

Application For Administrative Deviation

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** KPC / 11/15/2021
Filing Date N/A **Number of Signs to Post** 13
Current Land Use Category N/A
Deviation Sought REDUCE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES FROM 679 TO 642; DECREASE MINIMUM NUMBER OF REQUIRED LOADING SPACES FROM 10 TO 0.
Applicable Section of Ordinance Code 656.604(A)(2) & 656.605(C)(2)
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Overlay N/A

Application Info

Tracking # 3782 **Application Status** FILED COMPLETE
Date Started 09/09/2021 **Date Submitted** 09/09/2021

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name MILLENNIAL CHRISTIAN SCHOOLS, INC.
Mailing Address 5975 PARK STREET
City JACKSONVILLE **State** FL **Zip Code** 32205
Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name CTB3, LLC
Mailing Address 2100 OCEAN DRIVE SOUTH #1D
City **State** **Zip Code**

JACKSONVILLE FL 32250

Phone Fax Email

Last Name First Name Middle Name
N/A N/A

Company/Trust Name
SAHASRA INVESTMENTS LLC

Mailing Address
319 SAINT JOHNS FOREST BLVD.

City State Zip Code
SAINT JOHNS FL 32259

Phone Fax Email

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	012906 0050	12	4	CCG-1
Map	012912 0010	12	4	CCG-1
Map	012899 0010	12	4	CCG-1
Map	012900 0600	12	4	CCG-1
Map	012900 0410	12	4	CCG-1
Map	012906 0060	12	4	CCG-1

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 22.83

In Whose Name Will The Deviation Be Granted

RCBF PROPERTIES, LLC

Is transferability requested? Yes No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

NORTH OF 103RD STREET AND SOUTH OF SAMARITAN WAY/CHAFFEE ROAD SOUTH

House # Street Name, Type and Direction Zip Code

0 SAMARITAN WAY 32210

Between Streets

103RD STREET and SAMARITAN WAY

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

Reduce required minimum lot area from _____ to _____ square feet.

Increase maximum lot coverage from _____ % to _____ %.

Increase maximum height of structure from to feet.

Reduce required yard(s)

Reduce minimum number of off-street parking spaces from to .

Increase the maximum number of off-street parking spaces from to .

Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to feet.

Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to feet.

Decrease minimum number of loading spaces from required to loading spaces.

Reduce the dumpster setback from the required **5** feet along:

North to feet;

East to feet;

South to feet;

West to feet.

Decrease the minimum number of bicycle parking spaces from required to spaces.

Reduce the minimum width of drive from feet required to feet.

Reduce vehicle use area interior landscape from square feet to square feet.

Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to feet.

Reduce the number of terminal island trees from terminal islands required to terminal islands.

Reduce the landscape buffer between vehicle use area along from **10** feet per linear feet of frontage and **5** feet minimum width required to feet per linear feet of frontage and feet minimum width.

Reduce the number of shrubs along from required to shrubs.

Reduce the number of trees along from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

North boundary to feet;

East boundary to feet;

South boundary to feet;

West boundary to feet.

Reduce the number of trees along:

North property boundary from required to trees;

East property boundary from required to trees;

South property boundary from required to trees;

- West property boundary from required to trees.
- Increase the maximum width of the driveway access from from 24 36 48 feet required to feet.
- Decrease the minimum width of the driveway access from from 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

- North property boundary to feet wide;
- East property boundary to feet wide;
- South property boundary to feet wide;
- West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- North property boundary to feet tall and %;
- East property boundary to feet tall and %;
- South property boundary to feet tall and %;
- West property boundary to feet tall and %.

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry

from the Florida Department of State Division of Corporations if a corporate owner,
<https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

THE NEED FOR THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS, SHAPE, OR CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE, HEREIN DEFINED. APPLICANT PROPOSES TO DEVELOP A MIXED-USE PROJECT (THE "PROJECT") ON A PORTION OF THE 22.83 ACRES OF PROPERTY AT 0 BRANAN FIELD CHAFFEE ROAD, 0 CHAFFEE ROAD SOUTH, AND 0 103RD STREET, JACKSONVILLE, FLORIDA (RE#S 012906 0050; 012912 0010; 012899 0010; 012900 0600; 012900 0410; 012906 0060) (COLLECTIVELY, THE "PROPERTY"). THE UNIQUE SHAPE OF THE PROPERTY AND THE DESIGNS FOR THE MULTI-FAMILY STRUCTURES DO NOT READILY LEND THEMSELVES TO MEETING THE REQUIRED PARKING AND LOADING SPACES AS DELINEATED IN PART 6 OF THE ZONING CODE. ACCORDINGLY, APPLICANT REQUESTS AN ADMINISTRATIVE DEVIATION TO REDUCE THE NUMBER OF OFF-STREET PARKING SPACES FROM SIX-HUNDRED SEVENTY-NINE (679) REQUIRED TO SIX-HUNDRED FORTY-TWO (642) SPACES, A REDUCTION OF FORTY-TWO (42) SPACES, AND TO DECREASE THE MINIMUM NUMBER OF OFF-STREET LOADING SPACES FROM TEN (10) TO ZERO (0).

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

YES. THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIES IN CARRYING OUT THE STRICT LETTER OF THE ZONING CODE. AS DETAILED ABOVE, DEVELOPMENT OF THE PROPERTY IS CONSTRICTED BY SITE GEOMETRY AND WETLANDS, WHICH OCCUPY A PORTION OF THE PROPERTY. ACCORDINGLY, APPLICANT HAS DESIGNED THE SITE IN ORDER TO PROVIDE OFF-STREET PARKING AT A RATIO OF 1.78 SPACES PER UNIT. FURTHER, THE AISLES HAVE SUFFICIENT SPACE TO PROVIDE LOADING SPACES WHEN NEEDED, WHICH IS ALSO CONSISTENT WITH MARKET DEMAND.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

NO. THE GRANT OF ADMINISTRATIVE DEVIATIONS WILL NOT REDUCE THE COST OF DEVELOPING THE SITE. THIS REQUEST IS BASED UPON A DESIRE TO DEVELOP AN UNDERUTILIZED PARCEL OF LAND, WHERE THE DEVELOPER MUST BALANCE DEMAND FOR PARKING WITH CITY LANDSCAPE REQUIREMENTS WITHIN A CONFINED SPACE.

3. The proposed deviation 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 deviation;

THE PROPOSED DEVIATION WILL NOT DIMINISH PROPERTY VALUES, 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 DEVIATION. THE PROJECT WILL ENHANCE THE AREA BY REPLACING UNDEVELOPED PROPERTY WITH MODERN MULTI-FAMILY RESIDENCES. THE SINGLE-FAMILY HOMES ACROSS CHAFFEE ROAD SOUTH DO NOT FACE THE PROJECT, AND THE PROPOSED COMMERCIAL DEVELOPMENT FRONTING 103RD STREET SHOULD ASSIST THE SURROUNDING PROPERTY VALUES.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

THE PROPOSED DEVIATIONS WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR WELFARE, RESULT IN ADDITIONAL PUBLIC EXPENSE, THE CREATION OF NUISANCES, OR CONFLICT WITH ANY OTHER APPLICABLE LAW. THE OFF-STREET PARKING SPACES WILL BE SUFFICIENT TO MEET MARKET DEMAND FOR THE PROJECT WITHOUT CREATING ANY OFF-SITE EFFECT.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

APPLICANT DOES NOT SEEK A PROPOSED DEVIATION RELATING TO MINIMUM REQUIRED LANDSCAPING.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

YES. THE PROJECT WILL FURTHER THE PUBLIC INTEREST BY ALLOWING VACANT PROPERTY TO BE DEVELOPED INTO MODERN MULTI-FAMILY HOUSING MASSES ADJACENT TO 103RD STREET AND CECIL COMMERCE PARKWAY, WHILE PRESERVING THE ENVIRONMENTALLY SENSITIVE AREAS OF THE PARCEL. THE JACKSONVILLE HEIGHTS AREA IS THE FOCUS OF NEW COMMERCIAL AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, AND APPROVAL OF THE REQUEST WILL ALLOW PROVISION OF A MULTI-FAMILY HOUSING ALTERNATIVE SITED APPROPRIATELY NEAR MINOR ARTERIALS. ADDITIONALLY, THE REQUESTED DEVIATION FURTHERS THE FOLLOWING GOALS, OBJECTIVES, AND POLICIES OF THE FUTURE LAND USE ELEMENT (FLUE) OF THE 2030 COMPREHENSIVE PLAN: OBJECTIVE 1.1, POLICY 1.1.9, POLICY 1.1.12, POLICY 1.1.24, POLICY 1.1.25, GOAL 3, OBJECTIVE 3.2.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

APPLICANT HAS NOT CREATED ANY VIOLATION WHICH MAY EXIST.

(ii) The length of time the violation has existed without receiving a citation; and

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

APPLICANT IS NOT AWARE OF ANY EXISTING VIOLATION.

Public Hearings

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 Planning Commission. 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.

Application Certification

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.

Agreed to and submitted

Filing Fee Information

1) Non-residential District Base Fee \$952.00

2) Plus Notification Costs Per Addressee
Notifications @ \$7.00/each:

3) Total Application Cost:

* Applications filed to correct existing zoning violations are subject to a double fee.

** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

EXHIBIT A
Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 103rd Street, Jacksonville, FL 32210
(RE# 012906 0050)**

Ladies and Gentlemen:

You are hereby advised that Millennial Christian Schools, Inc., a Florida not for profit corporation, is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for zoning exception and such other entitlements as may be required for the above referenced property submitted to the Jacksonville Planning and Development Department.

**Millennial Christian Schools, Inc., a
Florida not for profit corporation**

By: Maria McCarthy
Signed
Maria McCarthy
Printed
President
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 9th day of July, 2021, by Maria McCarthy as President of Millennial Christian Schools, Inc., a Florida not for profit corporation, who is personally known to me or has produced Fl Driver's Lic. as identification.

Tina M. Wilson
(Notary Signature)



EXHIBIT A
Property Ownership Affidavit

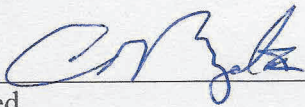
City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 Chaffee Road South, Jacksonville, FL
32210 (RE# 012899 0010)**

Ladies and Gentlemen:

You are hereby advised that CTB3, LLC, a Florida limited liability company, is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for zoning exception and such other entitlements as may be required for the above referenced property submitted to the Jacksonville Planning and Development Department.

CTB3, LLC, a Florida limited liability company

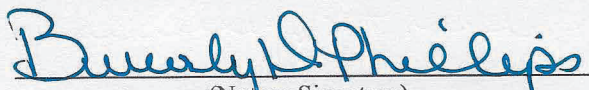
By: 
Signed

CHARLES T. BOYD, III
Printed

MANAGER
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of July, 2021, by Charles Boyd as Manager of CTB3, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.


(Notary Signature)

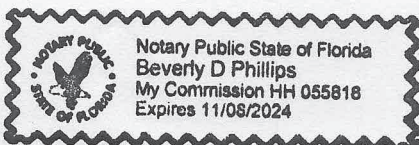


EXHIBIT A
Property Ownership Affidavit

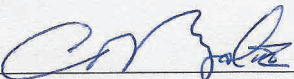
City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 Branam Field Chaffee Road,
Jacksonville, FL 32210 (RE# 012900 0600; 012900 0410)**

Ladies and Gentlemen:

You are hereby advised that CTB3, LLC, a Florida limited liability company, is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for zoning exception and such other entitlements as may be required for the above referenced property submitted to the Jacksonville Planning and Development Department.

CTB3, LLC, a Florida limited liability company

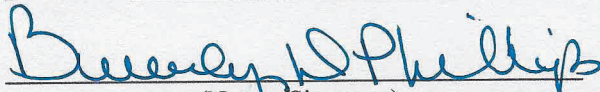
By: 
Signed

CHARLES T. BOYD, III
Printed

MANAGER
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of July, 2021, by Charles Boyd as manager of CTB3, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.


(Notary Signature)

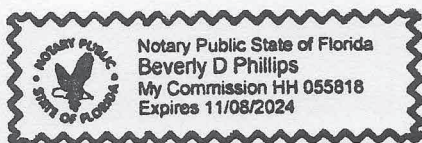


EXHIBIT A
Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 103rd Street, Jacksonville, FL. 32210
(RE# 012906 0060)**

Ladies and Gentlemen:

You are hereby advised that Sahasra Investments, LLC, a Florida limited liability company, is the owner of the property described in the legal description attached hereto as Exhibit 1, filed in connection with application(s) for zoning exception and such other entitlements as may be required for the above referenced property submitted to the Jacksonville Planning and Development Department.

Sahasra Investments, LLC, a Florida
limited liability company

By: 
Signed

SATISH BADDAM
Printed

Managing Member
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 10th day of July, 2021, by Satish Baddam as Managing Member of Sahasra Investments, LLC, a Florida limited liability company, who is personally known to me or has produced FL DL Exp. 04/15/2022 as identification.


(Notary Signature)

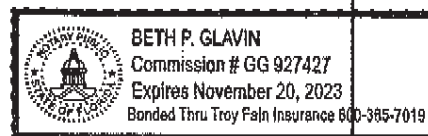


EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for 0 103rd Street, Jacksonville, FL 32210 (RE# 012906 0050)

Ladies and Gentlemen:

You are hereby advised that Millennial Christian Schools, Inc., a Florida not for profit corporation, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for zoning exception, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

Millennial Christian Schools, Inc., a Florida not for profit corporation

By: Maria McCarthy
Signed

Maria McCarthy
Printed

President
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 9th day of July, 2021, by Maria McCarthy as President of Millennial Christian Schools, Inc., a Florida not for profit corporation, who is personally known to me or has produced FL Drivers Lic. as identification.

Tina M Wilson
(Notary Signature)



EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for 0 103rd Street, Jacksonville, FL 32210 (RE# 012912 0010)

Ladies and Gentlemen:

You are hereby advised that CTB3, LLC, a Florida limited liability company, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for zoning exception, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

CTB3, LLC, a Florida limited liability company

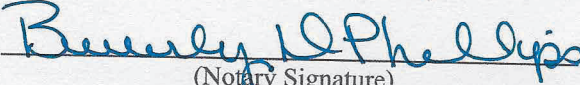
By: 
Signed

CHARLES T. BOYD, III
Printed

MANAGER
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of July, 2021, by Charles Boyd as Manager of CTB3, LLC, a Florida limited liability company, who is ~~x~~ personally known to me ~~or~~ has produced _____ as identification.


(Notary Signature)

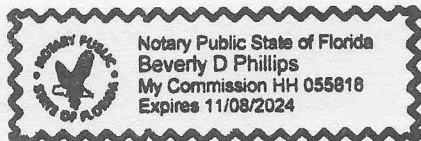


EXHIBIT B
Agent Authorization

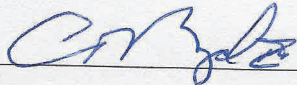
City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

**Re: Agent Authorization for 0 Branan Field Chaffee Road, Jacksonville, FL
32210 (RE# 012900 0600; 012900 0410)**

Ladies and Gentlemen:

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CTB3, LLC, a Florida limited liability company

By: 
Signed

CHARLES T. BOYD, III
Printed

MANAGER
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of July, 2021, by Charles Boyd as Manager of CTB3, LLC, a Florida limited liability company, who is ~~not~~ personally known to me ~~and~~ has produced _____ as identification.


(Notary Signature)

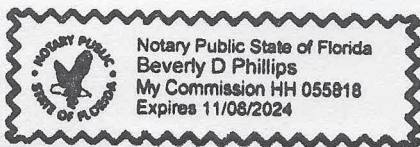


EXHIBIT B
Agent Authorization

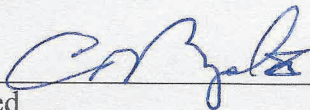
City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for 0 Chaffee Road South, Jacksonville, FL 32210 (RE# 012899 0010)

Ladies and Gentlemen:

You are hereby advised that CTB3, LLC, a Florida limited liability company, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for zoning exception, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

CTB3, LLC, a Florida limited liability company

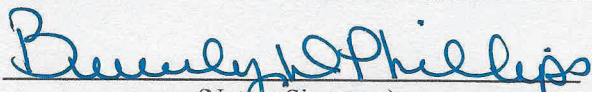
By: 
Signed

CHARLES T. BOYD, III
Printed

MANAGER
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of July, 2021, by Charles Boyd as Manager of CTB3, LLC, a Florida limited liability company, who is ~~is~~ personally known to me ~~or~~ has produced _____ as identification.


(Notary Signature)

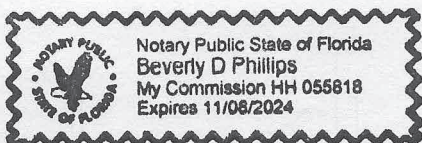


EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for 0 103rd Street, Jacksonville, FL 32210 (RE# ~~012912~~
~~0010~~ RE# 012906 0060

Ladies and Gentlemen:

You are hereby advised that Sahasra Investments, L.L.C., a Florida limited liability company, hereby authorizes and empowers DRIVER, MCAFFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for zoning exception, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

Sahasra Investments, L.L.C., a Florida limited liability company

By: *Batini*
Signed

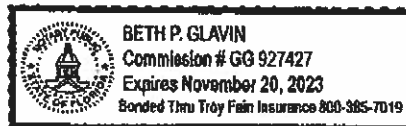
Satish Baddam
Printed

Managing member.
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 10th day of July, 2021, by Satish Baddam as Managing member of Sahasra Investments, L.L.C., a Florida limited liability company, who is personally known to me or has produced FL DL Exp 04/15/2022 as identification.

Beth P. Glavin
(Notary Signature)



Prepared by and return to:

Timothy P Kelly
Attorney at Law
Timothy P. Kelly PA
1016 LaSalle Street
Jacksonville, FL 32207
904-399-3705
File Number: 10994.000
Will Call No.:

Parcel Identification No. 012906-0060

[Space Above This Line For Recording Data]

Limited Warranty Deed

This Indenture made this 27th day of February, 2019 between **Ameris Bank, a Georgia banking association** whose post office address is **3440 Cypress Mill Road, Brunswick, GA 31520** of the County of Glynn, State of Georgia, grantor*, and **Sahasra Investments LLC, a Florida limited liability company** whose post office address is **319 St. Johns Forest Boulevard, Saint Johns, FL 32259** of the County of Saint Johns, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida**, to-wit:

Part of Tracts 14 and 15, Block 3, Section 7, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat thereof recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida, more particularly described as:

For a Point of Reference, commence at the intersection of the East line of Chaffee Road (Now or formerly a 66 foot Right of Way) with the Northerly Right of Way Line of 103rd Street (a 100-foot Right of Way as now established); thence North 89°25'06" East, along said Northerly Right-of Way, 1,738.75 feet to the POINT OF BEGINNING; From the Point of Beginning just described, thence continue North 89°25'06" East, along last said Right-of Way line, a distance of 60.03 feet; thence North 00°20'02" West, 842.28 feet; thence North 89°46'23" East, 377.90 feet; thence North 0°24'24" West, 400.01 feet; thence South 89°46'29" West, 437.28 feet; thence South 00°19'39" East, 1,242.67 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any part thereof lying within the State Road right-of-way.

GRANTOR hereby expressly disclaims and negates any representations or warranties of any kind, express or implied, relating to the condition, merchantability or fitness for a particular purpose of the Real Property, it being the intention of Grantor and Grantee that the Real Property be conveyed "as-is", it its present condition and state of repair and that Grantee has made or caused to be made such inspections as it deems appropriate. Grantee, for itself and its successors and assigns, hereby waives and releases Grantor from any and all contractual, statutory, common law, and/or other liabilities, obligations, claims or causes of action, known or unknown, that Grantee or its successors and assigns may be entitled to assert against Grantor arising in whole or in part of, or relating or connected in any way to, the condition of the real property including, but not limited to any such liabilities, obligations, claims or causes of action based in whole or in part upon any applicable federal, state or local environmental law, rule or regulation or the environmental condition of the Real Property.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the Grantee in fee simple. And the Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, Grantor has good right, full power and lawful authority to convey the property, that Grantee may peaceably and quietly enjoy and

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possess the proeprty, that the property is free from encumbrances made by the Grantor unless set forth in this deed and that the Grantor will warranty and defend the same against the lawful claims and demands of all perons claiming by, through or under the Grantor, but against none other.

THIS CONVEYANCE and the foregoing warranties are subject to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof, to lawful and validly enforceable claims of third persons, if any, under or with respect to the matters of items listed in Exhibit entitled "Permitted Encumbrances" attached hereto and made a part hereof for all purposes (hereinafter called the "Permitted Encumbrances"), and subject, also, to any rules, regulations, and subdivision, zoning, planning or platting ordinances if any, affecting the property, promulgated by state, county, municipal or other authorities, in effect at the time of this conveyance. The reference to lawful claims, if any, of third persons contained hereto in connection with the Permitted Encumbrances are made for the exclusive purpose of exceptions from the Grantor's warranty herein, and no reference or recital herein contained shall operate the enlarge, recognize, ratify, revive or confirm rights, if any of third persons.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Tim Currey
Witness Name: Tim Currey
Lynn Rhymes
Witness Name: Lynn Rhymes

AMERIS BANK, a Georgia banking corporation
By: W. David Aldridge
W. David Aldridge, Sr. VP / Special Assets

(Corporate Seal)

STATE OF GEORGIA
COUNTY OF GLYNN

The foregoing instrument was acknowledged before me this 27 day of Feb, 2019, by W. David Aldridge, as Sr. Vice President / Special Assets of AMERIS BANK, a Georgia banking corporation. He is personally known to me.



Rachel Benasuly
NOTARY PUBLIC
Printed Name: Rachel Benasuly
My Commission Expires: 5/21/19

Prepared by (without title examination)
and return to:

John R. Crawford
Marks Gray, P.A.
1200 Riverplace Blvd., Suite 800
Jacksonville, FL 32207
Parcel ID # 001932 0000 & 012912 0010

WARRANTY DEED

THIS DEED is made this ____ day of _____, 2006, by and between BOYD TIMBER, INC., as successor by merger to BOYCO, INC., a Florida corporation, herein the "Grantor", and CTB3, LLC, a Florida limited liability company, whose post-office address is 4414 McGirts Boulevard, Jacksonville, FL 32210, herein the "Grantee". (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the Grantor by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the Grantee forever, all of that certain real property in Duval County, Florida described on Exhibit A attached hereto and by reference made a part hereof.

SUBJECT TO covenants, easements and restrictions of record, if any.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the Grantee in fee simple. And the Grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof.

This is a conveyance to a wholly-owned subsidiary.

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

Signed, sealed and delivered
in the presence of:

Frederick H. Kerber

Frederick H. Kerber
(Printed Name of Witness)

Dianne P. Dyal

Dianne P. Dyal
(Printed Name of Witness)

BOYD TIMBER, INC.

By: William E. Boyd
William E. Boyd, President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of Nov., 2006, by William E. Boyd, as President of Boyd Timber, Inc., a Florida corporation, and who executed the foregoing Deed on behalf of the corporation. Such person (*notary must check applicable box*):

- is/are personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification.

Dianne P. Dyal
Signature of Notary

{Notary Seal must be affixed}

Dianne P. Dyal
Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____



Dianne P. Dyal
MY COMMISSION # DD277866 EXPIRES
December 29, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT A

The following property located in Jacksonville Farms according to Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida:

Section 26, Township 2 South, Range 24 East,
NE 1/4 of NW 1/4,
SE 1/4 of NW 1/4,
NE 1/4 of SW 1/4,
SE 1/4 of SW 1/4,
Tracts 1, 2, 3, 5, 6, 7 and 8 of SW 1/4 of SE 1/4 of Section 26,
Township 2 South, Range 24 East

(001932-0000)

LESS AND EXCEPT the portions of the above-described property described in Order of Taking entered on April 28, 2006, in the Circuit Court of the Fourth Judicial Circuit, Duval County, Florida, Case No. 06-CA-001874, more particularly described on Exhibit B attached hereto and by reference made a part hereof.

5-93 07-3S-25E .870

JACKSONVILLE HEIGHTS PT TRACT 8 LYING S OF ST RD BLK 4 -
(12912 0010)

The following property located in Jacksonville Heights according to Plat Book 5, Page 93, of the Current Public Records of Duval County, Florida:

Section 7, Township 3 South, Range 25 East,
Block 3, Tracts 5 and 6,
(012900-0600)

Section 7, Township 3 South, Range 25 East,
Block 3, Tracts 2, 3,
(012899-0010)

EXHIBIT B

SECTION 72016 STATE ROAD 23 (BRANAN/FIELD CHAFFEE ROAD) DUVAL COUNTY
F.P. NO. 2096592

PARCEL NUMBER 117

PART A**FEE SIMPLE LIMITED ACCESS**

A portion of Lots 4 and 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41 of the Current Public Records of Duval County, Florida, lying in the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (L.B. No. 2396) marking the Northwest corner of Section 26, Township 2 South, Range 24 East, Duval County, Florida; Thence North $89^{\circ}13'20''$ East, along the North line of said Section 26, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) as shown on Florida Department of Transportation right of way map Section 72016. F.P. No. 2096592; Thence South $00^{\circ}30'50''$ West, along said centerline of survey, a distance of 2086.32 feet; Thence South $89^{\circ}29'10''$ East, departing said centerline of survey, a distance of 263.96 feet to a point on the Westerly line of Lot 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41 of the Current Public Records of Duval County, Florida, lying in the Southeast 1/4 of the Northwest 1/4 of said Section 26, and the **POINT OF BEGINNING**; Thence North $00^{\circ}28'47''$ East, along the Westerly line of said Lot 5 and Lot 4, said Jacksonville Farms, lying in the Southeast 1/4 of the Northwest 1/4 of said Section 26, a distance of 748.53 feet to the Northwest corner of said Lot 4; Thence North $89^{\circ}11'26''$ East, along the Northerly line of said Lot 4, a distance of 163.74 feet to a point on a curve concave Southeasterly having a radius of 1543.00 feet and a central angle of $21^{\circ}48'07''$; Thence Southwesterly along the arc of said curve, an arc distance of 587.14 feet, said arc being subtended by a chord bearing of South $15^{\circ}24'54''$ West and a chord distance of 583.60 feet; Thence South $04^{\circ}30'50''$ West, a distance of 188.80 feet to the Westerly line of said Lot 5, and the **POINT OF BEGINNING**.

Containing 0.918 Acres, More or Less.

Together with all rights of ingress, egress, light, air and view between the Grantor's remaining property and any facility constructed on the above described property.

AND

PART B**FEE SIMPLE LIMITED ACCESS**

A portion of Lots 1, 2, 3, 4, 5, 6, and 7, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

PARCEL NUMER : 117
 SECTION NO. : 72016
 F.P. NUMBER : 2096592
 STATE ROAD NO. : 23 (Branan Field/Chaffee Road)
 COUNTY OF : Duval

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (LB. No. 2396) marking the Northwest corner of Section 26, Township 2 South, Range 24 East, Duval County, Florida; Thence North $89^{\circ}13'20''$ East, along the North line of said Section 26, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence South $00^{\circ}30'50''$ West, along said centerline of survey, a distance of 1313.87 feet to a point on the Westerly extension of the Southerly line of Lot 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Northeast 1/4 of the Northwest 1/4 of said Section 26; Thence North $89^{\circ}11'26''$ East, departing said centerline of survey, and along said Westerly Extension, a distance of 263.56 feet to the Southwest corner of said Lot 5, and the **POINT OF BEGINNING**; Thence North $00^{\circ}28'47''$ East, along the Westerly line of said Lot 5, and Lot 4, said Jacksonville Farms, lying in the Northeast 1/4 of the Northwest 1/4 of said Section 26, a distance of 1298.70 feet to the Northwest corner of said Lot 4; Thence North $89^{\circ}13'20''$ East, along the Northerly line of said Lot 4, and Lots 3, 2, and 1, said Jacksonville Farms, lying in the Northeast 1/4 of the Northwest 1/4 of said Section 26, a distance of 1273.91 feet; Thence South $41^{\circ}38'22''$ West, departing the Northerly line of said Lot 1, a distance of 1341.37 feet to the beginning of a curve concave Southeasterly having a radius of 1543.00 feet and a central angle of $14^{\circ}03'52''$; Thence Southwesterly along the arc of said curve, an arc distance of 378.76 feet, said arc being subtended by a chord bearing of South $34^{\circ}36'26''$ West, and a chord distance of 377.81 feet, to the Southerly line of said Lot 5; Thence South $89^{\circ}11'26''$ West, along the Southerly line of said Lot 5, a distance of 178.85 feet to the **POINT OF BEGINNING**.

Containing 20.870 Acres, More or Less.

Together with all rights of ingress, egress, light, air and view between the Grantor's remaining property and any facility constructed on the above described property.

AND

PART C

FEE SIMPLE

A portion of Lot 4, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

PARCEL NUMER : 117
 SECTION NO. : 72016
 F.P. NUMBER : 2096592
 STATE ROAD NO. : 23 (Branan Field/Chaffee Road)
 COUNTY OF : Duval

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (LB. No. 2396) marking the Northwest corner of Section 26, Township 2 South, Range 24 East, Duval County, Florida; Thence North $89^{\circ}13'20''$ East, along the North line of said Section 26, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence South $00^{\circ}30'50''$ West, along said centerline of survey, a distance of 3066.32 feet; Thence South $89^{\circ}29'10''$ East, departing said centerline of survey, a distance of 264.54 feet to a point on the Westerly line of Lot 4, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Northeast 1/4 of the Southwest 1/4 of said Section 26, and the **POINT OF BEGINNING**; Thence North $00^{\circ}28'47''$ East, along the Westerly line of said Lot 4, a distance of 399.82 feet to the Northwest corner thereof; Thence North $89^{\circ}09'31''$ East, along the Northerly line of said Lot 4, a distance of 185.75 feet; Thence South $00^{\circ}30'50''$ West, departing the Northerly line of said Lot 4, a distance of 404.22 feet; Thence North $89^{\circ}29'10''$ West, a distance of 185.46 feet to the **POINT OF BEGINNING**.

Containing 1.713 Acres, More or Less.

AND

PART D

FEE SIMPLE

A portion of Lots 3, 4, and 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida lying in the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (LB. No. 2396) marking the Northwest corner of Section 26, Township 2 South, Range 24 East, Duval County, Florida; Thence North $89^{\circ}13'20''$ East, along the North line of said Section 26, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence South $00^{\circ}30'50''$ West, along said centerline of survey, a distance of 2086.32 feet; Thence South $89^{\circ}29'10''$ East, departing said centerline of survey, a distance of 263.96 feet to a point on the Westerly line of Lot 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Southeast 1/4 of the Northwest 1/4 of said Section 26, and the **POINT OF BEGINNING**; Thence North $04^{\circ}30'50''$ East, departing said Westerly line of Lot 5, a distance of 188.80 feet to the

PARCEL NUMBER : 117
 SECTION NO. : 72016
 F.P. NUMBER : 2096592
 STATE ROAD NO. : 23 (Branan Field/Chaffee Road)
 COUNTY OF : Duval

beginning of a curve concave Southeasterly having a radius of 1543.00 feet, and a central angle of 21°48'07"; Thence Northeasterly along the arc of said curve, an arc distance of 587.14 feet, said arc being subtended by a chord bearing of North 15°24'54" East, and a chord distance of 583.60 feet to a point on the Southerly line of a 30.00 foot Unnamed Street as depicted on said plat of Jacksonville Farms; Thence North 89°11'26" East, along the Northerly line of Lot 4, said Jacksonville Farms, lying in the Southeast 1/4 of the Northwest 1/4 of said Section 26, and along the Southerly line of said 30.00 foot Unnamed Street, a distance of 229.30 feet to a point on a curve concave Southeasterly having a radius of 1343.00 feet, and a central angle of 26°16'00"; Thence Southwesterly along the arc of said curve, an arc distance of 615.69 feet, said arc being subtended by a chord bearing of South 17°38'51" West, and a chord distance of 610.31 feet; Thence South 04°30'50" West, a distance of 381.89 feet; Thence South 00°30'50" West, a distance of 339.20 feet to the Southerly line of said Lot 5; Thence South 89°09'31" West, along the Southerly line of said Lot 5, a distance of 185.77 feet to the Southwest corner of said Lot 5; Thence North 00°28'47" East, along the West line of said Lot 5, a distance of 550.17 feet to the **POINT OF BEGINNING**.

Containing 5.967 Acres, More or Less.

AND

PART E

FEE SIMPLE

A portion of Lots 1, 2, 5, 6, and 7, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41 of the Current Public Records of Duval County, Florida lying in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (LB. No. 2396) marking the Northwest corner of Section 26, Township 2 South, Range 24 East, Duval County, Florida; Thence North 89°13'20" East, along the North line of said Section 26, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence South 00°30'50" West, along said centerline of survey, a distance of 1313.87 feet to a point on the Westerly extension of the Southerly line of Lot 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Northeast 1/4 of the Northwest 1/4 of said Section 26; Thence North 89°11'26" East, departing said centerline of survey, and along said Westerly extension, a distance of 263.56 feet

PARCEL NUMBER : 117
SECTION NO. : 72016
F.P. NUMBER : 2096592
STATE ROAD NO. : 23 (Branan Field/Chaffee Road)
COUNTY OF : Duval

to the Southwest corner of said Lot 5; Thence continue North $89^{\circ}11'26''$ East, along the Southerly line of said Lot 5, a distance of 178.85 feet to the **POINT OF BEGINNING**, being a point on a curve concave Southeasterly having a radius of 1543.00 feet, and a central angle of $14^{\circ}03'52''$; Thence Northeasterly along the arc of said curve, an arc distance of 378.76 feet, said arc being subtended by a chord bearing of North $34^{\circ}36'26''$ East, and a chord distance of 377.81 feet; Thence North $41^{\circ}38'22''$ East, a distance of 1341.37 feet to a point on the Northerly line of Lot 1, said Jacksonville Farms, lying in the Northeast 1/4 of the Northwest 1/4 of said Section 26, said point also being on the Southerly line of a 30.00 foot Unnamed Street as depicted on said plat of Jacksonville Farms; Thence North $89^{\circ}13'20''$ East, along the Northerly line of said Lot 1, and along said Southerly line, a distance of 23.77 feet to the Northeast corner of said Lot 1; Thence South $00^{\circ}34'16''$ West, along the Easterly line of said Lot 1, a distance of 277.72 feet; Thence South $41^{\circ}38'22''$ West, departing said Easterly line, a distance of 1148.01 feet to the beginning of a curve concave Southeasterly having a radius of 1343.00 feet, and a central angle of $09^{\circ}20'37''$; Thence Southwesterly along the arc of said curve, an arc distance of 219.01 feet, said arc being subtended by a chord bearing of South $36^{\circ}58'04''$ West and a chord distance of 218.77 feet to the Southerly line of Lot 6, said Jacksonville Farms, lying in the Northeast 1/4 of the Northwest 1/4 of said Section 26; Thence South $89^{\circ}11'26''$ West, along the Southerly line of said Lots 6 and 5, a distance of 232.51 feet to the **POINT OF BEGINNING**.

Containing 7.165 Acres, More or Less.

BEING PART OF TAX PARCEL NO. 001932-0000.

Prepared by (without title examination)
and return to:

John R. Crawford
Marks Gray, P.A.
1200 Riverplace Blvd., Suite 800
Jacksonville, FL 32207
Parcel ID # 001806-0000, 001924-0000,
002022-0000, 012893-0000, 012917-0000,
012918-0000

WARRANTY DEED

THIS DEED is made this 21st day of Nov., 2006, by and between BOYD TIMBER, INC., a Florida corporation, herein the "Grantor", and CTB3, LLC, a Florida limited liability company, whose post-office address is 4414 McGirts Boulevard, Jacksonville, FL 32210, herein the "Grantee". (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the Grantor by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the Grantee forever, all of that certain real property in Duval County, Florida described on Exhibit A attached hereto and by reference made a part hereof.

SUBJECT TO covenants, easements and restrictions of record, if any.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the Grantee in fee simple. And the Grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof.

This is a conveyance to a wholly-owned subsidiary.

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

Signed, sealed and delivered
in the presence of:

Fred H. K... ..

Fred H. K...
(Printed Name of Witness)

Dianne P. Dyal

Dianne P. Dyal
(Printed Name of Witness)

BOYD TIMBER, INC.

By: William E. Boyd
William E. Boyd, President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of Nov., 2006, by William E. Boyd, as President of Boyd Timber, Inc., a Florida corporation, and who executed the foregoing Deed on behalf of the corporation. Such person (*notary must check applicable box*):

- is/are personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification.

Dianne P. Dyal
Signature of Notary

{Notary Seal must be affixed}

Dianne P. Dyal
Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): _____

My Commission Expires (if not legible on seal): _____



Dianne P. Dyal
MY COMMISSION # DD27866 EXPIRES
December 29, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT A

Section 23, Township 2 South, Range 24 East:

Jacksonville Farms, Tracts 1, 2, 3 and 4 lying South of Interstate 10, Tracts 5, 6, 7 and 8 (except parts in road rights of way, and parts recorded in OR BK 680-125), SW $\frac{1}{4}$ of SE $\frac{1}{4}$;

Jacksonville Farms, Part of Tracts 1, 2, and 3 lying South of Interstate 10, Tracts 5, 6, 7 and 8 (except parts in state road and ditch), SE $\frac{1}{4}$ of SW $\frac{1}{4}$.
(001806-0000)

LESS AND EXCEPT the portions of the above-described property described in Order of Taking entered on April 28, 2006, in the Circuit Court of the Fourth Judicial Circuit, Duval County, Florida, Case No. 06-CA-001874, more particularly described on Exhibit B attached hereto and by reference made a part hereof.

Section 26, Township 2 South, Range 24 East:

Jacksonville Farms, Tracts 1, 2, 3, 4, 5, 6, 7 and part of Tract 8 recorded in OR BK 2405-207 (except part recorded in OR BKS 4772-885, 5021-1104), NW $\frac{1}{4}$ of NE $\frac{1}{4}$;
(001924-0000)

Section 36, Township 2 South, Range 24 East:

Jacksonville Heights, W $\frac{1}{2}$ of Tract 1, Tract 2, N $\frac{1}{2}$ of Tract 3, E 233' of S $\frac{1}{2}$ of Tract 3, N $\frac{1}{2}$ of Tracts 4, 5, and 6, and Tract 7, Block 1;
(002022-0000)

Section 7, Townshp 3 South, Range 25 East:

Jacksonville Heights, Tract 7, Block 2;
(012893-0000)

Jacksonville Heights, Tract 11, (except parts in state road), Block 4
(012917-0000)

Jacksonville Heights, Tract 12, (except parts in state road), Block 4.
(012918-0000)

Section 7, Townshp 3 South, Range 25 East:

Jacksonville Heights, Tract 4 Block 3
(012900-0410)

EXHIBIT B

SECTION 72016 STATE ROAD 23 (BRANAN/FIELD CHAFFEE ROAD) DUVAL COUNTY
F.P. NO. 2096592

PARCEL NUMBER 120

PART A**FEE SIMPLE**

A portion of Lots 1, 2, 3, 5, 6, 7, and 8, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (LB. No. 2396) marking the Southwest corner of Section 23, Township 2 South, Range 24 East, Duval County, Florida; Thence North $89^{\circ}13'20''$ East, along the South line of said Section 23, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence North $00^{\circ}30'50''$ East, along said centerline of survey, a distance of 741.87 feet to the centerline of survey of State Road No. 8 (Interstate 10) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence North $83^{\circ}28'12''$ East, along said centerline of survey, a distance of 247.59 feet; Thence South $06^{\circ}31'48''$ East, departing said centerline of survey, a distance of 150.00 feet to the Southerly Existing Limited Access right of way line of State Road No. 8 (Interstate 10) (a right of way of varying width) and the **POINT OF BEGINNING**; Thence North $83^{\circ}28'12''$ East, along said Southerly Existing Limited Access right of way line, a distance of 1307.07 feet to a point on the Easterly line of Lot 1, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Southeast 1/4 of the Southwest 1/4 of said Section 23, said point also being on the Westerly line of a 30.00 foot Unnamed Street as depicted on said plat of Jacksonville Farms; Thence South $00^{\circ}36'32''$ West, departing said Southerly Existing Limited Access right of way line, along the Easterly line of said Lot 1 and Lot 8, of said Jacksonville Farms, lying in the Southeast 1/4 of the Southwest 1/4 of said Section 23, a distance of 733.47 feet to the Southeast corner of said Lot 8, said corner being on the Northerly line of 30.00 foot Unnamed Street, as depicted on said plat of Jacksonville Farms; Thence South $89^{\circ}13'20''$ West, along the Northerly line of said 30.00 foot Unnamed Street, as depicted on said plat of Jacksonville Farms, a distance of 1297.69 feet to the Southwest corner of Lot 5, of said Jacksonville Farms, lying in the Southeast 1/4 of the Southwest 1/4 of said Section 23; Thence North $00^{\circ}38'40''$ East, along the Westerly line of said Lot 5, a distance of 602.44 feet to the **POINT OF BEGINNING**.

Containing 19.890 Acres, More or Less.

PARCEL NUMBER : 120
SECTION NO. : 72016
F.P. NUMBER : 2096592
STATE ROAD NO. : 23 (Branan Field/Chaffee Road)
COUNTY OF : Duval

AND

PART B

FEE SIMPLE LIMITED ACCESS

A portion of Lots 1, 2, 3, 4, 5, 6, and 7, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (LB. No. 2396) marking the Southwest corner of Section 23, Township 2 South, Range 24 East, Duval County, Florida; Thence North $89^{\circ}13'20''$ East, along the South line of said Section 23, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence North $00^{\circ}30'50''$ East, along said centerline of survey, a distance of 741.87 feet to the centerline of survey of State Road No. 8 (Interstate 10) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence North $83^{\circ}28'12''$ East, along said centerline of survey, a distance of 1584.89 feet; Thence South $06^{\circ}31'48''$ East, departing said centerline of survey, a distance of 150.00 feet to the Southerly Existing Limited Access right of way line of State Road No. 8 (Interstate 10) (a right of way of varying width) and the **POINT OF BEGINNING**; Thence North $83^{\circ}28'12''$ East, along said Southerly Existing Limited Access right of way line, a distance of 849.14 feet to the beginning of a curve concave Southerly, having a radius of 28,194.61 feet, and a central angle of $00^{\circ}49'06''$; Thence Easterly along said Southerly Existing Limited Access right of way line and along the arc of said curve, an arc distance of 402.63 feet, said arc being subtended by a chord bearing of North $83^{\circ}52'45''$ East, and a chord distance of 402.63 feet to the Westerly Existing right of way line of Halsema Road (a right of way of varying width); Thence South $00^{\circ}35'17''$ West, along said Westerly Existing right of way line, a distance of 24.43 feet to a point on a curve concave Southeasterly, having a radius of 1543.00 feet, and a central angle of $41^{\circ}37'16''$; Thence Southwesterly, departing said Westerly Existing right of way line, and along the arc of said curve, an arc distance of 1120.87 feet, said arc being subtended by a chord bearing of South $62^{\circ}27'00''$ West, and a chord distance of 1096.39 feet; Thence South $41^{\circ}38'22''$ West, a distance of

PARCEL NUMBER : 120
SECTION NO. : 72016
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COUNTY OF : Duval

420.13 feet to a point on the Westerly line of Lot 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Southwest 1/4 of the Southeast 1/4 of said Section 23; Thence North 00°36'32" East, along the Westerly line of said Lot 5 and Lot 4, of said Jacksonville Farms, lying in the Southwest 1/4 of the Southeast 1/4 of said Section 23, a distance of 706.05 feet to the **POINT OF BEGINNING**.

Containing 6.871 Acres, More or Less.

Together with all rights of ingress, egress, light, air and view between the Grantor's remaining property and any facility constructed on the above described property.

AND

PART C

FEE SIMPLE

A portion of Lot 4, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (LB. No. 2396) marking the Northwest corner of Section 26, Township 2 South, Range 24 East, Duval County, Florida; Thence North 89°13'20" East, along the North line of said Section 26, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence North 00°30'50" East, along said centerline of survey, a distance of 741.87 feet to the centerline of survey of State Road No. 8 (Interstate 10) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence North 83°28'12" East, along said centerline of survey, a distance of 1722.91 feet; Thence South 06°31'48" East, departing said centerline of survey, a distance of 916.92 feet; Thence South 41°38'22" West, a distance of 23.11 feet (crossing from Section 23, into Section 26, Township 2 South, Range 24 East; Duval County, Florida), to the Northerly line of Lot 4, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida,

PARCEL NUMBER : 120
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lying in the Northwest 1/4 of the Northeast 1/4 of said Section 26, and the **POINT OF BEGINNING**; Thence continue South $41^{\circ}38'22''$ West, departing the Northerly line of said Lot 4, a distance of 330.42 feet to the Westerly line of said Lot 4; Thence North $00^{\circ}34'16''$ East, along the Westerly line of said Lot 4, a distance of 244.00 feet to the Northwest corner of said Lot 4; Thence North $89^{\circ}13'20''$ East, along the Northerly line of said Lot 4, a distance of 217.13 feet to the **POINT OF BEGINNING**.

Containing 0.608 Acres, More or Less.

AND

PART D

FEE SIMPLE

A portion of Lot 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 2 South, Range 24 East, in said Duval County, Florida, being more particularly described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument with 2 inch aluminum disk (LB. No. 2396) marking the Southwest corner of Section 23, Township 2 South, Range 24 East, Duval County, Florida; Thence North $89^{\circ}13'20''$ East, along the South line of said Section 23, a distance of 1079.94 feet to the centerline of survey of State Road No. 23 (Branan Field/Chaffee Road) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence North $00^{\circ}30'50''$ East, along said centerline of survey, a distance of 741.87 feet to the centerline of survey of State Road No. 8 (Interstate 10) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F.P. No. 2096592; Thence North $83^{\circ}28'12''$ East, along said centerline of survey, a distance of 1722.91 feet; Thence South $06^{\circ}31'48''$ East, departing said centerline of survey, a distance of 916.92 feet; Thence North $48^{\circ}21'38''$ West, a distance of 19.18 feet to the Southerly line of Lot 5, Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, lying in the Southwest 1/4 of the Southeast 1/4 of said Section 23, and the **POINT OF BEGINNING**; Thence

PARCEL NUMBER : 120
SECTION NO. : 72016
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South 89°13'20" West, along the Southerly line of said Lot 5, a distance of 217.85 feet to the Southwest corner of said Lot 5; Thence North 00°36'32" East, along the Westerly line of said Lot 5, a distance of 30.46 feet; Thence North 41°38'22" East, departing the Westerly line of said Lot 5, a distance of 123.97 feet; Thence South 48°21'38" East, a distance of 180.82 feet to the **POINT OF BEGINNING**.

Containing 14,525 Square Feet, More or Less.

BEING PART OF TAX PARCEL NO. 001806-0000.

Prepared by:
R. Gene Aldridge, Esquire
Fowler White Boggs Banker, P.A.
50 North Laura Street, Suite 2200
Jacksonville, Florida 32202
53263.5050006

RETURN TO GRANTEE

WARRANTY DEED

THIS WARRANTY DEED made the 11th day of April, 2005, by **JACK W. PURTEE AND LOUISE G. PURTEE, AS TRUSTEES OF THE PURTEE LIVING TRUST DATED SEPTEMBER 22, 2000** whose address is 541 Fatio Lane, Orange Park, Florida 32073, hereinafter called the Grantor, to **MILLENNIAL CHRISTIAN SCHOOLS, INC., a Florida corporation** whose address is 9676 Stanford Bridge Drive, Jacksonville, Florida 32221, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and conform unto the Grantee, all that certain land situate in Duval County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF.

THE ABOVE NAMED GRANTORS WARRANT AND REPRESENT THAT
THE PROPERTY CONVEYED HEREIN IS VACANT LAND AND DOES
NOT CONSTITUTE THEIR PRIMARY PHYSICAL RESIDENCE NOR
HOMESTEAD PROPERTY.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

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


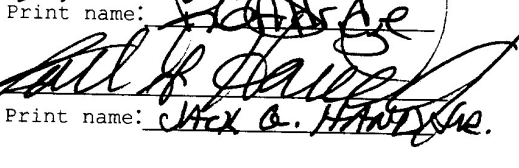
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized
of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey
said land; that the Grantor hereby fully warrants the title to said land and will defend the same
against the lawful claims of all persons whomsoever; and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31, 2004 and covenants,

704087
③

restrictions and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor has executed this Warranty Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:


 Print name: FRANKIE

 Print name: CHUCK G. HARTSHORN

Jack W Purtee
 Jack W. Purtee, as Trustee of the
 Purtee Living Trust Dated September 22,
 2000

Louise G. Purtee
 Louise G. Purtee, as Trustee of the Purtee
 Living Trust Dated September 22, 2000

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was executed and acknowledged before me this 11th day of April, 2005, by Jack W. Purtee and Louise G. Purtee, as the trustees of the Purtee Living Trust Dated September 22, 2000. They are personally known to me or did produce Drury Stines as identification.

R. GENE ALDRIDGE
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Aug. 19, 2007
Commission No. DD243037


NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
sign 
print _____
My Commission expires: _____

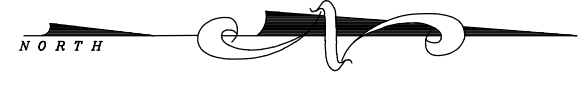
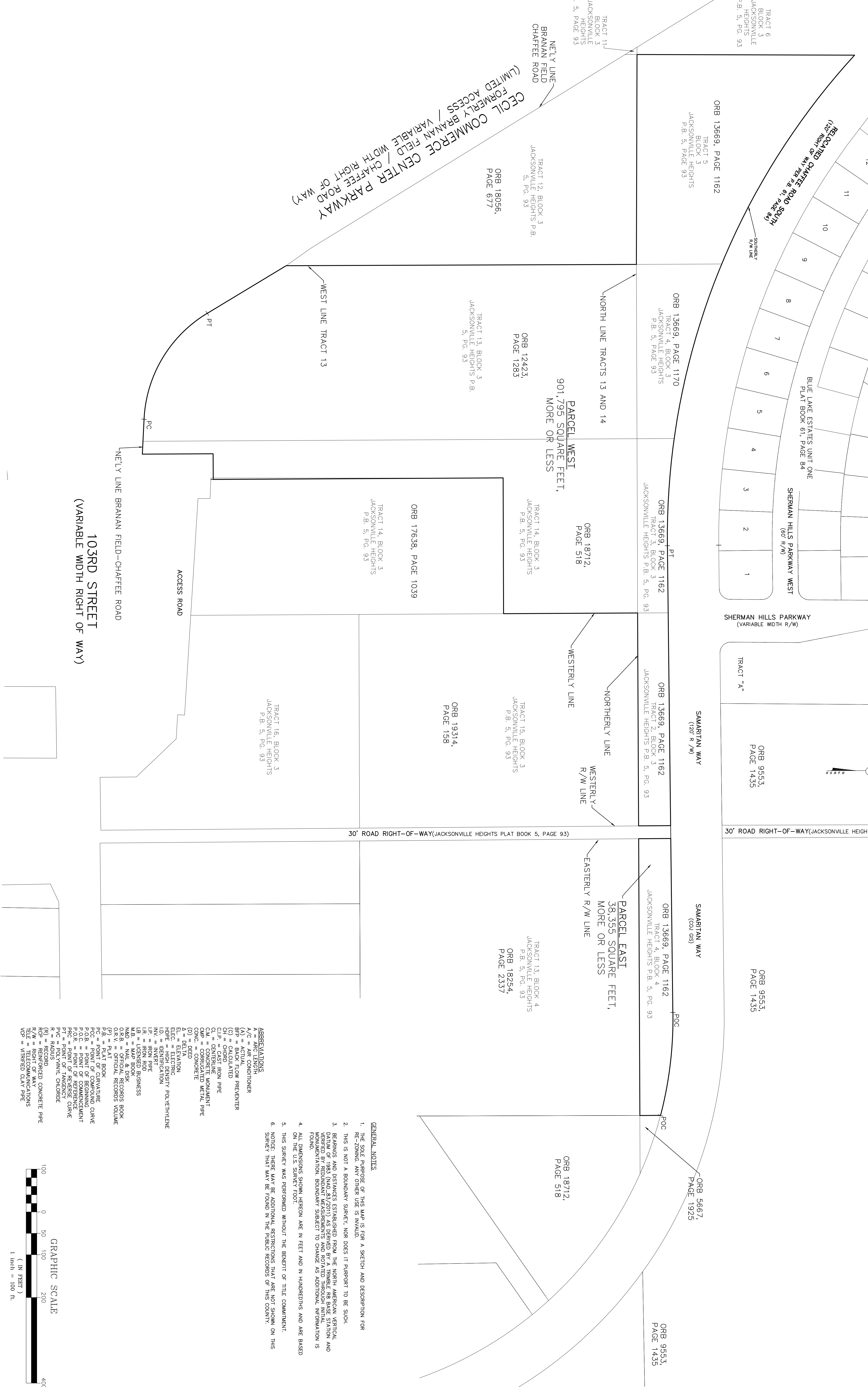
EXHIBIT A

PART OF TRACTS 13 AND 14, BLOCK 3, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 13; THENCE NORTH 89°-45'-41" EAST, 437.23 FEET, ALONG THE NORTH LINE OF SAID TRACTS 13 AND 14; THENCE SOUTH 00°-19'-54" EAST, 1155.74 FEET, TO A POINT IN THE NORTHEASTERLY LINE OF BRANAN FIELD--CHAFFEE ROAD (A VARIABLE WIDTH LIMITED ACCESS RIGHT-OF-WAY); THENCE NORTH 87°-18'-47" WEST, 81.60 FEET, ALONG SAID LINE, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 306.0 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE NORTHEASTERLY LINE OF SAID ROAD, THROUGH A CENTRAL ANGLE OF 56°-11'-09", AN ARC DISTANCE OF 300.07 FEET (CHORD BEARING AND DISTANCE OF NORTH 59°-13'-12" WEST, 288.19 FEET), TO ITS POINT OF TANGENCY; THENCE NORTH 31°-07'-38" WEST, 215.42 FEET, ALONG THE NORTHEASTERLY LINE OF SAID BRANAN FIELD--CHAFFEE ROAD, TO ITS INTERSECTION WITH THE WEST LINE OF SAID TRACT 13; THENCE NORTH 00°-14'-31" WEST, 818.20 FEET, ALONG THE WEST LINE OF SAID TRACT 13, TO THE POINT OF BEGINNING.

MAP SHOWING SKETCH & DESCRIPTION OF

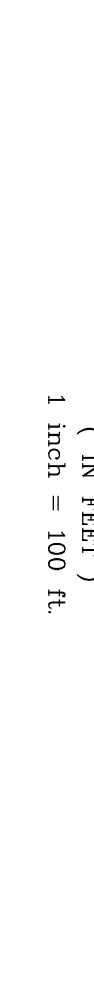
PARCEL WEST
 A PORTION OF TRACTS 2, 3, 4, 5, 6, 13, 14 AND 15, BLOCK 3, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTIONS THEREOF LYING WITHIN ANY ROAD RIGHTS-OF-WAY.

TOGETHER WITH
 A PORTION OF TRACT 9, BLOCK 4, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTIONS THEREOF LYING WITHIN ANY ROAD RIGHTS-OF-WAY.



- ABBREVIATIONS**
- A/C = ARC LENGTH
 - A/C = ANTI COLLISIONER
 - BFP = BACK FLOW PREVENTER
 - (C) = CALCULATED
 - CHP = CHANGING IRON PIPE
 - CL = CENTERLINE
 - CM = CONCRETE MONUMENT
 - CONC = CONCRETE
 - (D) = DEED
 - Δ = DELTA
 - ELEVATION
 - ELEC = ELECTRIC
 - HDP = HIGH DENSITY POLYETHYLENE
 - INV. = INVERTIGATION
 - I.P. = IRON PIPE
 - IR = IRON ROD
 - IR = IRON SIGN
 - M.B. = MAP BOOK
 - N&D = NAIL & DISK SCOPUS BOOK
 - OR.V. = OFFICIAL RECORDS VOLUME
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - P.C. = POINT OF BEGINNING
 - P.C.C. = POINT OF COMPOUND CURVE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF CURVATURE
 - P.O.R. = POINT OF REVERSE CURVE
 - P.R.C. = POINT OF REVERSE CURVE
 - P.T. = POINT OF TANGENCY
 - R = RADIUS
 - R = RADIUS
 - RD = REINFORCED CONCRETE PIPE
 - RD = RECORD
 - TEL = TELECOMMUNICATIONS
 - VCP = VIBRATED CLAY PIPE

- GENERAL NOTES**
1. THE SOLE PURPOSE OF THIS MAP IS FOR A SKETCH AND DESCRIPTION FOR RE-ZONING. ANY OTHER USE IS INVALID.
 2. THIS IS NOT A BOUNDARY SURVEY. NOR DOES IT PURPORT TO BE SUCH.
 3. BEARINGS AND DISTANCES ESTABLISHED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAD 83/2011) AS DERIVED BY A TRIMBLE RB BASE STATION AND MONUMENTATION. BOUNDARY SUBJECT TO CHANGE AS ADDITIONAL INFORMATION IS FOUND.
 4. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN HUNDRETHS AND ARE BASED ON THE U.S. SURVEY FOOT.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
 6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY. THEY MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



ARC SURVEYING & MAPPING, INC.
 5202 San Juan Ave.
 Jacksonville, Florida 32210
 Tel. (904)384-8377 Fax (904)384-8388
 www.arc-surveying.com
 Licensed Business # 6487

DUVAL COUNTY, FLORIDA

0 SAMARITAN WAY
 JACKSONVILLE

File name:	Party Chief:	Dwn by:	Drawing Date:
	----	TW	07-22-2021
Reference files:	Field Bk/Pg	Ckd by:	Survey Date:
	----	KES	----
FOR:			
DOMINION ENGINEERING GROUP INC.			

No.	Approved	Date	Description

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.

JOHN K. MAFFETT, PSM
 FLORIDA REGISTERED CERTIFICATE NO. 6951
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

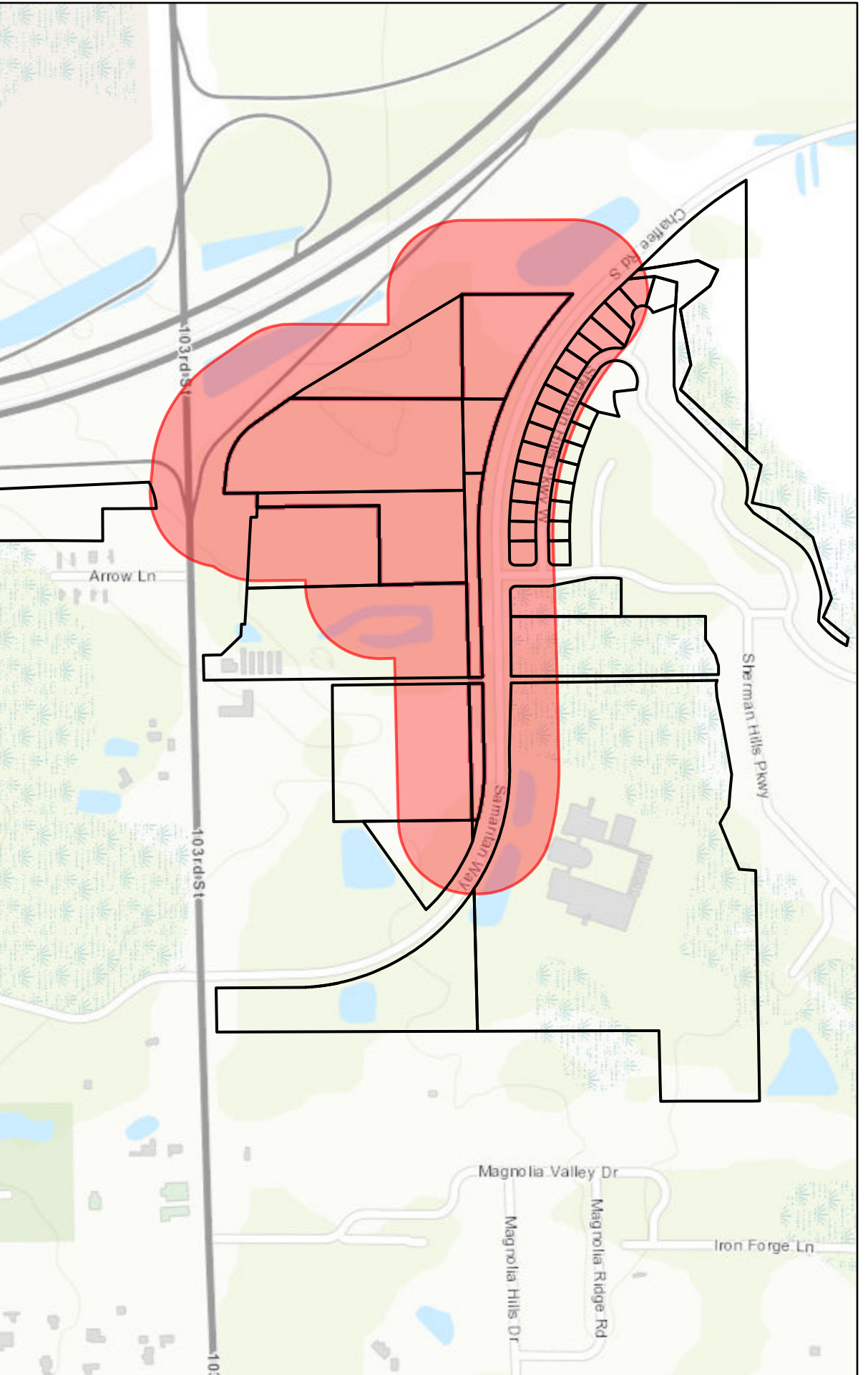
PROJECT NO.
21-157-J2

FILE NO.
21-157-J2-6D

On File

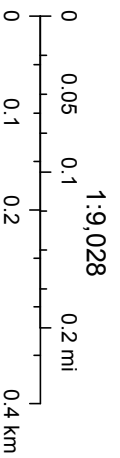
SHEET 1 OF 1
Page 39 of 42

Land Development Review



November 15, 2021

1592156_T-2021-3782



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

RE	LNAM1	LNAM2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
012875 0100	** CONFIDENTIAL **		4023 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012875 0325	** CONFIDENTIAL **		3966 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210-
012875 0110	10980 COTTON DIKE COURT CORP		7750 117 AVE SW STE 301			MIAMI	FL	33183
012875 0330	ACOBA JAIME F		3950 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012875 0320	ARGYLE AREA CIVIC COUNCIL	BILL LEWIS	8852 SOUTH IVYMILL PL			JACKSONVILLE	FL	32244
012875 0320	ARMAND GARY		3974 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012875 0020	B & C DEVELOPMENT OF DUVAL INC		PO BOX 23518			JACKSONVILLE	FL	32241-3518
012906 0100	BARLEY WILLIAM B ET AL		845 OLD CHARLOTTE PIKE E			FRANKLIN	TN	37064
012875 0060	BARNES TERRY B ET AL		3959 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012875 0070	BENNETT SCOTT E		3975 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210-
012875 0075	BENT CREEK HOA	LINDA GASKIN	10709 PLUMB HOLLOW DR			JACKSONVILLE	FL	32222
012875 0075	BIBBINS KEITH		3983 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210-0436
012875 0050	BING LAQUETA		3943 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012907 0000	BINZ SELF STORAGE JAX LLC		22200 NW 117TH CT			MICANGOPY	FL	32667
012911 0010	BOYCO INC	ANETTE BROWN	3934 SHERMAN HILLS PY			JACKSONVILLE	FL	32210
012875 0065	BRIDGES KENNETH		5367 ORTEGA BLVD			JACKSONVILLE	FL	32210-8451
012875 0340	BROWN GREGORY A		3967 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012875 0115	COOPER OTIS E		3934 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012900 0600	CTB3 LLC		10988 COTTON DIKE CT			JACKSONVILLE	FL	32221
012908 0300	DIOCESE OF ST AUGUSTINE		2100 OCEAN DR S UNIT 1D			JACKSONVILLE BEACH	FL	32250
012875 0105	DOVE ERIC		C/O BISHOP VICTOR GALEONE	11625 OLD SAINT AUGUSTINE RD		JACKSONVILLE	FL	32258-2056
012875 0055	DUKES TAMARA L		10972 COTTON DIKE CT			JACKSONVILLE	FL	32221
012875 0315	EALEY SHATTERLA L		3951 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
015405 0010	FLYING R ENTERPRISES INC		3982 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012913 0000	GEORGE RICHARD C ET AL		775 ENNIS DR			ORANGE PARK	FL	32073
012900 0510	GREEN VALLEY LAND LLC		4630 HARBOUR VILLAGE BLVD UNIT 1508			PONCE INLET	FL	32127
012875 0310	GREENE PRINCESS		PO BOX 23518			JACKSONVILLE	FL	32241
012875 0345	JACKSON DANIEL O		3990 SHERMAN HILLS			JACKSONVILLE	FL	32210
012875 0040	LACOUR MICHAEL L		3926 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012906 0050	MILLENNIAL CHRISTIAN SCHOOLS INC		3927 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012875 0090	NEGRON NOEL D		5975 PARK ST			JACKSONVILLE	FL	32205
012875 0060	PARKER SHEKELAH		4007 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012906 0060	SAHASRA INVESTMENTS LLC		3935 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32259
012917 0000	SAMARTIAN LAND LLC		319 ST JOHNS FOREST BLVD			JACKSONVILLE	FL	32210
012875 0335	SARABIA MARILOU		5209 SAN JOSE BLVD SUITE 101			JACKSONVILLE	FL	32207
012875 0080	SHINGLE GARY		3942 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012906 0000	SIGMUND HERBERT LEE ET AL		3991 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012875 0120	SIMMONS JACKIE		C/O EUGENE SIGMUND	10245 OLD GAINESVILLE RD		JACKSONVILLE	FL	32221
012875 0085	SKETER OTIS L ET AL		10996 COTTON DIKE CT			JACKSONVILLE	FL	32221
012875 0085	SKETER OTIS L ET AL		3999 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210
012875 0095	WOOD MICHAEL GAIGE		6746 SHINDLER DR			JACKSONVILLE	FL	32222
	WEST JAX CIVIC ASSOCIATION	DR. WILLIE CROSBY	886 CRESSWELL LN W			JACKSONVILLE	FL	32221
		PAUL CARNEAL	4015 SHERMAN HILLS PKWY W			JACKSONVILLE	FL	32210

Total: 38