

Date Submitted:	8/23/22
Date Filed:	9/6/22

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

PROPERTY INFORMATION	
1. Complete Property Address: 0 Turkey Road	2. Real Estate Number: RE: 001887-0017
3. Land Area (Acres): 1.69 Acres	4. Date Lot was Recorded: July 2022
5. Property Located Between Streets: Halsema Rd. S and Turkey 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 56.50 feet.	
8. In whose name will the Waiver be granted? Kristen-Todd Robinson	

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

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

<b>CRITERIA</b>
<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"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>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></li> <li>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></li> <li>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></li> <li>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></li> </ul>

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.coj.net/pao\\_propertySearch/Basic/Search.aspx](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: 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, 2<sup>nd</sup> Floor

Jacksonville, Florida 32202

(904) 255-8300

**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 Kristen Robinson

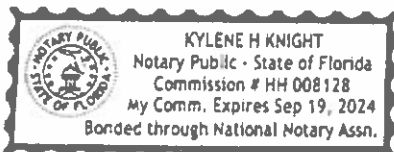
Print Name: KRISTEN ROBINSON

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, as \_\_\_\_\_, of  
\_\_\_\_\_, a \_\_\_\_\_ corporation, who is  
personally known to me or who has produced \_\_\_\_\_ as identification  
and who took an oath.

Kyle 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

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 TOPP 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

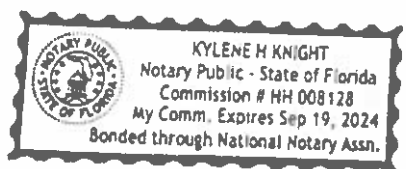
Print Name: KRISTEN ROBINSON

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.

[Signature]  
(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 21<sup>st</sup> 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 discription 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

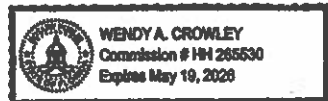
[Signature]  
Witness #2 Signature  
Joseph H. Gullett  
Witness #2 Printed Name

[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 21<sup>st</sup> 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 6, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO INCLUDING THE SOUTH 30 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°08'15" 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, 205.77 FEET; THENCE SOUTH 01°02'33" WEST, A DISTANCE OF 211.61 FEET; THENCE SOUTH 88°24'39" WEST, A DISTANCE OF 125.90 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 130.13 FEET; THENCE NORTH 88°29'20" EAST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 01°04'00" WEST, A DISTANCE OF 43.65 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 634.70 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 18383, 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 93  
SECTION 25 TOWNSHIP 2 SOUTH RANGE 24 EAST

44950



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 21<sup>st</sup> 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 Picus, 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 discription 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

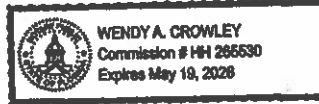
[Signature]  
Witness #2 Signature  
Joseph H. Gullett  
Witness #2 Printed Name

[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 21<sup>st</sup> 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:

  
\_\_\_\_\_  
Witness #1 Signature  
Wendy A. Crowley  
\_\_\_\_\_  
Witness #1 Printed Name


  
\_\_\_\_\_  
Kristen Robinson

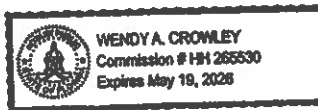
  
\_\_\_\_\_  
Witness #2 Signature  
Joseph H. Gullett  
\_\_\_\_\_  
Witness #2 Printed Name

  
\_\_\_\_\_  
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 21<sup>st</sup> day of July, 2022, by Kristen Robinson and Landon M. Todd.

  
\_\_\_\_\_  
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 WITHIN THE BELOW DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 RUN THENCE NORTH 01°08'15" 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, 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 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 80 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 834.78 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.

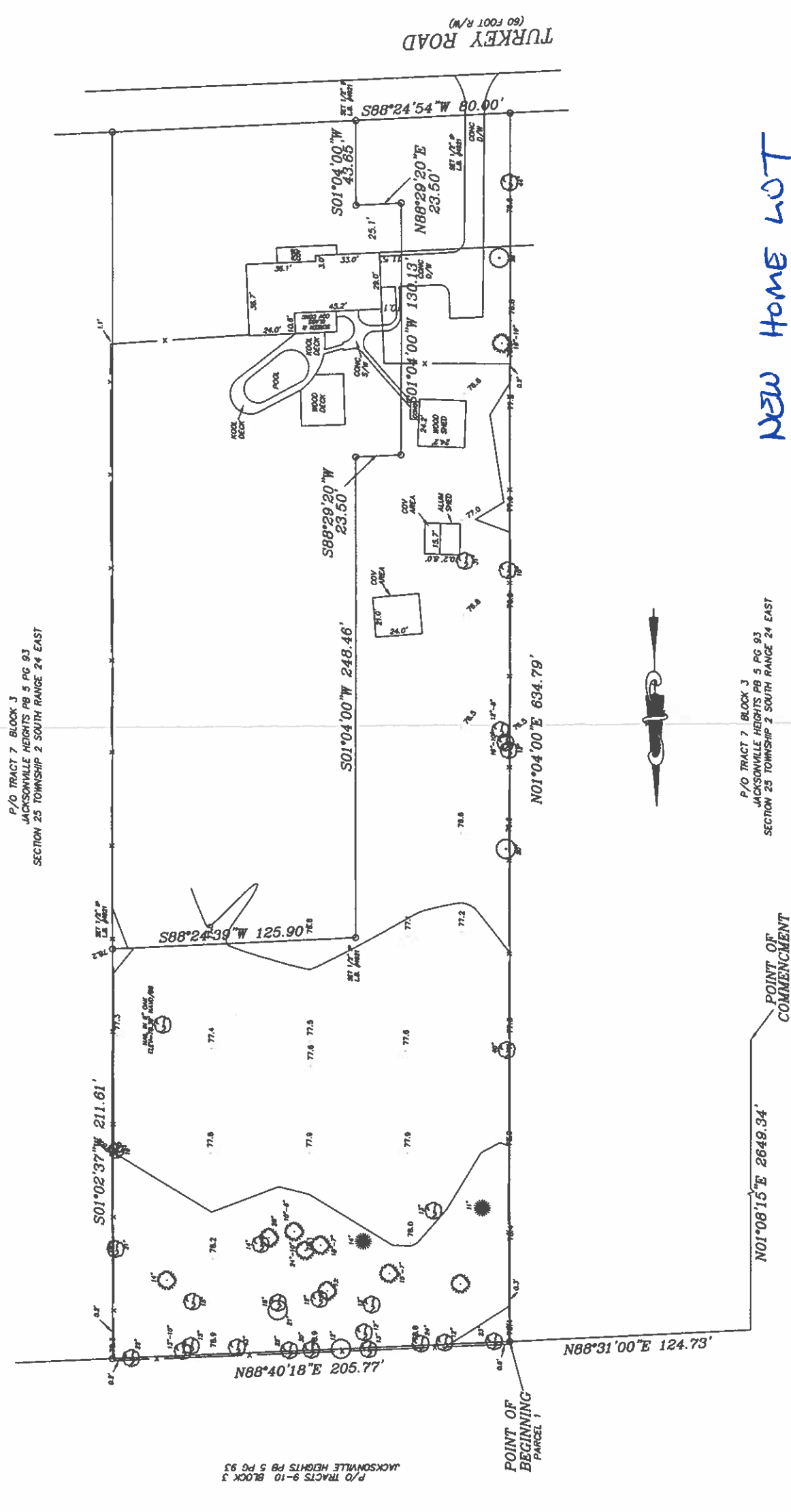
P/O TRACT 7 BLOCK 3  
JACKSONVILLE HEIGHTS PB 5 PG 93  
SECTION 25 TOWNSHIP 2 SOUTH RANGE 24 EAST

44950

# 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 # 344, BEING WITHIN THE BELOW DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 RUN THENCE NORTH 01°08'15" 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, 205.77 FEET; THENCE SOUTH 01°02'37" WEST, A DISTANCE OF 211.61 FEET; THENCE SOUTH 88°24'39" WEST, A DISTANCE OF 125.90 FEET; THENCE SOUTH 01°04'00" WEST, A DISTANCE OF 248.46 FEET; THENCE SOUTH 88°29'50" 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 43.65 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 634.79 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: LANDON & KRISTEN TODD.



**NEW HOME LOT**

REVISE MAP AND LEGAL: W.O. 2022-323, 7-07-2022.  
 INSURANCE RATE MAP: SAID FOR DUVAL COUNTY, FLORIDA, DATED 8-03-2013, AND  
 IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP SAID FOR DUVAL COUNTY, FLORIDA, DATED 8-03-2013, AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

**TRI-STATE LAND SURVEYORS, INC.**  
 5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

© 2016 TRI-STATE LAND SURVEYORS, INC.  
 BEARINGS BASED ON R/W LINE AS SHOWN.  
 THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=40'  
 FIELD WORK DATE: 5-31-2022  
 SIGNATURE DATE: 5-03-2022

GLENN M. BROADSTREET, P.S.M. NO. 5814  
 REGISTERED SURVEYOR AND MAPPER.  
 STATE OF FLORIDA (LB #4921)

- TREE LEGEND
- 1.) OAK
  - 2.) MAPLE
  - 3.) CEDAR
  - 4.) CHERRY
  - 5.) BAY

ALL CORNERS FOUND 1/2" P.S. N.D. EXCEPT WHERE NOTED.  
 ALL FENCES ARE 4' CHAINLINK.

P/O TRACT 7 BLOCK 3  
 JACKSONVILLE HEIGHTS PB 5 PG 93  
 SECTION 25 TOWNSHIP 2 SOUTH RANGE 24 EAST

POINT OF BEGINNING  
 PARCEL 1

POINT OF COMMENCEMENT  
 SOUTHWEST CORNER  
 SECTION 25  
 PARCEL 1

P/O TRACTS 9-10 BLOCK 3  
 JACKSONVILLE HEIGHTS PB 5 PG 93

P/O TRACT 7 BLOCK 3  
 JACKSONVILLE HEIGHTS PB 5 PG 93  
 SECTION 25 TOWNSHIP 2 SOUTH RANGE 24 EAST







<u>RE</u>	<u>LNAME</u>	<u>LNAME2</u>	<u>MAIL_ADDR1</u>	<u>MAIL_ADDR2</u>	<u>MAIL_ADDR3</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
001860 5480	AMH DEVELOPEMENT LLC		ATTN PROPERTY TAX DEPARTMENT	23975 PARK SORRENTO STE 300		CALABASAS	CA	91302
001887 0040	BENNETT RODNEY W		11919 TURKEY RD			JACKSONVILLE	FL	32221-1057
001939 0000	DEPRATTER TRUST		12000 TURKEY RD			JACKSONVILLE	FL	32221-1060
001927 0004	LLOYD WILLIAM M III		8131 200TH ST			MCALPIN	FL	32062
001887 0030	LOBAS SCOTCH M		11965 TURKEY RD			JACKSONVILLE	FL	32221
001888 0000	MARTIN DAVID O LIFE ESTATE		11900 TURKEY RD			JACKSONVILLE	FL	32221-1058
001888 0010	MARTIN JOSEPH J		11920 TURKEY RD			JACKSONVILLE	FL	32221-1058
001938 0010	PRINCE PHILLIP G		12025 TURKEY RD			JACKSONVILLE	FL	32221-1059
001887 0014	ROBINSON KRISTEN LIFE ESTATE		11929 TURKEY RD			JACKSONVILLE	FL	32221-1057
001879 0500	SUSHINSKIY ANATOLIY M		1331 KENDALL DR			JACKSONVILLE	FL	32211
001887 0017	TODD LANDON M		11929 TURKEY RD			JACKSONVILLE	FL	32221-1057
001887 0005	WRIGHT JACK		11903 TURKEY RD			JACKSONVILLE	FL	32221-1057
001938 0005	YOUNG TERRY L		12139 TURKEY RD			JACKSONVILLE	FL	32221-1055
	SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR			JACKSONVILLE	FL	32222