

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

WRF-22-28/ORDINANCE 2022-902

JANUARY 27, 2023

Location: 351 Otis Road
Between Dollar Lane and Sellers Lane

Real Estate Number(s): 001712-0020

Waiver Sought: Reduce Minimum Required Road Frontage from 80 Feet to 40 Feet (Parcel A) and 30 Feet (Parcel B)

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: 4-Southwest

Applicant: Hipps Group Inc.
1650 Margaret Street #323
Jacksonville, FL 32204

Owner: A & K Florida Enterprises LLC
5022 Cinancy Court
Jacksonville, FL 32277

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-902** (WRF-22-28) seeks to reduce the required minimum road frontage from 80 feet to 40 feet and 30 feet in order to split the lot into 2 lots to allow for one single-family dwellings per lot in the Residential Rural-Acre (RR-Acre) Zoning District. Located on a 3.53± acre parcel, the property will be accessed via Otis Road, which is a publicly maintained road.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section

656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

The practical difficulty is that the one large lot of 3.53 acres has approximately 80 feet of frontage along Otis Road, which is insufficient frontage for the proposed 2 smaller lots, with 2 driveways, and each lot with its own single-family homes.

- (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)?*

The request is not based exclusively upon the desire to reduce the cost of development, and it does not circumvent the requirements of Chapter 654 (Code of Subdivision Regulations) as it is only for two lots.

- (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 subject property is currently undeveloped, and the waiver would permit two new single-family dwellings which would not reduce the property values of the neighboring lots or interfere with other property owners' rights.

- (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?*

No. An easement is not necessary as the owner proposes to split the lot with two (2) separate driveways.

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

No. Staff finds 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 as fire, rescue, and public services will have sufficient ability to access the property.

SUPPLEMENTARY INFORMATION



Upon visual inspection of the subject property on **January 17, 2023** by the Planning and Development Department 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 2022-902 (WRF-22-28)** be **APPROVED**.

Date Submitted:	9/21/22
Date Filed:	10-5

Application Number:	WRF-22-28
Public Hearing:	

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

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

For Official Use Only		
Current Zoning District:	RR-Acre	Current Land Use Category: LDR
Council District:	8	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: none		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee: \$ 1343. Zoning Asst. Initials: DJK

PROPERTY INFORMATION	
1. Complete Property Address: 351 Otis Road	2. Real Estate Number: 001712-0020
3. Land Area (Acres): 3.53	4. Date Lot was Recorded:
5. Property Located Between Streets: Dollar Lane & Sellers Lane	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>40</u> feet. 2 LOTS	
8. In whose name will the Waiver be granted? A & K Florida Enterprises LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: A & K Florida Enterprises LLC	10. E-mail:
11. Address (including city, state, zip): 5022 Cinancy Court Jax, FL 32277	12. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Hipps Group Inc.	14. E-mail: info@hippsgroupinc.com
15. Address (including city, state, zip): 1650 Margaret ST #323 Jax, FL 32204	16. Preferred Telephone: 904-781-2654

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: PLEASE SEE THE ATTACHED</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> <i>ii. 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> <i>iii. 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> <i>iv. 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> <i>v. 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. PLEASE SEE THE ATTACHED

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, 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. N/A

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: _____	Applicant or Agent (if different than owner) Print name: <u>Alberta Hipps</u> Signature: <u><i>Alberta Hipps</i></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

Waiver of Road Frontage Questions

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:

i. There are practical or economic difficulties in carrying out the strict letter of the regulation;

The practical difficulty is the two lots of approximately 3.53 acres have approximately 80 feet of frontage along Otis Road, which is insufficient frontage for the proposed two houses.

ii. 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);

This 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) as it is only for two lots.

iii. 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;

No. The subject property is currently undeveloped and the waiver would permit two new single family dwellings which would not reduce the property values of the neighboring lots or interfere with other property owners rights. These two new homes will not alter the essential character of the area surrounding the site.

iv. 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;

No. an easement is not necessary as the owner proposes to split the lot with two (2) separate driveways.

v. 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.

This 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 as fire, rescue and public services will have sufficient ability to access the property.

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.

This is a flag lot which does not have enough road frontage for the two proposed houses.

Legal Description Exhibit 1

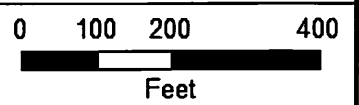
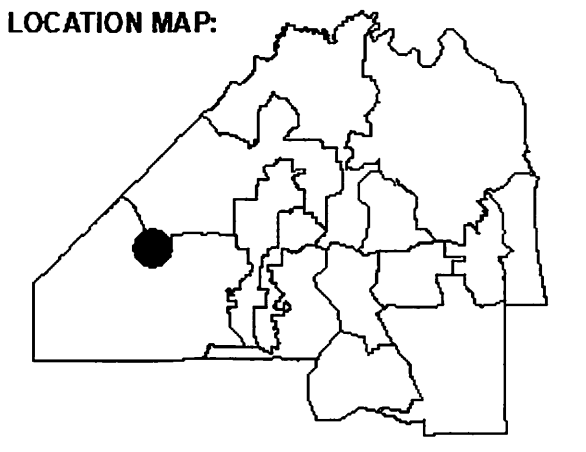
A portion of Farms 5 and 6, in the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 2 South, Range 24 East, of JACKSONVILLE FARMS, according to the plat thereof as recorded in Plat Book 3, page 41 of the current public records of Duval County, Florida and being more particularly described as follows: Commence at the intersection of the Easterly right of way line of Otis Road (an 80 foot right of way) with the North line of Sellers Lane (a 30 foot right of way) as now established; thence N 00° 21'48" E, along said Easterly right of way of Otis Road, a distance of 229.80 feet to the Point of Beginning; thence continue N 00° 21'48" E on said Easterly right of way of Otis Road, a distance of 80.07 feet to the South line of lands described in Official Records Book 1480, page 811 of said public records; thence S 89° 42'10" E on said South line, a distance of 226.80 feet; thence N 00° 27'28" E, a distance of 329.06 feet to the North line of aforesaid Farm 5; thence S 89° 37'34" E on said North line of Farm 5 and on the North line of said Farm 6, a distance of 397.39 feet to the West line of lands described in Official Records Book 9664, page 435 of said public records; thence S 00° 24'28" W on said West line a distance of 328.46 feet; thence N 89° 41'42" W, a distance of 313.07 feet; thence S 00° 21'35" W, a distance of 80.00 feet; thence N 89°44'11" W, a distance of 311.39 feet to the Point of Beginning.



REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 80 FEET TO 40 FEET

For two lots



COUNCIL DISTRICT:

8

TRACKING NUMBER

WRF-22-28

EXHIBIT 2

PAGE 1 OF 1

Property Ownership Affidavit – Limited Liability Company (LLC)

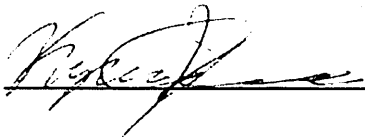
Date: 12-5-2022

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: 351 Otis Road RE#(s): 001712-0020

To Whom it May Concern:

I Kyrylo Fesenko, as Manager of A & K Florida Enterprises, 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 in connection with filing application(s)
for Waiver of Road Frontage submitted to the Jacksonville Planning and Development
Department.

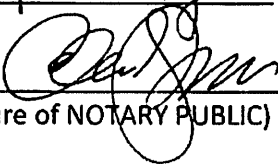
(signature) 

(print name) Kyrylo Fesenko

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.

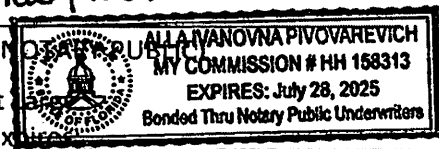
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 5th day of December 2022, by Kyrylo Fesenko, as Manager, of A & K Florida Enterprises, LLC, a Florida corporation, who is personally known to me or who has produced known personally as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Alla Ivanovna Pivovarevich

(Printed name of Notary Public)
State of Florida at
My commission expires



Agent Authorization – Limited Liability Company (LLC)

Date: 12-5-2022

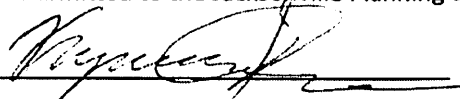
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

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

Address: 351 Otis Road RE#(s): 001712-0020

To Whom It May Concern:

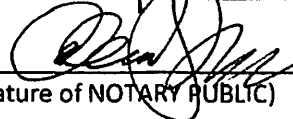
You are hereby advised that Kyrylo Fesenko, as Manager of A & K Florida Enterprises, LLC, hereby certify that the LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Hipps Group Inc. to act as agent to file application(s) for Waiver of Road Frontage for 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) 

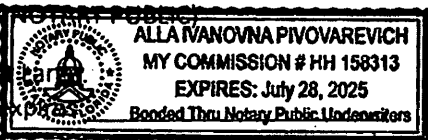
(print name) Kyrylo Fesenko

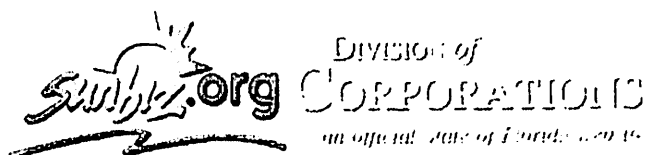
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 5th day of December 2022, by Kyrylo Fesenko, as Manager of A & K Florida Enterprises, LLC, a Florida corporation, who is personally known to me or who has produced Known personally as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Alla Ivanovna Pivovarevich
(Printed name of Notary Public)

State of Florida
My commission expires July 28, 2025




[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
A & K FLORIDA ENTERPRISES, LLC

Filing Information

Document Number	L21000130565
FEI/EIN Number	86-3680462
Date Filed	03/19/2021
Effective Date	03/19/2021
State	FL
Status	ACTIVE

Principal Address

5022 Cinancy Ct
JACKSONVILLE, FL 32277

Changed: 04/27/2022

Mailing Address

5022 CINANCY COURT
JACKSONVILLE, FL 32277

Registered Agent Name & Address

AVRAMENKO, NATALYA
5022 CINANCY CT
JACKSONVILLE, FL 32277

Authorized Person(s) Detail

Name & Address

Title MGR

FESENKO, KYRYLO
10100 Atlantic Blvd
JACKSONVILLE, FL 32225

Title MGR

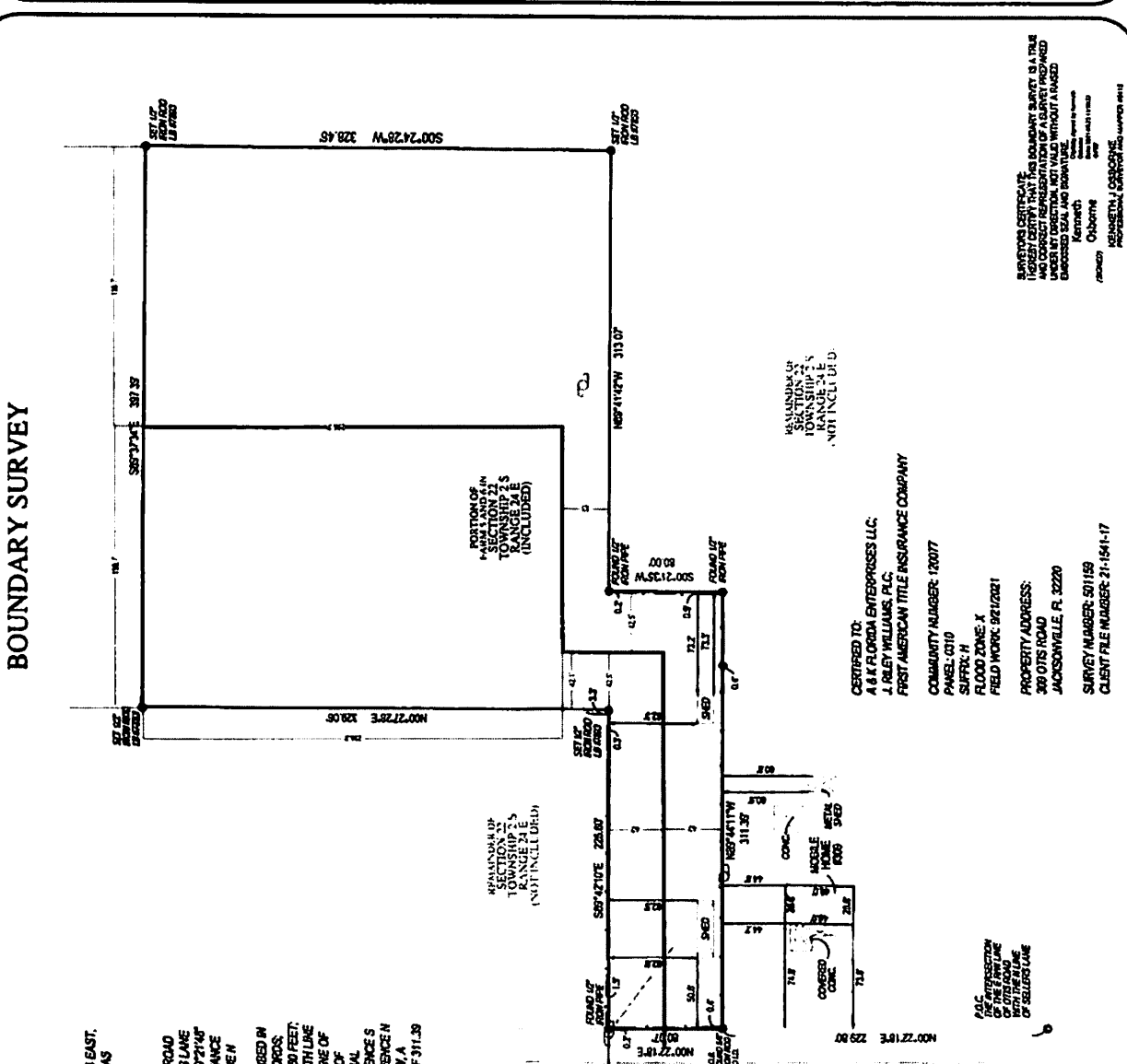
AVRAMENKO, NATALYA
5022 CINANCY CT
JACKSONVILLE, FL 32277

Annual Reports

TARGET SURVEYING, LLC

SERVING FLORIDA
825 N. MILITARY TRAIL, SUITE 102
STATEWAY PARK, (305) 714-0278
PHONE (941) 940-4000
FAX (941) 940-4000
www.targetsurveying.com

LEGEND
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET.
 2. ALL DIMENSIONS ARE TO THE FACE OF THE WALL AND NOT TO BE USED TO LOCATE THE CENTER OF THE WALL.
 3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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BOUNDARY SURVEY

PAGE 1 OF 1

1"=50'

LEGAL DESCRIPTION:
 A PORTION OF FARMS 9 AND 6, IN THE NORTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 24 EAST, OF JACKSONVILLE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF OTTS ROAD (160 FOOT RIGHT OF WAY) WITH THE NORTH LINE OF SELLERS LANE (A 30 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE N 07°21'40" E, ALONG SAID EASTERLY RIGHT OF WAY OF OTTS ROAD, A DISTANCE OF 228.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 07°21'40" E, ALONG SAID EASTERLY RIGHT OF WAY OF OTTS ROAD, A DISTANCE OF 80.07 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1461, PAGE 611 OF SAID PUBLIC RECORDS; THENCE S 85°42'10" E, A DISTANCE OF 329.06 FEET TO THE NORTH LINE OF APPORESAD FARM 5; THENCE S 85°37'34" E, A DISTANCE OF 307.39 FEET TO THE NORTH LINE OF SAID FARM 6; A DISTANCE OF 307.39 FEET TO THE WEST LINE OF SAID FARM 6; A DISTANCE OF 307.39 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 435 OF SAID PUBLIC RECORDS; THENCE S 07°24'20" W, A DISTANCE OF 328.48 FEET; THENCE S 07°21'40" W, A DISTANCE OF 313.07 FEET; THENCE S 07°21'40" W, A DISTANCE OF 80.00 FEET; THENCE N 85°44'11" W, A DISTANCE OF 311.30 FEET TO THE POINT OF BEGINNING.

REMARKS:
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 10. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

ADDITIONAL INFORMATION:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET.
 2. ALL DIMENSIONS ARE TO THE FACE OF THE WALL AND NOT TO BE USED TO LOCATE THE CENTER OF THE WALL.
 3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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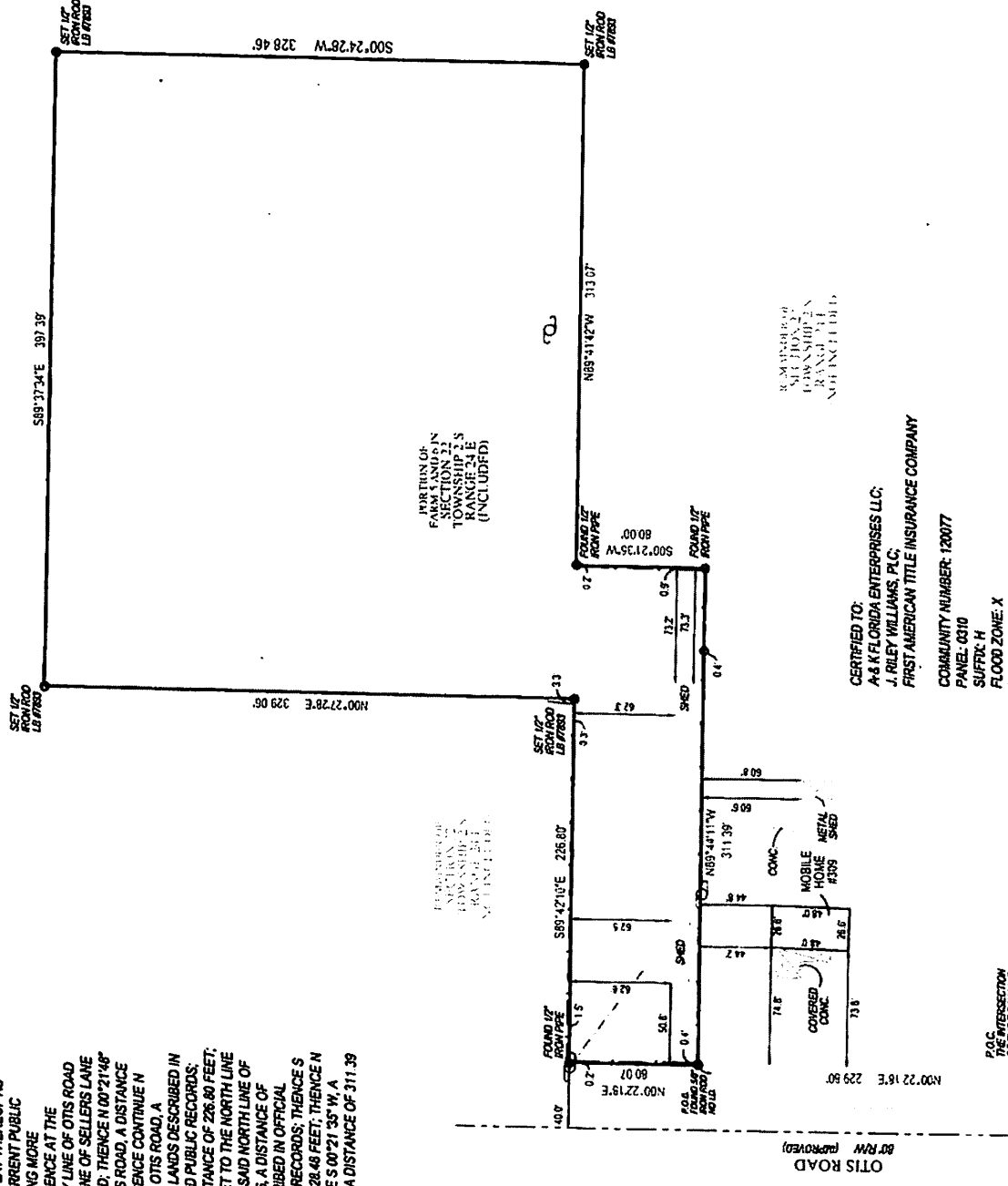
LEGEND
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LEGAL DESCRIPTION:

A PORTION OF FARMS 5 AND 6, IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 24 EAST, OF JACKSONVILLE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF OTIS ROAD (AN 80 FOOT RIGHT OF WAY) WITH THE NORTH LINE OF SELLERS LANE (A 30 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE N 00°21'48" E, ALONG SAID EASTERLY RIGHT OF WAY OF OTIS ROAD, A DISTANCE OF 229.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°21'48" E ON SAID EASTERLY RIGHT OF WAY OF OTIS ROAD, A DISTANCE OF 80.07 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1480, PAGE 811 OF SAID PUBLIC RECORDS; THENCE S 89°42'10" E ON SAID SOUTH LINE, A DISTANCE OF 226.80 FEET; THENCE N 00°27'29" E, A DISTANCE OF 329.08 FEET TO THE NORTH LINE OF AFORESAID FARM 5; THENCE S 89°37'34" E ON SAID NORTH LINE OF FARM 5 AND ON THE NORTH LINE OF SAID FARM 6, A DISTANCE OF 397.39 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9884, PAGE 439 OF SAID PUBLIC RECORDS; THENCE S 00°24'28" W ON SAID WEST LINE A DISTANCE OF 328.48 FEET; THENCE N 89°41'42" W, A DISTANCE OF 315.07 FEET; THENCE S 00°21'35" W, A DISTANCE OF 80.00 FEET; THENCE N 85°44'11" W, A DISTANCE OF 311.39 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY

PAGE 1 OF 1



PART OF:
 FARM 5 AND 6 OF
 SECTION 22,
 TOWNSHIP 2 S
 RANGE 24 E
 (INCLUDED)

RECORDED IN
 OFFICIAL RECORDS
 BOOK 9884, PAGE 439 OF
 SAID PUBLIC RECORDS
 (INCLUDED)

PLAT 3
 OF
 JACKSONVILLE FARMS
 ACCORDING TO PLAT BOOK 3
 PAGE 41 OF THE CURRENT
 PUBLIC RECORDS OF
 DUVAL COUNTY, FLORIDA
 (INCLUDED)

CERTIFIED TO:
A-8 FLORIDA ENTERPRISES LLC;
J. RILEY WILLIAMS, P.L.C.
FIRST AMERICAN TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120077
 PANEL: 0310
 SUFFIX: H
 FLOOD ZONE: X
 FIELD WORK: 9/21/2021
 PROPERTY ADDRESS:
 309 OTIS ROAD
 JACKSONVILLE, FL 32220
 SURVEY NUMBER: 501159
 CLIENT FILE NUMBER: 21-1541-17

P.O.C.
 OF THE BOUNDARY
 OF OTIS ROAD
 OF SELLERS LANE



SYMBOL DESCRIPTIONS
 U-1- U-1- UNIMPROVED
 U-2- U-2- UNIMPROVED
 U-3- U-3- UNIMPROVED
 U-4- U-4- UNIMPROVED
 U-5- U-5- UNIMPROVED
 U-6- U-6- UNIMPROVED
 U-7- U-7- UNIMPROVED
 U-8- U-8- UNIMPROVED
 U-9- U-9- UNIMPROVED
 U-10- U-10- UNIMPROVED
 U-11- U-11- UNIMPROVED
 U-12- U-12- UNIMPROVED
 U-13- U-13- UNIMPROVED
 U-14- U-14- UNIMPROVED
 U-15- U-15- UNIMPROVED
 U-16- U-16- UNIMPROVED
 U-17- U-17- UNIMPROVED
 U-18- U-18- UNIMPROVED
 U-19- U-19- UNIMPROVED
 U-20- U-20- UNIMPROVED

SURVEY NOTES:
 THESE NOTES RELATE TO THE BOUNDARY SURVEY OF THE PROPERTY.
 THEY DO NOT RELATE TO THE SURFACE AND CONCRETE SURFACE AND THEREFORE DO NOT REPRESENT THE PROPERTY LINE ON THE SOUTHERLY SIDE OF LOT.

GENERAL NOTES:
 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
 2) THE LANDS SHOWN HEREON WERE NOT REINSTATED FOR EASEMENTS.
 3) FOUNDATION FOOTINGS OR OTHER FOUNDATIONS ON OTHER
 4) LOTS OR PLOTS OF LANDS SHOWN HEREON HAVE BEEN ENCROACHED
 5) TO OTHER LOTS OR PLOTS OF LANDS SHOWN HEREON. THESE ENCROACHMENTS
 6) HAVE BEEN INDICATED BY DASHED LINES. UNLESS OTHERWISE NOTED
 7) THERE IS NO RECORD OF THESE ENCROACHMENTS IN ANY OF THE
 8) PUBLIC RECORDS OF THE STATE OF FLORIDA. THESE ENCROACHMENTS SHOULD
 9) BE REINSTATED TO THE ORIGINAL LOCATIONS OF THE BOUNDARY LINE.
 10) ONLY A PORTION OF THESE ENCROACHMENTS ARE SHOWN ON THIS SURVEY.

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