

Date Submitted:	07/08/21
Date Filed:	9/1/21

Application Number:	WRF-21-16
Public Hearing:	

**Application for Waiver of Minimum Required Road Frontage**  
City of Jacksonville, Florida  
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	RR ACRE	Current Land Use Category:	RR
Council District:	2	Planning District:	6
Previous Zoning Applications Filed (provide application numbers):		N/A	
Applicable Section of Ordinance Code:		056.304 (1)(d)	
Notice of Violation(s):		N/A	
Neighborhood Associations:		M+M DAIRY INC, THE EDEN GROUP INC, NPS TIMUCUAN ECOLOGICAL + HISTORIC PRES.	
Overlay:		BLACK HAMMOCK ISLAND	
LUZ Public Hearing Date:	2	City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	\$1,210.00
		Zoning Asst. Initials: JA	

PROPERTY INFORMATION	
1. Complete Property Address: "0" Waterville Road Tract 2A and 2B	2. Real Estate Number: 159665 0500
3. Land Area (Acres): 2+ Acres (1 Acre Each)	4. Date Lot was Recorded: 1/29/2021
5. Property Located Between Streets: Red Bass Dr. turn left on Waterville Road	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 100' feet to 160' - 0'	
8. In whose name will the Waiver be granted? Powerhouse Equities, Inc.	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Powerhouse Equities, Inc.</b>	10. E-mail: <b>Todd@thermalnavigator.com</b>
11. Address (including city, state, zip): <b>411 Walnut Street #13576 Green Cove Springs, FL 32043</b>	12. Preferred Telephone: <b>787-600-9065</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

<b>CRITERIA</b>
<p>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."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>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></li> <li>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></li> <li>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></li> <li>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></li> </ul>

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.

The Subject Property, Tracts 2A and 2B, are both more than one acre each, and each supports the ability for a Single Family Residence to meet all other setbacks (Front 25', Side 10', and Rear 10') in Rural Residential Zoning. These lots being more than an acre each also exceed the land area of many lots on the island.

There is only one home after this property, and then a Cul-de-sac. The 2 lane roadway currently services about 2 round trips per day, so the traffic is negligible and does not present any safety hazards, as traffic is extremely below road servicing ability.

The Waiver sought would allow full use of the two 1 acre lots as intended, single family residences. In addition, the use of the Easement to access the lots would keep current street drainage in place and not create needless re-routing that could change current working drainage.

Underground utilities (Electric and Cable) are already in place to service the properties.

Attempts to vary the lots to create more frontage were explored privately with engineers and publicly. All efforts created more pavement, re-routing of utilities, re-routing of drainage, and requirement of deeding more right-of-way land to the City, which the City did not appear to want. The City would then be responsible for more maintenance that wasn't necessary in the first place.

This property is at the end of a road, at the end of an island. Simply put, it makes sense to utilize the Easement in order to access the two lots, as opposed to changing the existing environment.

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Site Plan – two (2) copies on 8 ½ 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, <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, <a href="http://search.sunbiz.org/Inquiry/CorporationSearch/ByName">http://search.sunbiz.org/Inquiry/CorporationSearch/ByName</a> .
<input checked="" 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.

<p><b>Owner(s)</b> Print name: <u>Todd Roy, Powerhouse Equ.</u> Signature: <u>[Signature]</u></p>	<p><b>Applicant or Agent (if different than owner)</b> Print name: _____ Signature: _____</p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p><b>Owner(s)</b> Print name: _____ Signature: _____</p>	

**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

**EXHIBIT A**

**Property Ownership Affidavit - Corporation**

Date: May 5, 2021

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: "0" Waterville Road RE#(s): 159665 0500  
Tract 2A and 2B, Jacksonville, FL 32226

To Whom it May Concern:

I, Todd Roy, as President of Powerhouse Equities, a corporation organized under the laws of the state of Florida

hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Frontage submitted to the Jacksonville Planning and Development Department.

(signature)

Todd Roy FLES

(print name)

Todd Roy, Powerhouse Equities, Inc.

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 Martin

Sworn to and subscribed and acknowledged before me this 5<sup>th</sup> day of May 2021, by Todd Roy, as President of Powerhouse Equities Inc, a Florida corporation, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

Mary Lee Mattis  
(Signature of NOTARY PUBLIC)

Mary Lee Mattis  
(Printed name of NOTARY PUBLIC)



MARY LEE MATTIS  
Commission # HH 089498  
Expires March 6, 2025  
Bonded Thru Budget Notary Services

State of Florida at Large.  
My commission expires: March 6, 2025

Prepared by and return to:  
The Law Office of Eric B. Blocker, PLLC  
11512 Lake Mead Ave, Suite 606  
Jacksonville, Florida 32256

**Note: This Quitclaim Deed prepared without the benefit of a title examination, title insurance or attorneys' opinion of title.**

### QUITCLAIM DEED

THIS QUITCLAIM DEED is made the 29<sup>th</sup> day of January, 2021 by **Powerhouse Equities, Inc., a Florida corporation** ("Grantor"), whose address is 8650 South Ocean Drive Unit 1105, Jensen Beach, Florida 34957, in favor of **Powerhouse Equities, Inc., a Florida corporation** ("Grantee"), whose address is 8650 South Ocean Drive Unit 1105, Jensen Beach, Florida 34957.

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

#### WITNESSETH:

That the Grantors, for \$10.00 and other valuable consideration, have remised, released and quitclaimed to the Grantee, its heirs, successors and assigns forever, that real property located in Duval County, Florida, which is described as follows:

**SEE ATTACHED "EXHIBIT A"**

**Parcel No.: To Be Assigned**

To have and to hold same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Powerhouse Equities, Inc., a Florida corporation

*[Handwritten Signature]*

Witness #1 Signature

Casida Bonat  
Witness #1 Printed Name

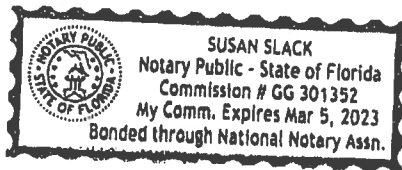
*[Handwritten Signature]*  
By: Todd Roy, its President

*[Handwritten Signature]*  
Witness #2 Signature

Alena A. McDonough  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 29 day of January, 2021, by Powerhouse Equities, Inc., by Todd Roy, its President, by and on behalf of the corporation, who is/are  personally known to me or  who has/have produced a FL drivers license as identification.



*[Handwritten Signature]*  
Notary Public



## EXHIBIT A

TRACT 2A A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING A PART OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'26" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2; THENCE NORTH 22°56'53" WEST, A DISTANCE OF 99.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°54'53" WEST, A DISTANCE OF 418.91 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF PUMPKIN HILL CREEK AND NASSAU RIVER; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE 312.0 FEET MORE OR LESS TO AN INTERSECTION WITH NORTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL 2; THENCE SOUTH 83°04'14" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 245.60 FEET

MORE OR LESS TO A POINT; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 67.44 FEET TO THE POINT OF BEGINNING. CONTAINING 43,926 SQUARE FEET, 1.0 ACRES, MORE OR LESS.

TOGETHER WITH A 25' ACCESS EASEMENT A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING PART OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'26" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 22°56'53" WEST, A DISTANCE OF 167.24 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL 2; THENCE SOUTH 83°04'14" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 28.83 FEET; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 150.63 FEET TO A POINT ON THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF

**WATERVILLE ROAD; THENCE SOUTH 61°55'46" WEST, ALONG SAID  
NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 25.10 FEET  
TO THE POINT OF BEGINNING.**

Prepared by and return to:  
The Law Office of Eric B. Blocker, PLLC  
11512 Lake Mead Ave, Suite 606  
Jacksonville, Florida 32256

**Note: This Quitclaim Deed prepared without the benefit of a title examination, title insurance or attorneys' opinion of title.**

**QUITCLAIM DEED**

THIS QUITCLAIM DEED is made the 29<sup>th</sup> day of January, 2021 by **Powerhouse Equities, Inc., a Florida corporation ("Grantor")**, whose address is 8650 South Ocean Drive Unit 1105, Jensen Beach, Florida 34957, in favor of **Powerhouse Equities, Inc., a Florida corporation ("Grantee")**, whose address is 8650 South Ocean Drive Unit 1105, Jensen Beach, Florida 34957.

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:**

That the Grantors, for \$10.00 and other valuable consideration, have remised, released and quitclaimed to the Grantee, its heirs, successors and assigns forever, that real property located in Duval County, Florida, which is described as follows:

**SEE ATTACHED "EXHIBIT A"**


Parcel No.: **To Be Assigned**

To have and to hold same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the day and year first above written.

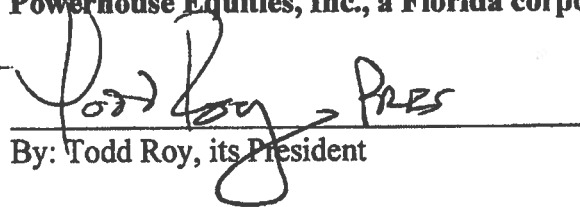
Signed, sealed and delivered in the presence of:

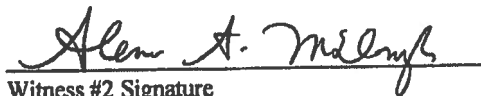
Powerhouse Equities, Inc., a Florida corporation



Witness #1 Signature

Biscala Bonet  
Witness #1 Printed Name

  
By: Todd Roy, its President

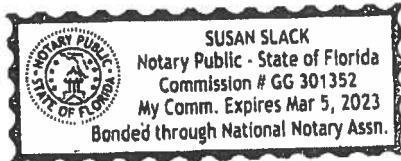



Witness #2 Signature

Alex A. McDorough  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me, by means of  physical presence or [ ] online notarization, this 29 day of January, 2021, by Powerhouse Equities, Inc., by Todd Roy, its President, by and on behalf of the corporation, who is/are [ ] personally known to me or [ ] who has/have produced a FL drivers license as identification.



  
Notary Public

**EXHIBIT A**

TRACT 2B A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING A PART OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'26" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 70°14'01" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL 2 OFFICIAL RECORDS BOOK 18389, PAGE 618, A DISTANCE OF 492.4 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF PUMPKIN HILL CREEK AND NASSAU RIVER; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE 115.0 FEET MORE OR LESS; THENCE NORTH 68°54'53" EAST, A DISTANCE OF 418.91 FEET MORE OR LESS TO A POINT; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 99.80 FEET TO

THE POINT OF BEGINNING. CONTAINING 44,203 SQUARE FEET, 1.0 ACRES, MORE OR LESS.

TOGETHER WITH A 25' ACCESS EASEMENT A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING PART OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'26" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 22°56'53" WEST, A DISTANCE OF 167.24 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL 2; THENCE SOUTH 83°04'14" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 28.83 FEET; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 150.63 FEET TO A POINT ON THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD; THENCE SOUTH 61°55'46" WEST, ALONG SAID

**NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 25.10 FEET  
TO THE POINT OF BEGINNING.**