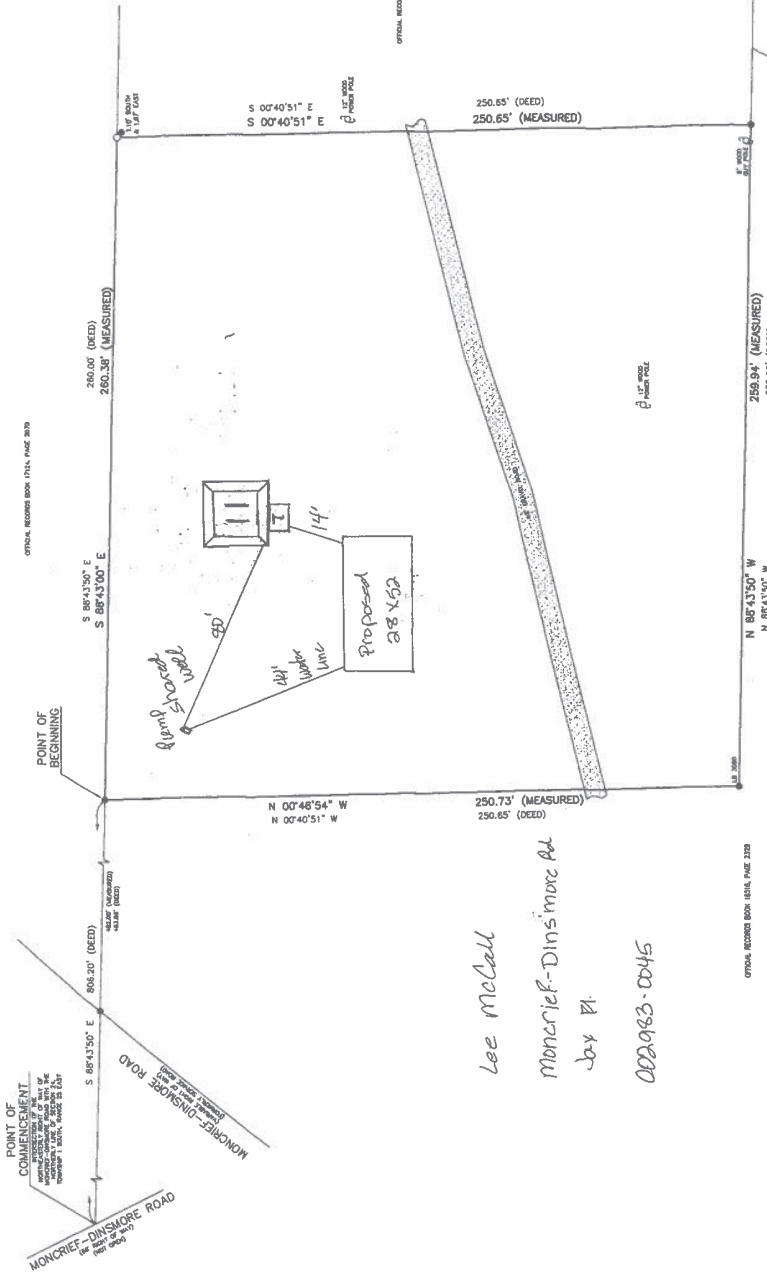


MAP SHOWING BOUNDARY SURVEY OF

CERTIFIED TO:

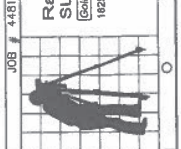
LEGAL PROVIDED BY CLIENT
 A PARCEL OF LAND, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTLY RIGHT-OF-WAY LINE OF MONCRIEF-DINSMORE ROAD (AS ESTABLISHED FOR A WIDTH OF 66 FEET) WITH THE NORTHERLY LINE OF SAID SECTION 24, AS SHOWN ON A SURVEY BY ELLIS, CURTIS & KOOKER, INC., DATED DECEMBER 15, 1999; THENCE, SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 808.20 FEET TO THE POINT OF BEGINNING FOR THIS SURVEY; THENCE, SOUTH 88 DEGREES 43 MINUTES 50 SECONDS WEST, PARALLEL TO SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 250.65 FEET; THENCE, RUN NORTH 88 DEGREES 43 MINUTES 50 SECONDS WEST, PARALLEL TO SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 260.00 FEET; THENCE, RUN NORTH 00 DEGREE 40 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 250.65 FEET TO THE POINT-OF-BEGINNING.



Lee McCall
 Moncrief-Dinsmore Rd
 Jay Pi
 002983-0045

REVISIONS	DATE	DESCRIPTION



JOB # 44811

DATE OF FIELD SURVEY: 8-19-23

SCALE: 1" = 30'

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, P.L. 86-101, AS AMENDED BY CHAPTERS 472.027, FLORIDA STATUTES.

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF FLORIDA
 BUSINESS NO. 6148

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

Ray Thompson
 SURVEYING, Inc.
 (Doing Business For You)
 1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

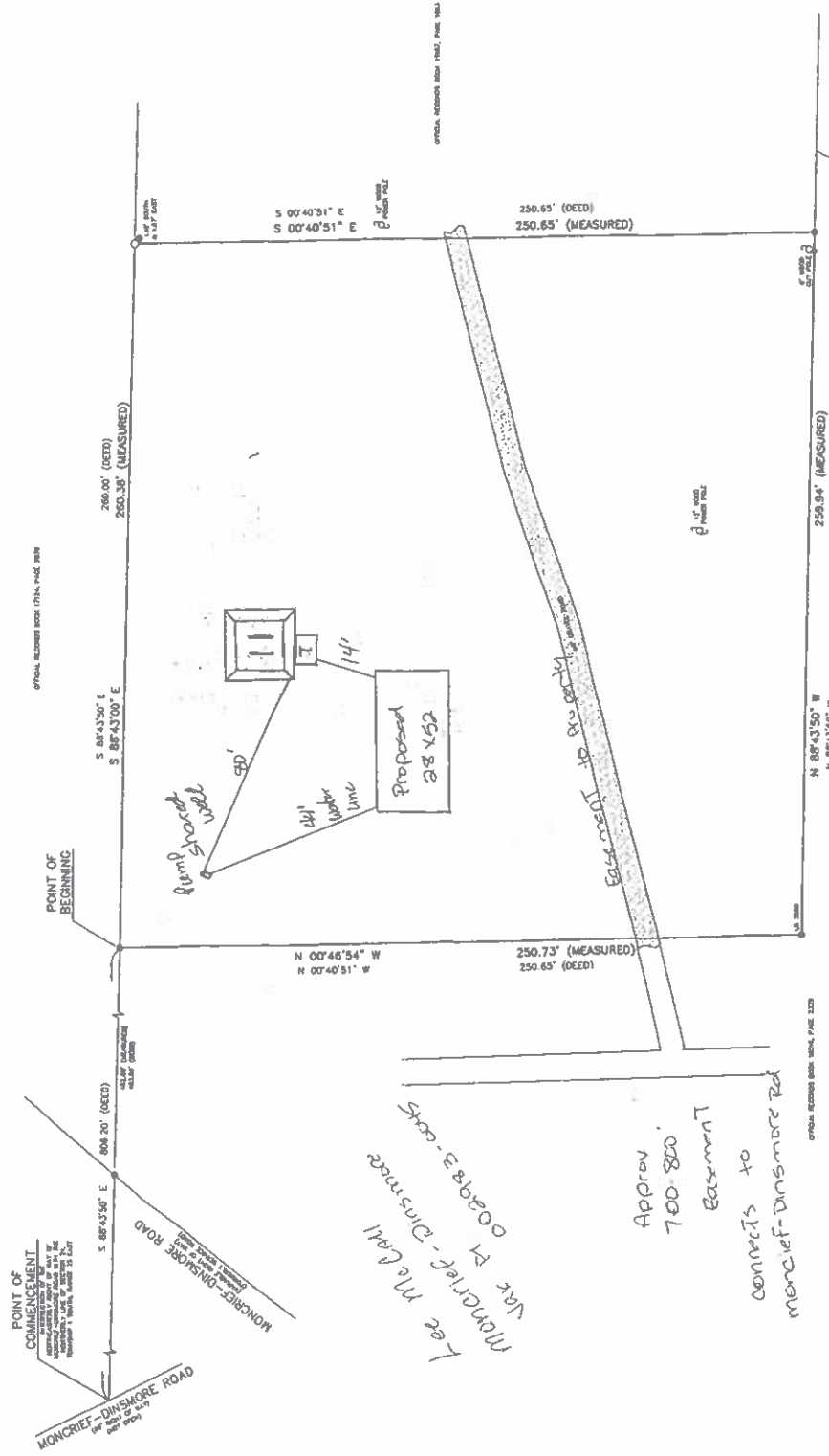
LEGEND:
 L = LINE
 X = FENCE
 ○ = 1/2" IRON PIN OR IRON NAIL
 ● = IRON PIN OR IRON NAIL
 ○ = POINT OF COMMENCEMENT
 ○ = POINT OF BEGINNING
 ○ = POINT OF INTERSECTION

GENERAL NOTES:
 1. BEARINGS ARE BASED ON THE BEARING OF T. 684.350' W ALONG THE...
 2. BY GRADING FLOODING ONLY THE GRADATED LANDS LIE WITHIN FLOOD ZONE...
 3. NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 12007A...
 4. THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

MAP SHOWING BOUNDARY SURVEY OF

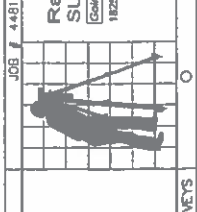
CERTIFIED TO:
 LEGAL PROVIDED BY CLIENT
 A PARCEL OF LAND, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONCRIEF-DINSMORE ROAD (AS ESTABLISHED FOR A WIDTH OF 66 FEET) WITH THE NORTHERLY LINE OF SAID SECTION 24, AS SHOWN ON A SURVEY BY ELLIS, CURTIS & KOORER, INC., DATED DECEMBER 15, 1999; THENCE, SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 806.20 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 806.20 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 260.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE OF SECTION 24, SOUTH 00 DEGREES 40' 51" EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 250.38 FEET; THENCE, SOUTH 00 DEGREES 40' 51" WEST, PARALLEL TO SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 250.65 FEET; THENCE, SOUTH 00 DEGREES 40' 51" WEST, PARALLEL TO SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 250.65 FEET TO THE POINT OF BEGINNING.



DATE	DESCRIPTION

JOB # 44811
 DATE OF FIELD SURVEY: 6-19-23
 SCALE: 1" = 30'
 CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 172.007, FLORIDA STATUTES.
 REGISTERED PROFESSIONAL LAND MAPPING # 9146
 STATE OF FLORIDA BUSINESS NO. 7469



Ray Thompson SURVEYING, Inc.
 (Carry the DISTANCE for You)
 1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-0119

LAND SURVEYS
 CONSTRUCTION SURVEYS
 SUBDIVISIONS

GENERAL NOTES:
 1. BEARINGS ARE BASED ON THE ... BEARING OF N BELLING ... ALONG THE ...
 2. SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL ... IS WITHIN FLOOD ZONE ...
 3. NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 3, 2016, COMMUNITY NUMBER 170077, PANEL, SHEET ...
 4. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE ...
 5. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE ...
 6. OTHER TITLE INFORMATION HAS BEEN PROVIDED BY THE UNDERGROUND ...
 7. THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

LEGEND:
 S - SURVEY
 L - LINE
 X - POLE
 O - 8" 1/2" IRON SURVEY PEG
 P - POINT OF BEGINNING
 PC - POINT OF COMMENCEMENT
 P1 - POINT OF INTERSECTION
 P2 - POINT OF INTERSECTION
 P3 - POINT OF INTERSECTION
 P4 - POINT OF INTERSECTION
 P5 - POINT OF INTERSECTION
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 P97 - POINT OF INTERSECTION
 P98 - POINT OF INTERSECTION
 P99 - POINT OF INTERSECTION
 P100 - POINT OF INTERSECTION

Prepared by and return to:
Steve Johnson
Realty Title, Inc.
35 Knight Box Road, Suite 2
Orange Park, FL 32065
(904) 644-7752
File No 13387

Parcel Identification No 002983-0035

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 1st day of August, 2023 between Robert Keith Spirea, whose post office address is 146 Dalton Avenue, Interlachen, FL 32148, of the County of Putnam, State of Florida, Grantor, to Timothy Lee McCall, Jr., an unmarried man, and Hunter Gayle Williams, an unmarried woman, as Joint Tenants with Right of Survivorship, whose post office address is 8565 Moncrief-Dinsmore Rd., Jacksonville, FL 32219, 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:

Property 1:

A parcel of land, being a portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

A PARCEL OF LAND, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF MONCRIEF-DINSMORE ROAD (AS ESTABLISHED FOR A WIDTH OF 66 FEET) WITH THE NORTHERLY LINE OF SAID SECTION 24, AS SHOWN ON A SURVEY BY ELLIS, CURTIS & KOOKER, INC., DATED DECEMBER 15, 1999; THENCE, SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 806.20 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 260.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE OF SECTION 24, RUN SOUTH 00 DEGREES 40 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 250.65 FEET; THENCE RUN NORTH 88 DEGREES 43 MINUTES 50 SECONDS WEST, PARALLEL TO SAID NORTH LINE OF SECTION 24, FOR A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 250.65 FEET TO THE POINT OF BEGINNING.

Together with and subject to an easement for ingress and egress described as follows:

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 24 WITH THE NORTHEASTERLY LINE OF MONCRIEF-DINSMORE ROAD (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88°-43'-50" EAST 806.35 FEET, ALONG THE NORTH LINE OF SAID SECTION 24 TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 12953, PAGE 144; THENCE SOUTH 00°-40'-51" EAST, 198.70 FEET, ALONG THE WEST LINE OF SAID LANDS TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-40'-51" EAST, 30.09 FEET ALONG SAID WEST LINE; THENCE SOUTH 84°-45'-27" WEST, 55.61 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 155.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°-42'-10", AN ARC DISTANCE OF 156.10 FEET (CHORD BEARING AND DISTANCE OF SOUTH 55°-54'-22" WEST, 149.59 FEET), TO ITS POINT OF TANGENCY; THENCE SOUTH 27°-03'-17" WEST, 399.28 FEET, TO THE NORTHEASTERLY LINE OF SAID MONCRIEF-DINSMORE ROAD; THENCE NORTH 46°-41'-20" WEST, 31.25 FEET, ALONG THE NORTHEASTERLY LINE OF SAID MONCRIEF-DINSMORE ROAD; THENCE NORTH 27°-03'-17" EAST, 390.53 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 185.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°-42'-10", AN ARC DISTANCE OF 186.31 FEET (CHORD BEARING AND DISTANCE OF NORTH 55°-54'-22" EAST, 178.54 FEET), TO ITS POINT OF TANGENCY; THENCE NORTH 84°-45'-27" EAST, 58.01 FEET, TO THE POINT OF BEGINNING.

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

Subject to taxes for 2023 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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Stephen Johnson

Elliot Haize
WITNESS
PRINT NAME: Elliot Haize

Robert Keith Spires
Robert Keith Spires

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of August, 2023, by Robert Keith Spires.

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

Personally Known: _____ OR Produced Identification:
Type of Identification FL DL
Produced: _____

Prepared by and return to:
Steve Johnson
Realty Title, Inc.
35 Knight Boxx Road, Suite 2
Orange Park, FL 32065
(904) 644-7752
File No 13387

Parcel Identification No 002983-0035

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 1st day of August, 2023 between Robert Keith Spires, whose post office address is 146 Dalton Avenue, Interlachen, FL 32148, of the County of Putnam, State of Florida, Grantor, to Timothy Lee McCall, Jr., an unmarried man, and Hunter Gayle Williams, an unmarried woman, as Joint Tenants with Right of Survivorship, whose post office address is 8565 Moncrief-Dinsmore Rd., Jacksonville, FL 32219, 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:

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A parcel of land, being a portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

A PARCEL OF LAND, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF MONCRIEF-DINSMORE ROAD (AS ESTABLISHED FOR A WIDTH OF 66 FEET) WITH THE NORTHERLY LINE OF SAID SECTION 24, AS SHOWN ON A SURVEY BY ELLIS, CURTIS & KOOKER, INC., DATED DECEMBER 15, 1999; THENCE, SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 806.20 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SECTION 24, FOR A DISTANCE OF 260.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE OF SECTION 24, RUN SOUTH 00 DEGREES 40 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 250.65 FEET; THENCE RUN NORTH 88 DEGREES 43 MINUTES 50 SECONDS WEST, PARALLEL TO SAID NORTH LINE OF SECTION 24, FOR A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 250.65 FEET TO THE POINT OF BEGINNING.

Together with and subject to an easement for ingress and egress described as follows:

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 24 WITH THE NORTHEASTERLY LINE OF MONCRIEF-DINSMORE ROAD (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88°-43'-50" EAST 806.35 FEET, ALONG THE NORTH LINE OF SAID SECTION 24 TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 12953, PAGE 144; THENCE SOUTH 00°-40'-51" EAST, 198.70 FEET, ALONG THE WEST LINE OF SAID LANDS TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-40'-51" EAST, 30.09 FEET ALONG SAID WEST LINE; THENCE SOUTH 84°-45'-27" WEST, 55.61 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 155.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°-42'-10", AN ARC DISTANCE OF 156.10 FEET (CHORD BEARING AND DISTANCE OF SOUTH 55°-54'-22" WEST, 149.59 FEET), TO ITS POINT OF TANGENCY; THENCE SOUTH 27°-03'-17" WEST, 399.28 FEET, TO THE NORTHEASTERLY LINE OF SAID MONCRIEF-DINSMORE ROAD; THENCE NORTH 46°-41'-20" WEST, 31.25 FEET, ALONG THE NORTHEASTERLY LINE OF SAID MONCRIEF-DINSMORE ROAD; THENCE NORTH 27°-03'-17" EAST, 390.53 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 185.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°-42'-10", AN ARC DISTANCE OF 186.31 FEET (CHORD BEARING AND DISTANCE OF NORTH 55°-54'-22" EAST, 178.54 FEET), TO ITS POINT OF TANGENCY; THENCE NORTH 84°-45'-27" EAST, 58.01 FEET, TO THE POINT OF BEGINNING.

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

Subject to taxes for 2023 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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Stephen Johnson

Robert Keith Spires
Robert Keith Spires

Elliot Haire
WITNESS
PRINT NAME: Elliot Haire

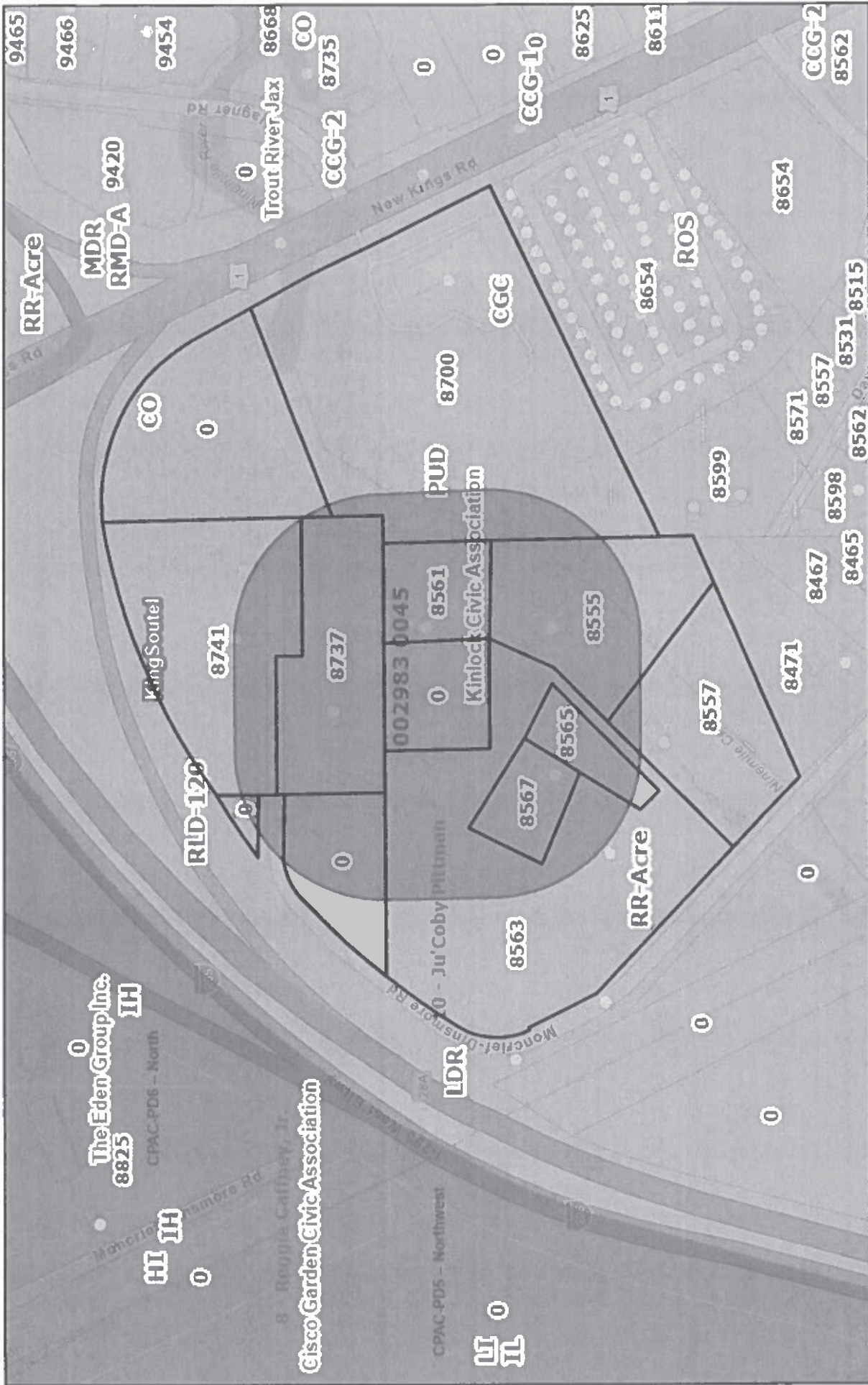
STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of August, 2023, by Robert Keith Spires.

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

Personally Known: _____ OR Produced Identification:
Type of Identification: FL DL
Produced: _____

Land Development Review



September 1, 2023

- Parcels
- Address Points
- Council District
- Neighborhood Associations
- Land Use
- CPAC-OD5 – Northwest
- CPAC-PD6 – North
- Zoning
- Zoning Overlay Districts
- KingSoutel

1:4,514
 0 0.03 0.07 0.13 mi
 0 0.05 0.1 0.2 km
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RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADR	MAIL_CITY	MAIL_STATE	MAIL_ZIP
002784 0000	BURTON LOURAINÉ H		8741 MONCRIEF-DINSMORE RD		JACKSONVILLE FL	FL	32219-3016
002783 0060	CRAWFORD MCKINLEY		10826 CREATIVE DR		JACKSONVILLE FL	FL	32218-4371
002983 0035	DEEN MELANIE		8555 MONCRIEF-DINSMORE RD		JACKSONVILLE FL	FL	32219
040035 0000	FLORIDA LAND DEPOSITORY CORP		18305 BISCAYNE BLVD	SUITE 400	AVENTURA FL	FL	33160
002783 0000	GREEN EDWARD ALAN		8737 MONCRIEF-DINSMORE RD		JACKSONVILLE FL	FL	32219
002983 0020	JOHNSON KATHLEEN B		8557 MONCRIEF-DINSMORE RD		JACKSONVILLE FL	FL	32219-3012
002983 0050	MCCALL LAURA D		8565 MONCRIEF-DINSMORE RD		JACKSONVILLE FL	FL	32219
002983 0060	MCCALL LAURA J		8565 MONCRIEF-DINSMORE RD		JACKSONVILLE FL	FL	32219-3014
002983 0045	MCCALL TIMOTHY LEE JR ET AL		8565 MONCRIEF-DINSMORE RD		JACKSONVILLE FL	FL	32219
039948 0000	ROSS GROUP HOLDINGS LLC		1121 SUEMAC RD		JACKSONVILLE FL	FL	32254
002983 0010	SPIRES ROBERT		146 DALTON RD		JACKSONVILLE FL	FL	32148
002983 0000	WALKER MARIE		8563 MONCRIEF-DINSMORE RD		JACKSONVILLE FL	FL	32219
	NORTHWEST	RHONDA BOYD	9381 ARBOR OAK LN		JACKSONVILLE FL	FL	32208
	KINLOCK CIVIC ASSOC EARL SIMS		6455 MANHATTAN DR		JACKSONVILLE FL	FL	32219