

Date Submitted: 11/29/21
Date Filed: 12-7-21

Application Number: WRF-21-26
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: <b>AGR</b>	Current Land Use Category: <b>AGR-IV</b>	
Council District: <b>7</b>	Planning District: <b>6</b>	
Previous Zoning Applications Filed (provide application numbers): <b>N/A</b>		
Applicable Section of Ordinance Code: <b>656.407</b>		
Notice of Violation(s):		
Neighborhood Associations: <b>THE EDEN GROUP , NORTH</b>		
Overlay: <b>N/A</b>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <b>1</b>	Amount of Fee: <b>\$1231.00</b>	Zoning Asst. Initials: <b>gn</b>

PROPERTY INFORMATION	
1. Complete Property Address: <b>0 Secondina Road</b> <small>107 Secondina Rd</small>	2. Real Estate Number: <b>106122-1040</b>
3. Land Area (Acres): <b>3.389 ac.</b>	4. Date Lot was Recorded: <b>11/17/2021</b>
5. Property Located Between Streets: <b>Secondina Rd</b> <b>Secondina Rd S.</b>	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 <del>70</del> <b>35'</b> feet to <b>0</b> feet.	
8. In whose name will the Waiver be granted? <b>Joseph E. Acosta</b>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Joseph E. Acosta	10. E-mail: Fyregym2@aol.com
11. Address (including city, state, zip): 175 Secondina Rd Jax FL 32218	12. Preferred Telephone: 904-626-2630

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

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <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.

I own several parcels of Land that are all connected to this piece, all are without Liens, Loans, & taxes paid current. This includes 2021 taxes. All property is zoned AGR. On Parent Parcel Re# 106122-1000 I had survey cutting out 3.389 ac to place a 2022 manufactured Home for my primary residence. ~~Area~~ The new Re# 106122-0240 adjoins all of my other property. The survey indicates (2) easements for ingress/egress. one off Secondina Rd and another off Secondina Rd S. I applied and was assigned an address of 187 Secondina Rd 1/20/20. I am asking for variance to get a move on permit for my new home? I am retired JFRD & currently work as Paramedic on oil rigs in Gulf of Mexico so I am gone a lot with work.

Please consider my request there are no obvious negative impacts I am aware of. All other families are relatives & support this approval Thanks



**ATTACHMENTS**

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coi.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coi.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- 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>Joseph E Acosta</u>          Signature: <u></u></p>	<p><b>Applicant or Agent (if different than owner)</b>          Print name: _____          Signature: _____</p>
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<p><b>Owner(s)</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>
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**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

**Property Ownership Affidavit - Individual**

Date: 1-3-2022

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: 187 Secondina Road

RE#(s): 106122-1020, 106122-1040

To Whom it May Concern:

I hereby certify that Joseph E. Acosta is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

Waiver of Road Frontage Application submitted to the Jacksonville Planning and Development Department.

By [Signature]  
Print Name: Joseph E. Acosta

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 03 day of January 2022 by Joseph Earl Acosta, as Individual, of \_\_\_\_\_, a \_\_\_\_\_ corporation, who is personally known to me or who has produced Driver License as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)  
KATRINA STEPHENS  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 8-15-2023



**2021 REAL ESTATE  
NOTICE OF AD VALOREM & NON-AD VALOREM ASSESSMENTS  
JIM OVERTON, TAX COLLECTOR**

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

**ACCOUNT NUMBER: 106122-1000**

**ESCROW CODE/COMPANY :**

**LOCATION ADDRESS:** N MAIN ST,  
JACKSONVILLE,  
32218

**LEGAL DESCRIPTION:** 48-2N-27E 6.791  
CHARLES SETON GRANT  
PT RECD O/R 13401-1560  
BEING PARCEL A(EX PTS  
RECD O/R 10000 2007

ACOSTA JOSEPH E  
16920 N MAIN ST  
JACKSONVILLE, FL 32218-1424

**AD VALOREM TAXES FOR REAL ESTATE**

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	24,659	0	24,659	11.4419	282.15	
ST JOHNS RIVER WTR MGM	24,659	0	24,659	0.2189	5.40	
FL INLAND NAVIGATION SCHOOLS	24,659	0	24,659	0.0320	0.79	
SCH DISCRETIONARY	27,480	0	27,480	0.7480	20.56	
SCH CAPITAL OUTLAY	27,480	0	27,480	1.5000	41.22	
SCHOOLS-LOCAL	27,480	0	27,480	3.5600	97.83	
<b>AD VALOREM TOTALS</b>				<b>MILL CODE: GS 17.5008</b>	<b>\$447.95</b>	

**NON-AD VALOREM ASSESSMENTS FOR SERVICES**

LEVYING AUTHORITY	AMOUNT \$
<b>NON-AD VALOREM TOTALS</b>	<b>\$0.00</b>

**REMARKS:**

PAYMENTS MUST BE MADE IN US FUNDS.

IF PAID BY:	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
<b>PLEASE PAY ONE AMOUNT:</b>	\$430.03	\$434.51	\$438.99	\$443.47	\$447.95

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

**DUVAL COUNTY 2021 REAL ESTATE**

**ACCOUNT NUMBER: 106122-1000**

**ESCROW CODE/COMPANY:**

**LOCATION ADDRESS:** N MAIN ST,  
JACKSONVILLE,  
32218

**ALTERNATE KEY:** 1164381

**MAKE CHECKS PAYABLE TO:  
DUVAL COUNTY TAX COLLECTOR**

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Nov 30, 2021	\$430.03
Dec 31, 2021	\$434.51
Jan 31, 2022	\$438.99
Feb 28, 2022	\$443.47
Mar 31, 2022	\$447.95
<b>TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 106122-1000</b>	

RETURN WITH PAYMENT

**JIM OVERTON, TAX COLLECTOR  
PO BOX 44009  
JACKSONVILLE, FL 32231-4009**

**PROPERTIES**  
DUVAL MAPS



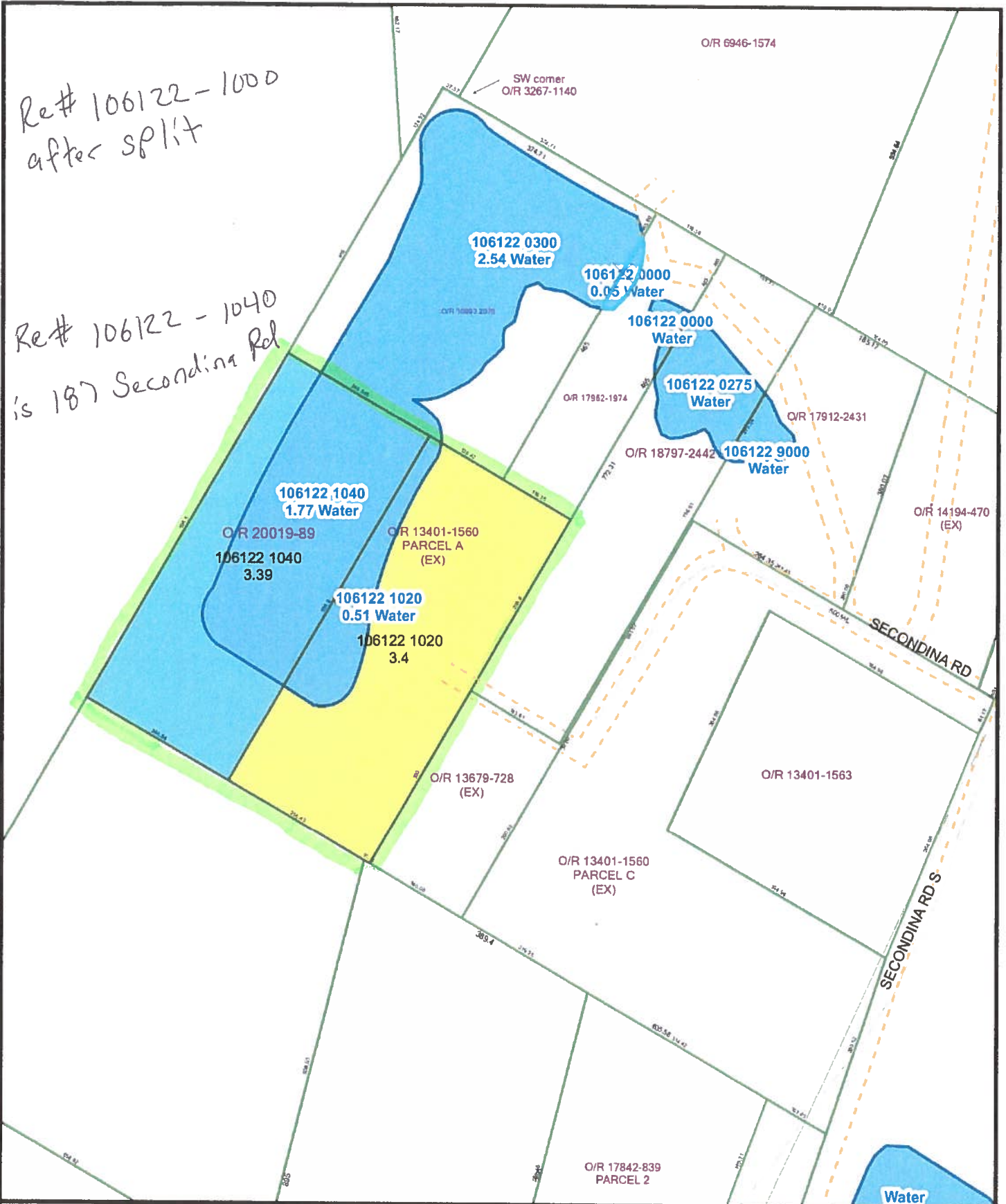
Original Re #  
106122 - 1000  
before split





Re# 106122-1000  
after split

Re# 106122-1040  
is 187 Secondina Rd



Property Appraiser's Office  
Duval County, Florida  
Land Records Department

RBurton 11/19/2021 11:56:10 AM

**LEGEND**

- Conservation
- Residue
- Marsh
- Cut-Out
- Water

**AFTER OR 20019-89**

TILE: 7132  
YEAR: 2022  
1 inch = 200 feet  
0 30 60 120 180 240 Feet





## Quitclaim Deed

RECORDING REQUESTED BY Joseph E Acosta

AND WHEN RECORDED MAIL TO:

Joseph E Acosta, Grantee(s)

175 Secondina Rd


Jax FL 32218

Consideration: \$ 0

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 106122-1090

PREPARED BY: Joseph E Acosta certifies herein that he or she has prepared this Deed.

  
Signature of Preparer

11/17/2021  
Date of Preparation

Joseph E Acosta  
Printed Name of Preparer

**THIS QUITCLAIM DEED**, executed on 17 day of November in the County of 2021, State of Florida

by Grantor(s), Joseph E Acosta,

whose post office address is 175 Secondina Rd Jax FL 32218,

to Grantee(s), Joseph E Acosta,

whose post office address is \_\_\_\_\_,

**WITNESSETH**, that the said Grantor(s), \_\_\_\_\_,

for good consideration and for the sum of 0

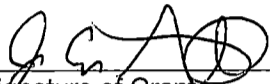
(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Duval, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

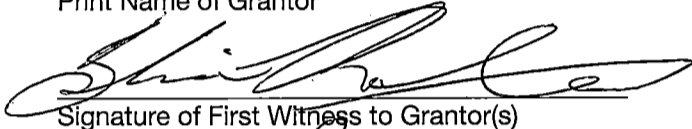
**GRANTOR(S):**

  
Signature of Grantor

Joseph E Acosta  
Print Name of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

  
Signature of First Witness to Grantor(s)

Sheria Robertson  
Print Name of First Witness to Grantor(s)

  
Signature of Second Witness to Grantor(s)

Josie Austin  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

\_\_\_\_\_  
Signature of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Grantee

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Duval

On November 17<sup>th</sup> 2021, before me, Latoya Hosang, a notary public in and for said state, personally appeared, Joseph Earl Acosta

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Latoya Hosang  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID

Type of ID Florida Drivers License

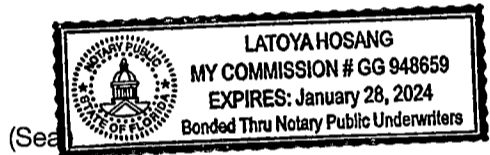


Exhibit "A"

# Legal Description:

THE WESTERLY ½ (ONE-HALF) OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9815, PAGE 0186 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE LANDS IN OFFICIAL RECORDS VOLUME (ORV) 4032, PAGE 175 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE CHARLES SETON GRANT SECTION 48, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE LANDS DESCRIBED IN DEED BOOK 279, PAGE 113, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN N36°13'28"E, A DISTANCE OF 2312.20 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS RECORDED IN SAID ORV 9815 PAGE 0186, SAID PUBLIC RECORDS; THENCE CONTINUE N36°13'28"E, ALONG THE WESTERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS, A DISTANCE OF 598.80 FEET TO THE NORTHWESTERLY CORNER OF SAID ORV 9815 PAGE 0186 LANDS; THENCE DEPARTING SAID WESTERLY LINE, RUN S53°46'32"E, ALONG THE NORTHERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS, A DISTANCE OF 246.545' TO THE NORTHEASTERLY CORNER OF THE WEST ½ (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS; THENCE DEPARTING SAID NORTHERLY LINE, RUN S36°13'28"W, ALONG THE EASTERLY LINE OF THE WEST ½ (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS A DISTANCE OF 598.80 FEET TO THE SOUTHEASTERLY CORNER OF THE WEST ½ (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS AND A POINT ON THE NORTHERLY LINE OF THOSE LANDS RECORDED IN ORV 3274, PAGE 0007 OF SAID PUBLIC RECORDS; THENCE RUN N53°46'32"W ALONG THE SOUTHERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS AND THE NORTHERLY LINE OF SAID ORV 3274, PAGE 0007 LANDS, A DISTANCE OF 246.545 FEET TO THE POINT OF BEGINNING, CONTAINING 3.389 ACRES, MORE OR LESS.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT 60 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN ORV 7722, PAGE 1176 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 48 AND RUN S25°W ALONG THE SAID EAST LINE OF SAID SECTION 48, A DISTANCE OF 30.585 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 60 FOOT WIDE INGRESS/EGRESS EASEMENT, 30 FEET ON EACH SIDE OF CENTERLINE HEREIN DESCRIBED; THENCE RUN N53°46'20"W, PARALLEL TO AND 30 FEET SOUTH OF THE SOUTH LINE OF SAID ORV 7722, PAGE 1176 LANDS BY PERPENDICULAR MEASUREMENT, A DISTANCE OF 474.5 FEET, MORE OR LESS, TO A POINT 30 FEET EAST OF THE EAST LINE OF THOSE LANDS DESCRIBED IN ORV 8253, PAGE 1578 SAID PUBLIC RECORDS BY PERPENDICULAR MEASUREMENT; THENCE S36°13'28"W, PARALLEL TO AND 30 FEET EAST OF THE EAST LINE OF SAID ORV 8253, PAGE 1578 LANDS, A DISTANCE OF 637.5 FEET, MORE OR LESS, TO A POINT 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, SAID POINT ALSO BEING 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN SAID ORV 8253 PAGE 1578 EXTENDED SOUTHEASTERLY, SAID POINT BEING REFERENCE POINT "A"; THENCE N53°46'32"W, PARALLEL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, AND OF THOSE LANDS RECORDED IN SAID ORV 8253 PAGE 1578 EXTENDED SOUTHEASTERLY, A DISTANCE OF 438.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST ½ (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS AND IS TERMINUS #1 OF SAID INGRESS/EGRESS EASEMENT; RETURN TO REFERENCE POINT "A", THENCE RUN S53°46'32"E, PARALLEL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN ORV 16339 PAGE 1594, SAID PUBLIC RECORDS, A DISTANCE OF 601 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 48 AND TERMINUS #2 OF THE HEREIN DESCRIBED 60 FOOT WIDE INGRESS/EGRESS EASEMENT.

Drawing\Job # 052721.1.cvr.dwg

Drawn by TB

Sheet 1 of 2

### Surveyor's Standard Notes

- 1) Legal Description has been Furnished or Confirmed by Client or by His/Her Agents.
- 2) Lands shown hereon were not independently abstracted for Post-Plot Rights-of-way, Easements, etc.
- 3) Measurements shown hereon are in accordance with US Standard Feet.
- 4) Bearings shown hereon based on Reference Bearing Line as indicated on Sheet 2 of 2.
- 5) Contiguous lots lie in same block, unit, phase, section, etc unless noted.
- 6) Type of Survey: BOUNDARY with Improvements.
- 7) Stated Legal Purpose of Survey: Mortgage\Sale\Acquisition\Permits\Planning.
- 8) This Survey is not intended to Locate any subsurface improvements, foundations etc.
- 9) This Survey is Not intended to Reflect or Determine Ownership.
- 10) This Survey is NOT insured for Multiple uses. Fiduciary and all other obligations are limited to the Certifyees listed above/right utilizing survey for purposes in item 7 above.
- 11) Construct Improvements to Iron Markers as Described Only.
- 12) All Above-ground Evidences of Utilities lie Within their respective easements unless noted. Any conflicting uses onto or from easements are listed as POI's on Sheet 2. Fences and Driveways though properly permitted, are common POI's
- 13) All boundary dimensions shown hereon are field measured and are in agreement with the plat and/or legal description unless noted.
- 14) Streets shown hereon are centered +/- in their respective right-of-way unless noted.
- 15) Elevations, if shown, are based on North American Vertical Datum of 1988.
- 16) State Plane Coordinates, if shown, based on the North American Datum of 1983, Florida East Zone. (1990)
- 17) Some features' (especially fences) relationship to adjacent property line (s) may be graphically exaggerated as property line would obscure otherwise. Dimension listed always overrides graphic depiction.
- 18) Water Lines Shown are to current waters edge at time of survey. This line is **NOT** a "Mean High Water Line" as per Chapter 177.39, F.A.C. or other applicable rules.
- 18) Fences Dimensions at corners, particularly Wood or PVC construction are labeled to closest side 10' or ON Subject Tract Property as required by law, though at average 6' Wide Fence (including posts, stringers etc) the "PROPERTY LINE" many times lies between the face and post side making the fence legally and physically on line".
- 19)

Reproductions of this Sketch are not valid unless Sealed with Florida PSM embossed seal.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN ACCORDANCE WITH CHAPTER 5A-17.050-1, F.A.C. PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.



This Survey is NOT insured for Multiple uses. Fiduciary obligations limited to Certifyees above using Survey for purposes listed in item 7 Above.

**©COPYRIGHT PROTECTED**  
DO NOT COPY OR REPRODUCE WITHOUT PERMISSION

Date of Field Survey: 05/26/2021

### Survey Certifications:

## Joseph E. Acosta

0 Secondina Road  
Jacksonville, Florida

FIRST FEDERAL BANK  
CHICAGO TITLE INSURANCE COMPANY  
OSCEOLA LAND TITLE, INC.

## Timothy L. Blackmon, PSM

4314 Vicksburg Avenue  
Jacksonville, Florida 32210  
Phone (904) 487-9054

surveyor4889@gmail.com

### Legal Description:

THE WESTERLY ¼ (ONE-HALF) OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9815, PAGE 0186 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PART OF THE LANDS IN OFFICIAL RECORDS VOLUME (ORV) 4032, PAGE 175 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE CHARLES SETON GRANT SECTION 48, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SW CORNER OF THE LANDS DESCRIBED IN DEED BOOK 279, PAGE 113, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN N36°13'28"E, A DISTANCE OF 2312.20 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF SAID ORV 9815 PAGE 0186, SAID PUBLIC RECORDS; THENCE CONTINUE N36°13'28"E, ALONG THE WESTERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS, A DISTANCE OF 598.80 FEET TO THE NORTHWESTERLY CORNER OF SAID ORV 9815 PAGE 0186 LANDS; THENCE DEPARTING SAID WESTERLY LINE, RUN S53°46'32"E, ALONG THE NORTHERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS, A DISTANCE OF 246.545' TO THE NORTHEASTERLY CORNER OF THE WEST ¼ (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS; THENCE DEPARTING SAID NORTHERLY LINE, RUN S36°13'28"W, ALONG THE EASTERLY LINE OF THE WEST ¼ (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS A DISTANCE OF 598.80 FEET TO THE SOUTHEASTERLY CORNER OF THE WEST ¼ (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS AND A POINT ON THE NORTHERLY LINE OF THOSE LANDS RECORDED IN ORV 3274, PAGE 0007 OF SAID PUBLIC RECORDS; THENCE RUN N53°46'32"W ALONG THE SOUTHERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS AND THE NORTHERLY LINE OF SAID ORV 3274, PAGE 0007 OF SAID PUBLIC RECORDS; THENCE RUN N53°46'32"W ALONG THE CONTAINING 3.389 ACRES, MORE OR LESS.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT 60 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN ORV 7722, PAGE 1176 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 48 AND RUN S25°W ALONG THE SAID EAST LINE OF SAID SECTION 48, A DISTANCE OF 30.585 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 60 FOOT WIDE INGRESS/EGRESS EASEMENT, 30 FEET ON EACH SIDE OF CENTERLINE HEREIN DESCRIBED; THENCE RUN N53°46'20"W, PARALLEL TO AND 30 FEET SOUTH OF THE SOUTH LINE OF SAID ORV 7722, PAGE 1176 LANDS BY PERPENDICULAR MEASUREMENT, A DISTANCE OF 474.5 FEET, MORE OR LESS, TO A POINT 30 FEET EAST OF THE EAST LINE OF THOSE LANDS DESCRIBED IN ORV 8253, PAGE 1578 SAID PUBLIC RECORDS BY PERPENDICULAR MEASUREMENT; THENCE S36°13'28"W, PARALLEL TO AND 30 FEET EAST OF THE EAST LINE OF SAID ORV 8253, PAGE 1578 LANDS, A DISTANCE OF 637.5 FEET, MORE OR LESS, TO A POINT 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, SAID POINT ALSO BEING 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN SAID ORV 8253 PAGE 1578 EXTENDED SOUTHEASTERLY, SAID POINT BEING REFERENCE POINT "A"; THENCE N53°46'32"W, PARALLEL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, AND OF THOSE LANDS RECORDED IN SAID ORV 8253 PAGE 1578 EXTENDED SOUTHEASTERLY, A DISTANCE OF 438.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST ¼ (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS AND IS TERMINUS #1 OF SAID INGRESS/EGRESS EASEMENT; RETURN TO REFERENCE POINT "A", THENCE RUN S53°46'32"E, PARALLEL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN ORV 16339 PAGE 1594, SAID PUBLIC RECORDS, A DISTANCE OF 601 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 48 AND TERMINUS #2 OF THE HEREIN DESCRIBED 60 FOOT WIDE INGRESS/EGRESS EASEMENT.

- FIP = Found Iron Pipe (Size/Inch)
- FIR = Found Iron Rod (Size Delineated)
- LS = Licensed Surveyor
- nof = now or formerly (owned by)
- OHW = Overhead Wire/Line
- ORB = Official Records Book
- ORV = Official Records Volume
- PC = Point Of Curvature
- PCPt = Permanent Control Point
- Pg = Page
- PI = Point Of Intersection
- PK = Parker-Kalon or Mag Nail
- POB = Point Of Beginning
- POC = Point Of Commencement
- POI = Point of Interest

- PP = Power Pole
- e- = Guy Anchor (if Dimensioned - Dimension to Ground Entry Point - Underground Extent not Determined)
- W = Water Meter
- X = X-Cut in Concrete Found
- ▲ = Set PK/Disc #4889
- ▲ = Found Nail/Disc as Described
- = FOUND CONCRETE MONUMENT AS DESCRIBED
- = SET CONCRETE MONUMENT # 4889
- = PRM/BLOCK CORNER FOUND AS DESCRIBED
- = FOUND UNNUMBERED 1/2" IRON PIPE ( unless noted otherwise)
- ⊙ = SET 1/2" IRON ROD #4889 AT PROPERTY CORNER (unless noted otherwise)

- (P) = Plat Call
- (M) = Field Measured Value
- (C) = Calculated Value
- (D) = Deed Call
- IP = Iron Pipe
- IR = Iron Rod
- SIRC = SET IRON ROD & CAP #4889

WIRE 4' FENCE  
WOOD/PVC 6' FENCE

Drawn by TB


Drawing\Job # 052721.1.cvr.dwg

Sheet 1 of 2

BOUNDARY SURVEY  
 WEST 1/2 9815/0186  
 SHEET 2 OF 2  
 FOR JOSEPH EARL ACOSTA  
 L-1 = N36°13'28"E 2312.20' (D)  
 1/E = INGRESS/EGRESS

**SITE PLAN**  
 SCALE 1"=80'

106118-0115

 = 60' 1/E EASEMENT

FOUND 1" IRON PIPE - NO NUMBER  
 POC 60' INGRESS/EGRESS  
 SE CORNER 7722, PAGE 1176

OLD 1/E EASEMENT NOT  
 IN ACTIVE USE. ACCESS  
 VIA INTERMEDIATE PROPERTIES  
 DOES NOT LIE WITHIN  
 PRESCRIBED EASEMENT LIMITS  
 (ALSO RUNS THROUGH NEWER POND)

DRAWING HEREON NOT-TO-A-SCALE  
 EXCEPT SUBJECT TRACT AND  
 1/E WIDTHS

CENTER/END OF DEDICATED  
 SECONDINA ROAD (60' WIDE) - BEGIN CL  
 60' INGRESS/EGRESS EASEMENT

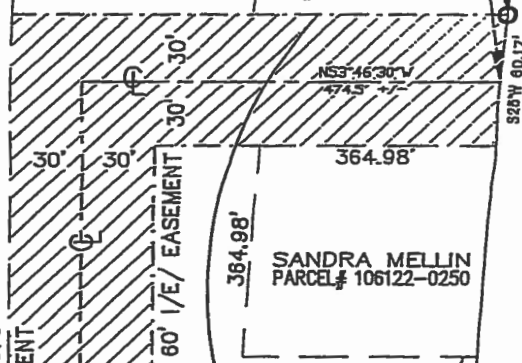
7016/1258  
 PA# 106122 9000

7722/1176  
 PA# 106122 0010

30' INGRESS/EGRESS PER ORB 10993 PG 2076

S53°41'11"E 246.54' (C)  
 S53°46'32"E 246.545' (D)

30' INGRESS/EGRESS PER ORB 10993 PG 2076



not Joseph Earl Acosta  
 ORB 16339 PG 1594

**POND**

**SITE PLAN**  
 SCALE 1"=80'  
 106118-0115  
 187' SECONDINA Rd.  
 364'

EAST LINE ORB 9815, PAGE 0186  
 WEST LINE ORB 8253, PAGE 1678

N36°13'28"E 1063.80' (D)

ORB 8253 PAGE 1578

EAST LINE ORB 8253, PAGE 1578  
 WEST LINE - 60' 1/E EASEMENT

EAST LINE 60' 1/E EASEMENT

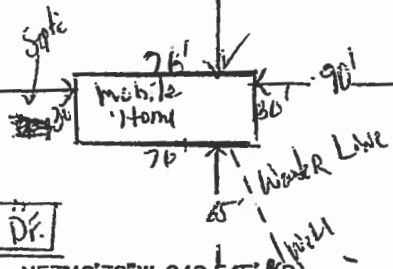
EAST LINE OF SECTION 48  
 THOMAS ACOSTA ROAD  
 VARIABLE WIDTH PRESCRIPTIVE 1/E EASEMENT

60' 1/E EASEMENT TERMINUS #2

FOUND 4" SQUARE CONCRETE MONUMENT-NO I.D.  
 POB-SW CORNER  
 ORB 9616 PAGE 0186

N36°18'51"E 698.20' (M)  
 N36°13'28"E 598.80' (D)

106122-0240



N36°18'48"E 473.80' (M)

S36°13'28"W 588.80' (D)  
 N36°18'48"E 588.80' (D)

EAST 1/2  
 ORB 9816 PAGE 0186  
 (NOT INCLUDED)

**SITE PLAN**  
 SCALE 1"=80'  
 106118-0115

106122-1000  
 106122-0240

N36°18'48"E 126.00' (M)

N LINE 60' 1/E

N LINE 60' 1/E

N53°46'32"W 438.5' +/-

S53°46'32"E 601' +/-

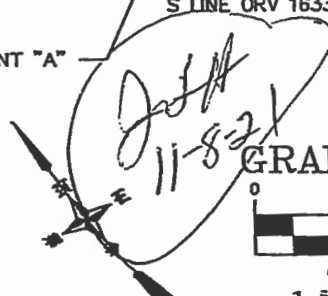
N53°46'32"W 246.545' (D)  
 N LINE ORV 3274 PAGE 7

246.545' (D) 160.00' (D)  
 N53°46'32"W

S LINE ORV 16339 PAGE 1594

REFERENCE POINT "A"

Well from DRAM Field 85'  
 Well from Septic Tank 100'  
 Septic from POND - 85'



GRAPHIC SCALE



( IN FEET )

1 inch = 80 ft.

POC - SW CORNER OF  
 DEED BOOK 279 PAGE 113

ACCESS TO PROPERTY PROVIDED BY INGRESS/EGRESS EASEMENT  
 SHOWN HEREON. THE "DRIVEWAY" IS EITHER ASPHALT OR DIRT  
 RANGING IN WIDTH FROM 18' TO 12', CENTERED +/- IN SAID  
 EASEMENT

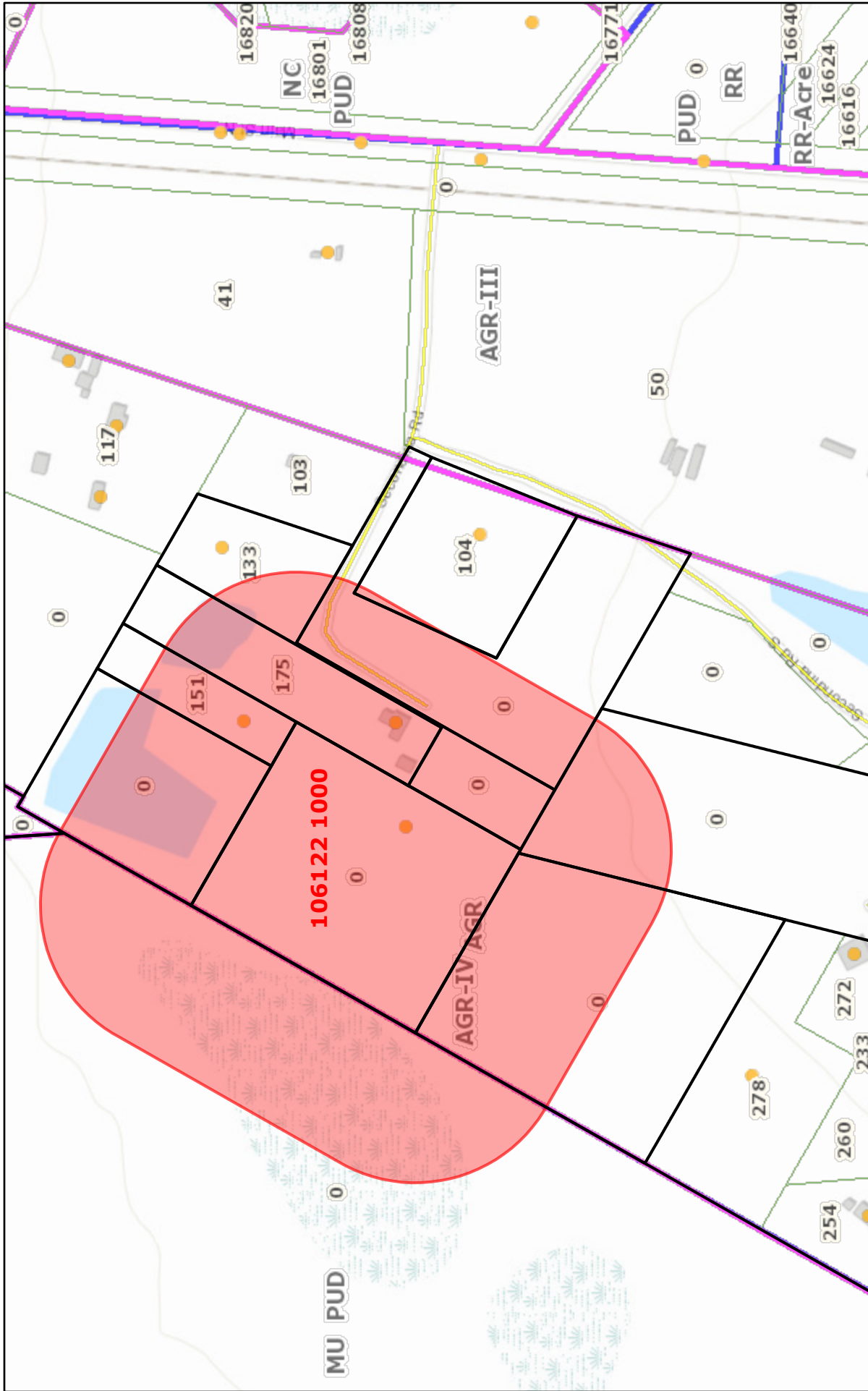
Sheet 2 of 2

Boundary Survey # 052721.1 for Joseph Earl Acosta

Site Plan

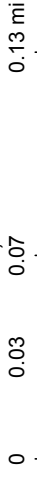


# Land Development Review



November 29, 2021

1:4,514



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

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
106122 0300	ACOSTA EARL E		16920 N MAIN ST		JACKSONVILLE	FL	32218-1424
106122 0000	ACOSTA JOSEPH BRADY		151 SECONDINA RD		JACKSONVILLE	FL	32218
106122 0400	ACOSTA JOSEPH EARL		175 SECONDINA RD		JACKSONVILLE	FL	32218
106117 0020	ACOSTA ROBERT J		280 PERTH AVE		MERRITT ISLAND	FL	32953
106118 0070	BARTOLO LIVING TRUST		3700 DUNWOOD CT		VIRGINIA BEACH	VA	23456
106122 0250	MELLIUN SANDRA LYNNE		97376 BLACKBEARDS WAY		YULEE	FL	32097
106122 0275	RIGGS DAVID R ET AL		175 SECONDINA RD		JACKSONVILLE	FL	32218
108113 0005	RUM EAST LLC ET AL 18.114%		7978 COOPER CREEK BLVD SUITE 100		UNIVERSITY PARK	FL	34201
106117 0010	SMITH ELIZABETH A FAMILY TRUST ET AL		C/O SHARON REIDENBACH	474 COBBLER TRAIL	PONTE VEDRA	FL	32081
106122 9000	STARRATT ANGELA ET AL		78297 DUCKWOOD TRL		YULEE	FL	32065
	THE EDEN GROUP INC.	DICK BERRY					
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD		JACKSONVILLE	FL	32226