

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2021-699 (WRF-21-12)

NOVEMBER 2, 2021

Location: 3233 Marbon Road
between Dividing Oaks Trail East and Dividing
Oaks Trial West

Real Estate Number(s): 158905-1000

Waiver Sought: Reduce Minimum Required Road Frontage from 72
Feet to 0 Feet

Present Zoning: Residential Low Density (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 3-Southeast

Applicant/Owner: Benet Jakaj
3233 Marbon Road
Jacksonville, FL 32223

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2021-699 (WRF-21-12)** seeks to reduce the required minimum road frontage from 72 feet to 0 feet to slit the subject parcel to allow for a single-family dwelling in the RLD-90 Zoning District. The subject property is approximately 2.57 acres and has frontage on Marbon Road and Abaco Lane, which is an unapproved private road. The owner intends to split off approximately 1.2 acre from the parent parcel. The proposed new lot (Parcel 3) will have access from Abaco Lane. Since Abaco Lane is a private road, the waiver is required. The property owner also owns Abaco Lane. The new lot will meet all of the minimum lot requirements of the RLD-90 Zoning District.

DEFINITION

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

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The site contains approximately 2.57 acres and is accessible by frontage on Marbon Road and Abaco Lane, a 47 foot wide, private unapproved road. When divided, the proposed lot and the remaining parent lot will meet all other requirements of the RLD-90 Zoning District. Strict enforcement of the road frontage requirement would leave this property unbuildable until the road frontage minimum is acquired. Abaco Lane is owned by the property owner and serves five lots.

- (ii) ***Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?***

Yes. The applicant is proposing to construct a new single family home on a new parcel split from the parent parcel. If the waiver is not approved, the owner could subdivide the property, but would be required to construct a City approved road for access. It is not anticipated that the applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code.

- (iii) ***Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?***

No. The waiver would permit a new single family dwelling to be constructed. The subject property is currently undeveloped. It is not anticipated that the construction of a new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. As mentioned previously, Abaco Lane serves five other lots. The proposed single-family dwelling and lot size are not out of character with the surrounding neighborhood.

- (iv) ***Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?***

No. The property owner has a 47 foot wide, unapproved private road named Abaco Lane. This parcel will act as a private driveway from Marbon Road.

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

No. The grant of the proposed waiver should not create a detriment to any surrounding property. There are five single family homes that utilize the property owner's unapproved private road. This driveway should remain unobstructed and accessible for all property owners.

SUPPLEMENTARY INFORMATION

The required Notice of Public Hearing sign **was** posted by the property owner.



RECOMMENDATION

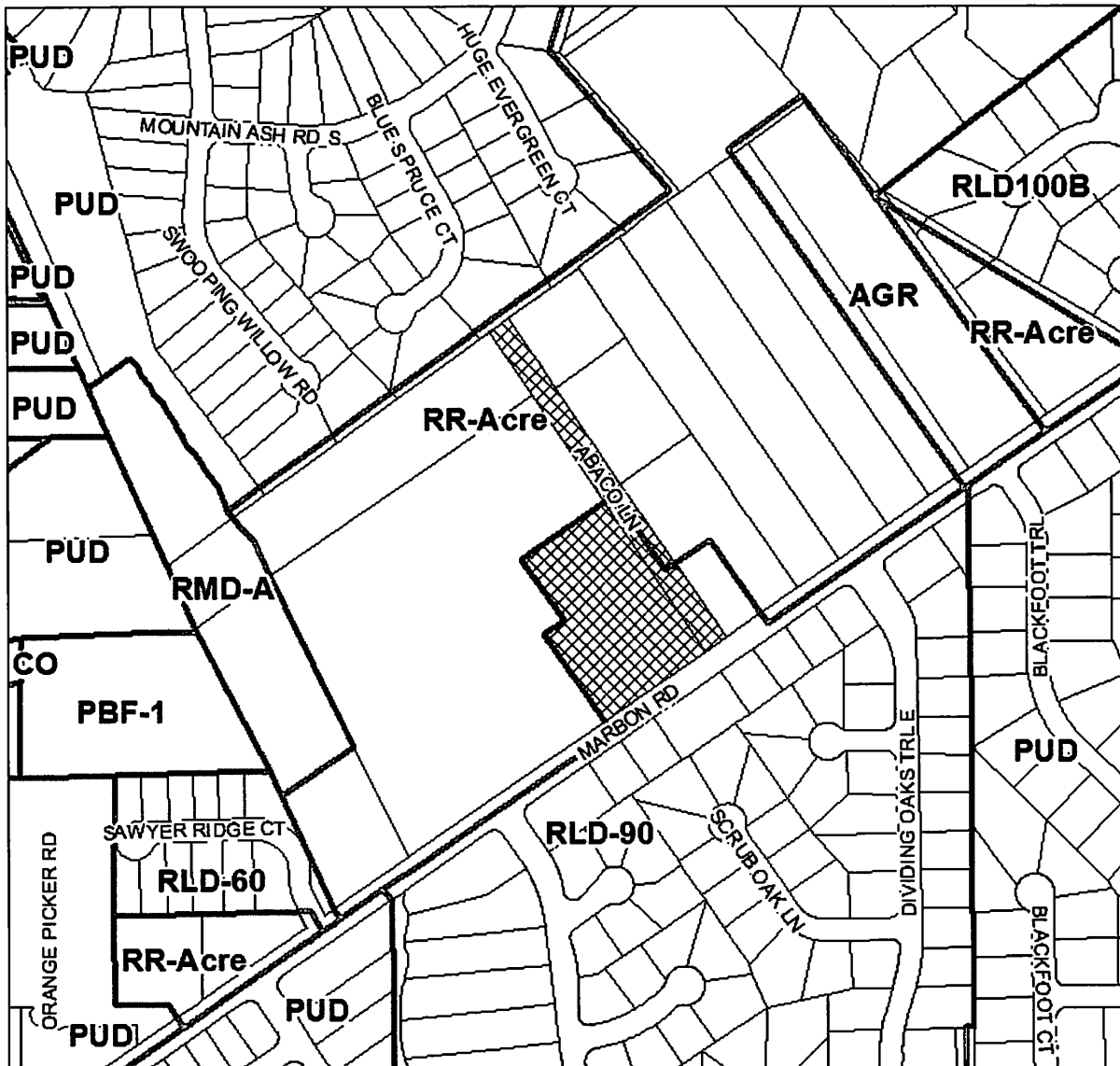
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2021-699 (WRF-21-12)** be **APPROVED**.

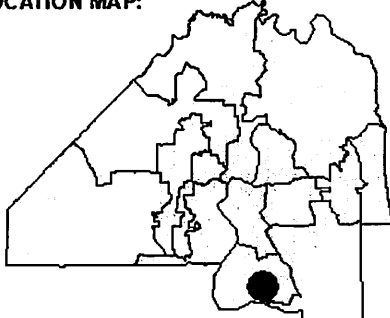
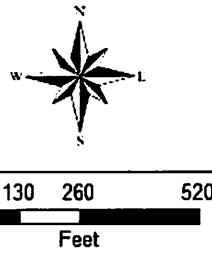


Aerial view of subject property



View of subject property



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED FRONTAGE FROM 72 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>6</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0699</p>	<p>TRACKING NUMBER</p> <p>WRF-21-12</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Date Submitted:	6/15/21
Date Filed:	8/20/21

Application Number:	WRF-21-12
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:	RLD-90	Current Land Use Category: LDR
Council District:	6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): <i>yes</i>		
Applicable Section of Ordinance Code: <i>656 305 (d) (i) (iv) / 656.407</i>		
Notice of Violation(s): <i>none found</i>		
Neighborhood Associations: <i>Hammock Oaks Beauticon</i>		
Overlay: <i>none</i>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <i>1</i>	Amount of Fee: <i>\$1343</i>	Zoning Asst. Initials: <i>CJR</i>

(CR 593631)

PROPERTY INFORMATION	
1. Complete Property Address: <i>3233 Marbon Rd</i>	2. Real Estate Number: <i>158905-1000</i>
3. Land Area (Acres): <i>2.51</i>	4. Date Lot was Recorded: <i>11/17/1977</i>
5. Property Located Between Streets: <i>ADACO LN (WEST OF LOT)</i> <i>SAWYER RIDGE (EAST OF LOT)</i>	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 <i>72'</i> feet to <i>0'</i> feet <i>*</i>	
8. In whose name will the Waiver be granted? <i>BENET JAKAJ</i>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: BENET JAKAJ	10. E-mail: albania23@yahoo.com
11. Address (including city, state, zip): 3233 MARBON RD JACKSONVILLE, FL 32223	12. Preferred Telephone: (904) 482-5155

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail: ALBANIA23@YAHOO.COM
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> <ol 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.

Only want to subdivide existing
Parcel 3 from deed. New Parcel 1,3
WOULD BE 120' OF ROAD FRONTAGE
ON ABAKO LANE.

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input checked="" type="checkbox"/>	Survey
<input type="checkbox"/>	Site Plan – two (2) copies on 8 1/2 x 11 and two (2) copies on 11 x 17 or larger
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)
<input checked="" type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
<input checked="" type="checkbox"/>	Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coi.net/pag_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 .
<input type="checkbox"/>	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: BENET JAKAJ

Signature: *Benet Jakaj*

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

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

Owner(s)

Print name: _____

Signature: _____

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

LEGAL DESCRIPTION 06/14/2021

Exhibit 1

A PORTION OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARY, DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF THE SAID JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND THE NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD; THENCE 55 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 759.38 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 55 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 285.12 FEET TO THE MOST EASTERLY CORNER OF LANDS, DESCRIBED IN OFFICIAL RECORDS VOLUME 1884, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 34 DEGREES 25 MINUTES 40 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1884, PAGE 72, A DISTANCE OF 415.08 FEET TO THE MOST NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3290, PAGE 794;

THENCE SOUTH 55 DEGREES 34 MINUTES 20 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS VOLUME 3290, PAGE 794, A DISTANCE OF 232.02 FEET;

THENCE SOUTH 34 DEGREES 9 MINUTES 10 SECONDS EAST, A DISTANCE OF 175.71 FEET;
THENCE SOUTH 55 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 52.93 FEET;
THENCE SOUTH 34 DEGREES 40 SECONDS EAST, A DISTANCE OF 240.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PART OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID CUMBERLAND GRANT, THE SAME BEING SITUATED IN THE CENTERLINE OF MARBON ROAD (A 60 FOOT RIGHT-OF-WAY);

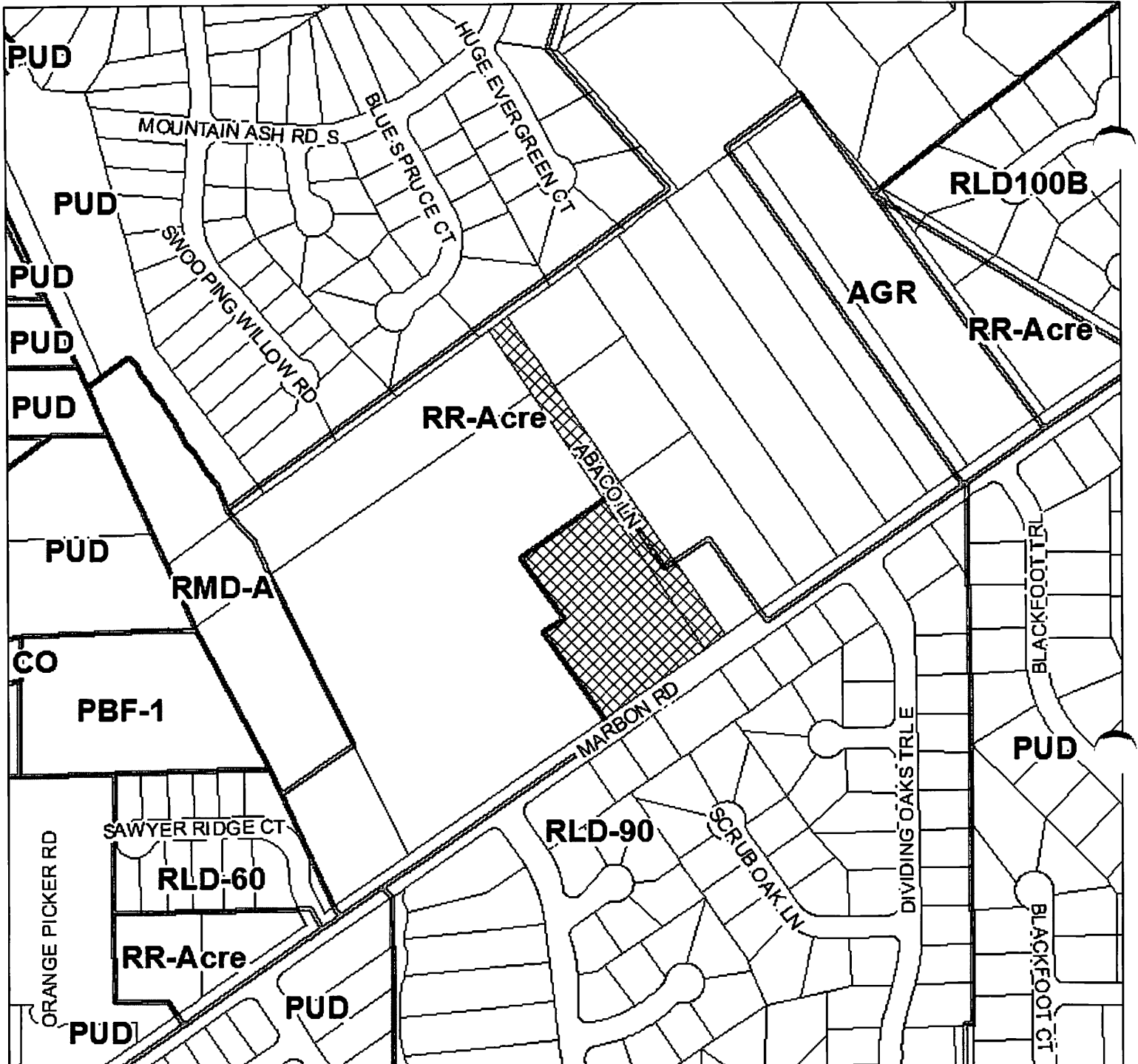
THENCE NORTH 55 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG THE CENTERLINE OF SAID MARBON ROAD, 1096.5 FEET;

THENCE NORTH 34 DEGREES 35 MINUTES 40 SECONDS WEST, 30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID MARBON ROAD AND THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 985, PAGE 670, OF THE PUBLIC RECORDS OF SAID COUNTY, FOR THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 34 DEGREES 35 MINUTES 40 SECONDS WEST, ALONG THE WESTENLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 985, PAGE 670, 906 FEET TO THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3448, PAGE 466;

THENCE WESTERLY ALONG SAID SOUTHERLY BOUNDARY, 45 FEET TO THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3633, PAGE 457; THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID LANDS SO DESCRIBED IN OFFICIAL RECORDS VOLUME 3728, PAGE 1068 AND OFFICIAL RECORDS VOLUME 1884, PAGE 72, 906 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD; THENCE NORTH 55 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 47 FEET TO THE POINT OF BEGINNING.

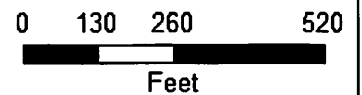
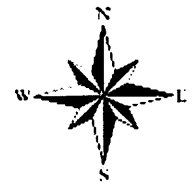
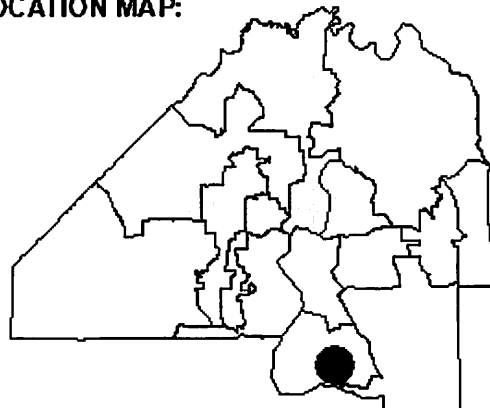
AS PER DECLARATION OF EASEMENT DATED 1/17/79 IN OFFICIAL RECORDS VOLUME 4798, PAGE 932 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 72 FEET TO 0 FEET

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

WRF-21-12

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 6-15-21

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: 3233 MARBON RD RE#(s): 158905-1000

To Whom it May Concern:

I BENET JAKAJ hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE submitted to the Jacksonville Planning and Development Department.

By Benet Jakaj
Print Name: BENET JAKAJ

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15TH day of JUNE 2021, by BENET JAKAJ, who is personally known to me or who has produced DL FLORIDA as identification and who took an oath.

JOHN F. METZGER
Notary Public, State of Florida
My Comm. Expires 02/05/2023
Commission No. GG298588

John Metzger
(Signature of NOTARY PUBLIC)
JOHN F. METZGER
(Printed name of NOTARY PUBLIC)

State of Florida at Large
My commission expires: 2/5/23

JAKAJ BENET
3233 MARBON RD
JACKSONVILLE, FL 32223

Primary Site Address
0 MARBON RD
Jacksonville FL 32223

Official Record Book/Page
19350-02082

Title #
7618

0 MARBON RD**Property Detail**

RE #	158907-0005
Tax District	GS
Property Use	9400 Right-Of-Way
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	52671

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	Value Method	
	2020 Certified	2021 In Progress
	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,510.00	\$1,510.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,510.00	\$1,510.00
Assessed Value	\$1,510.00	\$1,510.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,510.00	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
19350-02082	8/24/2020	\$100.00	QC - Quit Claim	Unqualified	Vacant
17208-00179	6/5/2015	\$272,000.00	SW - Special Warranty	Unqualified	Vacant
17115-00146	3/24/2015	\$100.00	CT - Certificate of Title	Unqualified	Vacant
09525-02199	1/21/2000	\$100.00	QC - Quit Claim	Unqualified	Vacant
04798-00932	1/16/1979	\$100.00	MS - Miscellaneous	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	9400	RIGHT-OF-WAY & STS	RR-ACRE	0.00	0.00	Common	1.51	Acreage	\$1,510.00

Legal

LN	Legal Description
1	40-45-27E 1.51
2	J SUMMERLAND GRANT
3	PT RECD O/R 19350-2082
4	BEING PARCEL 2

Buildings

No data found for this section

2020 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	\$1,510.00	\$0.00	\$1,510.00	\$17.28	\$17.28	\$16.55
Public Schools: By State Law	\$1,510.00	\$0.00	\$1,510.00	\$5.89	\$5.52	\$5.68
By Local Board	\$1,510.00	\$0.00	\$1,510.00	\$3.39	\$3.39	\$3.27
FL Inland Navigation Dist.	\$1,510.00	\$0.00	\$1,510.00	\$0.05	\$0.05	\$0.05
Water Mgmt Dist. SJRWMD	\$1,510.00	\$0.00	\$1,510.00	\$0.36	\$0.35	\$0.35
Gen Gov Voted	\$1,510.00	\$0.00	\$1,510.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,510.00	\$0.00	\$1,510.00	\$0.00	\$0.00	\$0.00
Totals				\$26.97	\$26.59	\$25.90

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$1,510.00	\$1,510.00	\$0.00	\$1,510.00
Current Year	\$1,510.00	\$1,510.00	\$0.00	\$1,510.00

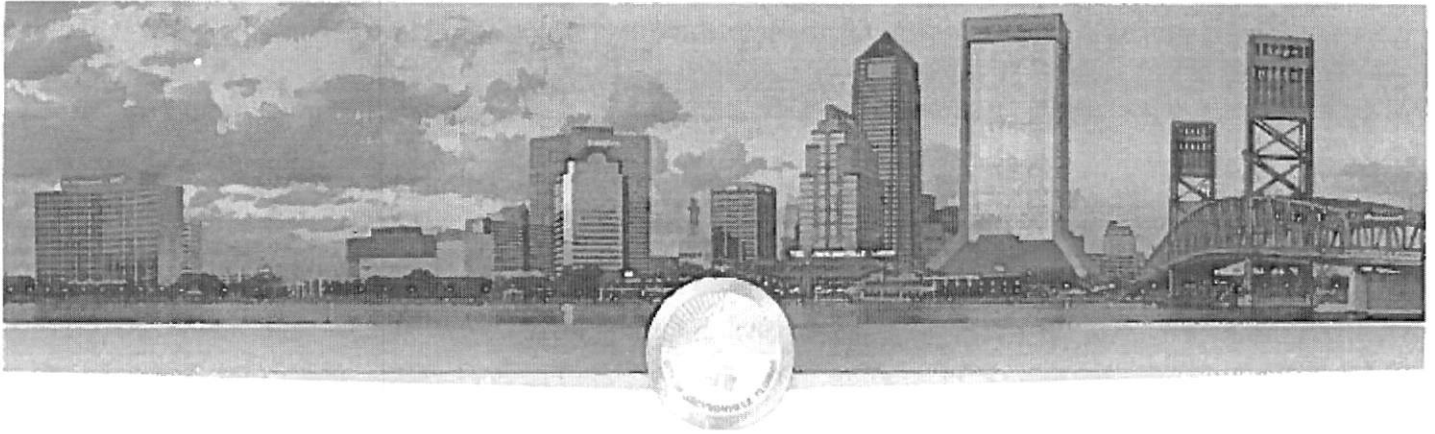
2020 TRIM Property Record Card (PRC)

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.

2020



Login is for County Staff Only

Login

[Property Tax Search](#) [Account Detail](#)

- Welcome
- [Property Tax Search](#)
- [Tangible Tax Search](#)
- [Local Business Tax Search](#)
- [Collection Cart](#)
- [Tax Collector Home](#)

Account Detail

Search Results

Important Notice

The information contained herein does not constitute a title search and should not be relied on as such. There may be additional balances that do NOT display on this website: unpaid liens, installment accounts or deleted accounts.

To better serve property owners, homestead and other exemption-related liens filed by the Property Appraiser's Office have been added to the Tax Collector's software. These exemption-related liens are now viewable and payable online. These lien types may be researched at the Clerk of Court's website www.duvalclerk.com

Property Tax Account Details

Account	Property Type	Last Update
158905-1000	REAL ESTATE	5/4/2021 10:46:26 AM

Mailing Address:
JAKAJ BENET
3233 MARBON RD
JACKSONVILLE, FL
32223

SITUS:
3233 MARBON RD 32223

Millage Code
GS

Escrow Code

Legal Description

40-4S-27E 2.51 J SUMMERLAND GRANT PT RECD O/R 19350-2028 BEING PARCEL 1

Pay Current Taxes

Select a payment option:

2020 - \$6,327.77

Pay Delinquent Taxes

No delinquent payment due for this account.

Cart: \$0.00

Nuisance and Demolition Liens

Nuisance and Demolition Liens are NOT included in the Property Tax bill. These liens must be paid separately. Please call (904) 255-7000 for information regarding these specific lien types.

No Nuisance or Demolition Liens Found

Property Tax Bills

Tax Year	Folio	Owner Name	Amount Due
2020	1278244.0000	JAKAJ BENET	\$6,327.77
2019	1274975.0000	GAVOCI XHOANA	\$0.00
Total			\$6,327.77

Account Detail

Tax Year	Folio	Owner Name	Amount Due
2018	1271948.0000	GAVOCI XHOANA	\$0.00
2017	1270395.0000	GAVOCI XHOANA	\$0.00
2016	1269275.0000	GAVOCI XHOANA	\$0.00
2015	1268678.0000	GAVOCI XHOANA	\$0.00
2014	1265199.0000	SANDRIE ROSE	\$0.00
2013	1264338.0000	SANDRIE ROSE	\$0.00
2012	1264202.0000	SANDRIE ROSE	\$0.00
2011	1263967.0000	SANDRIE ROSE	\$0.00
2010	1264621.0000	SANDRIE ROSE	\$0.00
2009	1262527.0000	SANDRIE ROSE	\$0.00
2008	1263004.0000	SANDRIE ROSE	\$0.00
2007	1263525.0000	SANDRIE ROSE	\$0.00
2006	1251247.0000	SANDRIE ROSE	\$0.00
2005	1238579.0000	SANDRIE ROSE	\$0.00
2004	1233464.0000	SANDRIE ROSE	\$0.00
Total			\$6,327.77

Unpaid Tax Certificates
No Records Found

NORTH 55°24'20" EAST ALONG THE "NEW DIVISION LINE" TO THE "POINT OF BEGINNING". THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 34° 35' 40" WEST ALONG THE EASTERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6295, PAGE 1367, A DISTANCE OF 240.05 FEET. THENCE NORTH 55°24'20" EAST, A DISTANCE OF 52.93 FEET, THENCE NORTH 34°09'10" WEST ALONG SAID EASTERLY LINE TO A NEW DIVISION LINE, A DISTANCE OF 83.71 FEET; THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID NEW DIVISION LINE NORTH 02°55'35" EAST TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19350, PAGE 2082, A DISTANCE OF 234.38 FEET; THENCE DEPARTING SAID NEW DIVISION LINE SOUTH 34°25'40" EAST ALONG SAID WESTERLY LINE TO SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 295.08 FEET; THENCE DEPARTING SAID WESTERLY LINE SOUTH 55°24'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 295.12 FEET TO THE "POINT OF BEGINNING".

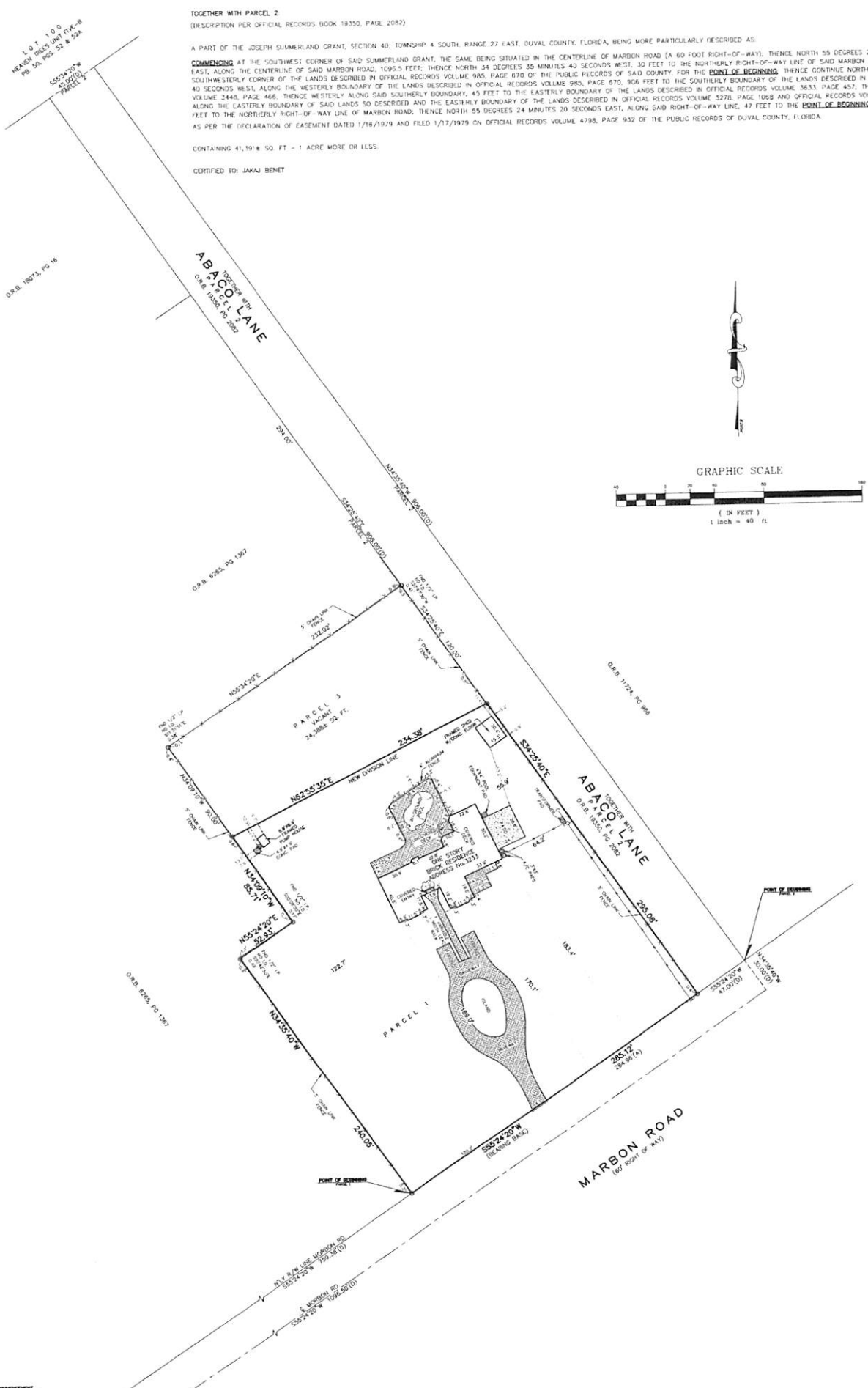
CONTAINING 94,895± SQ. FT. - 2 ACRES MORE OR LESS.

TOGETHER WITH PARCEL 2
(INSCRIPTION PER OFFICIAL RECORDS BOOK 19350, PAGE 2082)

A PART OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUMMERLAND GRANT, THE SAME BEING SITUATED IN THE CENTERLINE OF MARBON ROAD (A 60 FOOT RIGHT-OF-WAY), THENCE NORTH 55 DEGREES 24 MINUTES 20 SECOND EAST, ALONG THE CENTERLINE OF SAID MARBON ROAD, 1096.5 FEET; THENCE NORTH 34 DEGREES 35 MINUTES 40 SECONDS WEST, 30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MARBON ROAD AND THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 985, PAGE 670 OF THE PUBLIC RECORDS OF SAID COUNTY, FOR THE "POINT OF BEGINNING". THENCE CONTINUE NORTH 34 DEGREES 35 MINUTES 40 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 985, PAGE 670 OF THE PUBLIC RECORDS OF SAID COUNTY, FOR THE "POINT OF BEGINNING". THENCE CONTINUE NORTH 34 DEGREES 35 MINUTES 40 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 985, PAGE 670, 906 FEET TO THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2448, PAGE 468. THENCE WESTERLY ALONG SAID SOUTHERLY BOUNDARY, 45 FEET TO THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5633, PAGE 437; THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID LANDS SO DESCRIBED AND THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5633, PAGE 437, THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID LANDS SO DESCRIBED AND THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1884, PAGE 72, 906 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD; THENCE NORTH 55 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 47 FEET TO THE "POINT OF BEGINNING".
 AS PER THE DECLARATION OF EASEMENT DATED 1/16/1979 AND FILED 1/17/1979 ON OFFICIAL RECORDS VOLUME 4798, PAGE 932 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING 41,591± SQ. FT. - 1 ACRE MORE OR LESS.

CERTIFIED TO: JAKAJ BENET



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

POINT OF COMMENCEMENT
THE POINT OF COMMENCEMENT IS THE SOUTHWEST CORNER OF SAID SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

- DENOTES 5/8" I.R. L.P. 2027
- DENOTES OTHERWISE NOTED
- DENOTES 1/2" I.P. NO. 10
- DENOTES OTHERWISE NOTED
- DENOTES 3" GALVANIZED WELL
- DENOTES 12" WOOD POWER POLE
- DENOTES OVERHEAD POWER LINES

REVISE SURVEYING & LEASING, INC. #190733 (05-20-21) OFFICE
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (UNDERGROUND ENCUMBRANCES NOT LOCATED)
 THE LAND SHOWN HEREIN IS IN THE SPECIAL HAVEN LANDS ZONE "S" AS SHOWN ON THE HAVEN ZONING MAP AND ZONING ORDINANCE NO. 2008-11-22-18. LAND SURVEYING - 3751 SAN JOSE PLACE, SUITE 18 - JACKSONVILLE, FLORIDA 32217 - 904/729-0098 - LICENSED LAND BUSINESS NO. 3887
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 LAND SURVEYING - 3751 SAN JOSE PLACE, SUITE 18 - JACKSONVILLE, FLORIDA 32217 - 904/729-0098 - LICENSED LAND BUSINESS NO. 3887
 THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED AND PLATTED BY THE SURVEYOR AND THE SURVEY IS CORRECT.