

Date Submitted:	12-9-24
Date Filed:	5/7/25

Received 12/20/24

Application Number:	WRF-25-04
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:
Council District:	12	Planning District:
Previous Zoning Applications Filed (provide application numbers):		
none found		
Applicable Section of Ordinance Code:		
656.304 A.1.(d)(1) / 656.407		
Notice of Violation(s):		
none found		
Neighborhood Associations:		
Whitehouse Civic Association		
Overlay:		
none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:
1	\$1203.	LR

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
0 Hutchenson rd	001825-0170 & 003825-0180
3. Land Area (Acres):	4. Date Lot was Recorded:
5.41	
5. Property Located Between Streets:	6. Utility Services Provider:
Deadend Road North of US 90	City Water / City Sewer <input type="checkbox"/>
	Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from 100 feet to 10 feet. 80' to 0'	
8. In whose name will the Waiver be granted?	
Blue Ribbon Realty LLC	

Page 1 of 5

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <i>Blue Ribbon Realty LLC</i>	10. E-mail: <i>Rshaw@shawtree.com</i>
11. Address (including city, state, zip): <i>2762 W. Beaver St. Jax, FL 32254</i>	12. Preferred Telephone: <i>904-388-9982</i>

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.

We Purchased 2 Lots totaling 5.41 Acres, Re#0018250170 and #0018250180. The city Coj.net maps show a 60' R.O.W. that appears to have been put in place to Access our Land, We Purchased the land with full intent to put a home on land to Live in. The city 60' Right of Way was recorded back on June 1979. Maybe that was before this 80' minimum frontage law was passed? Either way we are asking to be able to use that 60' R.O.W. to be able to have a home on our land. If not there will be a lot of time & money lost as a Result of buying Land that we can not Live on. Please reduce the requirements for 169 Hutchinson Rd. from 80' to 60'.

Thank you.

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: _____

Signature: _____

Boyd Shaw

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

Owner(s)

Print name: _____

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



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

Blue Ribbon Realty LLC
Owner Name
O Hutchinson Rd
Address(es) for Subject Property
0018250170
Real Estate Parcel Number(s) for Subject Property
Roy Shaw
Appointed or Authorized Agent(s)
Waiver of Minimum Required Road Frontage
Type of Request(s)/Application(s)

STATE OF FL.
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared _____,
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the owner of Blue Ribbon Realty, a LLC (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Roy Shaw
Signature of Affiant

Roy Shaw
Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th, day of September, 2024, by Roy Shaw, as Operating Member for Blue Ribbon Realty LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

[NOTARY SEAL]



Samantha Allen
Notary Public Signature

Samantha Allen
Printed/Typed Name – Notary Public

My commission expires: July 1 2026

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

Title #
4424

BLUE RIBBON REALTY LLC
2762 BEAVER ST
JACKSONVILLE, FL 32254

Primary Site Address
0 HUTCHINSON RD
Jacksonville FL 32220-

Official Record Book/Page
20588-02242

0 HUTCHINSON RD
Property Detail

RE #	001825-0170
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	00000 SECTION LAND
Total Area	115631

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.](#)

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$86,150.00	\$86,150.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$86,150.00	\$86,150.00
Assessed Value	\$86,150.00	\$86,150.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$86,150.00	See below

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
20588-02242	2/14/2023	\$60,000.00	WD - Warranty Deed	Unqualified	Vacant
19714-02245	4/27/2021	\$65,000.00	WD - Warranty Deed	Unqualified	Vacant
19691-00577	4/12/2021	\$100.00	WD - Warranty Deed	Unqualified	Vacant
18844-00966	6/24/2019	\$65,000.00	WD - Warranty Deed	Unqualified	Vacant
13941-01555	4/19/2007	\$35,000.00	WD - Warranty Deed	Unqualified	Vacant
13941-01541	3/3/2007	\$100.00	WD - Warranty Deed	Unqualified	Vacant
10315-01440	10/1/2001	\$100.00	MS - Miscellaneous	Unqualified	Vacant
07542-00212	3/16/1993	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	2.15	Acreage	\$86,000.00
2	9602	SWAMP	RR-Acre	0.00	0.00	Common	0.50	Acreage	\$150.00

Legal

LN	Legal Description
1	24-2S-24E 2.65
2	PT E1/2 OF NW1/4
3	RECD O/R 20588-2242
4	BEING PARCEL B

Buildings

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$86,150.00	\$0.00	\$86,150.00	\$719.47	\$974.95	\$944.20
Public Schools: By State Law	\$86,150.00	\$0.00	\$86,150.00	\$202.36	\$266.38	\$271.29
By Local Board	\$86,150.00	\$0.00	\$86,150.00	\$142.92	\$193.67	\$190.68

FL Inland Navigation Dist.	\$86,150.00	\$0.00	\$86,150.00	\$1.83	\$2.48	\$2.29
Water Mgmt Dist. SJRWMD	\$86,150.00	\$0.00	\$86,150.00	\$11.40	\$15.45	\$14.52
School Board Voted	\$86,150.00	\$0.00	\$86,150.00	\$63.58	\$86.15	\$86.15
			Totals	\$1,141.56	\$1,539.08	\$1,509.13
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$63,575.00	\$63,575.00	\$0.00	\$63,575.00		
Current Year	\$86,150.00	\$86,150.00	\$0.00	\$86,150.00		

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

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.

2024

2023

2022

2021

2020


2019

2018

2017

2016

2015

• 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](#)

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0 HUTCHINSON RD
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RE #	001825-0180
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	00000 SECTION LAND
Total Area	120438

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Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$56,796.00	\$56,796.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$56,796.00	\$56,796.00
Assessed Value	\$56,796.00	\$56,796.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$56,796.00	See below

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10315-01434	10/1/2001	\$100.00	MS - Miscellaneous	Unqualified	Vacant
07542-00216	3/16/1993	\$100.00	WD - Warranty Deed	Unqualified	Vacant

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2	9602	SWAMP	RR-Acre	0.00	0.00	Common	1.32	Acreage	\$396.00

Legal

LN	Legal Description
1	24-2S-24E 2.73
2	PT E1/2 OF NW1/4,PT W1/2 OF NE1/4
3	RECD O/R 20588-2242
4	BEING PARCEL C

Buildings

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2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$56,796.00	\$0.00	\$56,796.00	\$475.21	\$642.75	\$622.48
Public Schools: By State Law	\$56,796.00	\$0.00	\$56,796.00	\$133.66	\$175.61	\$178.85
By Local Board	\$56,796.00	\$0.00	\$56,796.00	\$94.40	\$127.68	\$125.71

FL Inland Navigation Dist.	\$56,796.00	\$0.00	\$56,796.00	\$1.21	\$1.64	\$1.51
Water Mgmt Dist. SJRWMD	\$56,796.00	\$0.00	\$56,796.00	\$7.53	\$10.18	\$9.58
School Board Voted	\$56,796.00	\$0.00	\$56,796.00	\$41.99	\$56.80	\$56.80
			Totals	\$754.00	\$1,014.66	\$994.93
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$41,991.00	\$41,991.00	\$0.00	\$41,991.00		
Current Year	\$56,796.00	\$56,796.00	\$0.00	\$56,796.00		

2024 TRIM Property Record Card (PRC)

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2023

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More Information

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This Instrument Prepared by and Return to:
Liana Rothstein Hood, Esquire
Adams, Rothstein & Siegel, P.A.
4417 Beach Blvd., Suite 104
Jacksonville, Florida 32207
File No: 22-0309

GENERAL WARRANTY DEED
(In Lieu of Foreclosure)

THIS INDENTURE, effective this 14 day of February, 2023, between **REGINA NICOLE BROWN**, ☐ married woman, an ☒ unmarried woman, whose address is: 5711 Soloman Road, Lot 1, Baldwin, Florida 32234, and **JUSTIN DANIEL LACKEY**, ☐ a married man, ☐ an unmarried man, whose address is: 5999 Indian Trail, Key Stone Heights, Florida 32656, hereinafter called the Grantors; and **BLUE RIBBON REALTY LLC**, a Florida limited liability company, whose address is: 2762 Beaver Street, Jacksonville, Florida 32254, as hereinafter called the Grantee,

(Wherever used herein the terms "Grantors" and "Grantee" shall include parties to this instrument, and their heirs, legal representatives and assignees of individuals, and assigns of corporations).

WITNESSETH:

That the Grantors, for and in consideration of Ten Dollars (\$10.00) to it paid in hand, the receipt whereof is acknowledged, and in further consideration for this General Warranty Deed is the full cancellation of the Grantors indebtedness to Grantee, as represented by that certain Mortgage dated April 27, 2021, in the principal amount of Sixty Thousand and 00/100 Dollars (\$60,000.00), which secured obligations under that certain \$60,000.00 Mortgage Note, (the "Note") of the same date executed by Grantors in favor of **BLUE RIBBON REALTY LLC**, a Florida limited liability company, and recorded on May 10, 2021 in Official Records Book 19714, Page 2248, in the Public Records of Duval County, Florida (the "Mortgage") and the Grantee hereby waives, and discharges its right to sue Grantors, for any monies or deficiency under the Note (as set forth herein below) or any other document executed by Grantors in connection therewith, and in lieu of foreclosure by Grantee of the lien of that certain Mortgage from Grantors to Grantee, securing payment of that certain Note, has granted, bargained, sold and transferred unto the Grantee and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Duval and State of Florida, as more particularly described as follows:

Parcel ID Nos.: 001825-0170 and 001825-0180

Property Address: 0 Hutchinson Road, Jacksonville, Florida 32207

As more particularly described on Exhibit "A" attached hereto.

In consideration of execution and delivery of this Deed by Grantors, Grantee hereby covenant that they are releasing the Note and shall not sue Grantors for any deficiency under the Note or the Mortgage.

This Deed, and the conveyance being made hereby, is being executed, delivered and accepted in lieu of foreclosure of the lien of the Mortgage, and shall be interpreted and construed the same as a foreclosure of the lien of the Mortgage and as an absolute conveyance to Grantee of all of the right, title, interest and estate of Grantors in and to the Property, including specifically, but without limitation, any equity or rights of redemption of Grantor in and to the Property, or any portion thereof or interest therein. **In addition, Grantors hereby release and forever discharges Grantee, its employees, agents and attorneys for any and all claims or defenses that were asserted or that could have been asserted in any legal proceeding arising from or in any way related to the Mortgage securing payment of the Note.**

Grantors further acknowledge and agree that the conveyance of the Property pursuant to this Deed is an absolute conveyance of all the Grantors' right, title, interest and estate in and to the Property and is not intended to constitute a deed of trust, mortgage, trust conveyance or other security agreement of any nature whatsoever.

Grantors and Grantee specifically intend that there shall not be any merger of the lien of the Mortgage or any other liens in favor of Grantee with the fee simple title or any other interest of Grantee in and to the Property under any circumstances connected with this conveyance. Grantors and Grantee expressly provide that the interest of Grantee in and to the lien of the Mortgage and the title or other interest of the Grantee in and to the Property shall at all times remain distinct. No merger of title shall be deemed to have been effected or created hereby.

Any and all rights of Grantee to exercise their remedy of foreclosure of the lien of the Mortgage, together with any other remedies available to Grantee, are expressly preserved hereby, but not for the purpose of any personal deficiency liability of Grantors.

The priority of lien of the Mortgage is intended to be, and shall remain in full force and effect, and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the lien of the Mortgage to any other liens or encumbrances whatsoever.

Together, with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest, and estate, dower and right or dower, reversion, remainder and easement thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever.


AND the Grantors hereby covenants with said Grantee that they are lawfully seized of said land in fee simple; that it is free from all encumbrances except as set forth herein, and that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to taxes accruing subsequent to December 31, 2022.

Said property is not the homestead of grantors, Regina Nicole Brown and Justin Daniel Lackey, under the laws and constitution of the state of florida in that they or any members of their household reside thereon.


Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the Grantors have signed and sealed on the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:


 Witness **LIANA ROTHSTEIN HOOD**
 Print Name: _____


 REGINA NICOLE BROWN


 Witness **LAURA DeJESUS**
 Print Name: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of February, 2023, by REGINA NICOLE BROWN, ☐ with whom I am personally acquainted or ☒ who provided to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged to and before me that she executed the same for the purposes therein.

LIANA ROTHSTEIN HOOD
Notary Public, State of Florida
My Comm. Expires 09/11/2023
Commission No. GG354719

Liana Rothstein Hood
NOTARY PUBLIC-STATE OF FLORIDA

SIGNED AND SEALED IN OUR PRESENCE:

Liana Rothstein Hood
Witness
Print Name: LIANA ROTHSTEIN HOOD

Justin Daniel Lackey
JUSTIN DANIEL LACKEY

Laura I. DeJesus
Witness
Print Name: LAURA DEJESUS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of February, 2023, by JUSTIN DANIEL LACKEY, ☐ with whom I am personally acquainted or ☒ who provided to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged to and before me that they executed the same for the purposes therein.

Laura I. DeJesus
NOTARY PUBLIC-STATE OF FLORIDA



LAURA I. DEJESUS
Commission # HH 294166
Expires November 27, 2026

EXHIBIT A**Parcel B:**

Part of the East 1/2 of the Northwest 1/4 and part of the West 1/2 of the Northeast 1/4 of Section 24, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows: For a point of reference commence at the intersection of the northerly right of way line of U.S. Highway 90 with the West line of the East 1/2 of the Northwest 1/4 of Section 24; Thence North 83 degrees 20'40" East along said northerly right of way line a distance of 156.05 Feet to the centerline of Hutchinson Road (A 60 foot right of way as now established); Thence North 00 degrees 00'32" East along said centerline and parallel to the said West line of the East 1/2 of the Northwest 1/4 a distance of 1426.00 feet; thence North 83 degrees 20'40" East parallel to U.S. Highway 90 a distance of 438.84 feet to the Point Of Beginning; thence continue North 83 degrees 20'40" East a distance of 438.84 feet; thence North 05 degrees 57'56" West a distance of 267.79 feet to the Southerly line of land as described in Official Records Book 4909, Page 503; thence South 83 degrees 20'40" West along said southerly line a distance of 424.81 feet; thence South 02 degrees 58'09" East a distance of 268.32 feet to the Point Of Beginning

Together with a 20 foot easement for Ingress and Egress along the northerly line as described in Official Records Book 4909, Page 501 of the current public records of Duval County, Florida.

Together with an Easement for Ingress and Egress as recorded in Official Records Book 10119, Page 1530 of the current public records of Duval County, Florida.

Parcel C:

Part of the East 1/2 of the Northwest 1/4 and part of the West 1/2 of the Northeast 1/4 of Section 24, Township 2 South, Range 24 East Duval County, Florida and being more particularly described as follows: For a point of reference commence at the intersection of the Northerly right of way line of U.S. Highway 90 with the West line of the East 1/2 of the Northwest 1/4 of Section 24; thence North 83 degrees 20'40" East along said northerly right of way line a distance of 156.05 feet to the centerline of Hutchinson Road (A 60 foot right of way as now established); thence North 00 degrees 00'32" East along said centerline and parallel to said West line of the East 1/2 of the Northwest 1/4 a distance of 1426.00 feet; thence North 83 degrees 20'40" East parallel to U.S. Highway 90 a distance of 877.68 feet to the Point Of Beginning; thence continue North 83 degrees 20'40" East a distance of 438.85 feet; thence North 00 degrees 01'50" West a distance of 67.12 feet to a set 1/2" LP (NO.LB5488) thence continue North 00 degrees 01'50" West 70 feet more or less to the centerline of McGirts Creek; thence return to the Point Of Beginning and run North 05 degrees 57'56" West a distance of 267.79 feet to the southerly line of land as described in Official Records Book 4909, Page 503; thence North 83 degrees 20'40" East along said southerly line a distance of 425.67 feet to a set 1/2" I.P. (No.LB5488); thence continue North 83 degrees 20'40" East 9 feet more or less to the centerline of McGirts Creek; thence Southeasterly along said centerline 135 feet more or less to close.

Together with a 20 foot easement for Ingress and Egress along the northerly line as described in. Official Records Book 4909, Page 501 of the current public records of Duval County, Florida.

Together with an easement for Ingress and Egress as recorded in Official Records Book 10119, Page 1530 of the current public records of Duval. County, Florida.



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

Detail by Entity Name

Florida Limited Liability Company
BLUE RIBBON REALTY LLC

Filing Information

Document Number L99000008467
FEI/EIN Number 59-3111868
Date Filed 12/06/1999
State FL
Status ACTIVE

Principal Address

8565 STOCKS ROAD
JACKSONVILLE, FL 32220

Mailing Address

2762 W Beaver Street
JACKSONVILLE, FL 32254

Changed: 04/25/2013

Registered Agent Name & Address

SHAW, ROY
2762 W Beaver Street
JACKSONVILLE, FL 32207

Name Changed: 05/04/2015

Address Changed: 05/04/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

LACHAPELLE, GUY
8565 STOCKS ROAD
JACKSONVILLE, FL 32220

Title MGRM

SHAW, ROY
2762 W Beaver Street
JACKSONVILLE, FL 32254

Annual Reports

Report Year	Filed Date
2023	01/27/2023
2024	01/25/2024
2025	01/30/2025

Document Images

01/30/2025 -- ANNUAL REPORT	View image in PDF format
01/25/2024 -- ANNUAL REPORT	View image in PDF format
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05/18/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
02/08/2007 -- ANNUAL REPORT	View image in PDF format
03/10/2006 -- ANNUAL REPORT	View image in PDF format
02/17/2005 -- ANNUAL REPORT	View image in PDF format
02/12/2004 -- ANNUAL REPORT	View image in PDF format
01/09/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
02/27/2002 -- ANNUAL REPORT	View image in PDF format
02/21/2001 -- ANNUAL REPORT	View image in PDF format
07/14/2000 -- ANNUAL REPORT	View image in PDF format
12/06/1999 -- Florida Limited Liabilities	View image in PDF format

PREPARED BY:
JOHN F. TOLSON, JR.
462 KINGSLEY AVE. SUITE 101
ORANGE PARK, FL 32073

RECORD AND
RETURN TO:
JOHN F. TOLSON, JR.
462 KINGSLEY AVE. SUITE 101
ORANGE PARK, FL 32073

20010598
Book 10119
Page 1530 - 1534
Filed & Recorded
04/22/2001 11:51:20 AM
JIN FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 3.00
DEED DOC STAMP \$ 0.70
RECORDING \$ 21.00
CERTIFY \$ 1.00
COPY FEE \$ 5.00

EASEMENT FOR INGRESS, EGRESS AND UTILITIES

KNOW ALL MEN BY THESE PRESENTS that Roy Davis, a single man, and Sheri Davis, a single woman (herein collectively referred to as "Grantors"), of Jacksonville, Florida, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, to them in hand paid, the receipt of which is hereby acknowledged, do hereby grant to Bobbe L. Zepp and Joseph Crosby, (herein, "Grantees"), a perpetual non-exclusive easement for ingress and egress to allow Grantees and Grantors, their successors and assigns, free and unencumbered access across that certain property described as "Proposed Ingress/Egress and Easement", located in Duval County, Florida, which property is more particularly described as follows (herein, "Easement Property"):

Ingress/Egress/ Utility Easement property is described in:

EXHIBIT "A" ATTACHED hereto and incorporated herein.

This deed is being prepared without the benefit of title examination, and no representation or opinion is made by the preparer about the state of the title.

Grantees shall not have the right to ingress or egress upon any portion of Grantors' preoperty other than the Easement Property. Grantees shall not use, and shall not allow the use, of the Easement Property or any part of Grantors' land for any loading or unloading of motor vehicles or other cargo or things, or any other use, other than ingress, egress and utilities.

Grantees shall not use the Easement Property for any unlawful purpose, shall not use the Easement Property in any way which will constitute a nuisance, shall not damage or waste the Easement Property in any way, and shall not obligate the Grantors in any way.

Grantees hereby agree to indemnify, defend and save Grantors harmless of and from any and all claims, demands, losses, expenses, attorneys fees, causes of actions, judgments, and liability which now exist or may hereafter arise with respect to Grantees' use of the Easement Property, whether such matters relate to injury to person or property or otherwise.

The easement, rights and privileges granted herein are non-exclusive, and Grantors reserve and retain the right to convey similar rights and easements to such other persons as Grantors may deem proper.

This easement is granted in lieu of any and all other easements and rights of Grantees prior to the date of this instrument.

The easement granted herein is incorporeal and is an easement appurtenant and shall run in favor of Grantees and their successors in title to the dominant estates to which it is intended to benefit and shall be binding upon Grantors and successors in title to the servient estate. The easement is perpetual and will inure to the benefit of all present and future owners of the dominant estate unless and until terminated by mutual agreement by the then owners of the fee simple of both the servient and dominant estates by an instrument in writing and recorded in the Public Records of Duval County, Florida.

The lands which this easement is intended to benefit, the dominant estates, are presently owned by Grantees and is described as follows: Lands owned by Grantee Bobbe Zepp are described in Exhibit "B" attached hereto and lands owned by Grantee, Joseph Crosby are described in Exhibit "C" attached hereto.

6

This instrument shall be binding on, and shall inure to the benefit of the heirs, legal and personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 31st day of May, 2001.

[Signature]
Witness **JOHN F. TOLSON, JR.**

[Signature]
Roy Davis

[Signature]
Witness **STARLA MABE**

[Signature]
Sheri Davis

[Signature]
Witness **JOHN F. TOLSON, JR.**
[Signature]
Witness **STARLA MABE**

GRANTORS

[Signature]
Witness **Ryan T. Sauer**

[Signature]
Bobbe L. Zepp

[Signature]
Witness **STARLA MABE**

[Signature]
Joseph Crosby

[Signature]
Witness **STARLA MABE**

[Signature]
Witness **JOHN F. TOLSON, JR.**

GRANTEES

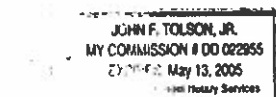
STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 16 day of May, A.D., 2001 by Roy Davis, who _____ personally known to me or who have produced None (type of identification and who did not take an oath.



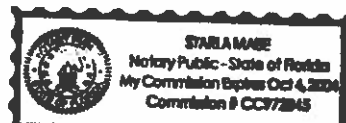
[Signature]
Notary Public, State of Florida

The foregoing instrument was acknowledged before me this 31st day of May, A.D., 2001 by Sheri Davis, who _____ personally known to me or who have produced X (type of identification and who did not take an oath.



[Signature]
Notary Public, State of Florida

The foregoing instrument was acknowledged before me this 20th day of July, A.D., 2001 by Bobbe L. Zepp, who _____ personally known to me or who have produced FL. Dr. Lic. (type of identification and who did not take an oath.



[Signature]
Notary Public, State of Florida

The foregoing instrument was acknowledged before me this 25 day of July, A.D., 2001 by Joseph Crosby, who _____ personally known to me or who have produced None (type of identification and who did not take an oath.



[Signature]
Notary Public, State of Florida

re-172zpp

**Legal Description
Exhibit 1
June 30, 2021**

Book 10119 Page 1533

EXHIBIT "B"

PART OF THE EAST ½ OF THE NORTHWEST ¼ AND PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90, WITH THE WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24; THENCE NORTH 83°20'40" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, AS DISTANCE OF 156.05 FEET TO THE CENTERLINE OF HUTCHINSON ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°00'32" EAST, ALONG SAID CENTERLINE AND PARALLEL TO THE SAID WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼, A DISTANCE OF 1426.00 FEET; THENCE NORTH 83°20'40" EAST, PARALLEL TO U.S. HIGHWAY 90, A DISTANCE OF 438.84 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°20'40" EAST, A DISTANCE OF 438.84 FEET; THENCE NORTH 05°57'56" WEST, A DISTANCE OF 267.79 FEET, TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4909, PAGE 503; THENCE SOUTH 83°20'40" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 424.81 FEET; THENCE SOUTH 02°58'09" EAST, A DISTANCE OF 268.32 FEET TO THE POINT OF BEGINNING. CONTAINING 2.65 ACRES, MORE OR LESS.

SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTHERLY LINE AS DESCRIBED BY OFFICIAL RECORDS VOLUME 4909, PAGE 501 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Book 10119 Page 1532

EXHIBIT "A"

PROPOSED EASEMENT:

PART OF THE EAST ½ OF THE NORTHWEST ¼ AND PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90, WITH THE WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24; THENCE NORTH 83°20'40" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 156.05 FEET TO THE CENTERLINE OF HUTCHINSON ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°00'32" EAST, ALONG SAID CENTERLINE AND PARALLEL TO THE SAID WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼, A DISTANCE OF 1660.35 FEET; THENCE NORTH 83°20'40" EAST, PARALLEL TO U.S. HIGHWAY 90, A DISTANCE OF 30.20 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID HUTCHINSON ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°20'40" EAST, PARALLEL TO U.S. HIGHWAY 90, A DISTANCE OF 396.44 FEET; THENCE NORTH 02°58'09" WEST, A DISTANCE OF 15.03 FEET TO A POINT ON THE SOUTHERLY LINE OF AN EXISTING 20 FOOT EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED BY OFFICIAL RECORDS VOLUME 4909, PAGE 503; THENCE SOUTH 83°20'40" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 395.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HUTCHINSON ROAD; THENCE SOUTH 00°00'32" WEST, ALONG SAID RIGHT WAY OF LINE, A DISTANCE OF 15.10 FEET, TO THE POINT OF BEGINNING. CONTAINING 5941 SQUARE FEET, MORE OR LESS.

Book 10119 Page 1534

EXHIBIT "C"

PART OF THE EAST ½ OF THE NORTHWEST ¼ AND PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 EAST DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90, WITH THE WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24; THENCE NORTH 83°20'40" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 156.05 FEET TO THE CENTERLINE OF HUTCHINSON ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°00'32" EAST, ALONG SAID CENTERLINE AND PARALLEL TO SAID WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼, A DISTANCE OF 1426.00 FEET; THENCE NORTH 83°20'40" EAST, PARALLEL TO U.S. HIGHWAY 90, A DISTANCE OF 877.68 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°20'40" EAST, A DISTANCE OF 438.85 FEET; THENCE NORTH 00°01'50" WEST, A DISTANCE OF 67.12 FEET TO A SET ¼" L.P. (NO. LB5488); THENCE CONTINUE NORTH 00°01'50" WEST 70 FEET MORE OR LESS TO THE CENTERLINE OF MCGIRTS CREEK, THENCE RETURN TO THE POINT OF BEGINNING AND RUN NORTH 05°57'56" WEST, A DISTANCE OF 267.79 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4909, PAGE 503; THENCE NORTH 83°20'40" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 425.67 FEET TO A SET ¼" L.P. (NO. LB5488); THENCE CONTINUE NORTH 83°20'40" EAST, 9 FEET MORE OR LESS TO THE CENTERLINE OF MCGIRTS CREEK; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE 135 FEET, MORE OR LESS TO CLOSE; CONTAINING 2.7 ACRES, MORE OR LESS.

SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTHERLY LINE AS DESCRIBED BY OFFICIAL RECORDS VOLUME 4909, PAGE 501 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**EXHIBIT 1
Page 1 of 1**

**On File
Page 20 of 33**

(Individual).

OFFICIAL RECORDS

GRANT OF EASEMENT
(Ingress and Egress)

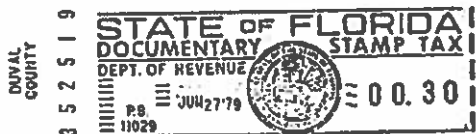
THIS INDENTURE, Made this 19TH day of JUNE
A.D., 19 79, between LESLIE F. CROSBY AND MARY
G. Crosby, of the County of Duval
and State of Florida, parties of the first part, and City of Jacksonville,
a municipal corporation in Duval County, State of Florida, party of the
second part, whose mailing address is 220 East Bay Street, Jacksonville,
Florida 32202.

WITNESSETH, That for and in consideration of the sum of One
Dollar in hand paid to the parties of the first part by the party of
the second part, the receipt of which is hereby acknowledged, said parties
of the first part hereby give, grant, dedicate and convey to the party
of the second part, its successors and assigns forever, an unobstructed
right of way and easement, for ingress and egress over, through or across
the following described land, situated in Jacksonville, Duval County,
Florida, to-wit:

A part of Section 24, Township 2 South, Range 24 East, Duval
County, Florida, being the Southerly 20 feet of the Northerly
80 feet of the lands described in Official Records Volume 3341,
Page 693 of the Current Public Records of Duval County, Florida,
as measured at right angles to the Northerly boundary line of
said lands.

It is agreed that there is reserved unto the parties of the
first part, their heirs and assigns, the right to construct
and maintain a road over said above described premises, but
said right shall not interfere with the use of said land by
the parties of the second part.

COPY TO:
CITY ENGINEER
CITY ACCOUNTANT
ASSISTANT COUNSEL
REAL ESTATE DIVISION



CIVIL DIVISION SECRETARY
CITY OF JACKSONVILLE, FLA.
1401 CITY HALL

TOGETHER with the right to said party of the second part, its
successors and assigns to do anything necessary or useful or convenient
for the enjoyment of the easement herein granted, together also with
right and easements, privileges and appurtenances in and to said land
which may be required for the enjoyment of the rights herein granted.

Hutchinson Road (Accessway)

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

John T. Waller Leslie E. Crosby (SEAL)
Justin Hill Mary G. Crosby (SEAL)

STATE OF FLORIDA,

COUNTY OF DUVAL

I HEREBY CERTIFY, That on this day of JUNE 19
A.D. 19 79, before me personally appeared LESLIE E.
Crosby and Mary G. Crosby
to me known to be the persons described in and who executed the foregoing conveyance to the City of Jacksonville, and who severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at Jacksonville in the County of Duval and State of Florida, the day and year last aforesaid.



John T. Waller
NOTARY PUBLIC, STATE OF FLORIDA
at Large

My Commission expires: _____

Notary Public, State of Florida at Large
My commission expires Aug. 11, 1984

Accepted on behalf of the City of Jacksonville, Florida.

Stephen
Corporate Secretary

John T. Waller
Mayor

79 JUN 27 A10:22
79- 50554

(Individual)

VOL 4909 PG 503
OFFICIAL RECORDS

City of Jacksonville, Florida
Office of the Assistant Council
1401 City Hall
Jacksonville, Florida

DEED OF DEDICATION

THIS DEED Made and executed the 19TH day of JUNE, A. D. 19 79, by LESLIE E. CROSBY
AND MARY G. CROSBY,
hereinafter called Grantors, in consideration of the acceptance of
this Dedication by the CITY OF JACKSONVILLE, a municipal corporation
in Duval County, Florida, whose mailing address is 220 East Bay Street,
Jacksonville, Florida 32202, hereinafter called the Grantee, do here-
by dedicate unto the Grantee, its successors and assigns, forever,
the following described lands in the City of Jacksonville, County of
Duval, Florida, to-wit:

A part of Section 24, Township 2 South, Range 24 East,
Duval County, Florida, being the Northerly 60 feet of
the lands described in Official Records Volume 3341,
page 693 of the Current Public Records of Duval County,
Florida, as measured at right angles to the Northerly
boundary line of said lands.

CITY ENGINEER
CITY ACCOUNTANT
ASSISTANT COUNSEL
REAL ESTATE DIVISION

CORPORATION SECRETARY
CITY OF JACKSONVILLE, FLA.
1401 CITY HALL

TO HAVE AND TO HOLD the same unto the Grantee, its successors
and assigns forever, in fee simple for open ditch drainage, including
therein the right to construct, maintain and operate either above or
below the surface of the ground, electric light and power, water,
sewer and drainage lines and other public utilities.

Hutchinson Road (Accessway)

IN WITNESS WHEREOF, the said parties of the first part
have hereunto set their hands and seals the day and year first
above written.

Signed, sealed and delivered
in the presence of:

John T. Woff Leslie E. Crosby (SEAL)
Justin Hill Mary G. Crosby (SEAL)

STATE OF FLORIDA,
COUNTY OF DUVAL

I HEREBY CERTIFY, That on this day of JUNE 19,
A.D. 19 79, before me personally appeared Leslie E. Crosby
AND Mary G. Crosby
to me known to be the persons described in and who executed the
foregoing conveyance to the City of Jacksonville, and who
severally acknowledged the execution thereof to be their free act
and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at Jacksonville
in the County of Duval and State of Florida, the day and year last
aforesaid.



John T. Woff
NOTARY PUBLIC, STATE OF FLORIDA
at Large

My Commission expires: _____

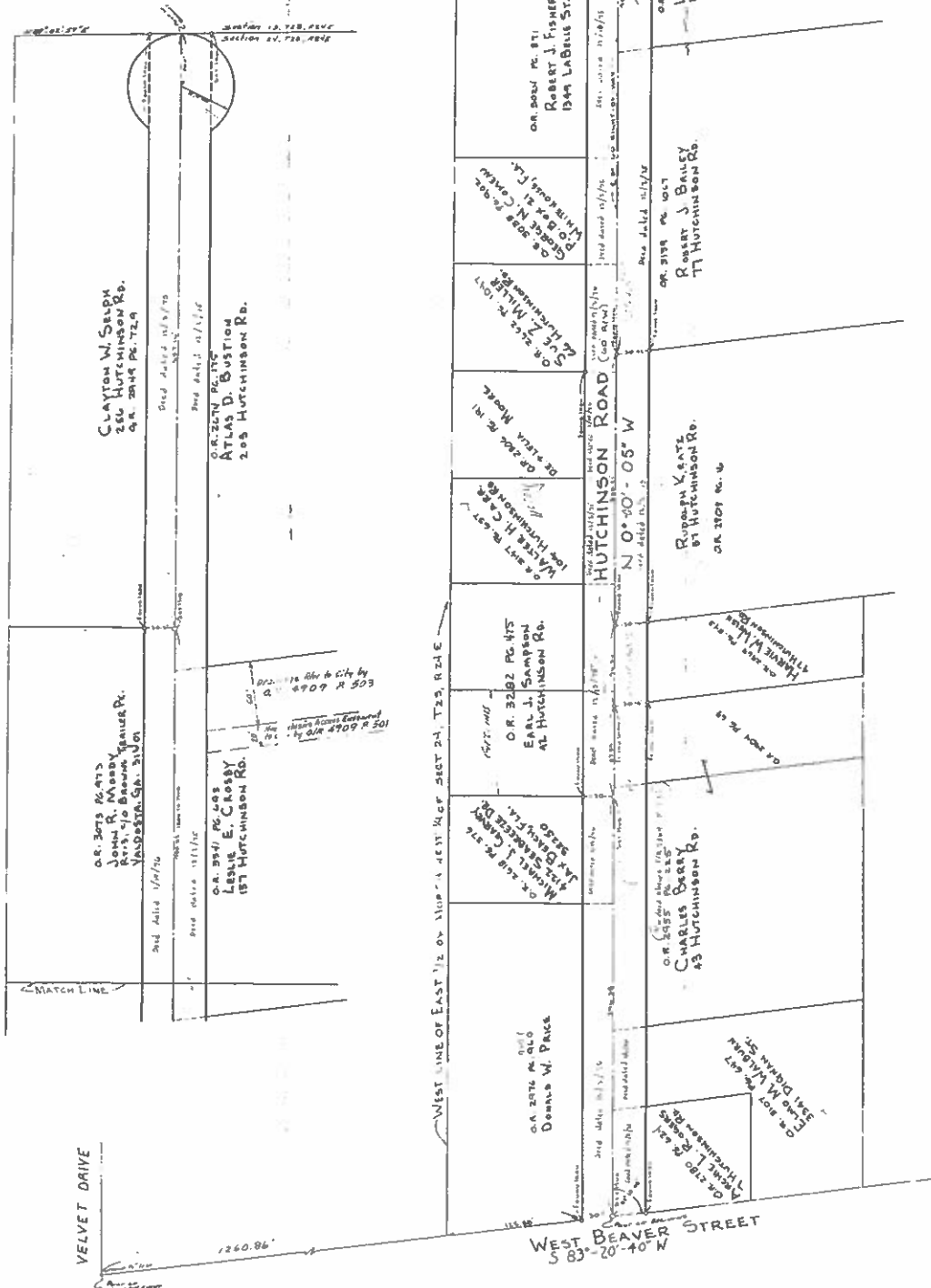
Notary Public, State of Florida at Large
My commission expires Aug. 11, 1981

Accepted on behalf of the City of Jacksonville, Florida.

Shirley Ann John H. Miller
Corporate Secretary Mayor

75 JUN 27 AIO: 22
79- 50555

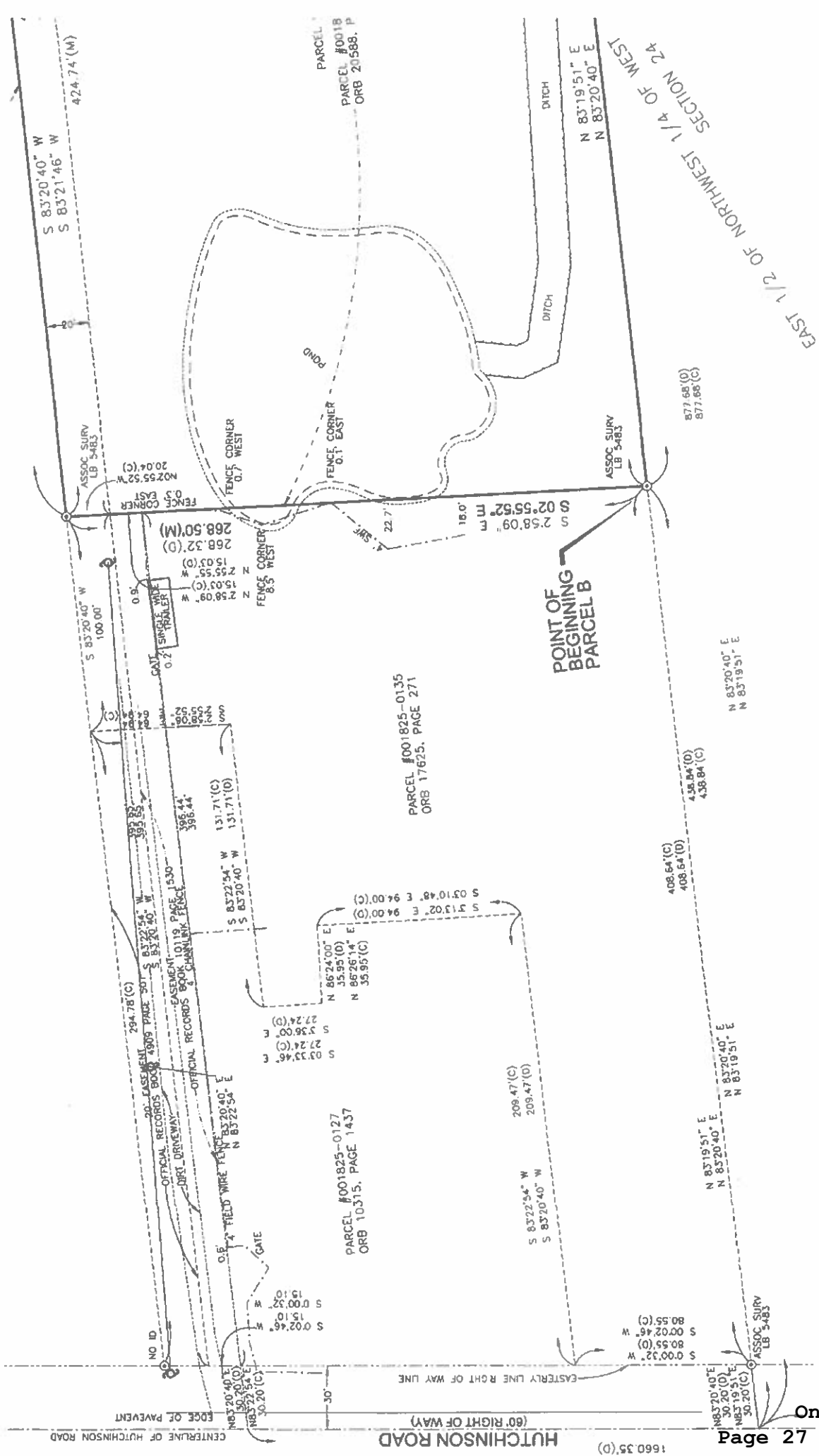
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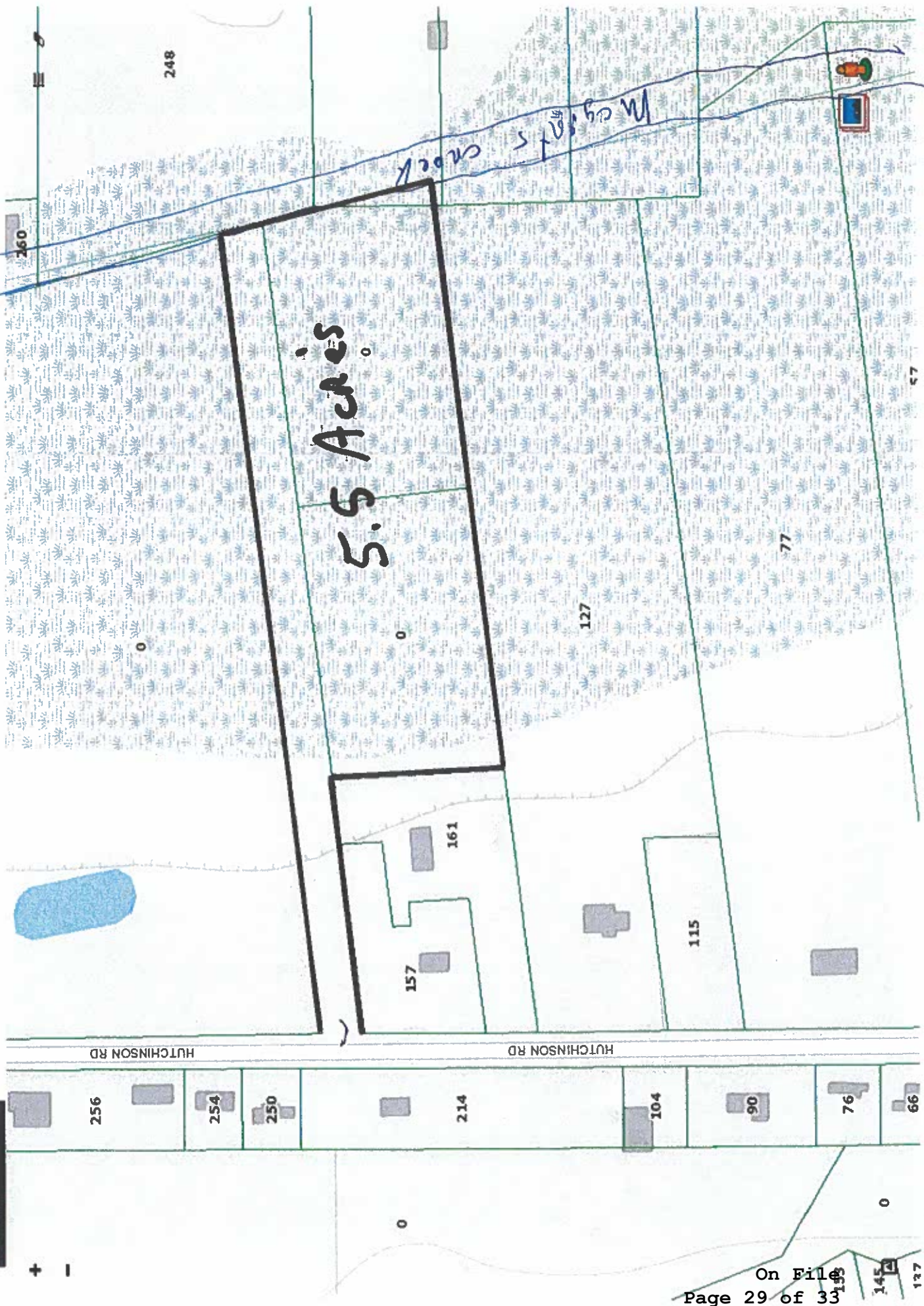


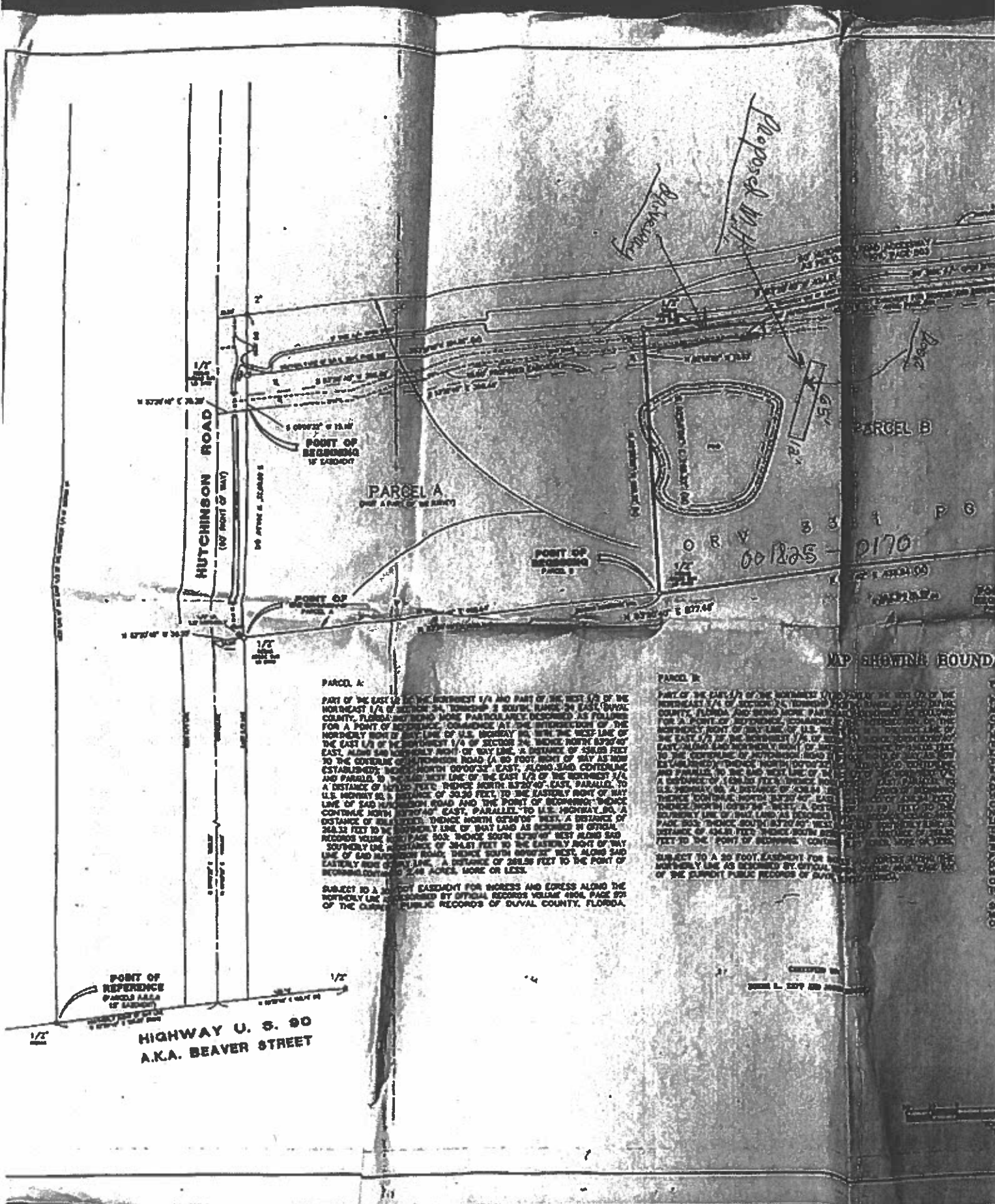
(K 5)

CITY OF JACKSONVILLE	
DEPARTMENT OF PUBLIC WORKS	
ENGINEERING DIVISION	TOPOGRAPIHICAL ENGINEER
PROJECT NO. 74-1475-668	ACTIVITY
HUTCHINSON ROAD	
DISTRICT	DATE
DESIGNED BY	CHECKED BY
DATE	DATE
REVISION NO.	REVISION NO.
DATE	DATE

EASTERLY LINE RIGHT OF WAY LINE







PARCEL A:

PART OF THE EAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90, WITH THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, THENCE NORTH 83°20'40" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 354.00 FEET TO THE CORNER OF HUTCHINSON ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH 00°00'32" EAST, ALONG SAID CENTERLINE AND PARALLEL TO THE SAID WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 162.00 FEET, THENCE NORTH 83°20'40" EAST, PARALLEL TO A DISTANCE OF 30.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID HUTCHINSON ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 83°20'40" EAST, PARALLEL TO U.S. HIGHWAY 90, A DISTANCE OF 354.00 FEET, THENCE NORTH 00°00'32" WEST, A DISTANCE OF 354.32 FEET TO THE NORTHERLY LINE OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4804, PAGE 971, THENCE SOUTH 83°20'40" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 354.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID HUTCHINSON ROAD, THENCE SOUTH 00°00'32" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 268.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.48 ACRES, MORE OR LESS.

SUBJECT TO A 20 FOOT EASEMENT FOR CROSS AND EGRESS ALONG THE NORTHERLY LINE AS DESCRIBED BY OFFICIAL RECORDS VOLUME 4804, PAGE 971 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

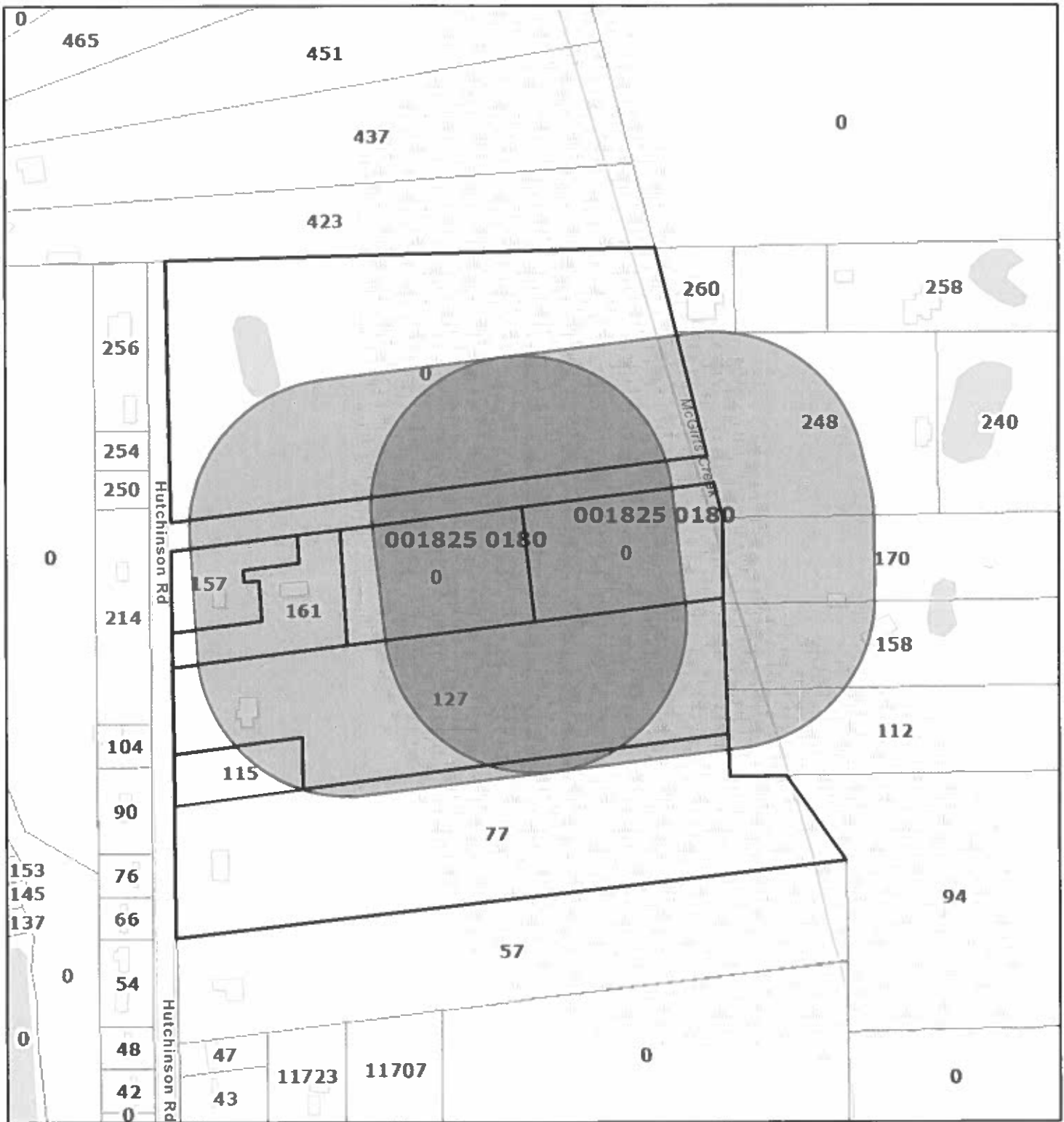
PARCEL B:

PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90, WITH THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, THENCE NORTH 83°20'40" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 354.00 FEET TO THE CORNER OF HUTCHINSON ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH 00°00'32" EAST, ALONG SAID CENTERLINE AND PARALLEL TO THE SAID WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 162.00 FEET, THENCE NORTH 83°20'40" EAST, PARALLEL TO A DISTANCE OF 30.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID HUTCHINSON ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 83°20'40" EAST, PARALLEL TO U.S. HIGHWAY 90, A DISTANCE OF 354.00 FEET, THENCE NORTH 00°00'32" WEST, A DISTANCE OF 354.32 FEET TO THE NORTHERLY LINE OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4804, PAGE 971, THENCE SOUTH 83°20'40" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 354.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID HUTCHINSON ROAD, THENCE SOUTH 00°00'32" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 268.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.48 ACRES, MORE OR LESS.

SUBJECT TO A 20 FOOT EASEMENT FOR CROSS AND EGRESS ALONG THE NORTHERLY LINE AS DESCRIBED BY OFFICIAL RECORDS VOLUME 4804, PAGE 971 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

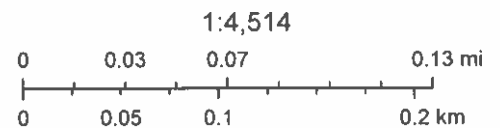
CREATED BY
JAMES L. EDDY AND ASSOCIATES

0 Hutchinson ND Land Development Review



December 27, 2024

 Parcels



Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR	MAIL_ADD	MAIL_CITY	MAIL_ZIP	
2	001825 0135	CRIDER ERIC		161 HUTCHINSON RD			JACKSONVILLE	FL 32220	
3	001826 0110	LUIS GERMAN VILLACIS ALTUNA LLC		166 PERRY CREEK DR			JACKSONVILLE	FL 32220	
4	001825 0080	PHAM ALAN ET AL		4 ALYSSA DR			LOWELL	MA 01851-2342	
5	001825 0150	LANGNER JEFFERY E		127 HUTCHINSON RD			JACKSONVILLE	FL 32220-1717	
6	001825 0127	DAVIS SHERI ET AL		157 HUTCHINSON RD			JACKSONVILLE	FL 32220-1717	
7	001825 0160	PEARL THOMAS ET AL		8985 NORMANDY BLVD 29			JACKSONVILLE	FL 32221	
8		SOUTHWEST CPAC	CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL 32222	
9		WHITEHOUSE CIVIC ASSOCIATION	JAMES B CLARK	550 CATHY TRIPP LN					

7
 X6
 42 Notice
 +
 1161 Fee
 1203. Total
 \$

Jim Overton
Duval County

Date/Time: 05/07/2025 10:16AM
Drawer: PGO
Clerk: JMB
Transaction: 7404113

County, City Of Jacksonville
Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 12/27/2024
Email: CRule@coj.net

Item 4566
CR Processing \$1,203.00
CR758625
BLUE RIBBON REALTY
LLC
0 HUTCHINSON ROAD
JACKSONVILLE, FL
32220
Total \$1,203.00

Receipt: 272-26-001900001

Total Entered \$1,203.00
Check \$1,203.00
Chk#4252
Balance \$0.00

Paid By: BLUE RIBBON REALTY LLC

BLUE RIBBON REALTY LLC
0 HUTCHINSON ROAD JACKSONVILLE, FL 32220
APPLICATION FOR WAIVER OF ROAD FRONTAGE

Activity	Interfund	Future	Debit Amount	Credit Amount
00	00000	0000000	1203.00	0.00
00	00000	0000000	0.00	1203.00

Total Due: \$1,203.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR758625
REZONING/VARIANCE/EXCEPTION

Date: 12/27/2024

Name: BLUE RIBBON REALTY LLC
Address: 0 HUTCHINSON ROAD JACKSONVILLE, FL 32220
Description: APPLICATION FOR WAIVER OF ROAD FRONTAGE

Total Due: \$1,203.00