

Date Submitted:	5/11/23
Date Filed:	6/21/23

Application Number:	SW-23-07
Public Hearing:	

Application for Sign Waiver
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:	CCO-1	Current Land Use Category: CBC
Council District:	8	Planning District: 6
Previous Zoning Applications Filed (provide application numbers): none found 656.1303 (c)(3)(i) and (i)(2)		
Applicable Section of Ordinance Code: 117 Reduce min. setback from 200' to 100' 160' REDUCE SIGN SETBACK FROM ROW 10' to 2'		
Notice of Violation(s): none found		
Neighborhood Associations: The Eden CoP, Inc., Community Assoc. of Trout River JAX, Sandy Point		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	3	Amount of Fee: \$1320. Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: 1566 Dunn Ave, Jacksonville, FL 32218	2. Real Estate Number: 044211-0025
3. Land Area (Acres): 1.74	4. Date Lot was Recorded: N/A
5. Property Located Between Streets: Dunn Avenue and Leonid Road	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)
- Allow for illumination or change from _____ external to _____ internal lighting
- Reduce minimum setback from 200 feet to 160 feet (less than 1 ft. may be granted administratively)
AND REDUCE MINIMUM SETBACK FROM PROPERTY LINE FROM 10' TO 2'

8. In whose name will the Waiver be granted?
Revocable Living Trust of William A. Watson Jr.

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

- Yes
- No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: Revocable Living Trust of William A. Watson, Jr.	11. E-mail: See Agent Info
12. Address (including city, state, zip): 1566 Dunn Avenue, Jacksonville, Fl. 32218	13. Preferred Telephone: See Agent Info

APPLICANT'S INFORMATION (if different from owner)

14. Name: Michael Herzberg	15. E-mail: mherzberg@sleiman.com
16. Address (including city, state, zip): 12483 Aladdin Road, Jacksonville, Fl. 32223	17. Preferred Telephone: 904-673-6336

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *“a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction.”*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" 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.

The subject property has been developed as a real estate office since the late 1970's for Watson Realty. Mr. Watson has continually operated his company on this property and has enjoyed the benefit of utilizing two signs to advertise his operation here. One sign was constructed in 2014, being 23 feet tall and 128 square feet in area, existing along the Dunn Avenue frontage. The second is located along the Leonid Road frontage and helps to direct traffic along this roadway into the property. The property is unique as it actually has three road frontages, the two described above and another along its easterly boundary, directly connecting Dunn Avenue to Leonid Road, about 400 feet before the intersection of the same roads.

This second sign is essential to motorists on Leonid Road, as well as those coming westbound on Dunn Avenue, affording them to make the left turn at a traffic light, onto Leonid Road and easily access the property. Westbound traffic along Dunn Avenue, not using Leonid Road have to make a left turn through an open median cut, onto this third road frontage and through eastbound traffic.

While the Zoning Code recognizes situations where parcels with more than one road frontage need additional signage, it mandates a separation of 200 feet between any such signs. As one can see on the survey, the two existing signs are approximately 177 feet apart, clearly oriented toward different roadways and serving different purposes.

If the applicant were forced to move one of the signs in order to meet the strict letter of the regulation, the signs would not be in the proper location to provide the advance notice to the motorists along the given roadways. Additionally, the relocation of either of the two signs would require the removal of existing trees that act to soften the appearance of the property, which is beneficial to the traveling public as well as those living along Leonid Road.

The property owner is seeking the ability to reconstruct the existing sign along Leonid Road, providing a fresh and more modern look, and cannot obtain the required building permit to do the work without this Waiver being approved.

While the current sign along Leonid Road is encroaching the required yard setback of 10 feet, the new sign would comply with this requirement, meeting the 10 foot setback along that roadway.

Considering the intent of the regulation, seeking to assure that signs for the same use are not located in close proximity to one another, this request is in keeping with that intent, especially given the size, shape and vegetative community existing on the property. The reduction seeks relief for only 23 feet, an amount that is almost not discernable to anyone but the surveyor who was engaged for this application. The parking field, three access driveways and mature tree cover negate the need to impose the strict letter of the regulation.

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>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

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		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City’s sign regulations.

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: Revocable Living Trust of William A. Watson

Signature: See Exhibit attached

Applicant or Agent (if different than owner)

Print name: Michael Herzberg

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

Trust
Property Ownership Affidavit - Corporation

Date: 3/7/23

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: 15166 Dunn Ave RE#(s): 044211-0025

To Whom it May Concern:
William A. Watson Jr., as Trustee of
REVOCABLE LIVING TRUST of William A. Watson Jr. 10/3/79 corporation, hereby certify that said
corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for Sign Waiver submitted to the Jacksonville Planning and Development Department.

(signature) William A. Watson Jr.
(print name) Trustee
William A. Watson, Jr.

Please provide documentation illustrating that signatory is an authorized representative of the corporation, this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence
or [] online notarization, this 8th day of MARCH 2023, by
WILLIAM A. WATSON, JR., as OWNER of
WATSON REALTY CORP. RL, a _____ corporation, who is personally
known to me or who has produced _____ as identification and who
took an oath.

Lucille M. Johnson
(Signature of NOTARY PUBLIC)

Lucille M. Johnson
(Printed name of NOTARY PUBLIC)



LUCILLE M. JOHNSON
Commission # GG 922742
Expires February 13, 2024
Bonded Thru Budget Notary Services

State of Florida at Large.
My commission expires: _____

Trust

Agent Authorization - Corporation

Date: 3/7/23

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 1566 Dunn Ave RE#(s): 044211-0025

To Whom it May Concern:

You are hereby advised that William A. Watson, Jr., as Trustee of Revocable Living Trust of William A. Watson, Jr., a corporation organized under the laws of the state of Florida, hereby authorizes and empowers Michael Herzberg to act as agent to file application(s) for Sign Waiver for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) William A. Watson, Jr.

(print name) William A. Watson, Jr.
Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 8th day of March 20 23, by William A. Watson, Jr., as Watson Realty Corp. REIT, of _____, a _____ corporation, who is personally known to me or who has produced _____ as identification and who took an oath.



LUCILLE M. JOHNSON
Commission # GG 922742
Expires February 13, 2024
Bonded Thru Budget Notary Services

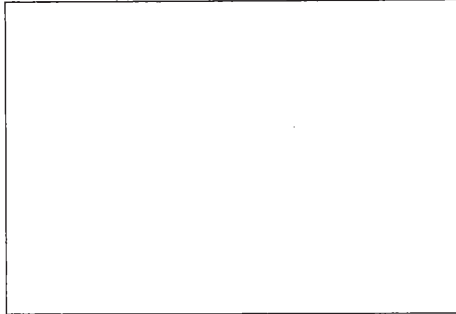
Lucille M. Johnson
(Signature of NOTARY PUBLIC)

Lucille M. Johnson
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

PREPARED BY AND RETURN TO:
Jonathan L. Hay, Esq.
1548 Lancaster Terrace
Jacksonville, Florida 32204

FOR RECORDER



Consideration: \$ -0-

WARRANTY DEED

This Warranty Deed, executed this 24 day of April, 2022, is by **WILLIAM A. WATSON, JR.**, a married man ("Grantor"), conveying non-homestead property to **WILLIAM A. WATSON, JR.**, Trustee of the **REVOCABLE LIVING TRUST OF WILLIAM A. WATSON, JR.** dated October 3, 1979, whose address is 7821 Deercreek Club Road, Suite 200, Jacksonville, Florida 32256-3698 ("Grantee"). All references to Grantor and Grantee shall include their respective heirs, personal representatives, successors, and assigns.

WITNESSETH

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, and confirm to Grantee all of the real property in Duval County, Florida, more particularly described on Exhibit A which is attached hereto and by this reference made a part hereof (the "Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Property.

The legal description of the Property was provided to the preparer without the benefit of a survey or title search, and the preparer accepts no liability or responsibility whatsoever for any inaccuracies therein or relating thereto. The title to the Property has not been examined by the preparer, who renders no opinion thereon or relating thereto.

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

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property; that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that said Property is free of all encumbrances except covenants, restrictions, and easements of record, if any, and ad valorem taxes levied or

NOTE TO CLERK AND REVENUE DEPARTMENT: THIS DEED CONVEYS REAL PROPERTY TO THE TRUSTEE OF A TRUST WHICH IS REVOCABLE BY GRANTOR AND IS NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO FLA. ADMIN. CODE RULE 12B-4.013(28)(a) and (i).



which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

THIS DEED IS MADE PURSUANT TO FLORIDA STATUTES SECTION 689.073 AND GRANTS UNTO GRANTEE ALL OF THE POWERS SET FORTH THEREIN INCLUDING, BUT NOT LIMITED TO, THOSE POWERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

IN WITNESS WHEREOF, this Warranty Deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Shirley A. Johnson
Print Name: Shirley A. Johnson

Rachel Van Landt
Print Name: Rachel Van Landt

William A. Watson, Jr.
WILLIAM A. WATSON, JR.
7821 Deercreek Club Road, Suite 200
Jacksonville, Florida 32256-3698

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of APRIL, 2022, by means of physical presence by **WILLIAM A. WATSON, JR.**, who is personally known to me or who produced _____ as identification.

Lucille M. Johnson
Signature of Notary Public
(Print, type, or stamp commissioned name and affix official seal)

01136335.DOCX



LUCILLE M. JOHNSON
Commission # GG 922742
Expires February 13, 2024
Bonded Thru Budget Notary Services

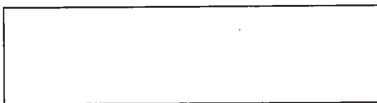


EXHIBIT A

Parcel Identification Numbers: 044211-0030 and 044211-0020

A part of Lot 5 of a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida and being more particularly described as follows:

For a point of reference commence at the intersection of the Southwesterly right of way line of Dunn Avenue, a 100 ft. right of way as now established with the Northerly right of way line of Leonid Road, a 80 ft. right of way as now established; thence North 89 degrees 19 minutes 40 seconds West along the said Northerly right of way line of Leonid Road a distance of 361.95 feet to the point of beginning, from the point of beginning thus described continue North 89 degrees 19 minutes 40 seconds West along the said Northerly right of way line of Leonid Road a distance of 248.35 feet thence North 0 degrees 11 minutes 00 seconds West a distance of 319.83, thence South 89 degrees 01 minutes 00 seconds East a distance of 160.21 feet to a point in the said Southwesterly right of way line of Dunn Avenue, said right of way being in a curve, said curve being concave to the Northeast and having a radius of 1195.92 feet; thence Southeasterly along and around said curve an arc distance of 194.58 feet; said curve being subtended by a chord bearing and distance of South 45 degrees 31 minutes 20 seconds East 194.37 feet; thence South 15 degrees 04 minutes 40 seconds West a distance of 190.36 feet to the point of beginning. Lands thus described contain 1.856 acres more or less.



EXHIBIT B

Whenever used in this Exhibit B, the term "Trust" shall mean the **REVOCABLE LIVING TRUST OF WILLIAM A. WATSON, JR.** dated October 3, 1979, which has an address of 7821 Deercreek Club Road, Suite 200, Jacksonville, Florida 32256-3698. Furthermore, whenever used on this Exhibit B, the terms "Grantee" and "Trustee" shall mean **WILLIAM A. WATSON, JR.**, Trustee of the Trust, or any successor trustee for the Trust at a later date.

Full power and authority is hereby granted to Grantee to deal in and with the property or any interests therein or any part thereof, to protect, conserve, and to sell, lease, encumber, or otherwise manage and dispose of the property, it being intended that the Grantee shall have full rights of ownership over the property in accordance with Florida Statute 689.073.

In no case shall any party dealing with Grantee in relation to the property, or to whom the property or any part hereof shall be conveyed, contracted to be sold, leased, or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the conditions and terms of the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee, or be obliged or privileged to inquire into any of the conditions or terms of the Trust. Every deed, trust deed, mortgage, lease, or other instrument executed by Grantee in relation to the property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument that:

- a. At the time of the delivery thereof, the Trust was in full force and effect;
- b. Such conveyance or other instrument was executed in accordance with the Trust agreement, its conditions, terms, and limitations contained therein, and any amendments thereof and such is binding upon all Trust beneficiaries;
- c. Grantee named herein as Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and
- d. If a conveyance was made to a successor or successors in Trust, that such successor or successors in Trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessor in trust.

Notwithstanding anything herein or in any other instrument relating hereto to the contrary, Grantee named herein as Trustee received this instrument in the capacity as Trustee only, and it is agreed that no person will look to the Trustee individually or personally or to the Trustee's individual assets, but only to the Trust assets for any liability under any such instrument.

MAP SHOWING BOUNDARY SURVEY OF

OFFICIAL RECORDS 20234, PAGE 1047

A part of Lot 5 of a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida and being more particularly described as follows:

For a point of reference commence at the inter-section of the Southwesterly right of way line of Dunn Avenue, a 100 ft. right of way as now established with the Northern right of way line of Leonid Road, a 80 ft. right of way line now established; thence North 89 degrees 19 minutes 40 seconds West along the said Northern right of way line of Leonid Road a distance of 361.95 feet to the point of beginning, from the point of beginning thence described continue North 89 degrees 19 minutes 40 seconds West along the said Northern right of way line of Leonid Road a distance of 248.35 feet; thence North 0 degrees 11 minutes 00 seconds West a distance of 319.83; thence South 89 degrees 01 minutes 00 seconds East a distance of 160.21 feet to a point in the said Southwesterly right of way line of Dunn Avenue, said right of way being in curve, said curve being concave to the Northeast and having a radius of 1195.92 feet; thence Southeast along and around said curve an arc distance of 194.58 feet; said curve being subtended by a chord bearing and distance of South 45 degrees 31 minutes 20 seconds East 194.37 feet; thence South 15 degrees 04 minutes 40 seconds West a distance of 190.36 feet to the point of beginning.

Lands thus described contain 1.856 acres more or less.

NOTE:

The above legal description is the latest legal description of the record as recorded in Official Records Book 20234, Page 1047 of Duval County, Florida, based on the previous survey information provided by the client and legal descriptions of record as recorded in Official Records Book 20234, Page 1047, and Official Records Book 18599, Page 405, there appears to be a portion of the land described above which is situated in the Lateral Ditch Right of Way as mentioned in Official Records Book 18599, Page 405.

A description of the exception area would most likely be as follows: Less and Except any portion of the lands described in the Lateral Ditch Right of Way as described and recorded in Official Records Volume 1201, Page 359 of the Public Records of Duval County, Florida.

CORNER	BEARING	DISTANCE	AREA	PERMITS	DATE	BY
1	N 89° 19' 40" W	160.21	10.22	18	12/15/21	DAVID A. WATSON
2	S 45° 31' 20" E	194.37	13.88	18	12/15/21	DAVID A. WATSON
3	S 15° 04' 40" W	190.36	13.07	18	12/15/21	DAVID A. WATSON
4	N 0° 11' 00" W	319.83	10.22	18	12/15/21	DAVID A. WATSON
5	N 89° 19' 40" W	361.95	10.22	18	12/15/21	DAVID A. WATSON

CERTIFIED TO:

Revocable Living Trust of William A. Watson Jr.

Practitioner
Official Records
Book 15760, Book 1229

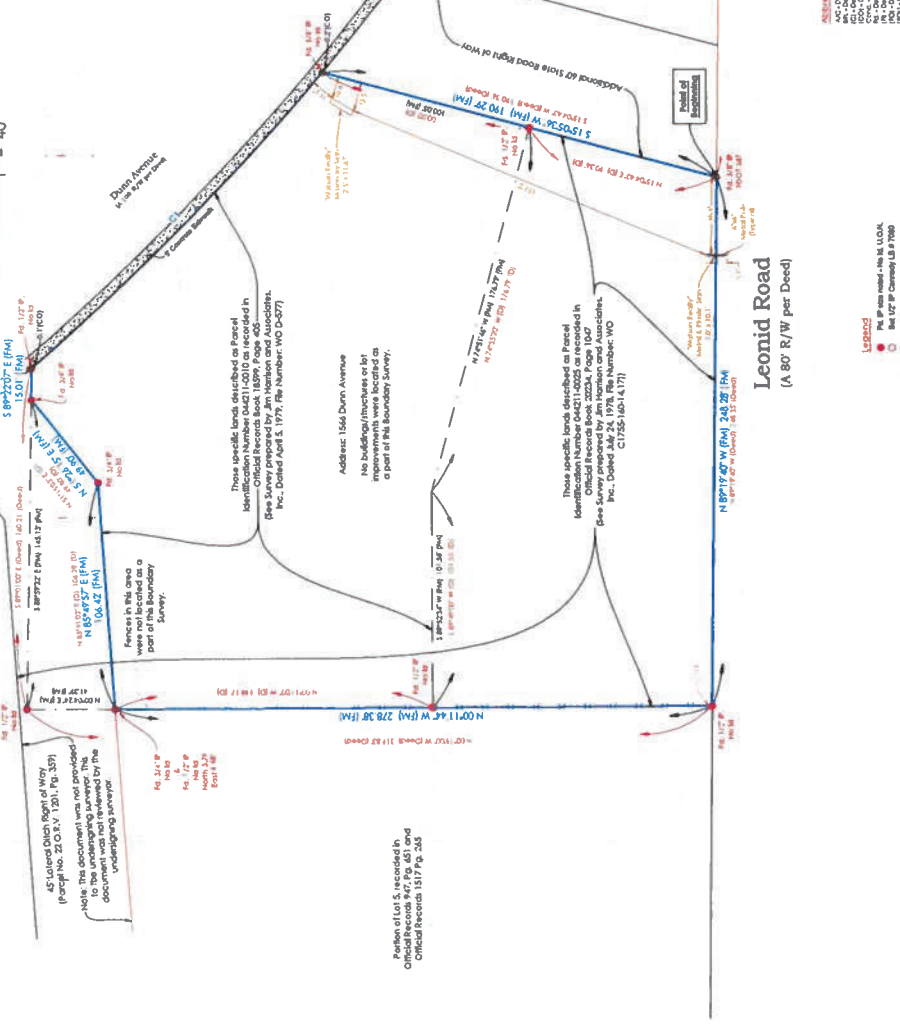
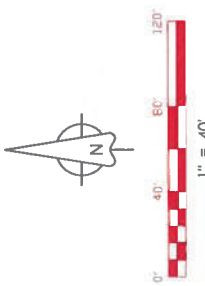
I hereby certify that this survey meets the standards of the practice established by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.



By: _____
James W. Cannady, Professional Surveyor & Mapper,
Certificate No. 3586, State of Florida

JW Cannady
SURVEYING, INC.
2000 Phoenix Circle Road
Jacksonville, Florida 32202
Phone: (904) 447-9143
Licensed Business No. 7090
Email: jw@jwcannadysurveying.com

MAP DATE: May 1, 2023	TITLE: MAP 1047
FIELD DATE: April 1, 2023	SCALE: 1" = 40'
MAP FILE NUMBER: C-915	SHEET NUMBER: 1 of 1
DWG # 23-019	



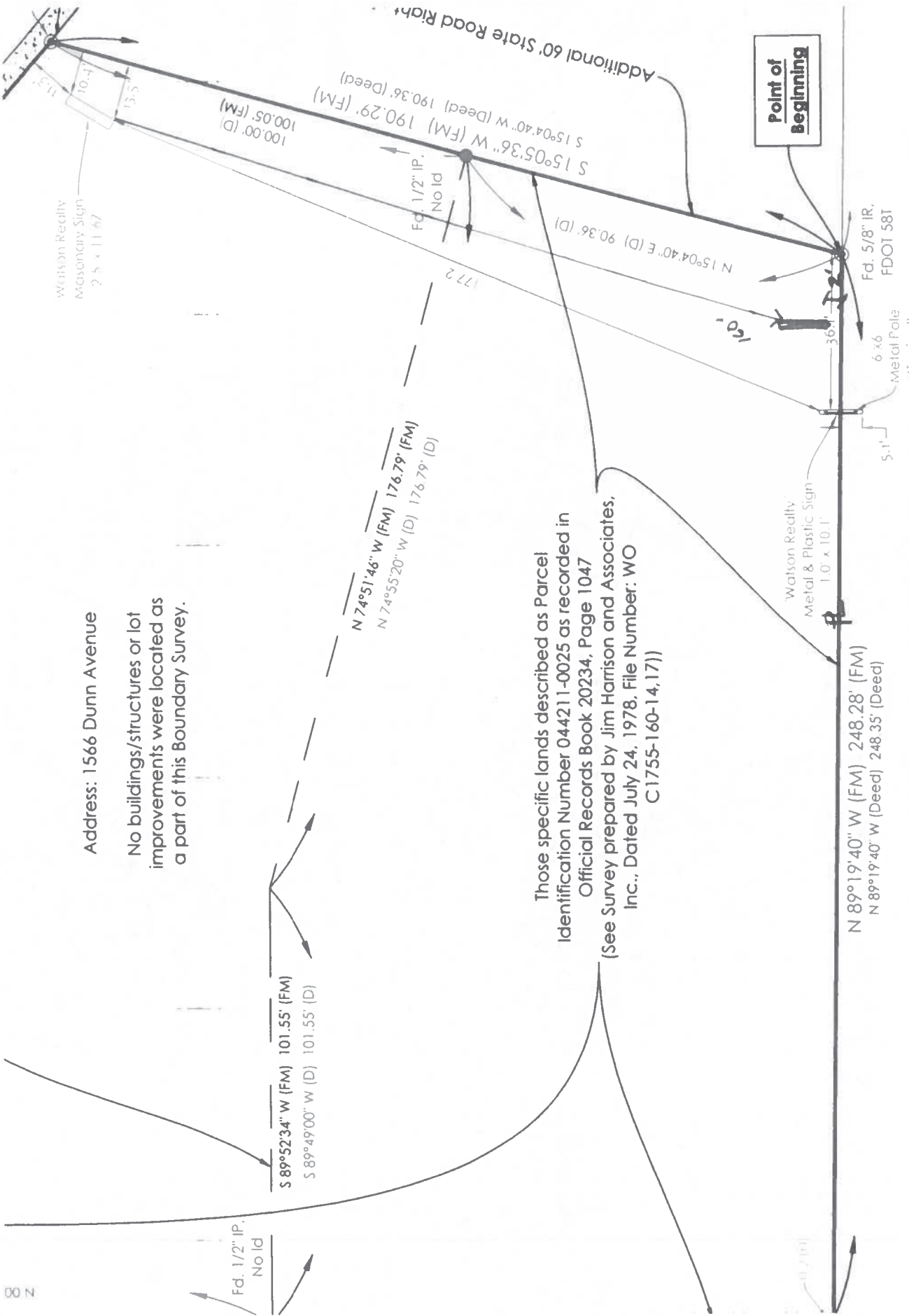
LEGEND

- Red circle: Right of Way - 80' R/W
- Blue circle: Right of Way - 100' R/W
- Green circle: Right of Way - 120' R/W
- Black circle: Right of Way - 150' R/W
- Red square: Right of Way - 200' R/W
- Black square: Right of Way - 300' R/W
- Black square: Right of Way - 400' R/W
- Black square: Right of Way - 500' R/W
- Black square: Right of Way - 600' R/W
- Black square: Right of Way - 700' R/W
- Black square: Right of Way - 800' R/W
- Black square: Right of Way - 900' R/W
- Black square: Right of Way - 1000' R/W
- Black square: Right of Way - 1100' R/W
- Black square: Right of Way - 1200' R/W
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- Black square: Right of Way - 3900' R/W
- Black square: Right of Way - 4000' R/W
- Black square: Right of Way - 4100' R/W
- Black square: Right of Way - 4200' R/W
- Black square: Right of Way - 4300' R/W
- Black square: Right of Way - 4400' R/W
- Black square: Right of Way - 4500' R/W
- Black square: Right of Way - 4600' R/W
- Black square: Right of Way - 4700' R/W
- Black square: Right of Way - 4800' R/W
- Black square: Right of Way - 4900' R/W
- Black square: Right of Way - 5000' R/W
- Black square: Right of Way - 5100' R/W
- Black square: Right of Way - 5200' R/W
- Black square: Right of Way - 5300' R/W
- Black square: Right of Way - 5400' R/W
- Black square: Right of Way - 5500' R/W
- Black square: Right of Way - 5600' R/W
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- Black square: Right of Way - 6000' R/W
- Black square: Right of Way - 6100' R/W
- Black square: Right of Way - 6200' R/W
- Black square: Right of Way - 6300' R/W
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- Black square: Right of Way - 6700' R/W
- Black square: Right of Way - 6800' R/W
- Black square: Right of Way - 6900' R/W
- Black square: Right of Way - 7000' R/W
- Black square: Right of Way - 7100' R/W
- Black square: Right of Way - 7200' R/W
- Black square: Right of Way - 7300' R/W
- Black square: Right of Way - 7400' R/W
- Black square: Right of Way - 7500' R/W
- Black square: Right of Way - 7600' R/W
- Black square: Right of Way - 7700' R/W
- Black square: Right of Way - 7800' R/W
- Black square: Right of Way - 7900' R/W
- Black square: Right of Way - 8000' R/W
- Black square: Right of Way - 8100' R/W
- Black square: Right of Way - 8200' R/W
- Black square: Right of Way - 8300' R/W
- Black square: Right of Way - 8400' R/W
- Black square: Right of Way - 8500' R/W
- Black square: Right of Way - 8600' R/W
- Black square: Right of Way - 8700' R/W
- Black square: Right of Way - 8800' R/W
- Black square: Right of Way - 8900' R/W
- Black square: Right of Way - 9000' R/W
- Black square: Right of Way - 9100' R/W
- Black square: Right of Way - 9200' R/W
- Black square: Right of Way - 9300' R/W
- Black square: Right of Way - 9400' R/W
- Black square: Right of Way - 9500' R/W
- Black square: Right of Way - 9600' R/W
- Black square: Right of Way - 9700' R/W
- Black square: Right of Way - 9800' R/W
- Black square: Right of Way - 9900' R/W
- Black square: Right of Way - 10000' R/W

GENERAL NOTES

- This boundary survey is a survey of the real property as described herein. The client provided the legal description on which this survey is based. It is the responsibility of the client to verify the accuracy of the legal description and any other information provided to the surveyor.
- This survey map is intended to be used as a guide only and should not be used for legal purposes. It is not intended to be a substitute for a deed or other recorded instrument. It is the responsibility of the client to verify the accuracy of the legal description and any other information provided to the surveyor.
- Beings are based on the National Height Datum of 1983, as shown on the map. The map is based on the National Height Datum of 1983, as shown on the map. The map is based on the National Height Datum of 1983, as shown on the map.
- This survey map shows visible improvements only. No underground improvements, features, or underground utilities setting or crossing the surveyed property were located or shown hereon.
- The map symbols, shapes and sizes are exaggerated for legibility.
- This survey map is intended to be displayed in color and printed on a 11" x 17" size sheet.
- On the surveyor's examination and interpretation, the real property, as described herein, appears to be situated in the "Zone X" of Community Parcel Number 12027-01711, as shown on the map. The map is based on the National Height Datum of 1983, as shown on the map.
- The maximum allowable Horizontal Relative Precision for an American Land Title Association / National Society of Professional Surveyors Land Title Survey is 0.07 inch per 50 feet per station. The maximum allowable Vertical Accuracy of 0.10 inch per station for all control points and boundary monuments.

00 N



Address: 1566 Dunn Avenue

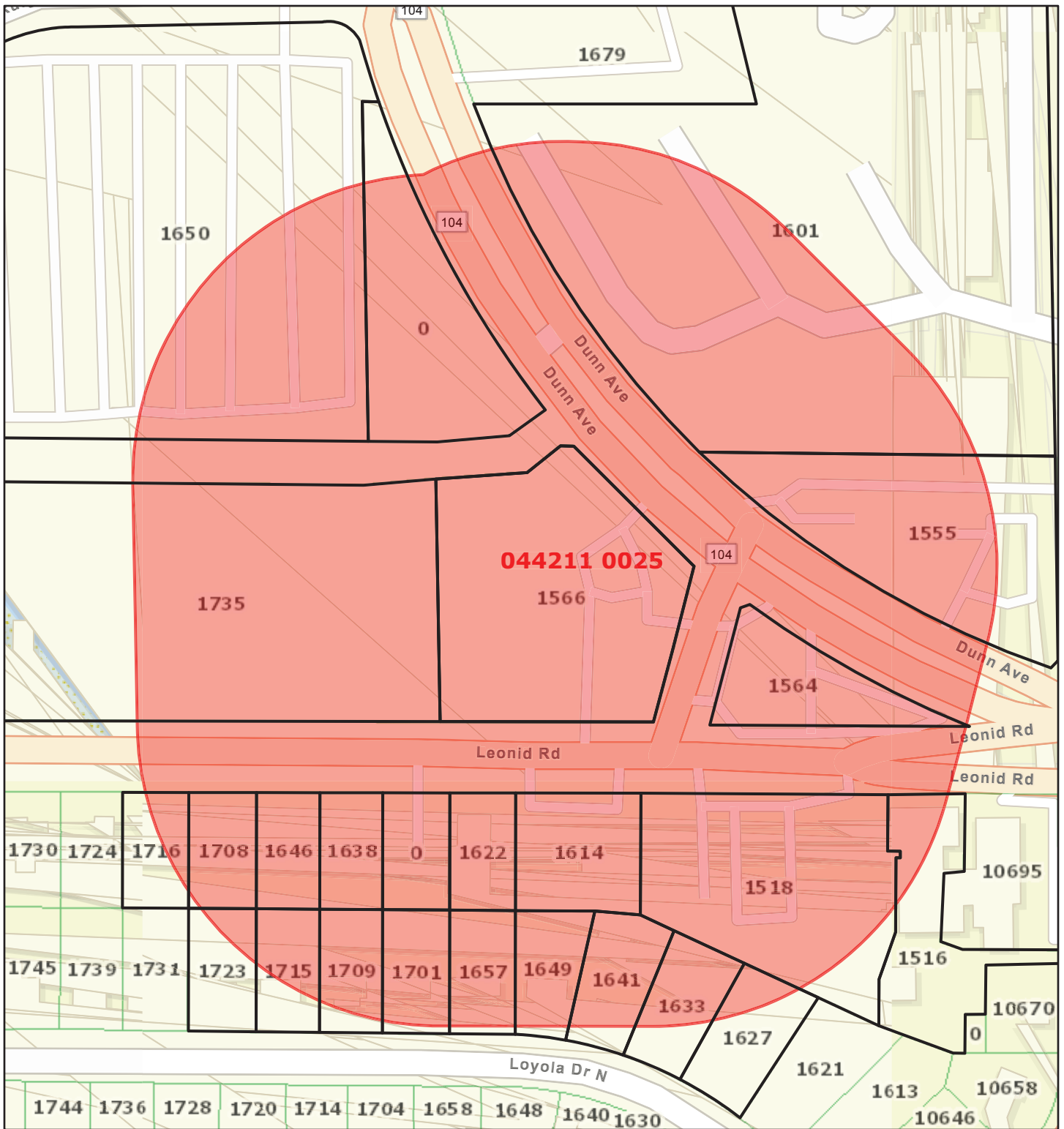
No buildings/structures or lot improvements were located as a part of this Boundary Survey.

Those specific lands described as Parcel Identification Number 044211-0025 as recorded in Official Records Book 20234, Page 1047 (See Survey prepared by Jim Harrison and Associates, Inc., Dated July 24, 1978, File Number: WO C1755-160-14,17)

Point of Beginning

Leonid Road

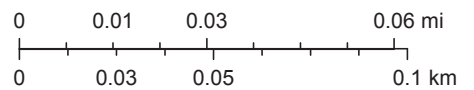
Land Development Review



May 11, 2023

1:2,257

 Parcels



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_MAIL_ZIP
042525 0000	CALHOUN WILLIAM E ESTATE		1657 LOYOLA DR N		JACKSONVILLE	FL 32218-5262
042526 0000	C C FLOWERS LANDSCAPING LLC		PO BOX 28254		JACKSONVILLE	FL 32206
042502 0030	DUNN AVE PLAZA LLC		10696 BISCAYNE BLVD		JACKSONVILLE	FL 32218
042511 0000	NGUYEN CUONG VAN & PHUONG KIM ET AL		10613 VILLANOVA RD		JACKSONVILLE	FL 32218-5198
044217 0000	ST MARTINS IN THE HIGHLANDS		C/O PROTESTANT EPISCOPAL CH	325 MARKET ST	JACKSONVILLE	FL 32202-2732
042508 0000	HUNTER MARK		12230 HIGH PINE RD S		JACKSONVILLE	FL 32225
044206 0000	AMITENEJAH J TIAOBI		8345 CONCORD BLVD W		JACKSONVILLE	FL 32208
044212 0000	LEWIS MARIE R FAMILY TRUST ET AL		PO BOX 1854		ORANGE PARK	FL 32067
042505 0000	CHATMAN MARY B		1614 LEONID RD		JACKSONVILLE	FL 32218-7709
044187 0010	BEEMER & ASSOCIATES LTD		7880 GATE PKWY	SUITE 300	JACKSONVILLE	FL 32256
042524 0000	KING KNIGHTEN INVESTMENTS LLC		8806 LANCELEAF ST		PARKER	CO 80134
042522 0000	TEAM3R LLC		13245 ATLANTIC BLVD #342		JACKSONVILLE	FL 32225
042529 0000	STEARNS ROBERT L		1501 3RD ST		NEPTUNE BEACH	FL 32266
042509 0000	TERRY DUANE		1646 LEONID RD		JACKSONVILLE	FL 32218
044211 0000	DUNN AVENUE REAL ESTATE LLC		401 E CITY AVE		BALA CYNWYD	PA 19004
042528 0000	MCKENZIE CAROL YVONNE		1633 LOYOLA DR N		JACKSONVILLE	FL 32218-5262
042527 0000	MORALES ENAIAS LEVY		1028 BECKNER AVE		JACKSONVILLE	FL 32218
042521 0000	BROTHERS FAMILY REVOCABLE LIVING TRUST		3700 GALT OCEAN DR UNIT 203		FT LAUDERDALE	FL 33308
042523 0000	WEEDER ROGER L		1912 CREEKSIDE CIR		JACKSONVILLE	FL 32233
042507 0000	WARNOCK TRACY		1745 LOYOLA DR N		JACKSONVILLE	FL 32218-5262
044213 0020	NORTHWOOD OWNER LLC		26711 NORTHWESTERN HWY SUITE 150		SOUTHFIELD	MI 48033
	NORTH CPAC	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S		JACKSONVILLE	FL 32226
	TROUT RIVER JAX	GLENN WEISS	3404 TROUT RIVER BLVD		JACKSONVILLE	FL 32208
	COMMUNITY ASSN OF SANDY POINTE	GLORIA CASTOR	1364 SHEARWATER DR		JACKSONVILLE	FL 32218