

Date Submitted:	6/14
Date Filed:	6/10

Application Number:	WRF 21-05
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:	RLD-60	Current Land Use Category: LDR
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): N/A		
Neighborhood Associations: ARBYLE AREA CIVIC ASSOC.		
Overlay: NONE		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1,469-	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 6973 Camfield St., Jacksonville, FL 32222	2. Real Estate Number: 015668-0100 and 015691-0050
3. Land Area (Acres): <del>0.43</del> 0.59 - AMW	4. Date Lot was Recorded: 4/1/1977
5. Property Located Between Streets: Camfield St. and Paul Howard Dr.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>48</u> feet to <u>35</u> feet.	
8. In whose name will the Waiver be granted? <b>American Classic Homes, LLC</b>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: American Classic Homes, LLC	10. E-mail: richardbriggs@bellsouth.net
11. Address (including city, state, zip): 4550 St. Augustine Rd., Suite 1 Jacksonville, FL 32207	12. Preferred Telephone: 904-838-9926

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Hunter Faulkner	14. E-mail: hfaulkner@jimersonfirm.com
15. Address (including city, state, zip): 1 Independent Dr., Suite 1400 Jacksonville, FL 32202	16. Preferred Telephone: 904-389-0050

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"> <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.

The Owner respectfully requests a Waiver of Road Frontage based upon the following:

1. There are practical and economical difficulties carrying out the strict letter of the regulation because the parcel is currently "landlocked" by parcels on all sides. There is no immediately adjacent right-of-way for the property to enter and exit the property. The northern forty-eight feet (48') of the parcel immediately adjacent to the west (6981 Camfield St.) has been deeded to the Owner as a means to access the subject property. As shown on the enclosed site plan, the parcel deeded for access narrows from forty-eight feet (48') wide to thirty-five feet (35') wide at the entrance to the subject property.
2. 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. Again, the parcel is "landlocked" with no access to an immediately adjacent right-of-way. The owner has provided for deeded access as described in paragraph 1 above.
3. The proposed waiver will not substantially diminish the property values in, nor alter the essential character of the area surrounding the site and will not interfere with or injure the rights of others whose property would be affected by the waiver. Property values would not diminish upon the granting of the waiver. The owner has deeded sufficient access to the subject property that would otherwise be inaccessible. Upon the granting of the waiver, the subject property can be improved with a new single-family home, which would enhance the surrounding property values. The deeded access and granting of the waiver does not impact the property rights of the surrounding property owners. No property boundaries would be encroached upon with the granting of the waiver.
4. There is valid and effective deeded access (as described herein), rather than an easement, for adequate vehicular access connected to a public street (Camfield Street), which is maintained by the City. The legal description for the deeded access is shown on the enclosed Warranty Deed for the subject property.
5. 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. The access parcel provides sufficient width for emergency vehicle access to the subject property. The granting of the waiver would simply provide access to the subject property that would otherwise be unavailable, and, therefore, unusable. The Owner has gone through the additional expense of providing the deeded access as described herein. There is no other expense for the surrounding property owners.

## 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: American Classic Homes, LLC

Signature: 

**Applicant or Agent (if different than owner)**

Print name: Hunter Faulkner

Signature: 

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

**Owner(s)**

Print name: \_\_\_\_\_

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

**EXHIBIT A**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 5/24/2021

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: 6973 Camfield St, Jacksonville, FL 32222 RE#(s): 0156680100 and 015691-0050

To Whom it May Concern:

I Richard Briggs, as Managing Member of American Classic Homes, LLC, a Limited Liability Company organized under the laws of the state of \_\_\_\_\_, hereby certify that said LLC 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.

(signature) \_\_\_\_\_  
(print name) Richard Briggs

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25<sup>th</sup> day of May 2021, by Richard Briggs, as managing member of American Classic Homes, LLC, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

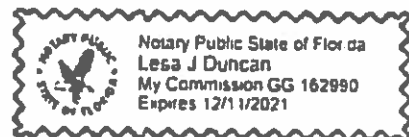
Lesia Duncan  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 12-11-2021

G:\JOINT\Applications\Exhibits\Ownership AffidavitForm LLC.docx

last update: 1/10/2017



**EXHIBIT B**

**Agent Authorization – Limited Liability Company (LLC)**

Date: 5/24/2021

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: 6973 Camfield St., Jacksonville, FL 32222 RE#(s): 0156680100 and 015691-0050

To Whom It May Concern:

You are hereby advised that Richard Briggs, as Managing Member of American Classic Homes, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Hunter Faulkner to act as agent to file application(s) for Waiver of 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.

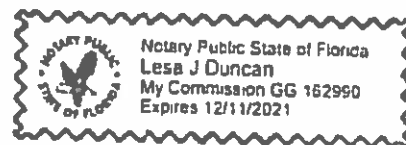
(signature) [Signature]  
(print name) Richard Briggs

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25<sup>th</sup> day of May 2021 by Richard Briggs, as Manager of American Classic Homes, LLC, a Limited Liability Company, who is personally known to me or who has produced [Signature] as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)  
Lesia J Duncan  
(Printed name of NOTARY PUBLIC)

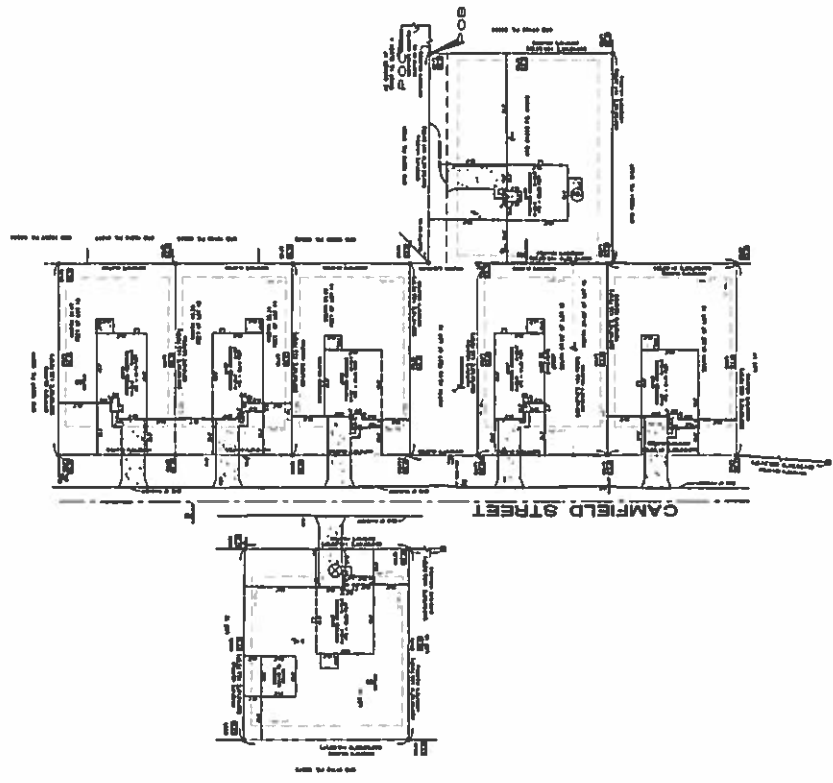
State of Florida at Large.  
My commission expires: 12-11-2021



# EXHIBIT "A" GENERAL SITE PLAN

## HATCH LEGEND

- 1. EXISTING CONCRETE
- 2. EXISTING ASPHALT
- 3. EXISTING GRAVEL
- 4. EXISTING SAND
- 5. EXISTING GRAVEL
- 6. EXISTING SAND



**Special Note - Liability Notice**  
 THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF FLORIDA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THE SURVEYOR'S SERVICES. THE SURVEYOR'S SERVICES ARE PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NONINFRINGEMENT. IN NO EVENT SHALL THE SURVEYOR BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR CONSEQUENTIAL DAMAGES, INCLUDING PROFITS, BUSINESS INTERRUPTION, LOSS OF DATA, OR ANY OTHER DAMAGES, ARISING FROM THE USE OF THE SURVEYOR'S SERVICES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR.

**Surveyor's Certification**  
 I, the undersigned, being duly licensed as a Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.

Signature Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 License No.: \_\_\_\_\_

Signature Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 License No.: \_\_\_\_\_

## SURVEYOR'S NOTES:

1. All measurements were taken by field methods and are subject to the usual errors of field work.
2. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
3. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
4. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
5. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
6. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
7. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
8. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
9. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
10. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
11. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
12. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
13. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
14. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
15. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
16. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
17. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
18. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
19. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
20. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
21. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.
22. The bearings and distances were taken by a total station instrument which was checked against a known distance and bearing.

**DRAWING / CLIENT INFORMATION / CERTIFICATIONS**  
 ADDRESS OF PROPERTY SURVEYED HEREON:  
 FOR: American Classic Homes  
 AT: Campfield Street  
 Jacksonville, FL 32222

Survey Date: 11/27/2018  
 Drawing No: 2018-018

**IME CIVIL & SURVEYING, LLC**  
 3000 N. PONCE DE LEON BLVD, SUITE C  
 ST AUGUSTINE, FLORIDA 32084  
 Residential - Commercial - Environmental - Industrial  
 Civil Engineering, Surveying & Mapping, Inspections

Civil Engineering/Inspection Division: 904-480-5475  
 Surveying & Mapping Division: 904-429-7784  
 Licensed Survey Business #8139

LEGEND & ABBREVIATIONS	
1. 1/4" = 10'	1. 1/4" = 10'
2. 1/2" = 20'	2. 1/2" = 20'
3. 3/4" = 30'	3. 3/4" = 30'
4. 1" = 40'	4. 1" = 40'
5. 1 1/4" = 50'	5. 1 1/4" = 50'
6. 1 1/2" = 60'	6. 1 1/2" = 60'
7. 1 3/4" = 70'	7. 1 3/4" = 70'
8. 2" = 80'	8. 2" = 80'
9. 2 1/4" = 90'	9. 2 1/4" = 90'
10. 2 1/2" = 100'	10. 2 1/2" = 100'
11. 2 3/4" = 110'	11. 2 3/4" = 110'
12. 3" = 120'	12. 3" = 120'
13. 3 1/4" = 130'	13. 3 1/4" = 130'
14. 3 1/2" = 140'	14. 3 1/2" = 140'
15. 3 3/4" = 150'	15. 3 3/4" = 150'
16. 4" = 160'	16. 4" = 160'
17. 4 1/4" = 170'	17. 4 1/4" = 170'
18. 4 1/2" = 180'	18. 4 1/2" = 180'
19. 4 3/4" = 190'	19. 4 3/4" = 190'
20. 5" = 200'	20. 5" = 200'
21. 5 1/4" = 210'	21. 5 1/4" = 210'
22. 5 1/2" = 220'	22. 5 1/2" = 220'
23. 5 3/4" = 230'	23. 5 3/4" = 230'
24. 6" = 240'	24. 6" = 240'
25. 6 1/4" = 250'	25. 6 1/4" = 250'
26. 6 1/2" = 260'	26. 6 1/2" = 260'
27. 6 3/4" = 270'	27. 6 3/4" = 270'
28. 7" = 280'	28. 7" = 280'
29. 7 1/4" = 290'	29. 7 1/4" = 290'
30. 7 1/2" = 300'	30. 7 1/2" = 300'
31. 7 3/4" = 310'	31. 7 3/4" = 310'
32. 8" = 320'	32. 8" = 320'
33. 8 1/4" = 330'	33. 8 1/4" = 330'
34. 8 1/2" = 340'	34. 8 1/2" = 340'
35. 8 3/4" = 350'	35. 8 3/4" = 350'
36. 9" = 360'	36. 9" = 360'
37. 9 1/4" = 370'	37. 9 1/4" = 370'
38. 9 1/2" = 380'	38. 9 1/2" = 380'
39. 9 3/4" = 390'	39. 9 3/4" = 390'
40. 10" = 400'	40. 10" = 400'
41. 10 1/4" = 410'	41. 10 1/4" = 410'
42. 10 1/2" = 420'	42. 10 1/2" = 420'
43. 10 3/4" = 430'	43. 10 3/4" = 430'
44. 11" = 440'	44. 11" = 440'
45. 11 1/4" = 450'	45. 11 1/4" = 450'
46. 11 1/2" = 460'	46. 11 1/2" = 460'
47. 11 3/4" = 470'	47. 11 3/4" = 470'
48. 12" = 480'	48. 12" = 480'
49. 12 1/4" = 490'	49. 12 1/4" = 490'
50. 12 1/2" = 500'	50. 12 1/2" = 500'
51. 12 3/4" = 510'	51. 12 3/4" = 510'
52. 13" = 520'	52. 13" = 520'
53. 13 1/4" = 530'	53. 13 1/4" = 530'
54. 13 1/2" = 540'	54. 13 1/2" = 540'
55. 13 3/4" = 550'	55. 13 3/4" = 550'
56. 14" = 560'	56. 14" = 560'
57. 14 1/4" = 570'	57. 14 1/4" = 570'
58. 14 1/2" = 580'	58. 14 1/2" = 580'
59. 14 3/4" = 590'	59. 14 3/4" = 590'
60. 15" = 600'	60. 15" = 600'
61. 15 1/4" = 610'	61. 15 1/4" = 610'
62. 15 1/2" = 620'	62. 15 1/2" = 620'
63. 15 3/4" = 630'	63. 15 3/4" = 630'
64. 16" = 640'	64. 16" = 640'
65. 16 1/4" = 650'	65. 16 1/4" = 650'
66. 16 1/2" = 660'	66. 16 1/2" = 660'
67. 16 3/4" = 670'	67. 16 3/4" = 670'
68. 17" = 680'	68. 17" = 680'
69. 17 1/4" = 690'	69. 17 1/4" = 690'
70. 17 1/2" = 700'	70. 17 1/2" = 700'
71. 17 3/4" = 710'	71. 17 3/4" = 710'
72. 18" = 720'	72. 18" = 720'
73. 18 1/4" = 730'	73. 18 1/4" = 730'
74. 18 1/2" = 740'	74. 18 1/2" = 740'
75. 18 3/4" = 750'	75. 18 3/4" = 750'
76. 19" = 760'	76. 19" = 760'
77. 19 1/4" = 770'	77. 19 1/4" = 770'
78. 19 1/2" = 780'	78. 19 1/2" = 780'
79. 19 3/4" = 790'	79. 19 3/4" = 790'
80. 20" = 800'	80. 20" = 800'
81. 20 1/4" = 810'	81. 20 1/4" = 810'
82. 20 1/2" = 820'	82. 20 1/2" = 820'
83. 20 3/4" = 830'	83. 20 3/4" = 830'
84. 21" = 840'	84. 21" = 840'
85. 21 1/4" = 850'	85. 21 1/4" = 850'
86. 21 1/2" = 860'	86. 21 1/2" = 860'
87. 21 3/4" = 870'	87. 21 3/4" = 870'
88. 22" = 880'	88. 22" = 880'
89. 22 1/4" = 890'	89. 22 1/4" = 890'
90. 22 1/2" = 900'	90. 22 1/2" = 900'
91. 22 3/4" = 910'	91. 22 3/4" = 910'
92. 23" = 920'	92. 23" = 920'
93. 23 1/4" = 930'	93. 23 1/4" = 930'
94. 23 1/2" = 940'	94. 23 1/2" = 940'
95. 23 3/4" = 950'	95. 23 3/4" = 950'
96. 24" = 960'	96. 24" = 960'
97. 24 1/4" = 970'	97. 24 1/4" = 970'
98. 24 1/2" = 980'	98. 24 1/2" = 980'
99. 24 3/4" = 990'	99. 24 3/4" = 990'
100. 25" = 1000'	100. 25" = 1000'







Prepared by and return to:  
D. Gonzales  
Sunshine Title Corporation  
8613 Old Kings Road South, Suite 100  
Jacksonville, Florida 32217  
File Number: STC #114524

### General Warranty Deed

Made this September 6, 2019 A.D. By Victoria M. Bell, an unmarried widow, whose address is: 6981 Camfield St., Jacksonville, Florida 32222, hereinafter called the grantor, to American Classic Homes, LLC, a Florida Limited Liability Company, whose post office address is: 4550 St. Augustine Rd. Suite 1, Jacksonville, Florida 32207, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

See Attached Exhibit "A" legal description

Parcel ID Number: 015689-0000

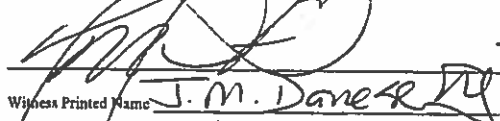
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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; that the grantor hereby fully 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, 2018.

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:

  
Witness Printed Name: J.M. Danese

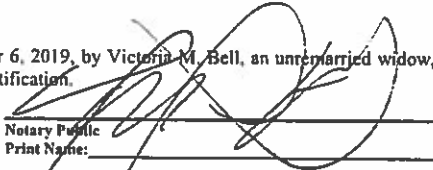
  
Victoria M. Bell (Seal)  
Address: 6981 Camfield St., Jacksonville, Florida 32222

  
Witness Printed Name: DAWN GONZALES

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this September 6, 2019, by Victoria M. Bell, an unmarried widow, who is/are personally known to me or who has produced a drivers license as identification.

  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Exhibit "A"**

**Parcel 1:**

Lot 13, Camfield Heights, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 86, of the Public Records of Duval County, Florida.

**Parcel 2:**

Lot 14, Camfield Heights, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 86, of the Public Records of Duval County, Florida.

**Parcel 3:**

Lot 11, Camfield Heights, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 86, of the Public Records of Duval County, Florida.

**Parcel 4:**

A portion of Tract 13, Block 4, Jacksonville Heights, Section 2, Township 3 South, Range 25 East, according to plat thereof recorded in Plat Book 5, Page 93 and 93A, Current Public Records of Duval County, Florida, being a portion of that land as described in Official Records Volume 4363, Page 868, of said current Public Records, being more particularly described as follows:

For a point of reference, commence at the Northeast corner of said Tract 13, Block 4, Jacksonville Heights; thence South 0 Degree 21 Minutes 33 Seconds East, along the Easterly line of said Tract 13, 258.24 feet; thence South 89 Degrees 58 Minutes 43 Seconds West (Actual) (South 88 Degrees 42 Minutes 16 Seconds East/Deed), along the North line of said land described in Official Records Volume 4363, Page 868, 184.03 feet to the Point of Beginning of the land to be described; thence continue South 89 Degrees 58 Minutes 43 Seconds West, 147.24 feet to the Easterly Boundary of "Camfield Heights" , according to plat thereof, as recorded in Plat Book 26, Page 86, of said current public records; thence South 0 Degrees 16 Minutes 42 Seconds East, (Actual ) (South 0 Degree 20 Minutes 57 Seconds East/Deed), along said Easterly boundary 129.83 feet (Actual) (129.86/Deed) to the South line of said land described in Official Records Volume 4363, Page 868; thence North 89 Degrees 58 Minutes 43 Seconds East (Actual) (North 88 Degrees 48 Minutes 04 Seconds West/ Deed), along said South Line, 147.30 feet; thence North 0 Degree 18 Minutes 08 Seconds West., 129.83 feet to the Point of Beginning.

**Parcel 5:**

Lot 15, Camfield Heights, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 86, of the Public Records of Duval County, Florida.

