

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2022-0762 (WRF-22-26)

NOVEMBER 15, 2022

Location: 0 Turkey Road
Between Halsema Road South and Turkey Road

Real Estate Number(s): 001887-0017

Waiver Sought: Reduce Minimum Required Road Frontage from 80 Feet to 56.5 Feet

Present Zoning: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: R.E. Chip Mitchell
4228 Melroase Avenue
Jacksonville, FL 32210

Owner: Kristen Robinson
262 Capiso Court
Jacksonville, FL 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0762 (WRF-22-26)** seeks to reduce the required minimum road frontage from 80 feet to 56.5 feet in order to allow for the development of a single-family dwelling in the Residential Rural-Acre (RR-Acre) Zoning District. Per Part 4 of the Zoning Code (Sec.656.407), no dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved Private Street equal to not less than 80 percent of the minimum lot width. The subject property is uniquely shaped and approximately 1.69± acres in size. The parcel, according to the submitted survey, has approximately 80 feet of frontage along Shindler drive but decreases to 56.5 feet. Due to the property not being consistently 80 feet in width to the proposed dwelling results in the need for the waiver of road frontage.

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 1.69± acre property exceeds the requirements in order to build one single family dwelling in the zoning district of Residential Rural-Acre (RR-Acre) except for Road Frontage. The subject property fronts Turkey Road, which is considered an approved public right of way, but due to the property dipping in and not having a consistent 80 feet of road frontage results in the need for the waiver of road frontage. Without an approval, the property will remain vacant and will not have the ability to be developed.

- (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 applicant is proposing to construct a single-family dwelling on the site and 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. The waiver would permit a new single family dwelling to be constructed. It is not anticipated that the construction of the new dwelling 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. As previously mentioned the subject property fronts Turkey Road, which is considered an approved public right of way, but due to the property dipping in and not having a consistent 80 feet of road frontage results in the need for the waiver of road frontage.

- (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. Turkey Road will provide adequate access to the subject property. 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

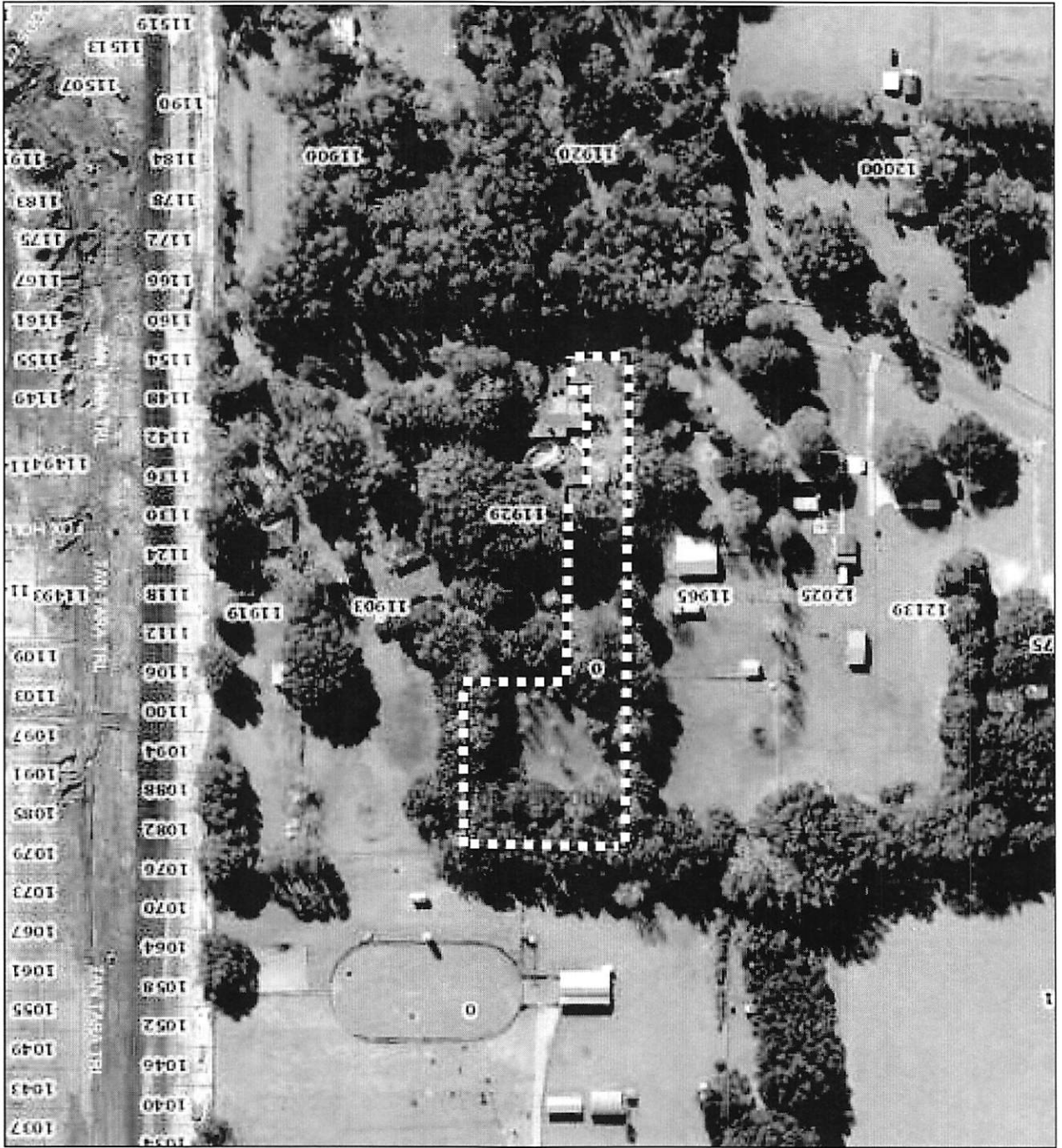
Upon visual inspection of the subject property on **October 17, 2022** by the Planning and Development Department, the required Notice of Public Hearing sign was posted correctly.



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 2022-0762 (WRF-22-26)** be **APPROVED**.

Aerial View
Source: JaxGIS





Subject Property

Source: Staff, Planning and Development Department, COJ

Date: 10/17/2022



Property to the East

Source: Staff, Planning and Development Department, COJ

Date: 10/17/2022



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 56.5 FEET</p>	<p>LOCATION MAP:</p> <p>TRACKING NUMBER</p> <p>WRF-22-26</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>
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Date Submitted: <u>8/23/22</u>
Date Filed: <u>9/6/22</u>

Application Number: <u>WRF.22.26</u>
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: <u>RR - Acre</u>	Current Land Use Category: <u>LDR</u>	
Council District: <u>12</u>	Planning District: <u>4</u>	
Previous Zoning Applications Filed (provide application numbers): <u>none found</u>		
Applicable Section of Ordinance Code: <u>656.304 A.1.(d)(1) 656.407</u>		
Notice of Violation(s): <u>none found</u>		
Neighborhood Associations: <u>none</u>		
Overlay: <u>none</u>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <u>1</u>	Amount of Fee: <u>\$1238.</u>	Zoning Asst. Initials: <u>CIR</u>

PROPERTY INFORMATION	
1. Complete Property Address: <u>0 Turkey Road</u>	2. Real Estate Number: <u>RE: 001887-0017</u>
3. Land Area (Acres): <u>1.69 Acres</u>	4. Date Lot was Recorded: <u>July 2022</u>
5. Property Located Between Streets: <u>Halsema Rd. S and Turkey Rd.</u>	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>56.50</u> feet.	
8. In whose name will the Waiver be granted? <u>Kristen-Todd Robinson</u>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Kristen Robinson	10. E-mail: kristen@thedistrictchurch.com
11. Address (including city, state, zip): 262 Capiso Ct. Jacksonville, FL 32221	12. Preferred Telephone: 904-446-7324

APPLICANT'S INFORMATION (if different from owner)	
13. Name: R. E. Chip Mitchell	14. E-mail: customhomeplan@gmail.com
15. Address (including city, state, zip): 4228 Melroase Avenue Jacksonville, FL 32210	16. Preferred Telephone: 904-993-2231

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.

Kristen Robinson's Life Estate owns this property and she is cutting off a portion for her and her new husband Landon Todd to build their new home.

The property is plenty big to do this under current RR-acre zoning and give all the road frontage and also the acreage, etc. But her current home on the property does not allow the 80 feet to be all the way down the road and therefore we need to execute this waiver to cut out a portion of the 80 feet for the current existing home.

Frankly, this is on a dead end street and I feel it is a non issue.

See attached survey.

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.coi.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.

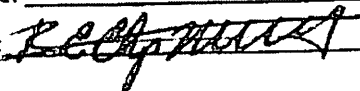
Owner(s)

Print name: Kristen Robinson

Signature: 

Applicant or Agent (if different than owner)

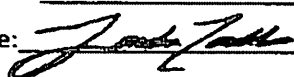
Print name: R. E. Chip Mitchell

Signature: 

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

Owner(s)

Print name: Landon Todd

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

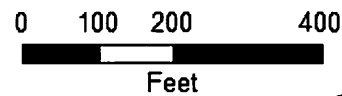
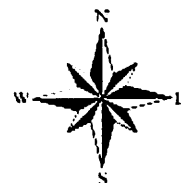
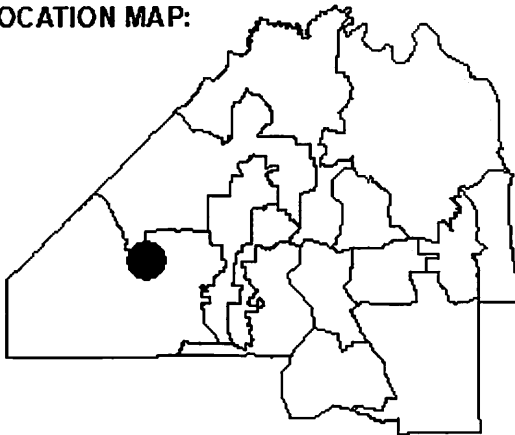
(904) 255-8300



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 56.5 FEET

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

WRF-22-26

**EXHIBIT 2
PAGE 1 OF 1**

**Legal Description
Exhibit 1
June 30, 2021**

ORIGINAL PARCEL INFORMATION:

ADDRESS: 11929 TURKEY ROAD, JACKSONVILLE, FLORIDA 32221-1057

PARCEL #: 001887-0020

EXISTING HOME BUILT: 1971

OWNER: ROBINSON KRISTEN LIFE ESTATE

PER ZONING THE EXISTING PARCEL NEW INFO IS AS FOLLOWS:

NEW ADDRESS: 11929 TURKEY ROAD, JACKSONVILLE, FLORIDA 32221-1057

NEW PARCEL #: 001887-0014

OWNER: ROBINSON KRISTEN LIFE ESTATE (SHE WILL STILL OWN THIS PERPETUALLY)

PER ZONING THE DIVIDED PARCEL NEW INFO IS AS FOLLOWS:

NEW ADDRESS: 11925 TURKEY ROAD, JACKSONVILLE, FLORIDA 32221-1057

NEW PARCEL #: 001887-0017

OWNER: LANDON TODD & KRISTEN ROBINSON (HUSBAND & WIFE)

SEE ATTACHED FOR WARRANTY DEEDS AND SURVEYS, ETC.

Property Ownership Affidavit - Individual

Date: 8/21/22

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: RE#(s): 0 Turkey Road Jacksonville, FL 32221 RE: 001887-0017

To Whom it May Concern:

I, KRISTEN ROBINSON hereby certify that KRISTEN ROBINSON
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for
WAIVER OF ROAD FRONTAGE submitted to the
Jacksonville Planning and Development Department.

By: [Signature]

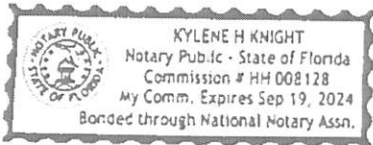
Print Name: KRISTEN ROBINSON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 21st day of August 2022, by
Kristen Robinson, as _____, of
_____, a _____ corporation, who is
personally known to me or who has produced _____ as identification
and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Kylene H Knight
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 9-19-2024

Agent Authorization – Individual

Date: 8/21/22

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

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

Address: 0 Turkey Road

RE#(s): RE: 001887-0017

To Whom it May Concern:

You are hereby advised that R. E. CHIP MITCHELL as AUTHORIZED AGENT of KRISTEN ROBINSON hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers R. E. CHIP MITCHELL to act as agent to file application(s) for KRISTEN ROBINSON & LANDON TODD 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: Kristen Robinson

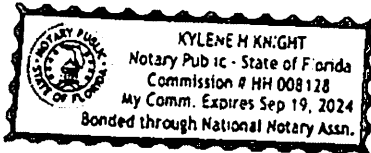
Print Name: KRISTEN ROBINSON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 21st day of August 2022 by Kristen Robinson, who is personally known to me or who has produced _____ as identification and who took an oath.

Kylene H Knight
(Signature of NOTARY PUBLIC)

Kylene H Knight
(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 9-19-2024



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 44950

Parcel ID#: 001887-0010 (Cut Out)
SALE PRICE: \$510.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of July, 2022 by

Kimberly T. Boatright and Benny Boatright, Jr., wife and husband,

whose post office address is 11929 Turkey Rd, Jacksonville, FL 32221, herein called the Grantor, to

Landon M. Todd and Kristen Robinson, husband and wife,

whose post office address is 11925 Turkey Rd, Jacksonville, FL 32221, hereinafter called the Grantee: *(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in DUVAL County, State of Florida, viz:

See Exhibit "A" attached hereto and by reference made a part hereof. Said parcel being a portion of their homestead property.

This Corrective Warranty Deed is given to correct the legal description of that certain Warranty Deed dated July 7, 2022, filed and recorded July 18, 2022, in Official Records Book 20364, Page 330, of the current public records of Duval County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Wendy A. Crowley
Witness #1 Printed Name

[Signature]
Kimberly T. Boatright

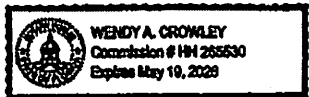
[Signature]
Witness #2 Signature
Joseph H. Gullett
Witness #2 Printed Name

[Signature]
Benny Boatright, Jr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21st day of July, 2022, by Kimberly T. Boatright and Benny Boatright, Jr.

[Signature]



Signature of Notary Public
Print, Type/Stamp Name of Notary
Wendy A. Crowley
Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: Driver License

Exhibit "A"

MAP SHOWING BOUNDARY SURVEY OF

A PART OF LOT 7, BLOCK 3, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO INCLUDING THE SOUTH 50 FEET OF FISH ROAD, BEING A 100 FOOT RIGHT-OF-WAY WHICH WAS OFFICIALLY CLOSED BY PETITION # 544, BEING WITHIN THE BIRTH OF THE BELOW DESCRIBED PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 RUN THENCE NORTH 01°00'15" EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2049.34 FEET; THENCE NORTH 88°31'00" EAST, A DISTANCE OF 124.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°40'18" EAST, 205.77 FEET; THENCE SOUTH 01°02'37" WEST, A DISTANCE OF 211.81 FEET; THENCE SOUTH 88°24'38" WEST, A DISTANCE OF 123.90 FEET; THENCE SOUTH 01°04'00" WEST, A DISTANCE OF 248.48 FEET; THENCE SOUTH 88°29'50" WEST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 01°04'00" WEST, A DISTANCE OF 138.13 FEET; THENCE NORTH 88°29'26" EAST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 01°04'00" WEST, A DISTANCE OF 43.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TURKEY ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 88°24'54" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF TURKEY ROAD, 80.00 FEET; THENCE NORTH 01°04'00" EAST, A DISTANCE OF 654.70 FEET TO THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 1.71 ACRES MORE OR LESS.

BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18343, PAGE 1459 OF THE PUBLIC RECORD OF DUVAL COUNTY, FLORIDA.
CERTIFIED TO: LONDON & KRISTEN TODD.

P/O TRACT 7 BLOCK 3
JACKSONVILLE HEIGHTS PD 5 PG 83
SECTION 25 TOWNSHIP 2 SOUTH RANGE 24 EAST



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 44950
Parcel ID#:001887-0010 (Cut Out)
SALE PRICE: 10.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

Corrective Trustee's Warranty Deed

THIS WARRANTY DEED, made the 21st day of July, 2022 by

Karen T. McDonald, Individually and as Successor Trustee of the Thomas Family Revocable Living Trust Dated November 26, 2002, and Kristen Robinson F/K/A Kristen Michelle Pious, joined by her husband Landon M. Todd, (the "Trust"), with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose post office address is 12153 Turkey Rd, Jacksonville, FL 32221, herein called the Grantors, to

Landon M. Todd and Kristen Robinson, husband and wife,

whose post office address is 11925 Turkey Rd, Jacksonville, FL 32221, hereinafter called the Grantees: (*Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations*)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in DUVAL County, State of Florida, viz:

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

This Corrective Trustee's Warranty Deed is given to correct the legal description of that certain Trustee's Warranty Deed dated July 8, 2022, filed and recorded July 18, 2022, in Official Records Book 20364, Page 322, of the current public records of Duval County, Florida.

Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

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

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

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Wendy A. Crowley
Witness #1 Printed Name

Thomas Family Revocable Living Trust Dated
November 26, 2002

[Signature]
Karen T. McDonald, Successor Trustee

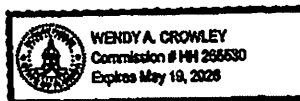
[Signature]
Witness #2 Signature
Joseph H. Gullett
Witness #2 Printed Name

[Signature]
Karen T. McDonald, Individually

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 21st day of July, 2022, by Karen T. McDonald, Individually and as Successor Trustee of the Thomas Family Revocable Living Trust Dated November 26, 2002.

[Signature]



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

Wendy A. Crowley
Personally Known: _____ OR Produced Identification:

Type of Identification
Produced: Driver License

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Wendy A. Crowley
Witness #1 Printed Name

[Signature]
Kristen Robinson

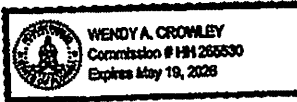
[Signature]
Witness #2 Signature
Joseph H. Gullett
Witness #2 Printed Name

[Signature]
Landon M. Todd

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of July, 2022, by Kristen Robinson and Landon M. Todd.

[Signature]



Signature of Notary Public
Print, Type/Stamp Name of Notary
Wendy A. Crowley

Personally Known: _____ OR Produced Identification:

Type of Identification
Produced: Driver License

Exhibit "A"

MAP SHOWING BOUNDARY SURVEY OF

A PART OF LOT 7, BLOCK 3, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 3, PAGE 83 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO INCLUDING THE SOUTH 50 FEET OF FISH ROAD, BEING A 100 FOOT RIGHT-OF-WAY WHICH WAS OFFICIALLY CLOSED BY PETITION # 544, BEING WITHIN THE WITHIN THE BELOW DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 RUN THENCE NORTH 01°07'15" EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2649.34 FEET; THENCE NORTH 88°31'00" EAST, A DISTANCE OF 124.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°40'18" EAST, 203.77 FEET; THENCE SOUTH 01°03'37" WEST, A DISTANCE OF 211.01 FEET; THENCE SOUTH 88°24'48" WEST, A DISTANCE OF 123.90 FEET; THENCE SOUTH 01°04'00" WEST, A DISTANCE OF 243.48 FEET; THENCE SOUTH 88°29'30" WEST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 01°04'00" WEST, A DISTANCE OF 130.13 FEET; THENCE NORTH 88°29'20" EAST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 01°04'00" WEST, A DISTANCE OF 43.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TURKEY ROAD (A 50 FOOT RIGHT-OF-WAY); THENCE SOUTH 88°24'54" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF TURKEY ROAD, 80.00 FEET; THENCE NORTH 01°04'00" EAST, A DISTANCE OF 834.79 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1.71 ACRES MORE OR LESS.

BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18363, PAGE 1459 OF THE PUBLIC RECORD OF DUVAL COUNTY, FLORIDA.
CERTIFIED TO: LONDON & KRISTEN TODD.

P/O TRACT 7 BLOCK 3
JACKSONVILLE HEIGHTS PD 3 PG 83
SECTION 25 TOWNSHIP 2 SOUTH RANGE 24 EAST