

Date Submitted:	5/16/22
Date Filed:	5/31/22

Application Number:	WRF-22-20
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:	AGR	Current Land Use Category: AGR IV
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): WRF-22-22		
Applicable Section of Ordinance Code: 656.133		
Notice of Violation(s):		
Neighborhood Associations:		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee: 1259 ⁰⁰
		Zoning Asst. Initials: AJ

PROPERTY INFORMATION	
1. Complete Property Address: 914 Otis Rd. Jacksonville, FL 32220	2. Real Estate Number: 1) 001628-0008 001628-0010 RE# ≠ Prop Add.
3. Land Area (Acres): 12.94	4. Date Lot was Recorded: 12/26/19
5. Property Located Between Streets: Otis Rd. and Old Plank Rd.	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 70 feet to 0 feet.	
8. In whose name will the Waiver be granted? Kenneth R. Ward, Sr.	

Page 1 of 5

SEE - (WRF-19-22)
2019-642-E

140' to 0'

~~140' - 0' HERE~~

~~100' - 0' HERE~~

RR

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Kenneth R. Ward Sr.	10. E-mail: kendeb5993@gmail.com
11. Address (including city, state, zip): 914 Otis Rd. Jacksonville, FL 32220	12. Preferred Telephone: (904) 742-7916

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> <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>

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Debra Reece Ward	10. E-mail: kendeb5993@gmail.com
11. Address (including city, state, zip): 914 Otis Rd. Jacksonville, FL 32220	12. Preferred Telephone: (904) 993-8969

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> <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>

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Scott E. Ward	10. E-mail: scott_ward07@comcast.net
11. Address (including city, state, zip): 260 Brickyard Rd, Middleburg FL 32068	12. Preferred Telephone: (904) 568-3080

↑ OWNER OF RE# 001628-0015

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Kenneth R. Ward, Sr.	14. E-mail: kendeb5993@gmail.com
15. Address (including city, state, zip): 914 Otis Rd Jacksonville, FL 32220	16. Preferred Telephone: (904) 742-7916

↑ OWNER OF RE# 001628-0005

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

PLANNING AND DEVELOPMENT DEPARTMENT

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 (Kenneth and Debra Ward) would like to set up a family homestead at 914 Otis Rd. for our children to be able to build their homes upon. We currently have a home in place and live at the front of the property and would like to divide the land into four plats for our children. We would like to have a 30 ft. easement going down the left hand side or the east side of the property all the way to the back for a road to access two of the subdivided lots. Our son, (Scott Ward) is in need of this waiver to get a permit to build his home on the land that we have deeded to him.

To whom it may concern,

If possible, it is ok that the Waiver will only be granted in the name of "Kenneth R. Ward, Sr." despite the fact that Scott Edward Ward owns one of the parcels.

Thank you,



Scott E. Ward

Request for Waiver of Minimum Required Road Frontage Application

4 lots x 35 = 140' required on App. Public/Private app Right of Way

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.

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: Kenneth Ward

Signature: Kenneth Ward

Applicant or Agent (if different than owner)

Print name: Scott Ward

Signature: Scott Ward

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

Owner(s)

Print name: Debra Ward

Signature: Debra Ward

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

AUTHORIZATION	
<p>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.</p> <p>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.</p> <p>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.</p>	
<p>Owner(s) Print name: <u>Kenneth R. Ward, Sr</u> Signature: <u>Kenneth R. Ward, Sr.</u></p>	<p>Applicant or Agent (if different than owner) Print name: _____ Signature: _____</p>
<p>Owner(s) Print name: <u>Scott E. Ward</u> Signature: <u>Scott E. Ward</u></p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

SUBMITTAL
<p>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.</p> <p><u>Submit applications to:</u> Planning and Development Department, Zoning Section 214 North Hogan Street, 2nd Floor Jacksonville, Florida 32202 (904) 255-8300</p>

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 5/16/2022

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: 914 Otis Rd. RE#(s): 001628-0010

To Whom it May Concern:

I Kenneth Ward hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver for minimum road frontage submitted to the Jacksonville Planning and Development Department.

By: Kenneth Ward
Print Name: Kenneth Ward

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25 day of May 2022 by Kenneth Ward, who is personally known to me or who has produced Drivers License as identification and who took an oath.

Amanda Smith
(Signature of NOTARY PUBLIC)

Amanda Smith
(Printed name of NOTARY PUBLIC)



AMANDA M SMITH
Commission # GG 809739
Expires September 24, 2023
Bonded Thru Budget Notary Services

State of Florida at Large.
My commission expires: 9-24-2023

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 7-28-2022

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: 914 Otis Rd. RE#(s): 001628-0015

To Whom it May Concern:

I Scott E Ward hereby certify that I am 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.

By [Signature]

Print Name: Scott E. Ward

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 29th day of July 2022 by Scott E. Ward, who is personally known to me or who has produced FL DL as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Felix E Palma
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: January 28, 2024

Quitclaim Deed

RECORDING REQUESTED BY Kenneth R. Ward

AND WHEN RECORDED MAIL TO:

Scott Edward Ward, Grantee(s)

260 Brickyard Rd

Middleburg, FL 32068

Consideration: \$ No Consideration

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: Debra Ward certifies herein that he or she has prepared this Deed.

Debra Ward
Signature of Preparer

2-2-22
Date of Preparation

Debra Ward
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 2-22-22 in the County of Duval, State of FL.

by Grantor(s), Kenneth Ray Ward, Sr + Debra A. Ward,

whose post office address is 914 Otis Rd, Jax, FL 32220,

to Grantee(s), Scott Edward Ward

whose post office address is 260 Brickyard Rd, Middleburg FL 32068

WITNESSETH, that the said Grantor(s), Kenneth R. Ward, Sr + Debra A. Ward

for good consideration and for the sum of 0

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Duval, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Kenneth R Ward, Sr.
Signature of Grantor

Kenneth R. Ward, Sr
Print Name of Grantor

Debra A Ward
Signature of Second Grantor (if applicable)

Debra A. Ward
Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature]
Signature of Grantee

Scott Edward Ward
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Duval

On February 2, 2022, before me, Mandy Weller, a notary public in and for said state, personally appeared, Kenneth R. Ward, Sr., Debra A Ward, & Scott Edward Ward

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

M. Weller
Signature of Notary

Affiant Known X Produced ID FL Driver License

Type of ID Driver License (Seal)



MANDY WELLER
Notary Public
State of Florida
Comm# HH184816
Expires 10/11/2025

Exhibit "A"

Parcel C

A tract of land being a portion of that certain property as described in Official Records Book 19048 page 1025 of the Public Records of Duval Co. Fl. lying with in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 2 South Range 24 East, Duval Co. Fl. and being more particularly describe as follows

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said section 16 thence S $89^{\circ}36'50''$ W along the South line of Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said section 16, for 1113.05 feet; thence N $00^{\circ}15'59''$ W leaving said south line, for 313.83 feet to the Point of Beginning of the parcel described therein;

Thence continue N $00^{\circ}15'59''$ W for 439.15 feet; thence N $89^{\circ}26'37''$ E for 215.68 feet to the point of intersection with the East line of said certain property; thence S $23^{\circ}43'41''$ E along said East line, for 393.23 feet; thence S $77^{\circ}40'30''$ W leaving said East line for 380.64 feet to the Point of Beginning of the parcel herein described

Containing 2.77 acres, more or less

Together with an undivided $\frac{1}{4}$ interest in that undivided $\frac{1}{3}$ interest of that undivided $\frac{1}{2}$ interest of that certain property known as Deed to Roadway, as described in Official Records book 7417 page 1926 of Public Records of Duval Co. Fl.

Together with an easement for express Egress & Utilities being more particularly described as follows

A tract of land being a portion of that certain property

Continue

Exhibit "A"

as described in Official Records Book 19048 page 1025 of the Public Records of Duval Co. Fl., lying within the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more ~~or less~~ particularly described as follows

Commence at Southeast corner of Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16. Thence $589^{\circ}36'50''$ W along the South line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 for 570.58 feet to the Point of Beginning of parcel describe herein.

Thence continue $589^{\circ}36'50''$ W along South line, for 32.67 feet; thence $N23^{\circ}43'41''$ W along said South line for 1157.77 feet to the point of intersection with the South line of that certain property Parcel 2 as described in Official Records Book 7280~~00~~ page 384 of the Public Records of Duval Co. Fl. Thence $N89^{\circ}19'14''$ E. along said South line, for 32.60 ft to the Northeast corner of aforesaid certain property as described in Official Records Book 19048 page 1025; thence $S23^{\circ}43'41''$ E. along the east line of said certain property for 1157.95 feet to the Point of Beginning of the parcel herein described

Containing 0.80 acres or more or less

Prepared by and return to:

Cindy Holland
Estate Title LC DBA Estate Title and Trust
10450 San Jose Boulevard
1
Jacksonville, FL 32257
(904) 260-5222
File No 19-621

Parcel Identification No 001628-0010

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 20th day of December, 2019 between **ROBERT E. WILLIAMS**, whose post office address is 2323 St Johns Ave, Jacksonville, FL 32204, of the County of Duval, State of Florida, Grantor, to **KENNETH R. WARD and DEBRA REECE WARD, husband and wife**, whose post office address is 1557 Hammond Blvd Jacksonville FL 32221, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval, Florida, to-wit:

PARCEL I

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 89°36'50" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 570.58 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE SOUTH 89°36'50" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 761.02 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 00°15'59" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 1061.63 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7289, PAGE 364, PARCEL 2; THENCE NORTH 89°19'14" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 300.00 FEET; THENCE SOUTH 23°43'41" EAST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 1157.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN THE GRANTOR'S UNDIVIDED ONE-HALF (1/2) INTEREST IN THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED TO ROADWAY FROM ROBERT R. TEBOW AND PAMELA A. TEBOW, HIS WIFE, TO ARTHUR LEE WILLIAMS AND MYRTIS WILLIAMS, HIS WIFE, DATED SEPTEMBER 17, 1992 AND RECORDED SEPTEMBER 18, 1992 IN OFFICIAL RECORDS BOOK 7417, PAGE 1920, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Walter D. Bowers
WITNESS Walter D. Bowers

Robert E. Williams
ROBERT E. WILLIAMS

Monica L. Hentschel
WITNESS Monica L. Hentschel

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of December, 2019, by ROBERT E. WILLIAMS.

Monica L. Hentschel

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: /

Type of Identification

Produced: DRIVERS License



Monica L. Hentschel
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF997850
Expires 6/1/2020

Deed to Roadway

This Deed to a Roadway is made this 17th day of September, 1992, by Robert R. Tebow and Pamela E. Tebow, his wife, Grantor, whose mailing address is Route 2, Box 838, Otis Road, Bryceville, FL 32009, and Arthur Lee Williams, ~~Grantor~~, ^{AND MYRTIS WILLIAMS, his wife} Grantee, whose mailing address is Rout 2, Box 846, Otis Road, Bryceville, FL 32009, and whose social security number is [REDACTED].

The Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever an **one-half undivided interest** in the following-described land situated in Duval County, Florida for use as a 60 foot roadway:



Part of Farm 3 and 4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 2 South, Range 24 East, Jacksonville Farms as recorded in Plat Book 3, page 41 of the current public records of Duval County, Florida, and part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 2 south, Range 24 east of said county and being more particularly described as follows:

Commence at the intersection of the North line of said Farm 3 with the westerly right of way line of Otis road (State Route no. 119) an 80 foot right of way as now established; thence south 23 degrees 46 minutes east on said westerly right of way a distance of 227.80 feet to the point of beginning; thence south 89 degrees 02 minutes 05 seconds west parallel to the north line of said Farm 3 and 4, a distance of 479.15 feet to the west line of said Farm 4; said line also being the east line of said section 16; thence south 89 degrees 19 minutes west, a distance of 1330.80 feet to the west line of said northeast 1/4 of the southeast 1/4; thence south 00 degrees 18 minutes 44 seconds east on said east line a distance of 60.0 feet; thence north 89 degrees 19 minutes east a distance of 1,331.34 feet to the east line of said section 16; thence north 89 degrees 02 minutes 05 seconds east, a distance of 504.52 feet to said westerly right of way line of Otis road; thence north 23 degrees 46 minutes west on said west right of way, a distance of 65.09 feet to the point of beginning.

Documentary Tax Pd. \$ 771.02 \$ 4410
Documentary Tax Pd. \$ 771.02 \$ _____
Notary Public for Florida _____
348374
C. Parks Deputy Clerk

This Instrument was prepared by and Return to:
McCarthy Crenshaw, Jr., 3855 St. Johns Ave, Jacksonville, FL 32205

Covenants Running with the Land:

This conveyance is subject to the agreement that both parties will share equally the expenses for the upkeep of this roadway determined to be necessary in the opinion of the grantor, and the taxes on the land; and if one party will not pay his respective one half amount of the repairs and upkeep on the road and the taxes, then the other party is granted a lien for the full amount of the repairs paid or the taxes paid, or both, and after three years of nonpayment the party who has paid for the repairs and upkeep and taxes may take action to foreclose this lien.

In Witness whereof, grantor has caused this instrument to be signed on the day and year first above written.

Signed, Sealed and Delivered in our Presence:

02 SEP 19 01:14

Robert R. Tebow
Witness: McCarthy Crenshaw, Jr.
3855 St. Johns Ave. Jax., FL 32205

Robert R. Tebow
Robert R. Tebow

James W. McCargo
Witness: James W. McCargo
1800 E. 2nd St. Gainesville, FL 32609

Pamela E. Tebow
Pamela E. Tebow

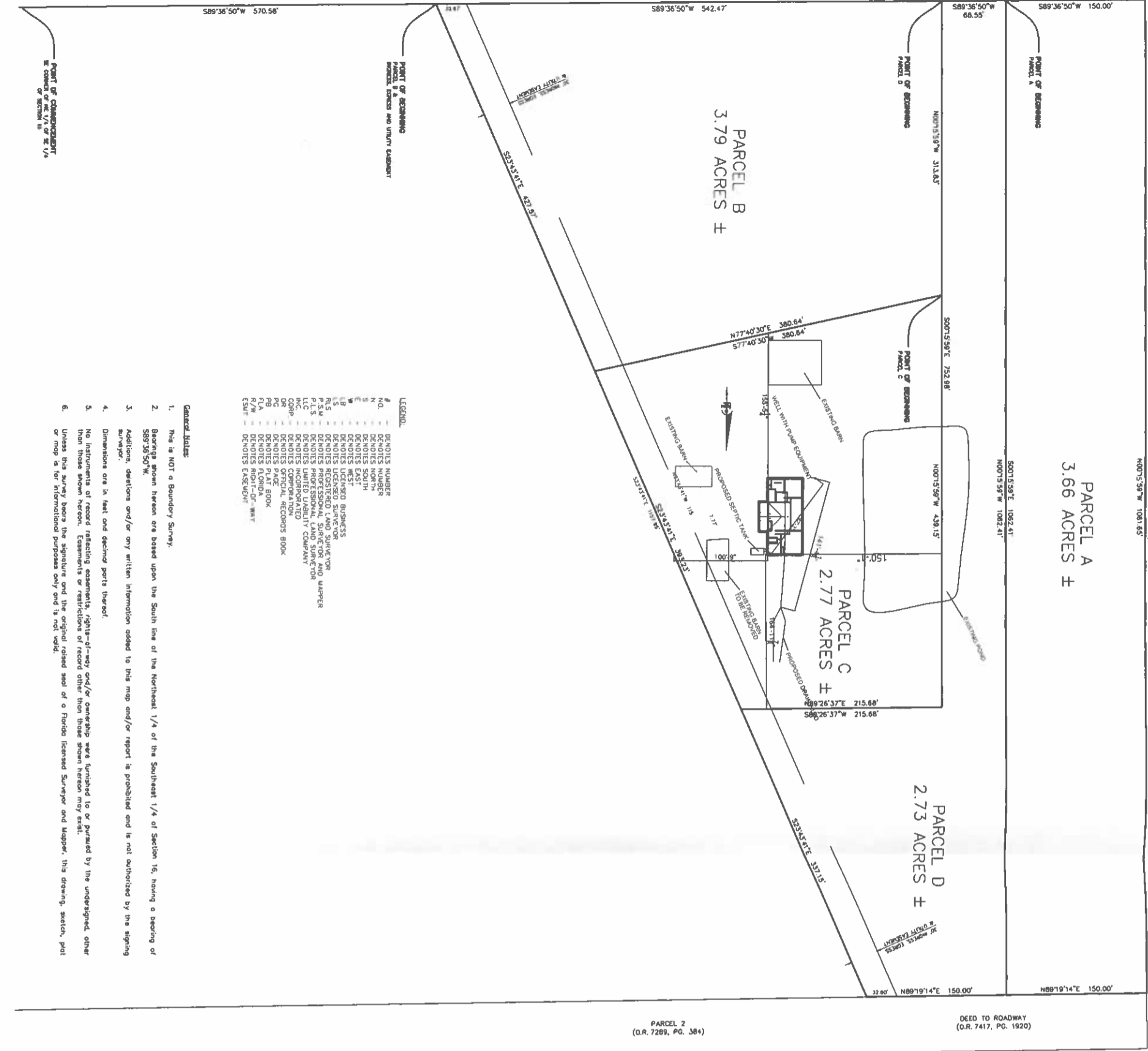
The foregoing instrument was acknowledged before me this 17th day of September, 1992 by Robert R. Tebow and Pamela E. Tebow, who are personally know to me and did acknowledge to me that they executed the foregoing for the purposes expressed therein.

McCarthy Crenshaw, Jr.
McCarthy Crenshaw, Jr.
Notary Public, State of Florida at Large
My Commission Expires: 12/7/93

92-0110711

NOTE: GRANTEE IS ARTHUR LEE WILLIAMS AND MYRTIS WILLIAMS, HIS WIFE

ART
RJ



LEGAL DESCRIPTION - Parcel A
A tract of land being a portion of that certain property as described in Official Records Book 19046, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:
Commence at the Southeast corner of the Northeast 1/4 of said Section 16; thence S89°26'50"W, along the South line of the Northeast 1/4 of said Section 16, for 150.00 feet to the Southeast corner of the parcel described herein;
Thence continue S89°26'50"W, along said South line, for 1081.65 feet to the Southwest corner of Parcel 2, as described in Official Records Book 7289, page 384 of the Public Records of Duval County, Florida; thence N89°19'14"E, along the South line of said Parcel 2, for 150.00 feet to the Southwest corner of Parcel 1, for 1082.41 feet to the POINT OF BEGINNING of the parcel herein described.
Containing 3.66 acres, more or less.

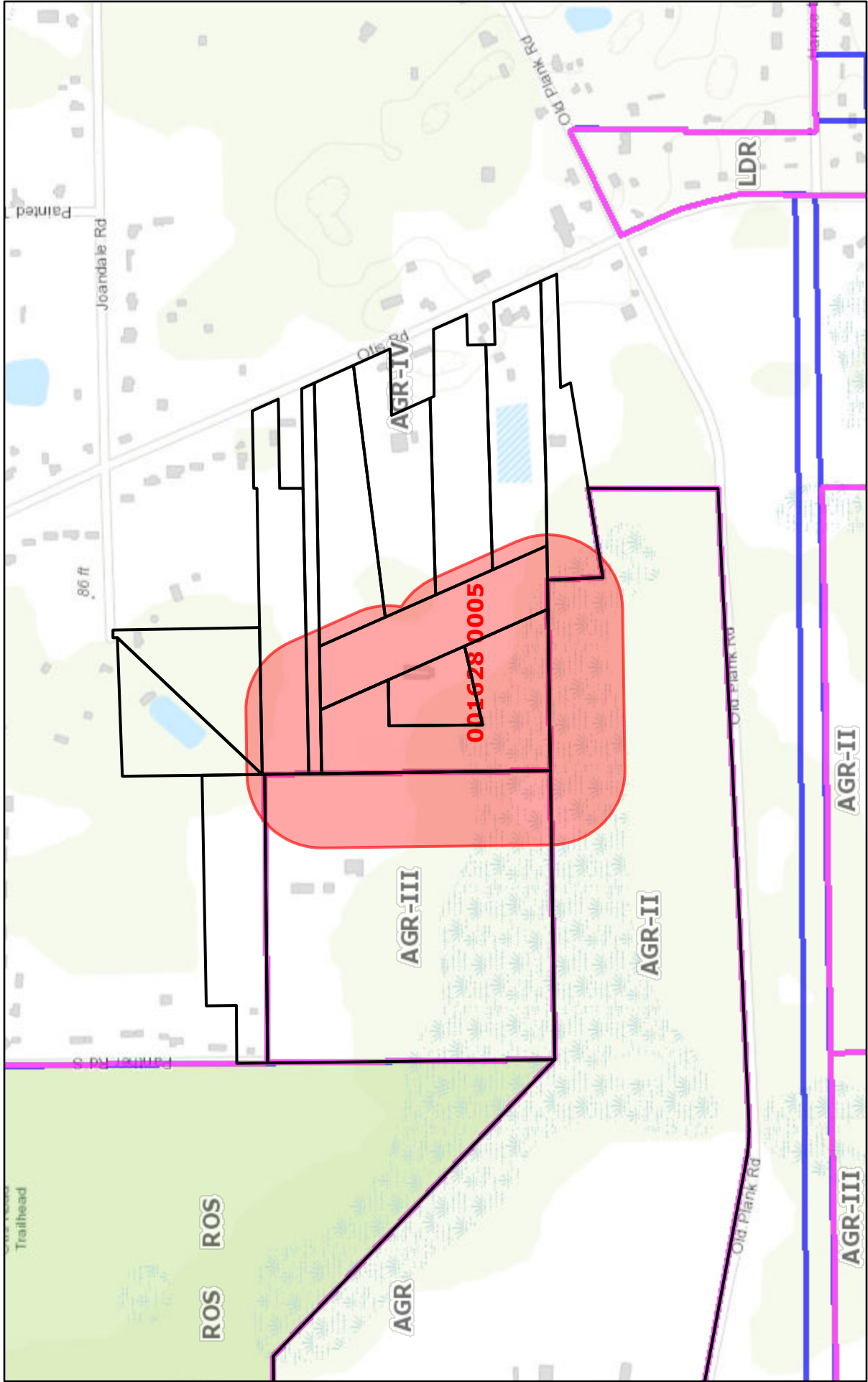
LEGAL DESCRIPTION - Parcel B
A tract of land being a portion of that certain property as described in Official Records Book 19046, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:
Commence at the Southeast corner of the Northeast 1/4 of said Section 16; thence S89°26'50"W, along the South line of the Northeast 1/4 of said Section 16, for 370.58 feet to the POINT OF BEGINNING of the parcel described herein;
Thence continue S89°26'50"W, along said South line, for 542.47 feet; thence N00°15'59"W, bearing said South line, for 313.83 feet; thence S89°26'50"W, along said South line, for 150.00 feet to the point of intersection with the East line of said certain property; thence S23°43'41"E, along said East line, for 477.93 feet to the POINT OF BEGINNING of the parcel herein described.
Containing 3.79 acres, more or less.

LEGAL DESCRIPTION - Parcel C
A tract of land being a portion of that certain property as described in Official Records Book 19046, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:
Commence at the Southeast corner of the Northeast 1/4 of said Section 16; thence S89°26'50"W, along the South line of the Northeast 1/4 of said Section 16, for 570.58 feet to the POINT OF BEGINNING of the parcel described herein;
Thence continue S89°26'50"W, along said South line, for 32.67 feet; thence N23°43'41"E, bearing said South line, for 1157.77 feet to the point of intersection with the South line of that certain property known as Parcel 2, as described in Official Records Book 7289, page 384 of the Public Records of Duval County, Florida; thence N89°19'14"E, along said South line, for 32.80 feet to the Northeast corner of Parcel 2, as described in Official Records Book 19046, page 1025; thence S23°43'41"E, along the East line of said certain property, for 1157.93 feet to the POINT OF BEGINNING of the parcel herein described.
Thence continue N00°15'59"W, for 439.15 feet; thence N89°26'37"E, for 215.68 feet to the point of intersection with the East line of said certain property; thence S23°43'41"E, along said East line, for 393.33 feet; thence S77°40'30"W, bearing said East line, for 380.64 feet to the POINT OF BEGINNING of the parcel herein described.
Containing 2.77 acres, more or less.

LEGAL DESCRIPTION - Parcel D
A tract of land being a portion of that certain property as described in Official Records Book 19046, page 1025 of the Public Records of Duval County, Florida, lying within the Northeast 1/4 of Section 16, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows:
Commence at the Southeast corner of the Northeast 1/4 of said Section 16; thence S89°26'50"W, along the South line of the Northeast 1/4 of said Section 16, for 570.58 feet to the POINT OF BEGINNING of the parcel described herein;
Thence continue S89°26'50"W, along said South line, for 32.67 feet; thence N23°43'41"E, bearing said South line, for 1157.77 feet to the point of intersection with the South line of that certain property known as Parcel 2, as described in Official Records Book 7289, page 384 of the Public Records of Duval County, Florida; thence N89°19'14"E, along said South line, for 32.80 feet to the Northeast corner of Parcel 2, as described in Official Records Book 19046, page 1025; thence S23°43'41"E, along the East line of said certain property, for 1157.93 feet to the POINT OF BEGINNING of the parcel herein described.
Containing 2.73 acres, more or less.

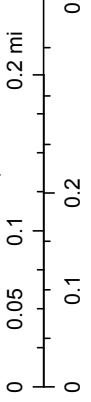
	PROJECT: DEBRA WARD 914 OTIS ROAD	SHEET 1 OF 1
	JOB NUMBER: 1021063611 DATE: 12/18/2021 SCALE: 1" = 80' SURVEYOR: CJB TECHNICIAN: JCB DRAWING: 2021-152 TRACT ID: 001628 0010 PARTYCHECK: DECKERHOFF FIELDBOOKS: 48	

Land Development Review



May 16, 2022

1:9,028



-  Land Use
-  Zoning

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_ZIP
001552 0010	BRYANT KATELYN L		710 OTIS RD	JACKSONVILLE	FL 32220-2942
001639 0100	JACKSONVILLE ELECTRIC AUTHORITY		21 CHURCH ST W #3RD FLOOR	JACKSONVILLE	FL 32202-3158
001573 0140	JERNIGAN HARRY R		13588 JOANDALE RD	JACKSONVILLE	FL 32220-2908
001642 0120	LEWELLEN JERROD		823 PANTHER RD S	JACKSONVILLE	FL 32220
001606 0060	MCCARGO JANET L ET AL LIFE ESTATE		714 OTIS RD	JACKSONVILLE	FL 32220
001604 0010	RIKARD LINDA B LIFE ESTATE		718 OTIS RD	JACKSONVILLE	FL 32220
001606 0030	SAGE MARY E ET AL		726 OTIS RD	JACKSONVILLE	FL 32220
001630 0010	SAGE MARY PAULINE ET AL		1056 OTIS RD	JACKSONVILLE	FL 32220
001642 0280	TEBOW ROBERT R ET AL		920 OTIS RD	JACKSONVILLE	FL 32220-2946
001628 0100	THOMAS E BRADDOCK AND TERRY JO BRADDOCK REVOCABLE		6167 DEERCREEK LN	MACCLENNEY	FL 32063
001573 0150	TUTEN BETTY		13590 JOANDALE RD	JACKSONVILLE	FL 32220-2908
001628 0005	WARD KENNETH R		914 OTIS RD	JACKSONVILLE	FL 32234
001628 0015	WARD SCOTT EDWARD		260 BRICKYARD RD	MIDDLEBURG	FL 32068
001604 0050	WILLIAMS ARTHUR LEE JR LIFE ESTATE		900 OTIS RD	JACKSONVILLE	FL 32220
	SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR	JACKSONVILLE	FL 32222