Date Submit	tted: 3/	16/22
Date Filed:	5/3	122
		1

Application Number:	RF	.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 Offici	al Use Only			
<b>Current Zoning District:</b>		Agr	Current Land Us	e Category:	TV	
Council District:	1 -	7.	Planning District	: 4		
Previous Zoning Application		1.1	DF- 29-	ZZ		
Applicable Section of Ordin	ance Co	de: 656, 13	33	60 60		
Notice of Violation(s):		<u> </u>				
Neighborhood Associations	:	<u> </u>				
Overlay:	no	n e				
LUZ Public Hearing Date:			City Council Publ	lic Hearing Date:		
Number of Signs to Post:	1	Amount of Fee	175900	Zoning Asst. Initials:	A	
		No.				
PROPERTY INFORMATIO	N		Applicants	recently split	property &	G
1. Complete Property Addre		FL 32220 -	2. Real Estate Nu 001628-(	2040	28-0005	
3. Land Area (Acres): 12.94			4. Date Lot was R		8-0015	
5. Property Located Betwee	n Stroot		12/26/19			
Otis Rd. and Old Plank	Rd.	). 	6. Utility Services Provider: City Water / City Sewer			
			_	Sewer []	IUn to	$\mathcal{I}_{\mathbf{J}}$
7. Waiver Sought:			Well / Septic		140' to (	
Reduce Required Minimum	Road Fro	ontage from 7	feet to	feet.	40'0'	中
8. In whose name will the W					1000 B'2	4
		rei	mem R. V	rvara, Sr.		
		Page :	1 of 5	S	DE . ( WRF-19-2 2019-642	レノ
PLANN	ING A	ND DEVEL	OPMENT DEP	PARTMENT	2019-642	ーじ

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884

www.coj.net

OWNER'S INFORMATION (please attach se	parate sheet if more than one owner)
9. Name: Kenneth R. Ward Sr.	tendeb5993@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**

Section 656.101(I), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."

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;
- 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.

Page 2 of 5

OWNER'S INFORMATION (please attach se	parate sheet if more than one owner)
9. Name: Debra Reece Ward	tendeb5993@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**

Section 656.101(I), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."

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;
- 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.

Page 2 of 5

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

OWNER'S INFORMATION (please attach separate sheet if more than one owner)		
9. Name:	10. E-mail:	
Scott E. Ward	scott_ward \$7@comcast.net	
11. Address (including city, state, zip):	12. Preferred Telephone:	
260 Brickyard Rd, Middleburg	(904) 568-3080	

1 OWNER OF RE# 00/628-0015

APPLICANT'S INFORMATION (if different from owner)		
13. Name: Kenneth R. Ward, Sr.	14. E-mail: Kendeb 5993@qmail.com	
Kenneth R. Ward, Sv.  15. Address (including city, state, zip):  914 Otis Rd  Jacksonville, FL 32220	16. Preferred Telephone: (904) 742-7916	

1 OWNER OF REHOO1628-0005

#### **CRITERIA**

Section 656.101(I), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."

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:

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

Page 2 of 5

#### PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

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.

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

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,

Request for Waiver of Minimum Required Road Frontage Application

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

ATT	ACHMENTS
The	following attachments must accompany each copy of the application.
~	Survey
V	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, <a href="http://apps.coj.net/pao-propertySearch/Basic/Search.aspx">http://apps.coj.net/pao-propertySearch/Basic/Search.aspx</a> , 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.
<b>'</b>	Proof of valid and effective easement for access to the property.

*Applications filed to correct existing	coning violations are subject	to a double fee.
Base Fee	Public Notices	Advertisement
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

Page 4 of 5

#### **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.

<u>I hereby certify that I have read and understand</u> 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)	Applicant or Agent (if different than owner)
Print name: Kenneth Ward	Print name: Scott Ward
Signature: Kenneth Ward	Signature: Sty Word
4	*An agent authorization letter is required if the application is made by any person other than the
Owner(s)	property owner
Print name: Debra Ward	
Signature: Wha 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, 2<sup>nd</sup> Floor Jacksonville, Florida 32202 (904) 255-8300

Page 5 of 5

#### **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.

<u>I hereby certify that I have read and understand</u> 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)	Applicant or Agent (if different than owner)
Print name: Kenneth R. Ward, Sv	Print name:
Signature: Kenneth R. Ward, Sr.	Signature:
	*An agent authorization letter is required if the application is made by any person other than the
Owner(s)	property owner.
Print name: Sest E. Ward	
Signature: All Zulus	
$\sqrt{}$	

## **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, 2<sup>nd</sup> Floor Jacksonville, Florida 32202 (904) 255-8300

Page 5 of 5

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

## **EXHIBIT A**

## **Property Ownership Affidavit - Individual**

Date: 5/16/2022	
City of Jacksonville	
Planning and Development Departmen	t
214 North Hogan Street, Suite 300,	
Jacksonville, Florida 32202	
Re: Property Owner Affidavit for the fo Address: 914 Otis Rd.	ollowing site location in Jacksonville, Florida: RE#(s): 001628-0010
To Whom it May Concern	
Kenneth Ward	hereby certify that I am the Owner of the property described in
	ng application(s) for Waiver for minimum road frontage
submitted to the Jacksonville Planning	
G	
By Kenneth Ward Print Name: Kenneth W	
Wi How	
Print Name: Kenne I'l W	<u>ar</u> a
STATE OF FLORIDA	
COUNTY OF DUVAL	
COOLITY OF BOVAL	_
Sworn to and subscribed	and acknowledged before me this 25 day of
may 2002 by he	
known to me or who has produce	d <u>Dices License</u> as identification and who
took an oath.	0 1 2 5
	made South
	(Signature of NOTARY PUBLIC)
AMANDA M SMITH	Amanda Smith
Commission # GG 909739	(Printed name of NOTARY PUBLIC)
Expires September 24, 2023  Bonded Thru Budget Notary Services	, man and a man
\$	State of Florida at Large.
	My commission expires: 9-29-2023

G:\IOINT\Applications\Exhibits\Ownership AffidavitForm Individual docx

## **EXHIBIT A**

## **Property Ownership Affidavit - Individual**

Date: 7-28-2022	
City of Jacksonville Planning and Development Departmer	nt
214 North Hogan Street, Suite 300,	
Jacksonville, Florida 32202	
Re: Property Owner Affidavit for the fo	ollowing site location in Jacksonville, Florida:  RE#(s):
To Whom it May Concern:	
SCHELL	hereby certify that I am the Owner of the property described in
Tability 1 is a second in the City	nereby certify that I am the Owner of the property described in
Exhibit 1 in connection with filling	ng application(s) for Waiver of Road Frantage
submitted to the Jacksonville Planning	and Development Department.
Print Name: Scott E. Ward	
	# 19 19 19 19 19 19 19 19 19 19 19 19 19
STATE OF FLORIDA COUNTY OF DUVAL	
Sworn to and subscribed	and acknowledged before me this $29\%$ day of
July 2022, by 50	of F. Ward , who is personally
known to me or who has produced	as identification and who
ook an oath.	$\sim$ $\sim$ $\sim$ $\sim$
	Jalie Colle
MINING.	(Signature of NOTARY PUBLIC)
WILX E. PA	Felix F (Polma
LE NOTARI Y	(Printed name of NOTARY PUBLIC)
My Comm. Expires	(**************************************
January 28, 2024	State of Florida at Large.
10 A BUT 10 A S	My commission expires: 39 unwy 28, 2029
THE OF STORIES	
My Comm. Expires January 28, 2024 No. GG 951893  OF FLORE  OF FLORE  MY Comm. Expires January 28, 2024  No. GF FLORE  OF FLORE	

G:\JOINT\Applications\Exhibits\Ownership AffidavitForm Individual.docx

Doc # 2022032246, OR BK 20129 Page 2263, Number Pages: 5, Recorded 02/02/2022 02:12 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$44.00

# **Quitclaim Deed**

RECORDING REQUESTED BY Kenneth R. Ward
AND WHEN RECORDED MAIL TO:
Scott Edward Ward, Grantee(s)
260 Brickward Rd
Middleburg, Al. 32018
Consideration: \$ 100 Consideration
Property Transfer Tax: \$
Assessor's Parcel No.:
PREPARED BY: Debra: Word certifies herein that he or she has prepared
this Deed.
Alebra Ward 2-2-22
Signature of Preparer Date of Preparation
Debra Ward
Printed Name of Preparer
THIS QUITCLAIM DEED, executed on
Dusal, State of Fl.
by Grantor(s), Kenneth Ray Ward Sr + Debra H. Ward
whose post office address is 914 Otis Rd, Jour, FI 32220
to Grantee(s), Scott Edward Ward
whose post office address is 260 Brick yard Rd, Middleburg F1.32068
WITNESSETH, that the said Grantor(s), Kenneth R. Ward Sr & Dehra A Ward
for good consideration and for the sum of
(\$) 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,
© SmartLegalForms LF298 Quitclalm Deed 12-20, Pg. 1 of 4
· · · · · · · · · · · · · · · · · · ·

interest and claim which the said Grantor(s) have land, and improvements and appurtenances there	to in the County of Duval,
State of Floredo and more specific to this Quitclaim Deed, which is attached hereto a	ally described as set forth in EXHIBIT "A" nd incorporated herein by reference.
IN WITNESS WHEREOF, the said Grantor(s) has s year first above written. Signed, sealed and delive	
GRANTOR(S):	
Kennth R Ward, Sr. Signature of Grantor	Tulua a Ward Signature of Second Grantor (if applicable)
Kenneth R. Ward, Sr Print Name of Grantor	Print Name of Second Grantor (if applicable)
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)
GRANTEE(S):	
Signature of Grantee  Scott Edward Ward	Signature of Second Grantee (if applicable)
Print Name of Grantee	Print Name of Second Grantee (if applicable)
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
Print Name of First 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. Wood, Se
Debea 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 ex-
ecuted 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 Produced ID FL Deiver License
Type of ID Deiver License (Seal)



## Exhibit "A"

Parcel C
a tract of land being a portion of that certain monogener
as described in Official Records Book 19048 page 1025
The wat records of reading to. I'm we will not the
Northeast 14 of the Southoust 14 of Section 16, Township 2
South Kange 24 East, Dural Co. Fl. and being more
Northeast 1/4 of the Southeast 1/4 of Section 14, Township 2 South Kange 24 Fast, Dural Co. Fl. and being more particularly describe as follows
Commence at the South east corner of the Northeard
14 of the Southeast 14 of soud section 16 thence 589'36'50"W
along the South line of Northeast 14 of the Southerst 14-of
paid section 16, for 1113.05 feet; Thence Noo'15 59 W leaving paid south line, for 313.83 feet to the Point of Orgining of the parcel described therein;
said south line, for 313.83 feet to the Point of Orgining of
the parcel described therein;
Thence continue NOO'15'59"W for 439.15 feet; Thence
N89.26.37"E for 215.68 feet to the point of intersection
523' 43' 41' E along paid East live, for 393,23 Leet:
thence 577'40'30'W leaving paid East line for 380. 64 best
with the East line of paid certain property; thence 523' 43' 41' E along paid East line, for 373.23 feet; thence 577' 40' 30' W lepung paid East line for 380. 64 best to the Point of Beginng of the parcel lierum discribed
Containing 2.77 ocres, more or less
Together unthe an undiard & interest is that under ded
Together with an undivided 1/4 interest in that undivided 1/3 interest of that undivided 1/2 interest of that certain
BIODOWA COOK TO SEED TO ROUNDED TO DESCRICT ON
Official Records book 7417 page 1925 of Public Records
of Ruval Co. Fl.
To the a control of the control of t
being more particulary described as follows
Of tract of land being a pertion of that certain property
Crise Quinciain Deed 12-20, Pg. 4 of 4 0
Continue

On File Page 16 of 24

## Exhibit "A"

as described in Official Records Book 19048 parge 1025
of the Public Records of David Co. H. June within
of the Public Records of Duval Co. H., lying within the Northeast 1/4 of the Southeast 1/4 of Section 1/2,
Township 2 South, Range 24 East, Duval County.
Township 2 South, Range 24 East, Duval County Horida and being more orches particulty desorted
as follows
Comerce at Southeast corner of Northeast 1/4 of the
Southeast /4 of Section 16 Thence 589'36'50Walong
the South line of the Northeast 1/4 of the Southeast
14 of paid Section 16 for 570.58 feet to the
Ya of said Section 16 for 570,58 feet to the Point of Beginning of parcel describe herein!
Jon 32.107 best: Hence N23"43 41" W learny said
Bouth live day 1157. 77 Part Lotte Doubt interpretion
with the South line of that extering popular Parcel 2
South line for 1157.77 feet to the point intersection with the South line of that restain properly Parcel 2 as described in Official Records Book 7280 page 384
of the tubble Records of Naval Co. H. Thomas
10 9he Nertheast corner of aforesaid certain property as described in Official Records Book 19048 page
to the Nertheast corner of aforesaid certain property
as described in Official Records Book 19048 page
1025; Flence 5234541 E. along the last line
of laid certain property, for 157.95 feet to the
Point of Beginning of the parcel therein described
Contrine Con and a super so a line
and the property of white or less
© SmartLegalForms LF298 Quitclaim Deed 12-20, Pg. 4 of 4

Doc # 2019293047, OR BK 19048 Page 1025, Number Pages: 2, Recorded 12/26/2019 12:10 PM, RONNIE FUSSELL CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$18.50 DEED DOC ST \$1057.00

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

## 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 Olud Tacksonville 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 anywise 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.

Warranty Deed

File No.: 19-621

Page 1 of 2

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above writte	n.
Signed, sealed and delivered in our presence:	
WITNESS WITHOUT TOWERS ROBERT E. WILLIAMS	_
WITNESSMONICA L HENTSCHEJ	
STATE OF FLORIDA COUNTY OF DUVAL	
The foregoing instrument was acknowledged before me this 20th day of December, 2019, by ROBERT E. WILLIA	MS
Signature of Notary Public	
Print, Toppe/Stamp Name of Notary  Monica L.	lentschel
Personally Known: OR Produced Identification:  Type of Identification Produced: OV VCC Comm# FI Expires 6	= FLORIDA F997950

OFFICIAL RECORDS

## Deed to Roadway

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 Grantze, 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:

1

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.

Pocumentary Fax Pd 1,5 20102 \$ CAY C

Pocumentary Fax Pd 1,5 20102 \$

Botton State S

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:

Witness: McCarthy Crenshaw, Jr. 3855 St. Johns Ave. Jax., Fl. 32205

Witness: James W. Mr. Crasso R. 22009

Robert R. 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.

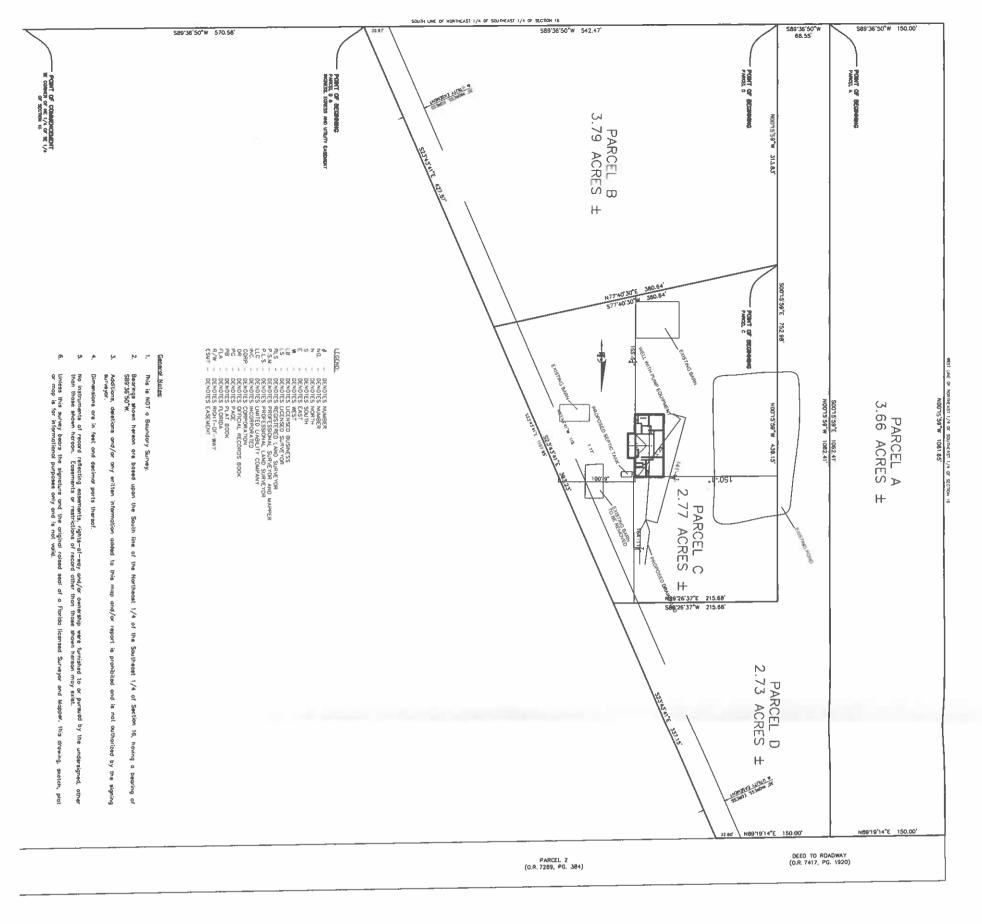
McCarlly Creashaw, Jr.
Notary Public, State of Florida at Large
My Commission Expires: 12/7/93

HOTE GRANTEE IS ARTHUR LEE WILLIAMS AND MYRTIS WILLIAMS, HIS WIFE

Phys.

V.D.I

On File Page 21 of 24



Commence at the Sautheast comer of the Northeast 1/4 of the Sautheast 1/4 of said the Northeast 1/4 of the Sautheast 1/4 of said Saction 16, for 1181.50 feet to the POINT A troct of land being a portion of that certain property as described in Official Records County, Florida, lying within the Arctheast 1/4 of the Southeast 1/4 of Section 16, Town being more porticularly described as follows: hance continue SSQ\*35'9''s gloong sold South line, for 150,000 feet to the Southwest come of the Northeast 1/4 of the Southwest 1/4 of sold sold sold in 15, soid point of the Southwest come of otherwise the control of the Southwest come of otherwise the control of the Southwest come of the southwest come of the southwest come of the southwest come of the control openity known as Parcel 2, as described in the Southwest come of the control openity known as Parcel 2, as described in the Southwest come of the control openity known as Parcel 2, as described to the Southwest come of the control openity known as Parcel 2, as described to the Southwest come in the Southwest come of the Control openity and the Southwest come of the Southwest come Book 19045, page 1025 of the Public Records of Ouvai thip 2 South, Range 24 East, Duvel County, Florida and tion 16; thence \$89'36'50"W, along the South line of BECINNING of the porcel described herein;

tirving 3.66 acres, more or less.

ogether with an undividual 1/4 Interest in that undividual 1/3 Interest of that undividual 1/2 Interest of that certain property known as Oeed codiecy, as described in Official Records Book 7417, page 1920 of the Public Records of Duval County, Florida.

Theses continue \$28735507%, along and Sauth line, for \$42.47 feet, thence HODTS'59-NITHOUSEL for \$20044 best to this point of unknowestion with the East line of acid certain 427.57 feet to the POINT OF BECANNING of the porcel havin described. Commence at the Southeast comer of the Northeast 1/4 of the Southeast 1/4 of soid Saction 16; thence 389'36'50'W, along the South lies of the Northeast 1/4 of the Southeast 1/4 A tract of land balling a portion of that certain property as described in Official Records County, Florida, typing within the Aportheest 1/4 of the Southeast 1/4 of Section 16, Town being more porticularly described as fallows: Book 19048, page 1025 of the Public Records of Duvol this 2 South, Range 24 East, Duvol County, Florida and \*W, leaving said South line, for 313.83 feet; thence property, thence \$23°43°41°E, along said East line, for

gether with an undivided 1/4 interest in that undivided 1/3 Interest of that undivided 1/2 interest of that certain vadirary, as described in Official Records Book 7417, page 1920 of the Public Records of Duval County, Florida. ining 3.79 ocree, more or less.

logether with an easement for Ingress. Egress and Utilities, being more particularly described property known as Deed

Theses continue \$9375078, dong and South line, for 3287 feet; theree x32743188, leaving and South line, for 115777 feet to the point of biolerancillow with the South line of that certain property rooms are price? 2 or described in Ordical Records Book 7289, page 324 of the Powlet Records at During County, Rivide, theree 189191472, along said South line, for 3280 feet to the Northeast comes of oldersold certain property as described in Direct Records at During County, Rivide; theree 189191472, along said South line, for 3280 feet to the Northeast comes of oldersold certain property, for 157.95 feet to the Powlet in CECHNING of the parcel heaving oldersold. tract of land being a spetion of that certain property as described in Official Records wurty, Florida, lying within the Mortheast 1/4 of the Southeast 1/4 of Section 16, Town and more porticularly described as follows: mmerice at the Southeast corner of the Hortheast 1/4 of the Southeast 1/4 of sold Section 16; thence 589/36/50°N, glong the South line of Mortheast 1/4 of the Southeast 1/4 of sold Section 16, for 570.56 feat to the POINT OF BEQNATING of the porcel described herein; Book 19048, page 1025 of the Public Records of Duvol ship 2 South, Range 24 East, Duvol County, Florida and

ng 0.80 acres,

EGAL DESCRIPTION:

Commence at the Southeast corner of the Mortheast 1/4 of the Southeast 1/4 of sold Section 15; thence 589736'50'%, doing the South line of the Mortheast 1/4 of the Southeast 1/4 I trect of land being a portlan of that certain property as described in Official Records Cuarty, Rorda, lying within the Northeast 1/4 of the Southeast 1/4 of Section 16, Town stray more porticularly described as follows: Back 1904B, page 1925 of the Public Records of Duvol thip 2 South, Range 24 East, Duvol County, Florida and

ogether with an easement for ingress, Egress and Utilities, being more particularly described as follows: ogether with an undivided 1/4 interest in that undivided 1/3 interest of that undivided 1/2 interest of that certain property known as Deed todway, as described in Official Records Book 7417, page 1920 of the Public Records of Duval County, Florida. gining 2.77 ocres, more or less.

Therea continue MODYSSO'N, (or 439.15 (eat thence NBD2537E, for 215.68 feet to the property, thence 5274316T, dong sold East line, for 353.23 feet, thence 5274330Tk, is ECANNIC of the percent herein described.

point of intersection with the East line of said certain aving eaid East line, for 380.64 feet to the POINT OF

(not of land being a portion of that certain property as described in Official Records ounty, Florida, lying within the Archbaast 1/4 of the Southeast 1/4 of Section 16, Town and more porticularly described as follows: nmence at the Southeast corner of the Northeast 1/4 at the Southeast 1/4 of sold Northeast 1/4 of the Southeast 1/4 of sold Section 16, for 570.58 feet to the POINT Section 16; thence \$89:36'50'W, along the South line of OF BECINNING of the parcel described herein; Book 19048, page 1025 of the Public Records of Duvol ship 2 South, Range 24 East, Duvol County, Florida and

Theses continue \$89765978, dong axid South fins, for \$265 feet; theree MC3\*4418, le interaction with the South fins of that carbon paperly known as Parcel 2, as described Records of Dovo County, Rockdor, theree M897914°5, along axid South fine, for 32:80 feet 1 described in Official Records Book 19048, page 1025, theree \$2343'41°C, along the Carl POMIT OF SCENHARD of the part hards described. rowing sold South line, for 1157.77 feet to the point of in Official Records Book 7289, page 384 of the Public to Official Records comer of offeresold certain property to the of sold certain property, for 1157.93 feet to the

ing 0.80 ocres, more or less.

FIGAL DESCRIPTION

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of sold the Mortheast 1/4 of the Southeast 1/4 of sold Section 15, for 1113.05 feet to the POINT I troot of land being a parties of that certain property as described in Official Records Jourly, Rovida, Uglay atthis the Marcheaest 1/4 of the Southeast 1/4 of Section 16, Town sing more particularly described as follows: Section 18; thence SB9'35'50°W, along the South line of OF BECHNING of the parcel described herein; Book 1904B, page 1025 of the Public Records of Duva Iship 2 South, Range 24 East, Duval County, Florida and

Theses continue \$9975578, dong and South line, for \$8.55 feet; there a NOTYSON, leaving and South line, for 108.54 feet to the point of interestion with the South line of that great and the property interesting the Politic Records of Dural County, Review leave 27.98 page 38 of the Politic Records of Dural County, Review there is \$9151674, dong and South line, for 1500 feet to the interheat conner of observable and the politic Records of Dural County, Review 19048, pages 10254, breast \$234241 feet along the Carl line of add and the Politic Records of Records 19048, pages 10254, breast \$234241 feet along the Carl line of add and the Politic Records of Records 19048, pages 10254, breast \$234241 feet to the POINT OF BECHNANC of the poced wherein described. taining 2.73 acres, mare or less.

logether with an easement for Ingress, Egress and Utilities, being mare particularly described as fallows: Ogether with an undivided 1/4 interest in that undivided 1/3 interest of that undivided todoway, as described in Official Records Book 7417, page 1920 of the Public Records of C 1/2 interest of that certain property known uval County, Florida. os Deed

Commonce at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of soid the Northeast 1/4 of the Southeast 1/4 of said Section 16, for 570.58 feet to the PONT A toet of land being a partian of that certain property as described in Official Records Suarly, Florko, lyfing within the Rochesest 1/4 of the Southeast 1/4 of Section 16, Town wing more porticularly described as follows: Book 19048, page 1025 of the Public Records of Duvol simip 2 South, Range 24 East, Duvol County, Florida and

Theres coelive \$93,550°M, dong and South Red. for 32,65 feet; there A ROYATIN, le literacelion with the South Rive of that perform an Percet 2, as described interaction with the South Rive of that perform property known as Percet 2, as described as David County, Royat, though R99,91°E, along and South Red, for 32,60 feet is described in Official Records Book 1994B, page 1025; there \$23,43,31°E, dong the Cett POWI OF BECONNING of the parcet Resin described. Section 18; thence \$8938'50°W, along the South line of OF BECINNING of the parcel described herein; rowing acid South line, for 1157.77 feet to the point of in Official Records Book 7289, page 384 of the Public to the Northeast corner of offoreacid certain property to the acid certain property, for 1157.95 feet to the

I hereby certify with the lottest S Board of Profes Florida Administ signature and I Surveyor and M y that this Sketch and Lagol Description complies Standards of Practice as set forth by the Projeta tessional Surveyors and Mappers, Chapter 5.1-17, straine Code and is not valid without the straine Coriginal raised seal of a Florida licensed Mapper.

KEITH J. BOWFFARD
PROFESSONAL LAND SURVEYOR
STATE OF FLORIDA J. LS. 5172
CERTIFICATE OF AUTHORIZATION No. LB 7908



10250 Normandy Blvd Jacksonville, FL 32221 Ofc: 904.619.6630 email: Info@sam.blz

PROJECT: DERRA WARD
JOB NUMBER: 1021063611

OATE: 12/16/2021
SCALE: 1 = 60'
SURVEYOR: KJB
TECHNICAN: KJB
TECHNICAN: KJB
ORAWING: 2021-152
TRACT ID: 00128-0010
PARTYCHED: DECKERHOFF
FIELDBOOKS: 48

SKETCH AND LEGAL DESCRIPTION

SHEET 1 OF 1

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAMIL_ZIP	ZIP
001552 0010	001552 0010 BRYANT KATELYN L		710 OTIS RD	JACKSONVILLE	FL 32220-2942	0-2942
001639 0100	001639 0100 JACKSONVILLE ELECTRIC AUTHORITY		21 CHURCH ST W #3RD FLOOR	JACKSONVILLE	FL 32202-3158	2-3158
001573 0140	001573		13588 JOANDALE RD	JACKSONVILLE	FL 32220-2908	0-2908
001642 0120	001642 0120   LEWELLEN JERROD		823 PANTHER RD S	JACKSONVILLE	FL 32220	0
001606 0060	001606 0060 MCCARGO JANET L ET AL LIFE ESTATE		714 OTIS RD	JACKSONVILLE	FL 32220	0
001604 0010	001604 0010 RIKARD LINDA B LIFE ESTATE		718 OTIS RD	JACKSONVILLE	FL 32220	0
001606 0030	001606 0030 SAGE MARY E ET AL		726 OTIS RD	JACKSONVILLE	FL 32220	0
001630 0010	001630 0010 SAGE MARY PAULINE ET AL		1056 OTIS RD	JACKSONVILLE	FL 32220	0
001642 0280	001642 0280 TEBOW ROBERT R ET AL		920 OTIS RD	JACKSONVILLE	FL 32220-2946	0-2946
	THOMAS E BRADDOCK AND TERRY JO					
001628 0100	001628 0100 BRADDOCK REVOCABLE		6167 DEERCREEK LN	MACCLENNY	FL 32063	3
001573 0150	001573 0150 TUTEN BETTY		13590 JOANDALE RD	JACKSONVILLE	FL 3222	32220-2908
001628 0005	001628 0005  WARD KENNETH R		914 OTIS RD	JACKSONVILLE	FL 32234	4
001628 0015	001628 0015 WARD SCOTT EDWARD		260 BRICKYARD RD	MIDDLEBURG	FL 32068	8
001604 0050	001604 0050 WILLIAMS ARTHUR LEE JR LIFE ESTATE		900 OTIS RD	JACKSONVILLE	FL 32220	0
	SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR	JACKSONVILLE	FL 32222	2