

Date Submitted:
Date Filed: <u>1-12-21</u>

Application Number: <u>WRF-21-01</u>
Public Hearing:

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

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

For Official Use Only		
Current Zoning District: <u>RLD-60</u>	Current Land Use Category: <u>LDR</u>	
Council District: <u>5</u>	Planning District: <u>2</u>	
Previous Zoning Applications Filed (provide application numbers): <u>NONE</u>		
Applicable Section of Ordinance Code: <u>656.407</u>		
Notice of Violation(s): <u>NA</u>		
Neighborhood Associations: <u>ST. NICHOLAS BUSINESS ASSOCIATION</u>		
Overlay: <u>NA</u>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <u>1</u>	Amount of Fee: <u>1,521.⁰⁰</u>	Zoning Asst. Initials: <u>[Signature]</u>

PROPERTY INFORMATION	
1. Complete Property Address: <u>1934 Bartram Road, Jacksonville Florida 32207</u>	2. Real Estate Number: 134052-0200 134052-0300
3. Land Area (Acres): <u>6.73</u>	4. Date Lot was Recorded:
5. Property Located Between Streets: <u>Embassy Drive and Milmar Drive North</u>	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>968'</u> feet to <u>24'</u> feet.	
8. In whose name will the Waiver be granted? <u>Joshua Gideon</u>	

1,161 + 360 90 NOTICES
1,521.⁰⁰ 74

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Joshua Gideon	10. E-mail: jegfla@outlook.com
11. Address (including city, state, zip): 1408 Aiken Avenue Jacksonville, FL 32207	12. Preferred Telephone: 904-624-2375

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

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

Given the flaglike shape of the property, despite it's size and access to a public street, a waiver is required to allow construction of a home for my family and I.
The shape of the property does not allow for the minimum street frontage required by the Jacksonville Municipal Code.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coi.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

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

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

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

Owner(s)

Print name: Joshua Gideon

Signature: 

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

Owner(s)

Print name: John Gideon

Signature: 

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

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 A

Property Ownership Affidavit - Individual

Date: January 11, 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: 1934 Bartram Road RE#(s): 134052-0200, 134052-0300

To Whom it May Concern:

I Joshua Gideon hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Minimum Required Road Frontage submitted to the Jacksonville Planning and Development Department.

By [Signature]
Print Name: Joshua E Gideon

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 12th day of January 2021, by Joshua Gideon, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Tammy E Gray
(Printed name of NOTARY PUBLIC)

TAMMY E. GRAY
Notary Public, State of Florida
My Comm. Expires 08/13/2022
Commission No. GG223078

State of Florida at Large.
My commission expires: 8-13-22

GIDEON JOHN T ET AL
 4010 BALDWIN DR
 SEBASTIAN, FL 32976
GIDEON ANNE W TC
GIDEON JOSHUA E TC
GIDEON EMILY TC

Primary Site Address
 1934 BARTRAM RD
 Jacksonville FL 32207

Official Record Book/Page
 19872-01843

Tile #
 7428

1934 BARTRAM RD
 Property Detail

RE #	134052-0200
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02436 RICHARD HEIRS F S/D 48,52
Total Area	96322

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$35,330.00	\$34,843.00
Extra Feature Value	\$363.00	\$363.00
Land Value (Market)	\$44,200.00	\$44,200.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$79,893.00	\$79,406.00
Assessed Value	\$79,893.00	\$79,406.00
Cap	\$0.00 /	\$0.00 / \$0.00
Diff/Portability Amt	\$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$79,893.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value	SJRWMD/FIND Taxable Value	School Taxable Value
No applicable exemptions	No applicable exemptions	No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19872-01843	7/27/2021	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$363.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	La Va	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	2.21	Acreage	\$4	1	52-2S-27E 2.21
										2	S/D F RICHARD HEIRS
										3	PT LOT 13 RECD O/R 19872-1843

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2021

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

The Property Appraiser's Office determination of fair Market Value is based on the market – what a willing purchaser would likely pay a willing seller, exclusive of reasonable fees and transaction costs.

52-28-27E 2.21
S/D F RICHARD HEIRS
PT LOT 13 RECD O/R 19872-1843

GIDEON JOHN T ET AL
4010 BALDWIN DR
SEBASTIAN, FL 32976

2021

R-134052-0200

Page 1 of 1

PRINTED 09/29/2021
BY: pao

Map Id: 7428 215702.27 1.10 1.00 1.00 HEIRS BARTRAM RD



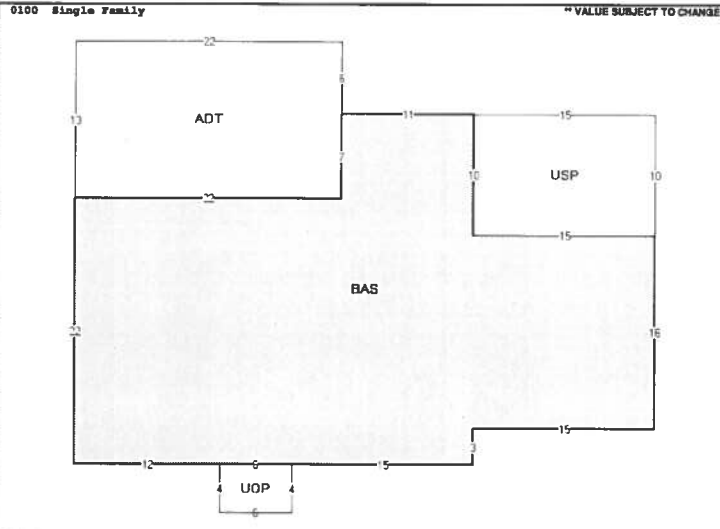
BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	7 CMN FIB SHING	100	29.00
Roof Struct	3 GAMBL OR HIP	100	6.00
Roofing Cover	12 MODULAR METAL	100	5.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	14 CARPET	75	8.00
Int Flooring	5 ASPHALT TILE	25	1.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

CATEGORY	UNITS	ADJ
Stories	1.00	0
Bedrooms	2.00	0
Baths	1.00	0
Rooms / Units	1.00	0

BASE RATE ADJ		ADJ
Quality Adjustment		0.3000
Mkt/Design Factor		1.0000
Site Adj.		1.0100
TOTAL ADJUSTED POINTS		75
DEPRECIATION ADJ		ADJ

TYPE	STYLE	CLS	QMA	HE %	HPX %	LOC	% COMP
0101	01	4	02	0.00	100.00	1.00	100

TYPE	AREA	B	H	FOUR	OPR AREA	OPR VALUE
ADT	284	X	80		257	6,761
BAS	1,043	X	100		1,043	27,438
UOP	24		20		5	132
USP	150		25		38	1,000



Dade County Property Appraisals Office		Val Dist: 08
VALUE SUMMARY		
PRIMARY VALUATION METHOD		CAMA
BUILDING VALUE		35,330
EXTRA FEATURE VALUE		363
TOTAL MARKET LAND VALUE		44,200
MARKET VALUE OF AG LAND		0
TOTAL LAND VALUE AG - COMMON		0
MARKET VALUE		79,893
ASSESSED VALUE		79,893
CAP BASE YEAR		0
TAXABLE VALUE		79,893
EXEMPTIONS		None
TOTAL EXEMPTIONS VALUE		0
SENIOR EXEMPTION VALUE		0
HERITAGE TAXABLE VALUE		0/0
PERMIT NO.	TP	BY

BUILDING DIMENSIONS			
ADT:0,13:	=E22 N13 W22 S13 \$	BAS:0,35:	=N22 E22 N7 E11 S10 E15 S16 W15 S3 W33 \$
UOP:10,35:	=S4 W6 N4 E6 \$	USP:33,6:	=S10 E15 N10 W15 \$


BUILDING: 1 AKA: 1934 BARTRAM RD JACKSONVILLE 32207 0101 SFR 1 STORY

L	Y	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	S	U	R	SALES PRICE	NOTE AMOUNT	MAC	SAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	19872	01843		07/27/2021	OC	D	V	11	100		0	0	GIDEON JOHN T ET AL	GIDEON JOHN T ET AL	20210823

L	N	DESP CODE	DESCRIPTION	BLD	HK %	NHX %	LENGTH	BWIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	ORIG MKY VALUE	APPRaisal DATE	APPRAISED BY
1		FFPK7	Fireplace Prefab	1	0.00	100.00	0	0	1.00	1	100	2,422.50	1,816.88	100	1936	1936		20	363	02/05/2010	HPC
																				08/30/2021	ACH

L	T	USE CODE	LAND USE DESCRIPTION	HK %	NHX %	R D	LOC ZONE	PROFT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0100	RES LD 3-7 UNITS PER AC	0.00	100.00		RLD-40	0.00	0.00	100.00	2.21	A	0	1.00	1.00	20,000.00	20,000.00	44,300

L	N	DATE	BLD	USER ID	CD	PARCEL NOTES

GIDEON JOHN T ET AL 
 4010 BALDWIN DR
 SEBASTIAN, FL 32976
GIDEON ANNE W TC
GIDEON JOSHUA E TC
GIDEON EMILY TC

Primary Site Address
 0 BARTRAM RD
 Jacksonville FL 32207

Official Record Book/Page
 19020-00605

Title #
 7428

0 BARTRAM RD
 Property Detail

RE #	134052-0300
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02436 RICHARD HEIRS F S/D 48,52
Total Area	202012

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$244,338.00	\$244,338.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$244,338.00	\$244,338.00
Assessed Value	\$244,338.00	\$244,338.00
Diff/Portability Cap Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$244,338.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). "In Progress" property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress 

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value No applicable exemptions	SJRWMD/FIND Taxable Value No applicable exemptions	School Taxable Value No applicable exemptions
--	---	--

Sales History 

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19020-00605	11/27/2019	\$345,000.00	WD - Warranty Deed	Qualified	Improved
14786-00518	2/13/2009	\$272,500.00	MS - Miscellaneous	Unqualified	Improved
14455-00188	4/9/2008	\$100.00	MS - Miscellaneous	Unqualified	Improved
01089-00041	12/30/1899	\$0.00	- Unknown	Unqualified	Improved
01089-00041	1/1/1899	\$0.00	- Unknown	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land									Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	LN	Legal Description
1	0120	RES CANAL UNITS PER AC	RLD-60	140.00	1080.00	Common	140.00	Front Footage	1	52-2S-27E 4.64
2	9601	MARSH	RLD-60	0.00	0.00	Common	0.52	Acreage	2	S/D F RICHARD HEIRS
3	9400	RIGHT-OF-WAY & STS	RLD-60	0.00	0.00	Common	0.65	Acreage	3	PT LOT 13 RECD O/R 19020-605(EX PT RECD
									4	O/R 19872-1843)

Buildings 

No data found for this section

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2021

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

52-28-27R 4.64
 S/D F RICHARD HEIRS
 PT LOT 13 RECD O/R 19020-605 (EX PT
 O/R 19872-1843)

GIDSON JOHN T ET AL
 4010 BALDWIN DR
 SEBASTIAN, FL 32976

2021

R-134052-0300

Page 1 of 1



PRINTED 09/29/2021
 BY: pao

Map Id: 7428 215702.27 1.10 1.00 1.00 HEIRS BARTRAM RD

BUILDING CHARACTERISTICS				0000 Vacant Res < 20 Acres		** VALUE SUBJECT TO CHANGE **		Deval County Property Appraiser Office		Ym Dnt 88											
CATEGORY	TYPE	%	PTS	UNITS	ADJ	VALUE SUMMARY															
						PRIMARY VALUATION METHOD						CAMA									
						BUILDING VALUE						0									
						EXTRA FEATURE VALUE						0									
						TOTAL MARKET LAND VALUE						244,338									
						MARKET VALUE OF AQ LAND						0									
						TOTAL LAND VALUE AG - COMMON						0									
						MARKET VALUE						244,338									
						ASSESSED VALUE						244,338									
						CAP RATE YEAR						0									
						TAXABLE VALUE						244,338									
						EXEMPTIONS						None									
						TOTAL EXEMPTIONS VALUE						0									
						SENIOR EXEMPTION VALUE						0									
						HISTORIC TAXABLE VALUE						0									
						PERMIT NO.						TP									
												BT									
												DESCRIPTION									
												EST VALUE									
												ISSUE DATE									
BUILDING DIMENSIONS																					
BUILDING NOTES																					
BUILDING: 0 AKA:																					
SITE ADDRESS: BARTRAM RD, JACKSONVILLE 32207																					
L	Y	VOLUME/	PAGE/	DATE OF	I	Q	U	V	R	E	SALES	NOTE	MAC	GRANTOR	GRANTEE	SALES NOTE					
		YEAR	CLERK	SALE	N	I	X	I	I		PRICE	AMOUNT	AMOUNT								
1		19020	00603	11/27/2019	ND	Q	I	01			345000		0	N	MARY ANNE M GRADES	GIDSON JOHN T ET AL	20200323				
2		14786	00518	02/13/2009	MS	Q	I	19			272500		0	N	COURTNEY TERRESA F TRUST	BARRETH AMAR R	03/16/2009				
3		14455	00188	04/09/2008	MS	Q	I	18			100		0	N	COURTNEY TERRESA F	COURTNEY TERRESA F ESTATE	20080410 DOD 3/24/05				
4		01089	00041										0	N			REF ONLY DRED BK				
ACRES: 4.64 PERCENT: 0.88																					
L	N	USE CODE	DESCRIPTION	BLD	HX %	HVX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	DEPT MKT VALUE	APPRAISAL DATE	APPRAISED BY
C	1	8132	RES CAMA LD 3-7 OWYS PER		0.00	100.00	R1D-60	140.00	1,080		100.00	140.00	F	1	1.74	1.00			1,740.00	08/29/2021	ACH
C	2	9601	MSRH		0.00	100.00	R1D-60	0.00	0.00		100.00	0.52	A	0	1.00	1.00			170.00		
C	3	9400	RIGHT-OF-WAY 6 STS		0.00	100.00	R1D-60	0.00	0.00		100.00	0.65	A	0	1.00	1.00			1,000.00		
LAND VALUE																					
LAND VALUE																					
LAND VALUE																					
LAND VALUE																					
L	N	DATE	BLD	USER ID	CD	PARCEL NOTES															

LEGAL DESCRIPTION

September 21, 2021

P A R C E L 1 (SURVEYORS DESCRIPTION)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 142.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°24'50" WEST, A DISTANCE OF 1264.98 FEET; THENCE SOUTH 02°00'00" WEST, A DISTANCE OF 142.34 FEET TO THE NORTHERLY LINE OF SAID PLAT OF MILMAR MANOR; THENCE NORTH 84°21'30" WEST ALONG SAID NORTHERLY LINE OF MILMAR MANOR, A DISTANCE OF 596 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF LITTLE POTTSBURG CREEK; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 255 FEET MORE OR LESS WITH ITS INTERSECTION OF LINE BEARING NORTH 84°21'52" WEST; THENCE SOUTH 84°21'52" EAST ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10422 PAGE 1485 OF THE CURRENT RECORDS OF SAID COUNTY, A DISTANCE OF 192 FEET MORE OR LESS FROM THE MEAN HIGH WATER LINE; THENCE NORTH 64°42'58" EAST ALONG THE SOUTH LINE OF THE AFOREMENTIONED LANDS, A DISTANCE OF 433.69 FEET; THENCE SOUTH 07°28'34" EAST ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6958 PAGE 1441, A DISTANCE OF 229.06 FEET; THENCE SOUTH 84°21'30" EAST, ALONG THE SOUTHERLY LINE OF THE LAST AFOREMENTIONED LANDS, A DISTANCE OF 1048.22 FEET TO THE WESTERLY RIGHT OF WAY OF BARTRAM ROAD; THENCE SOUTH 02°00'00" WEST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.67 ACRES, MORE OR LESS

SUBJECT TO A PROPOSED ACCESS EASEMENT FOR INGRESS AND EGRESS
P R O P O S E D A C C E S S E A S E M E N T (SURVEYORS DESCRIPTION)

CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF

DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°24'50" WEST A DISTANCE OF 1264.98; THENCE NORTH 02°00'00" EAST TO A POINT SITUATED IN THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 1089, PAGE 41; A DISTANCE OF 24.64 FEET; THENCE EASTERLY ALONG LAST SAID LINE SOUTH 84°24'50" EAST, A DISTANCE OF 216.80 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6958, PAGE 1441, SOUTH 84°21'30" EAST, A DISTANCE OF 1048.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BARTRAM RD; THENCE SOUTH 02°00'00" WEST ALONG LAST SAID RIGHT OF WAY, A DISTANCE OF 24.00 FEET TO THE POINT POINT OF BEGINNING.

CONTAINING 0.71 ACRES, MORE OR LESS

P A R C E L 2 (SURVEYORS DESCRIPTION)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.78 FEET; THENCE NORTH 84°24'50" WEST, A DISTANCE OF 600.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°00'00" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6892, PAGE 4, A DISTANCE OF 142.78 FEET TO THE

SOUTHWEST CORNER OF SAID AFOREMENTIONED LANDS, SAID CORNER BEING SITUATED IN THE NORTHERLY LINE OF SAID PLAT OF MILMAR MANOR; THENCE NORTH 84°24'50" WEST ALONG SAID NORTHERLY LINE OF MILMAR MANOR, A DISTANCE OF 237.18; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF MILMAR MANOR, NORTH 84°21'30" WEST, A DISTANCE OF 427.68 FEET; THENCE NORTH 02°00'00" WEST, A DISTANCE OF 142.34' FEET; THENCE SOUTH 84°24'50" EAST, A DISTANCE OF 664.83 FEET, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6892, PAGE 4 AND TO THE POINT OF BEGINNING.

CONTAINING 2.17 ACRES, MORE OR LESS

PROPOSED ACCESS EASEMENT (SURVEYORS DESCRIPTION)

CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°24'50" WEST A DISTANCE OF 1264.98; THENCE NORTH 02°00'00" EAST TO A POINT SITUATED IN THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 1089, PAGE 41; A DISTANCE OF 24.64 FEET; THENCE EASTERLY ALONG LAST SAID LINE SOUTH 84°24'50" EAST, A DISTANCE OF 216.80 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6958, PAGE 1441, SOUTH 84°21'30" EAST, A DISTANCE OF 1048.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BARTRAM RD; THENCE SOUTH 02°00'00" WEST ALONG LAST SAID RIGHT OF WAY, A DISTANCE OF 24.00 FEET TO THE POINT POINT OF BEGINNING.

CONTAINING 0.71 ACRES, MORE OR LESS

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF

P.A.R.C.E.L.S. (SURVEYORS DESCRIPTION)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT RECORDS OF DIVAL COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; **THENCE** NORTH 02°00'00" WEST, A DISTANCE OF 142.78 FEET; **THENCE** NORTH 84°24'50" WEST, A DISTANCE OF 600.15 FEET TO THE **POINT OF BEGINNING**; **THENCE** SOUTH 02°00'00" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6892, PAGE 142, DISTANCE OF 142.78 FEET TO THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT RECORDS OF DIVAL COUNTY, FLORIDA; **THENCE** NORTH 84°24'50" WEST, ALONG SAID NORTHERLY LINE OF MILMAR MANOR, A DISTANCE OF 237.18 FEET; **THENCE** NORTH 02°00'00" WEST, ALONG SAID NORTHERLY LINE OF MILMAR MANOR, NORTH 84°21'30" WEST, A DISTANCE OF 427.68 FEET; **THENCE** NORTH 02°00'00" WEST, A DISTANCE OF 142.34 FEET; **THENCE** SOUTH 84°24'50" EAST, A DISTANCE OF 664.83 FEET, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6892, PAGE 4 AND TO THE **POINT OF BEGINNING**.

CONTAINING 2.17 ACRES, MORE OR LESS TOGETHER WITH A PROPOSED ACCESS EASEMENT FOR INGRESS AND EGRESS

P.R.O.P.O.S.E.D. ACCESS EASEMENT (SURVEYORS DESCRIPTION)

CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT RECORDS OF DIVAL COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; **THENCE** NORTH 02°00'00" WEST, A DISTANCE OF 142.78 FEET; **THENCE** NORTH 84°24'50" WEST, A DISTANCE OF 600.15 FEET TO THE **POINT OF BEGINNING**; **THENCE** SOUTH 02°00'00" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6892, PAGE 142, DISTANCE OF 142.78 FEET TO THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT RECORDS OF DIVAL COUNTY, FLORIDA; **THENCE** NORTH 84°24'50" WEST, ALONG SAID NORTHERLY LINE OF MILMAR MANOR, A DISTANCE OF 237.18 FEET; **THENCE** NORTH 02°00'00" WEST, ALONG SAID NORTHERLY LINE OF MILMAR MANOR, NORTH 84°21'30" WEST, A DISTANCE OF 427.68 FEET; **THENCE** NORTH 02°00'00" WEST, A DISTANCE OF 142.34 FEET; **THENCE** SOUTH 84°24'50" EAST, A DISTANCE OF 664.83 FEET, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6892, PAGE 4 AND TO THE **POINT OF BEGINNING**.

CONTAINING 0.71 ACRES, MORE OR LESS CERTIFIED TO: JOSH GIBSON



NOTE.
THE MEAN HIGH WATER LINE IS AT THE EDGE OF WATER. ELEVATION (0.80) NAVD-88 DATUM PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON 08-24-21.
POINT IDENTIFICATION NO. 872-0274

DETAIL
SCALE: 1"=20'

SYMBOL LEGEND
WPP WOOD POWER POLE
GYA GUY ANCHOR
CRB CABLE RISER BOX

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONES "X", "AE", "AH", "AO", "A", "V", "VE", "VE1", "VE2", "VE3", "VE4", "VE5", "VE6", "VE7", "VE8", "VE9", "VE10", "VE11", "VE12", "VE13", "VE14", "VE15", "VE16", "VE17", "VE18", "VE19", "VE20", "VE21", "VE22", "VE23", "VE24", "VE25", "VE26", "VE27", "VE28", "VE29", "VE30", "VE31", "VE32", "VE33", "VE34", "VE35", "VE36", "VE37", "VE38", "VE39", "VE40", "VE41", "VE42", "VE43", "VE44", "VE45", "VE46", "VE47", "VE48", "VE49", "VE50", "VE51", "VE52", "VE53", "VE54", "VE55", "VE56", "VE57", "VE58", "VE59", "VE60", "VE61", "VE62", "VE63", "VE64", "VE65", "VE66", "VE67", "VE68", "VE69", "VE70", "VE71", "VE72", "VE73", "VE74", "VE75", "VE76", "VE77", "VE78", "VE79", "VE80", "VE81", "VE82", "VE83", "VE84", "VE85", "VE86", "VE87", "VE88", "VE89", "VE90", "VE91", "VE92", "VE93", "VE94", "VE95", "VE96", "VE97", "VE98", "VE99", "VE100". UNDEGROUND ENCROACHMENTS NOT LOCATED.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3791 SW JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA 32207 - 904/279-0098 - LICENSED LAND BUSINESS NO. 3857

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 472.007, FLORIDA STATUTES. SURVEY NOT VALID UNLESS EMBOSSED BY SEAL.

JAMES D. HARRISON, JR., No. 2647
JAMES D. HARRISON, JR., No. 2647
DATE 05-29-21
SCALE 1"=40'
OR. P.F. 8855-150172
OR. P.F. 8855-150172
OR. P.F. 8855-150172
OR. P.F. 8855-150172