

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2020-484 (WRF-20-13)

SEPTEMBER 4, 2020

Location: 0 Eynon Drive
At the terminus of Eynon Drive, a private road.

Real Estate Number: 158265-0000, 158265-1000

Waiver Sought: Reduce minimum required road frontage from 72 feet to 0 feet for development of a single-family home.

Present Zoning District: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Owner: Edward Charles Crouse
13422 Eynon Drive
Jacksonville, Florida 32258

Agent: L. Charles Mann
165 Arlington Road
Jacksonville, Florida 32211

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance-2020-484 (WRF 20-13)** seeks to reduce the minimum required road frontage from 72 feet to 0 feet to permit the development of a new single-family home. The parcel is considered a lot of record and a waiver is not required to construct a single family dwelling. However the owner requests the waiver in order to comply with bank financing.

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 authorized to be granted by the City Council pursuant to the criteria set forth in Section 656.133(b) 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 site contains approximately 0.18± acres and is accessible by Eynon Drive which is a private road. The applicant is seeking the waiver in order to develop the parcel with a new single-family home. Development of the property will meet or exceed all other minimum requirements for the RLD-90 Zoning District.

- (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 site contains approximately 0.18± acres and will meet all setback and developable standards of the RLD-90 Zoning District. The parcel is a lot of record and although does not meet the minimum lot width and area of the RLD-90 Zoning District it is a legal buildable lot. Therefore, the request is not an attempt to circumvent the requirements of the subdivision regulations, and instead, is based on the history and existing circumstances of the property.

- (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 applicant seeks to place a new home on a parcel that is zoned for single-family use and has remained undeveloped. Therefore, the new residential structure proposed will not diminish property values in, nor alter the essential character of the 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. There is an easement to use Eynon Drive to Knotah Road, which is a public right of way.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, and result in additional expense, the creation of nuisances or conflict with any other applicable law?*

The existing parcel, which is a lot of record, is 11,000 square feet in area and 60 feet of frontage on Eynon Drive to permit access to the site and will not create a public health, safety, or welfare concern in that fire, rescue, and public services will have sufficient ability to access the property.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 1, 2020, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

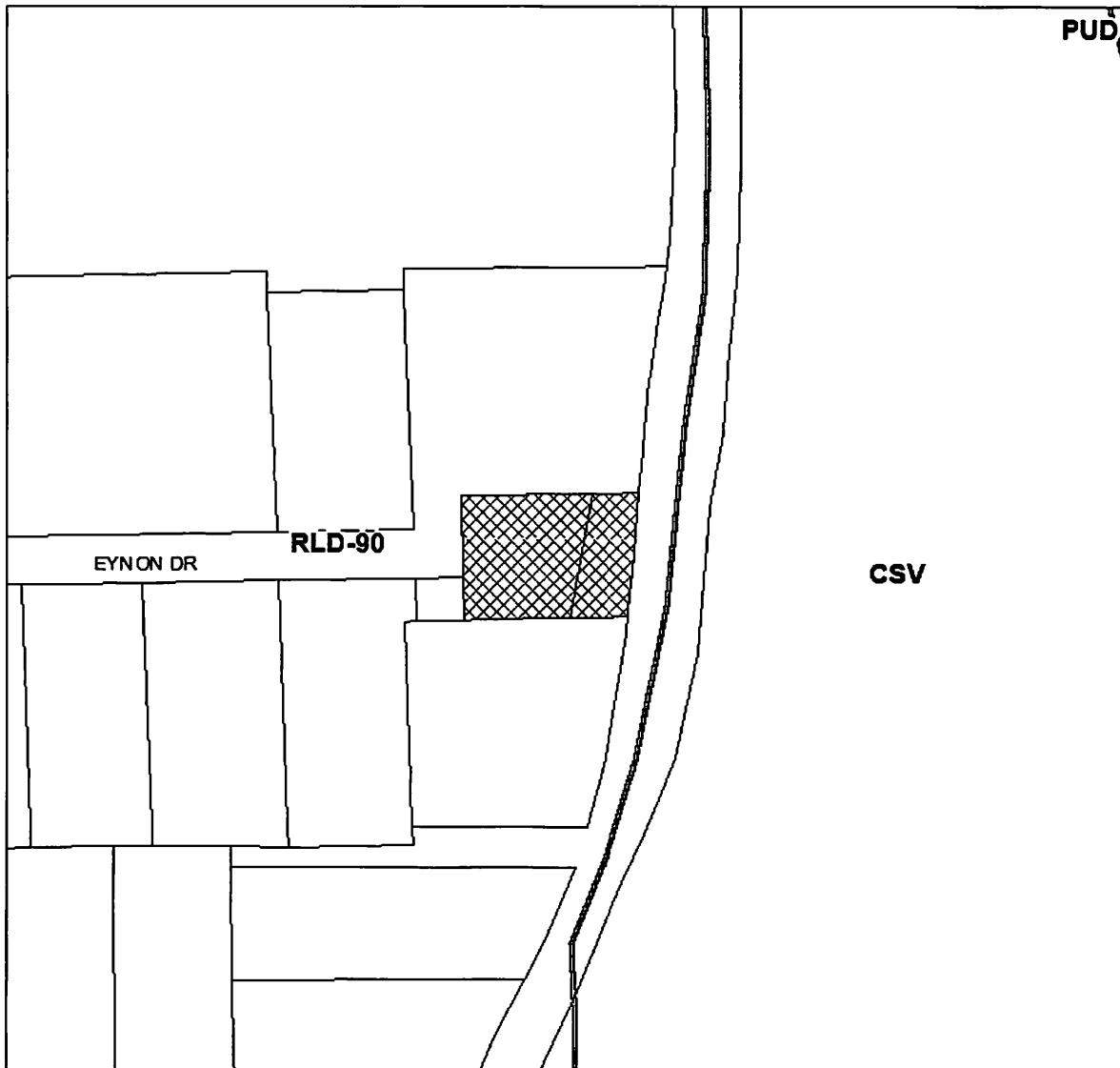
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2020-484 (WRF 20-13)** be **APPROVED**.



Entrance to Eynon Drive a private road

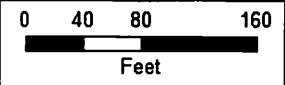
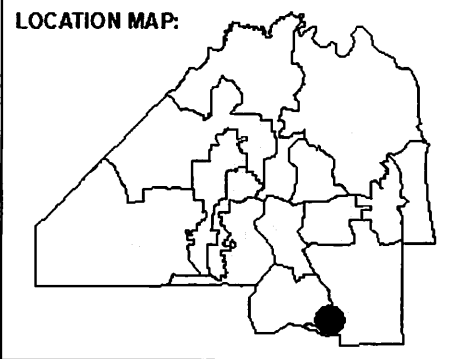


Aerial view of subject property



REQUEST SOUGHT:

**REDUCE ROAD FRONTAGE
FROM 72 FEET TO 0 FEET**



COUNCIL DISTRICT:

6

TRACKING NUMBER

WRF-20-13

EXHIBIT 2
PAGE 1 OF 1

Application Number: WRF-20-13	Public Hearing:
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Date Submitted: 6.26	Date Filed: 7-6-2020
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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: R1D90	Current Land Use Category: LDR
Council District: 10	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): N/A	
Applicable Section of Ordinance Code: 656.407	
Notice of Violation(s): N/A	
Neighborhood Associations: NONE	
Overlay: N/A	
LUZ Public Hearing Date:	City Council Public Hearing Date:
Number of Signs to Post: 2	Amount of Fee: <input checked="" type="checkbox"/>
Zoning Asst. Initials: <i>ADW</i>	

PROPERTY INFORMATION	
1. Complete Property Address: N/A	2. Real Estate Number: 158265 0000 / 158265-1002
3. Land Area (Acres): .18	4. Date Lot was Recorded: March 31, 1964
5. Property Located Between Streets: Short Road & Old St. Augustine Road	6. Utility Services Provider: <input type="checkbox"/> City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic
7. Waiver Sought: Reduce Required Minimum Road Frontage from 72 feet to 0 feet.	8. In whose name will the Waiver be granted? Edward Charles Crouse Et Al

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Edward Charles Crouse	10. E-mail: charliemann1@comcast.net
11. Address (Including city, state, zip): 13422 Eynon Drive, Jacksonville, Fl. 32258	12. Preferred Telephone: 904-721-1546

APPLICANT'S INFORMATION (if different from owner)	
13. Name: L. Charles Mann	14. E-mail: Charliemann1@comcast.net
15. Address (Including city, state, zip): 165 Arlington Road, Jacksonville, Fl. 32211	16. Preferred Telephone: 904-721-1546

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> <ol 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.

1. There are practical difficulties in carrying out the strict letter of the regulation. The parcel is actually a Lot of Record, being recorded prior to September 5, 1969. This status permits development of the property even without this waiver. However, it is the intent of the applicant to legitimize this matter for the purposes of financing.

2. Again, as the development could be done even without this waiver, the applicant is actually spending additional funds seeking this application. Thus, the applicant is not seeking to reduce costs associated with development.

3. The waiver would not diminish property values, nor alter the established character of the area. There are approximately 19 lots that have frontage along this access known as Eynon Drive. Most are fully developed as single family homes and others have additional access points. The formalization of this property as a Lawfully Conforming parcel, for development as a single family home, would have no negative effects upon values or character of this corridor.

4. A valid and effective easement is attached to this application.

5. As almost twenty homes are currently accessed via this easement, and the majority of those being addressed on this roadway (easement) have existed for some time, the recognition of this as a Lawful and Conforming parcel would have no effect upon these matters.

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 Non-residential Districts: \$1,173.00	\$7.00 per Addressee	Billed directly to owner/agent

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s) Print name: _____ Signature: <u>SEE EX A</u>	Applicant or Agent (if different than owner) Print name: <u>L. Charles Mann</u> Signature: <u>[Handwritten Signature]</u>
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

SUBMITTAL

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

Submit applications to:

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

EXHIBIT 1

Legal Description

A part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida being more particularly described as follows:

Commencing at the Southerly right of way line of Old Saint Augustine Road and the Easterly right of way line of Knotah Road being the Southeast corner of Old Saint Augustine Road and Knotah Road; thence South 1 degree 15 minute East along the Easterly right of way line of Knotah Road 1351 feet to the center line of a 20 foot right of way thence North 88 degrees East 1224 feet; thence North 2 degrees 15 minutes West 40 feet; thence North 89 degrees East 10 feet to the point of beginning; thence continue North 89 degrees East 94.8 feet to a point, said point being 14' +/- from high water of Junington Creek; thence South 10 degrees 06 minutes West 91.71 feet; thence South 89 degrees West 77.14 feet; thence North 2 degrees 15 minutes West 90 feet to the point of beginning.

EXHIBIT A - Property Ownership Affidavit

Date: June 19, 2020

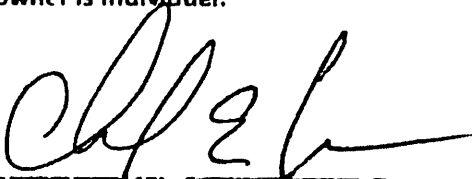
City of Jacksonville
Planning and Development Department
714 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
0 Eynon Drive, Jacksonville, FL 32258 Re# 158265-0000 & 158265-1000

To Whom It May Concern:

I, By: Charles E. Crouse hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Zoning & Waived Rd. frontage submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By 

Print Name: Charles E. Crouse

If Owner is Corporate Entity:*

Print Corporate Name:

By _____

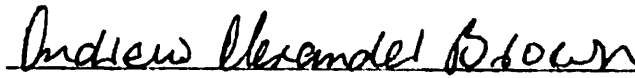
Print Name: _____

Its: _____

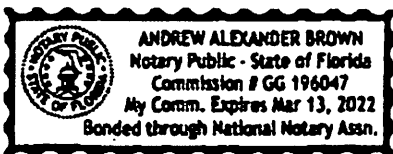
If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24th day of JUNE, 2020 ~~2014~~, by CHARLES E. CROUSE, who is personally known to me or who has produced FL DRIVERS LICENSE as identification and who took an oath


(Signature of NOTARY PUBLIC)

ANDREW ALEXANDER BROWN
(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: MARCH 13, 2022
#00196047

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: June 19, 2020

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

Re: Agent Authorization for the following site location: 0 Eynon Rd. Jacksonville, FL 32258

To Whom It May Concern: Re: # 158265-0000 & 158265-1000

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers I. Charles Mann to act as agent to file application(s) for Zoning & Waiver of Rd 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.

If Owner is Individual:

By *Charles E. Crouse*
Print Name: Charles E. Crouse

If Owner is Corporate Entity:*

Print Corporate Name: _____
By _____
Print Name: _____
Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

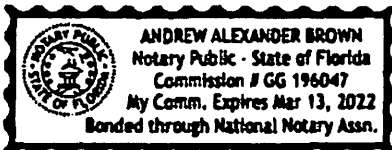
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24th day of JUNE ~~2020~~ 2020, by CHARLES E. CROUSE who is personally known to me or who has produced FL DRIVERS LICENSE as identification and who took an oath.

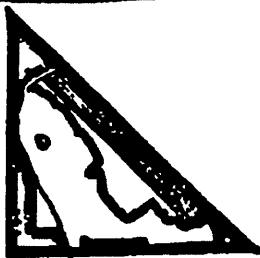
Andrew Alexander Brown

(Signature of NOTARY PUBLIC)

ANDREW ALEXANDER BROWN
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: MARCH 13, 2022
#GG 196047



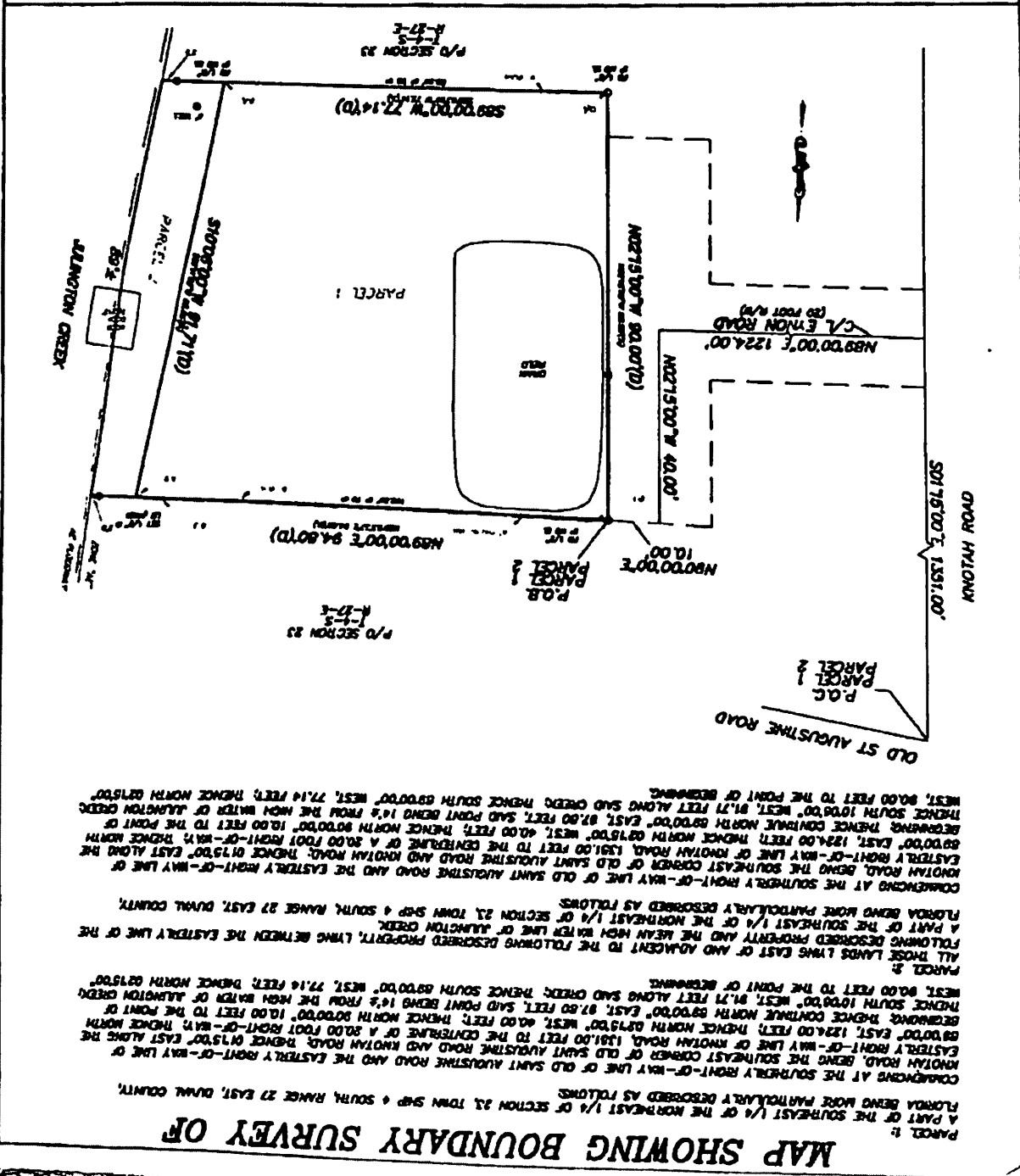
THIS SURVEY DOES NOT REFLECT ON DETRIMENT OWNERSHIP.
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT
 BENEFIT OF A TITLE INSURANCE POLICY AND/OR DEED RESEARCH.
 SCALE: 1"=50'
 GLENN M. BROADSTREET, P.S.M. NO. 5814
 REGISTERED SURVEYOR AND MAPPER
 STATE OF FLORIDA (LA 19821)
 SIGNATURE DATE: 4-04-2018
 FIELD WORK DATE: 4-02-2018

LEADER
 LEGS
 BOUNDARY
 PROPERTY
 ADJACENT
 TO
 THIS
 SURVEY
 ARE
 SHOWN
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 AND
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 NOT
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 OR
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 ANY
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 SURVEY
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 THE
 RULES
 AND
 REGULATIONS
 OF
 THE
 BOARD
 OF
 PROFESSIONAL
 SURVEYORS
 AND
 MAPPERS
 OF
 THE
 STATE
 OF
 FLORIDA

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

THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE AS
 INDICATED ON MAP FOR DUAL COUNTY, FLORIDA, DATED 11-08-2018 AND
 IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

CERTIFIED FOR: CHARLES EDWARD COUSO, ALSTIN GROUP, OLD BROADWAY NATIONAL TITLE INSURANCE COMPANY, CHARTERED LAW GROUP, P.A.



MAP SHOWING BOUNDARY SURVEY OF

PARCEL 3:
 COMMENCING AT THE SOUTHWEST CORNER OF OLD SAINT AUGUSTINE ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF
 EASTERN RIGHT-OF-WAY LINE OF OLD SAINT AUGUSTINE ROAD AND KNOWAN ROAD, THENCE 01°15'00" EAST ALONG THE
 89°00'00" EAST, 124.00 FEET; THENCE NORTH 02°15'00" WEST, 40.00 FEET; THENCE NORTH 89°00'00" 10.00 FEET TO THE POINT OF
 BEGINNING, THENCE CONTINUE NORTH 89°00'00" EAST, 87.00 FEET, SAID POINT BEING 14.2' FROM THE HIGH WATER OF ALMINGTON CREEK
 WEST, 80.00 FEET TO THE POINT OF BEGINNING.
 ALL THOSE LANDS LYING EAST OF AND ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY, LYING BETWEEN THE EASTERN LINE OF THE
 FOLLOWING DESCRIBED PROPERTY AND THE REAR HIGH WATER OF ALMINGTON CREEK.
 A PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 28P 4 SOUTH, RANGE 27 EAST, DUAL COUNTY,
 FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF OLD SAINT AUGUSTINE ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF
 EASTERN RIGHT-OF-WAY LINE OF OLD SAINT AUGUSTINE ROAD AND KNOWAN ROAD, THENCE 01°15'00" EAST ALONG THE
 89°00'00" EAST, 124.00 FEET; THENCE NORTH 02°15'00" WEST, 40.00 FEET; THENCE NORTH 89°00'00" 10.00 FEET TO THE POINT OF
 BEGINNING, THENCE CONTINUE NORTH 89°00'00" EAST, 87.00 FEET, SAID POINT BEING 14.2' FROM THE HIGH WATER OF ALMINGTON CREEK
 WEST, 80.00 FEET TO THE POINT OF BEGINNING.
 A PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 28P 4 SOUTH, RANGE 27 EAST, DUAL COUNTY,
 FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

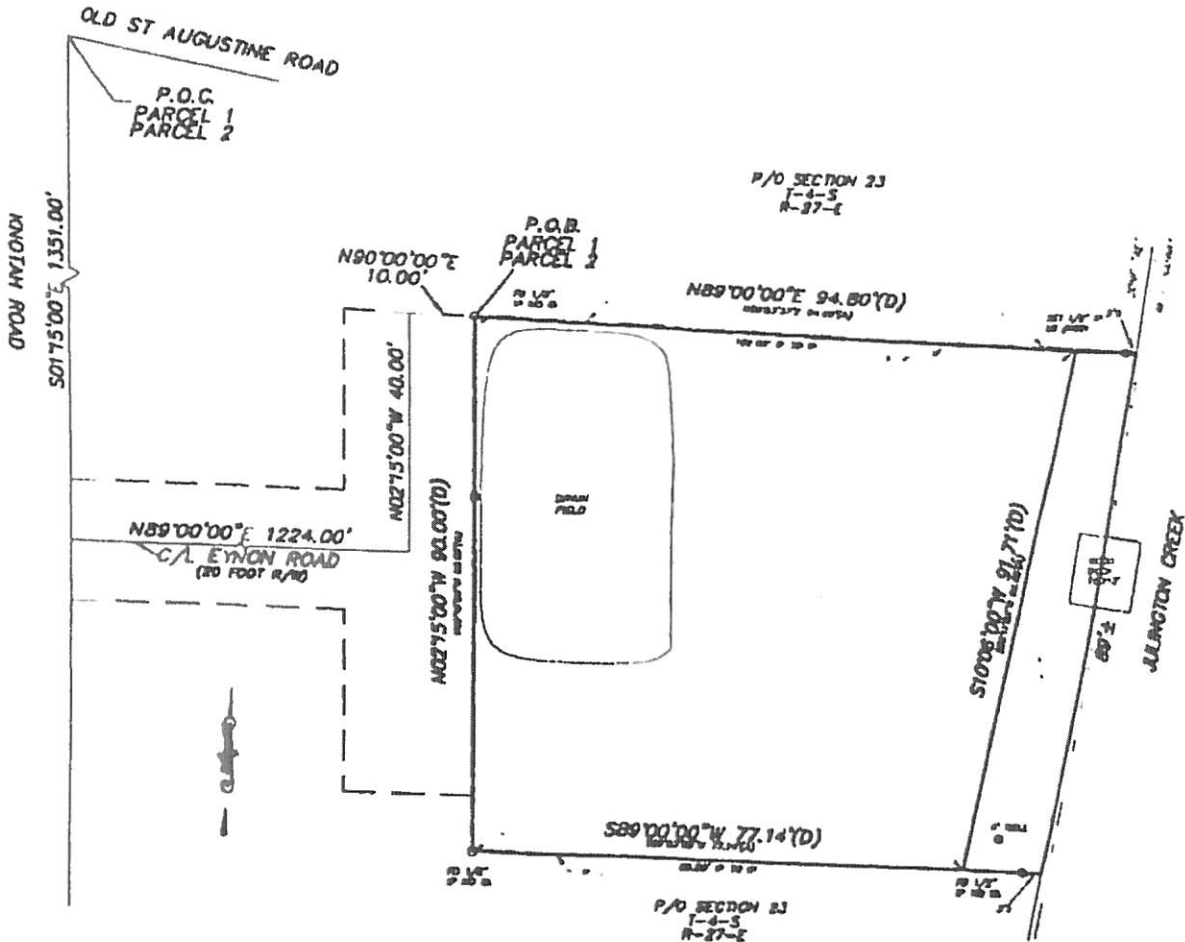
MAP SHOWING BOUNDARY SURVEY OF

PARCEL 1:
A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN SHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY,
FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD SAINT AUGUSTINE ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF KNOTAH ROAD, BEING THE SOUTHEAST CORNER OF OLD SAINT AUGUSTINE ROAD AND KNOTAH ROAD; THENCE 01°15'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KNOTAH ROAD, 1351.00 FEET TO THE CENTERLINE OF A 20.00 FOOT RIGHT-OF-WAY; THENCE NORTH 89°00'00" EAST, 1224.00 FEET; THENCE NORTH 02°15'00" WEST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'00" EAST, 97.80 FEET, SAID POINT BEING 14 3/8 FROM THE HIGH WATER OF JULINGTON CREEK; THENCE SOUTH 10°06'00" WEST, 91.71 FEET ALONG SAID CREEK; THENCE SOUTH 89°00'00" WEST, 77.14 FEET; THENCE NORTH 02°15'00" WEST, 90.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
ALL THOSE LANDS LYING EAST OF AND ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY, LYING BETWEEN THE EASTERLY LINE OF THE FOLLOWING DESCRIBED PROPERTY AND THE MEAN HIGH WATER LINE OF JULINGTON CREEK.
A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN SHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY,
FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD SAINT AUGUSTINE ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF KNOTAH ROAD, BEING THE SOUTHEAST CORNER OF OLD SAINT AUGUSTINE ROAD AND KNOTAH ROAD; THENCE 01°15'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KNOTAH ROAD, 1351.00 FEET TO THE CENTERLINE OF A 20.00 FOOT RIGHT-OF-WAY; THENCE NORTH 89°00'00" EAST, 1224.00 FEET; THENCE NORTH 02°15'00" WEST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'00" EAST, 97.80 FEET, SAID POINT BEING 14 3/8 FROM THE HIGH WATER OF JULINGTON CREEK; THENCE SOUTH 10°06'00" WEST, 91.71 FEET ALONG SAID CREEK; THENCE SOUTH 89°00'00" WEST, 77.14 FEET; THENCE NORTH 02°15'00" WEST, 90.00 FEET TO THE POINT OF BEGINNING.



CERTIFIED FOR: CHARLES EDWARD GROUSE, AUSTIN GROUSE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CRABTREE LAW GROUP, P.A.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE AE AS SCALED FROM FLOOD INSURANCE RATE MAP 3818 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-1918 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

- LEGEND
- CONC. MON
 - IRREG. MON
 - RIGHT-OF-WAY
 - ADJACENT
 - ADJACENT AREA
 - CONV. LINE
 - CONV. PAD
 - RADIAL DISTANCE
 - CONV. DISTANCE
 - BUILDING RESTRICTION
 - LINE
 - POINT OF CLUDGE
 - POINT OF ANGERCY
 - (D) DEED MEASUREMENT

BEARINGS BASED ON R/W LINE AS SHOWN.

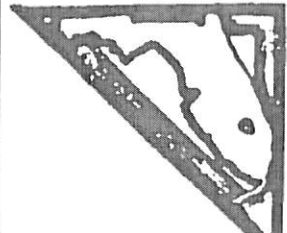
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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"=20'

GLEN M. BROADSTREET, P.S.M. NO. 3814



Handwritten signature: G M Broadstreet

11 22 11 11

64-24115

County Public, State of Florida of Land

County Public, State of Florida of Land

1964, in ... County and State ...

COUNTY OF DUAL

STATE OF FLORIDA

(SEAL)

(SEAL)

(SEAL)

(SEAL)

RETURNED AND REASONS ON ONE REASON

IN THESE MATTERS, the said part ...

THIS DEED is made subject to all taxes ...

South, Range 21 East, Section 23, being in Township 4

OFFICIAL RECORDS 78

MA 2164 ME 78

Warranty Deed

Prepared by:
Zachary C. Crabtree
Crabtree Law Group, P.A.
8777 San Jose Boulevard, Building A, Suite 200
Jacksonville, Florida 32217

File Number: 19-0146PV
Contract Sales Price: \$50,000.00

General Warranty Deed

Made this May 7, 2019 A.D. By Phyllis Crabtree *d/b/a* Phyllis D. Vaccaro, a single woman, whose address is: 5355 Chandler Bend Drive, Jacksonville, Florida 32224, hereinafter called the grantor, to Charles Edward Crouse, a married man and Austin Crouse, a single man, not as tenants in common but as joint tenants with right of survivorship, whose post office address is: 13422 Bynon Drive, Jacksonville, Florida 32258, hereinafter called the grantees:

(Whenever used herein the term "grantor" and "grantee" include all the parties in 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, alienes, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Duval County, Florida, viz:

Parcel 1:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida being more particularly described as follows:

Commencing at the Southerly right of way line of Old Saint Augustine Road and the Easterly right of way line of Knotah Road being the Southeast corner of Old Saint Augustine Road and Knotah Road; thence South 1 degree 15 minutes East along the Easterly right of way line of Knotah Road 1351 feet to the center line of a 20 foot right of way thence North 89 degrees East 1224 feet; thence North 2 degrees 15 minutes West 40 feet; thence North 90 degrees East 10 feet to the point of beginning; thence continue North 89 degrees East 94.8 feet said point being 14' + from high water of Jullington Creek; thence South 10 degree 06 minutes West 91.71 feet along said creek; thence South 89 degrees West 77.14 feet; thence North 2 degrees 15 minutes West 90 feet to the point of beginning.

Parcel 2:

All those lands lying East of and adjacent to the following described property, lying between the Easterly line of the following described property and the mean high water line of Jullington Creek:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida being more particularly described as follows:

Commencing at the Southerly right of way line of Old Saint Augustine Road and the Easterly right of way line of Knotah Road being the Southeast corner of Old Saint Augustine Road and Knotah Road; thence South 1 degree 15 minutes East along the Easterly right of way line of Knotah Road 1351 feet to the center line of a 20 foot right of way thence North 89 degrees East 1224 feet; thence North 2 degrees 15 minutes West 40 feet; thence North 90 degrees East 10 feet to the point of beginning; thence continue North 89 degrees East 94.8 feet said point being 14' + from high water of Jullington Creek; thence South 10 degree 06 minutes West 91.71 feet along said creek; thence South 89 degrees West 77.14 feet; thence North 2 degrees 15 minutes West 90 feet to the point of beginning.

Parcel ID Number: 158265-0060 & 158265-1000

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.

Subject to covenants, restrictions and easements of record, if any; however this reference shall not operate to reimpose same.


And the grantor hereby covenants with said grantees 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.


Prepared by:
Zachary C. Crabtree
Crabtree Law Group, P.A.
8777 San Jose Boulevard, Building A, Suite 200
Jacksonville, Florida 32217

File Number: 19-0146PV
Contract Sales Price: \$50,000.00

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:

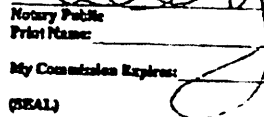

Witness Printed Name: Deanna Higdon

 (Seal)
Phyllis C. Crabtree
Address: 5355 Chandler Bend Drive, Jacksonville, Florida 32224


Witness Printed Name: Zachary C. Crabtree

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 7th day of May, 2019, by Phyllis Crabtree, single woman, who is personally known to me or who has produced Driver's License as identification.


Notary Public
Print Name: _____
My Commission Expires: _____
(SEAL)

Documentary Stamps in the amount of \$350.00 have been paid.



Prepared by:
Record and Return to:
Crabtree Law Group, P.A.
8777 San Jose Boulevard
Building A, Suite 200
Jacksonville, FL 32217

DECLARATION OF ROAD EASEMENT

This Declaration of Road Easement, hereinafter referred to as "Declaration", is made and entered into this 20th day of October, 2015, by and between the following property owners: R. R. Crabtree and Phyllis D. Crabtree (hereinafter collectively referred as "Crabtree") and Russell D. Lowry (hereinafter referred as "Lowry").

WITNESSETH:

WHEREAS, the parties to this Declaration are the fee title owners of adjoining parcels of real property. Crabtree's real property (described in Exhibit "A") adjoins a private roadway known as Eynon Dr., Duval County, Jacksonville, Florida 32258, owned by Lowry. Crabtree has requested using the private roadway to access the nearest public roadway, and

WHEREAS, the parties wish to allow the existing private roadway located on Lowry's property to be used as an easement for ingress and egress to real property owned by Crabtree, and

WHEREAS, Crabtree has contemplated the future development and possible transfer Crabtree's property to a third party. The parties have agreed that Crabtree and their successors, heirs, assigns, tenants, guests and invitees shall have use of Lowry's private roadway property for ingress and egress by way of an easement described as:

A 20 foot Easement measured 10 feet perpendicular and each side of the following described centerline lying in the Southeast 1/4 of the Northeast 1/4, Section 23, Township 4 South, Range 27 East, Duval County, Florida; commencing at the intersection of the South right-of-way line of Old St. Augustine Road with the Easterly line of Knotah Road; thence South 2 degrees, 15 minutes East along said Easterly right-of-way line of Knotah Road, 1,351.00 feet to the Point of Beginning of said Easement; thence North 89 degrees East 1,224.00 feet; thence South 2 degrees, 15 minutes East 40.00 feet.

Together with an Easement over the following described land:

See attached Exhibit "B"

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. The easement for ingress and egress described above-herein is hereby declared to be a private road easement for ingress and egress to property owned by Crabtree. The easement shall be perpetual and transferrable by the respective parties stated in this Declaration. The easement shall be for use by Crabtree, their successors, heirs, and assigns, together with social and business invitees and licensees, guests and

tenants, and shall run with the land and inure to the benefit of Crabtree, their heirs, successors and assigns.

2. The use of the easement shall be subject to the additional restrictions set forth in Exhibit "C" attached hereto.

3. This Declaration shall be binding upon and inure to the benefit of all of the parties hereto as well as to their successors, heirs, and assigns.

IN WITNESS WHEREOF, the parties hereto have placed their hands and seals on this Declaration on the day and year first above written.

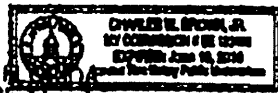
Signed, sealed, and delivered in the presence of:

[Signature]
George Strang
[Signature]
Debra Strang
Brenda Patracki
[Signature]

[Signature]
R. R. Crabtree
[Signature]
Phyllis D. Crabtree
[Signature]
Russell D. Lowry

STATE OF FLORIDA
COUNTY OF Duval

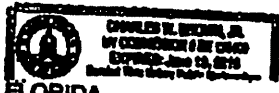
BEFORE ME, the undersigned authority, this day personally appeared R. R. Crabtree, who is personally known to me or () produced identification and who executed the foregoing instrument and he acknowledged before me that he signed the same for the uses and purposes therein mentioned and set forth. WITNESS my hand and official seal this 21 day of October, 2015.



[Signature]
Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF Duval

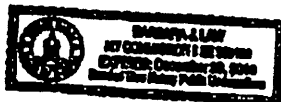
BEFORE ME, the undersigned authority, this day personally appeared Phyllis D. Crabtree, who is personally known to me or () produced identification and who executed the foregoing instrument and she acknowledged before me that she signed the same for the uses and purposes therein mentioned and set forth. WITNESS my hand and official seal this 21 day of October, 2015.



[Signature]
Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Russell D. Lowry, who is personally known to me or () produced identification and who executed the foregoing instrument and he acknowledged before me that he signed the same for the uses and purposes therein mentioned and set forth. WITNESS my hand and official seal this 23 day of September, 2015.



[Signature]
Notary Public
My Commission Expires:

Exhibit A

A part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida being more particularly described as follows:

Commencing at the Southerly right of way line of Old Saint Augustine Road and the Easterly right of way line of Knotah Road being the Southeast corner of Old Saint Augustine Road and Knotah Road; thence South 1 degree 15 minute East along the Easterly right of way line of Knotah Road 1351 feet to the center line of a 20 foot right of way thence North 89 degrees East 1224 feet; thence North 2 degrees 15 minutes West 40 feet; thence North 90 degrees East 10 feet to the point of beginning; thence North 89 degrees East 94.8 feet to a point, said point being 14' +/- from high water of Julington Creek; thence South 10 degree 05 minutes West 91.71 feet; thence South 89 degrees West 77.14 feet; thence North 2 degree 15 minutes West 90 feet to the point of beginning.

Exhibit B

A portion of Section 23, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows: Commence at the intersection of the Southerly right-of-way line of Old St. Augustine Road (as now established); with the Easterly right-of-way line of Knotah Road (a 60.00 foot right of way as now established); thence South 02 degrees 15 minutes East along said Easterly right-of-way line, 1361.00 feet; to the Southerly line of a 20.00 foot easement, as described and recorded in Official Records Book 9765 Page 1813 of said Public Records; thence North 89 degrees East along said Southerly line, 1214.00 feet to the point of beginning; thence continue North 89 degrees East 20 feet; thence South 02 degrees 15 minutes East 29.98 feet; thence South 86 degrees 30 minutes West, 20 feet; thence North 2 degrees 15 minutes West along said Westery line, 29.98 feet; to the point of beginning.

EXHIBIT - C -

The easement granted herein, shall be for ingress and egress only and shall not be used for any other purpose.

Access to the easement from the property of (parties) shall be only at the access point depicted on the drawing attached hereto. No other portion of the Crabtree property shall be used to access the easement.

The owners, lessors, grantees, licensees, service providers, contractors, laborers, subcontractors and all other persons going to or coming from the Crabtree property shall not park on or store anything on the easement, all such owners, lessors, grantees, licensees, service providers, contractors, laborers, subcontractors and other persons going to or coming from the Crabtree property shall park on or store anything which must be stored on the Crabtree property. These restrictions shall include but not be limited to construction of improvements or subsequent work done at the Crabtree property and no construction materials or equipment shall be stored or parked on or adjacent to the easement, all construction materials and equipment must be stored or parked on the Crabtree property and shall not make use of the easement in performing any work at the Crabtree property except for ingress and egress.
