

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2022-113 (WRF-22-01)

APRIL 5, 2022

Location: 10544 Scott Mill Road, between Chapman Oak Drive and Kirkwood Cove Lane

Real Estate Number: 158335-0000

Waiver Sought: Reduce minimum required road frontage from 72 feet to 0 feet for development of a single-family home.

Present Zoning District: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Owner: Antoine Kassis / Hazar Demetree
10544 Scott Mill Road
Jacksonville, Florida 32257

Agent: None

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance-2022-113 (WRF 22-01)** seeks to reduce the minimum required road frontage from 72 feet to 0 feet to permit a lot split. The existing single-family home will be on a lot that does not have frontage. A new single family home will be built on the lot that has frontage on Scott Mill Road. The parcel is 3.33 acres in size.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are authorized to be granted by the City Council pursuant to the criteria set forth in Section 656.133(b) of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The site contains approximately 3.33± acres and is accessible by Scott Mill Road which is a public right of way. The applicant is seeking the waiver in order to split the parcel and build a single-family home on the new lot. Development of the property will meet or exceed all other minimum requirements for the RLD-90 Zoning District.

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

No. The site contains approximately 3.33± acres and will meet all setback and developable standards of the RLD-90 Zoning District. The request is not an attempt to circumvent the requirements of the subdivision regulations, and instead, is based on the narrowness of the lot which restricts the frontage.

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

No. The applicant seeks to place a new home on a parcel that is zoned for single-family used. Therefore, the new residential structure proposed will not diminish property values in, nor alter the essential character of the area.

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

Yes. There is a 30 foot wide easement along the west property line for the existing residential dwelling. The proposed lot will have frontage on Scott Mill Road.

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

No. The existing parcel, is 3.33 acres in size, will not create a public health, safety, or welfare concern in that fire, rescue, and public services will have sufficient ability to access the property.

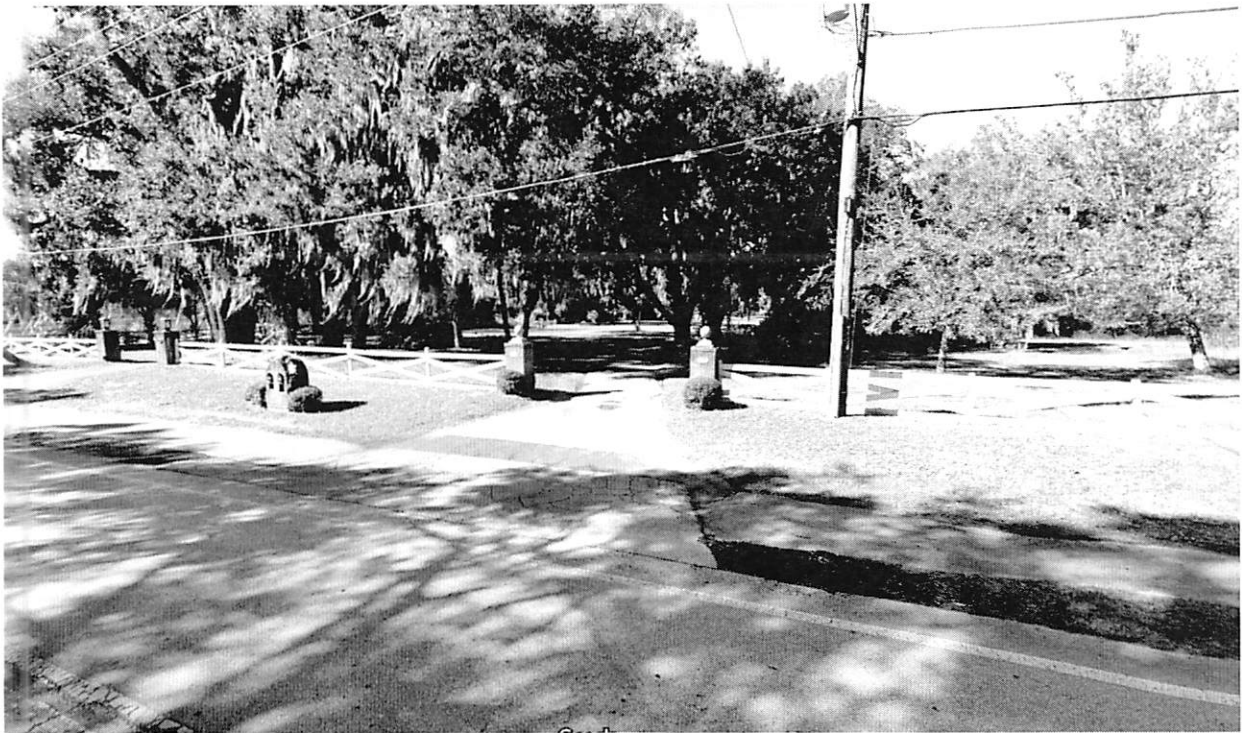
SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 17, 2022, the required Notice of Public Hearing sign was posted.

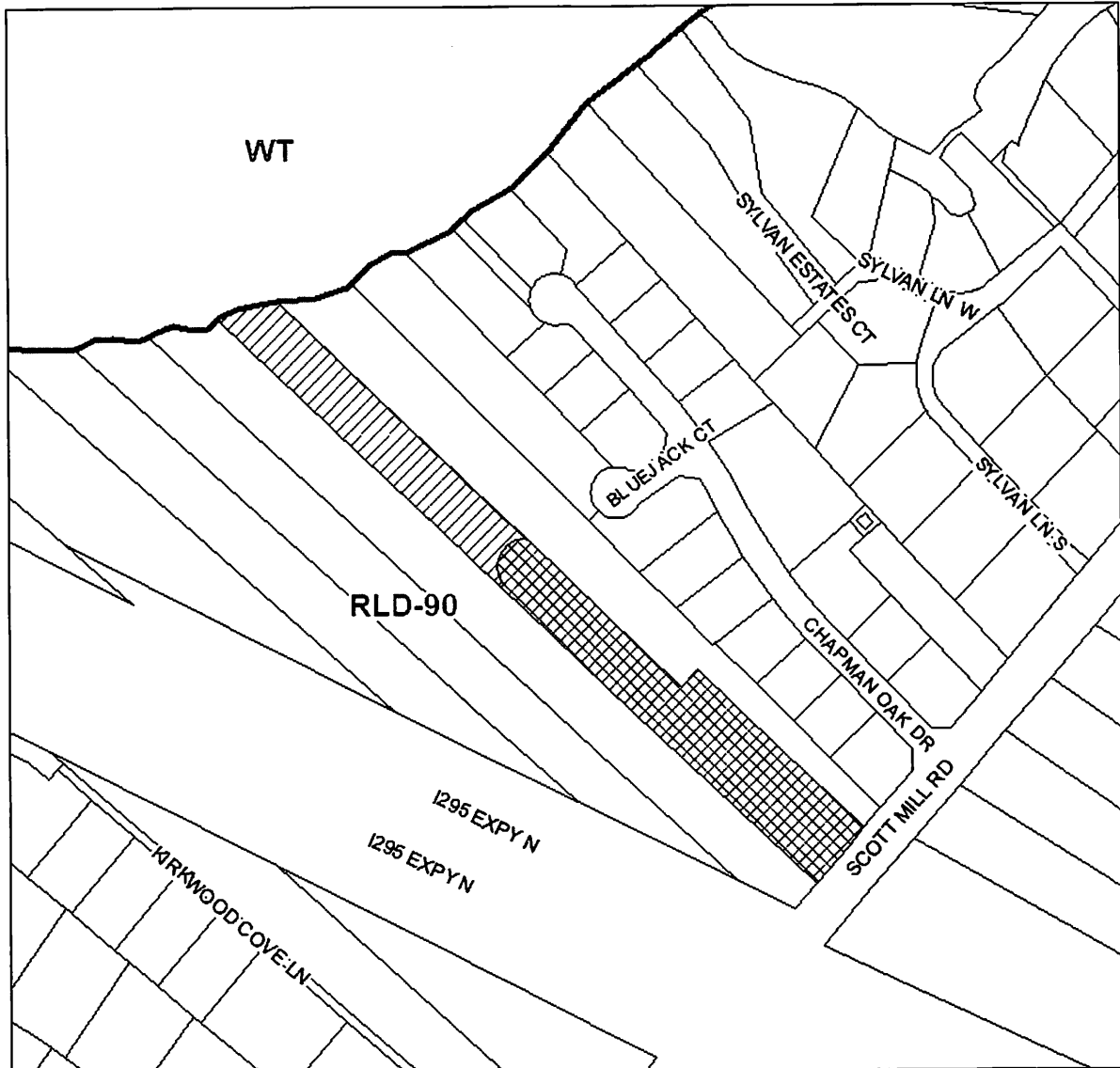




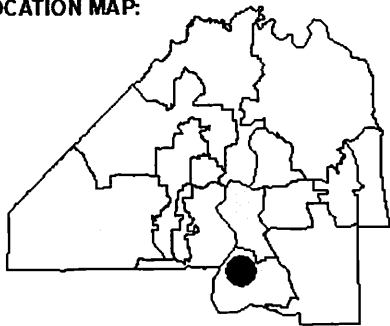
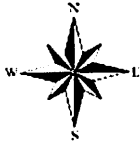
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-113 (WRF 22-01)** be **APPROVED**.



View of subject property



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED FRONTAGE FROM 72 FEET TO 0 FEET</p> <p>  PARCEL 1  PARCEL 2 </p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>6</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0113</p>	<p>TRACKING NUMBER</p> <p>WRF-22-01</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Date Submitted:	8/9/21
Date Filed:	1/13/22

Application Number:	WRF-22-01
Public Hearing:	04-05-2022

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

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

For Official Use Only			
Current Zoning District:	RLD-90	Current Land Use Category:	LDR
Council District:	6	Planning District:	3
Previous Zoning Applications Filed (provide application numbers):			
none found			
Applicable Section of Ordinance Code:			
656.305 / 656.407			
Notice of Violation(s):			
none found?(CV 368647?)			
Neighborhood Associations:			
Pickwick Park Civic Assoc, Mandarin Garden Club			
Overlay:			
none			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:		Amount of Fee:	Zoning Asst. Initials:
1		\$1364. CR# 599862	AK

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
10544 Scott Mill Rd Jacksonville, FL 32257	158835-0000
3. Land Area (Acres):	4. Date Lot was Recorded:
3.33 Acres	
5. Property Located Between Streets:	6. Utility Services Provider:
Oak Bluff + Plumers Cove	City Water / City Sewer <input type="checkbox"/>
	Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from 135 72' feet to 0 feet. with Right of way	
8. In whose name will the Waiver be granted?	
ANTOINE KASSIS	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: HAZAR DEMETREE ANTOINE KASSIS	10. E-mail: AMKASSIS@hotmail.com
11. Address (including city, state, zip): 10544 Scott Mill Rd Jacksonville, FL 32257	12. Preferred Telephone: 904-887-8034

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"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The purpose of this waiver is to separate the parcels from (1) to (2) parcels for the purpose of selling the front property with a right of way to our house.

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF LOTS 4 AND 5, AS SHOWN ON MAP OF STEVEN BLUFFS AS RECORDED IN PLAT BOOK 18, PAGES 29 AND 30A OF THE CURRENT PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

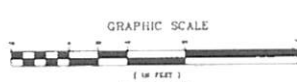
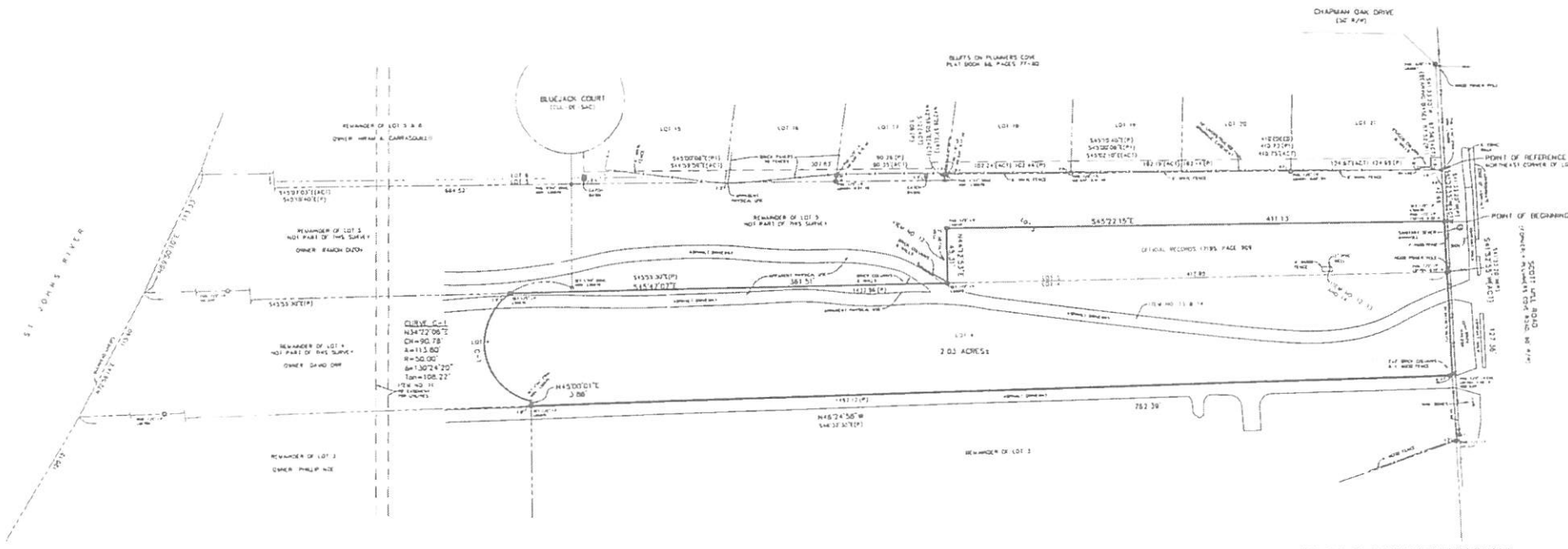
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT LYING IN THE NORTHWESTERLY BIGHT OF 84.9 FEET LINE OF BLUFFS WILL BEAD (AN 80 FOOT RIGHT OF WAY FOR SAID PLAT OF STEVEN BLUFFS) AND ALSO BEING THE SOUTHWEST CORNER OF LOT 21, AS SHOWN ON MAP OF BLUFFS ON PLANNERS CORP. AS RECORDED IN PLAT BOOK 56, PAGES 77 THROUGH 80 OF SAID PUBLIC RECORDS. THENCE SOUTH 47°30' WEST, ALONG SAID NORTHWESTERLY BIGHT OF WAY LINE, A DISTANCE OF 42.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 47°30' WEST, ALONG SAID NORTHWESTERLY BIGHT OF WAY LINE, A DISTANCE OF 127.36 FEET, THENCE NORTH 46°58' WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 162.38 FEET, THENCE NORTH 47°30' EAST, A DISTANCE OF 2.08 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE EASTWARD AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 112.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°22' EAST, A DISTANCE OF 80.78 FEET TO THE LINE BRIDGING SAID LOTS 4 AND 5, THENCE NORTH 47°30' EAST, A DISTANCE OF 261.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17189, PAGE 106, THENCE NORTH 47°30' EAST, A DISTANCE OF 43.31 FEET TO ITS NORTHWEST CORNER, THENCE SOUTH 47°30' EAST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 411.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 2.03 ACRES, MORE OR LESS.

CERTIFIED TO: ANTOINETTE KAESER HAZARD DEMETRIE, VIVIAN CREDIT UNION, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORBITAL TITLE SERVICES, LLC.

SCALE: 1" = 40'

DATED: 01/21/18



NOTE: THIS MAP WAS MADE WITH THE BENEFIT OF THE COMMITMENT PREPARED BY JAMES W. HARRISON AND ANTHONY J. COLEMAN (COMMITMENT FILE NO. 2006-01047), DATED 07/07/14.

RECORDS & R:

- TRIM NO. 12 - AGREEMENT RECORDED IN BOOK 881, PAGE 133 DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN.
- TRIM NO. 12 - REAL ESTATE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 888, PAGE 172 AS SHOWN.
- TRIM NO. 13 - AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1039, PAGE 188 AS SHOWN.
- TRIM NO. 14 - AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1848, PAGE 182 AS SHOWN.

(1) DENOTES PLAT OF STEVEN BLUFFS, PLAT BOOK 18, PAGES 29 & 30A.

(2) DENOTES PLAT OF BLUFFS ON PLANNERS CORP., PLAT BOOK 56, PAGES 77-80.

REPRODUCED FROM PLAT OF STEVEN BLUFFS, PLAT BOOK 18, PAGES 29 & 30A.

REPRODUCED FROM PLAT OF BLUFFS ON PLANNERS CORP., PLAT BOOK 56, PAGES 77-80.

THE PUBLIC SURVEYING COMPANY, INC. 174 STATE ROAD 15, STE. 4 ST. JOHNS, FLORIDA 32059 (888) 297-5407

C & C LAND SURVEYORS, INC.
174 STATE ROAD 15, STE. 4 ST. JOHNS, FLORIDA 32059
(888) 297-5407

ALL SURVEYS MADE BY THIS FIRM ARE PERFORMED UNDER THE CLOSE SUPERVISION AND DIRECT CONTROL OF THE LICENSED SURVEYORS OF SAID FIRM. THE RESULTS OF SAID SURVEYS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SAID FIRM'S QUALITY CONTROL DEPARTMENT.

THIS SURVEY WAS PERFORMED BY: SAMUEL C. CAJLER

PROFESSIONAL SURVEYOR IN FLORIDA NO. 13,474



MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF LOT 4, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THE ABOVE DESCRIBED LOTS CONTAIN 1.31 ACRES, MORE OR LESS
 CERTIFIED TO: ANTONIO GARRA, INLAND SURVEYOR, VICTORIA CREDIT UNION, FIDELITY NATIONAL TITLE INSURANCE COMPANY, CERRITOS TITLE
 SERVICE, LLC.
 SCALE 1" = 40'
 DATED: 02/29/18

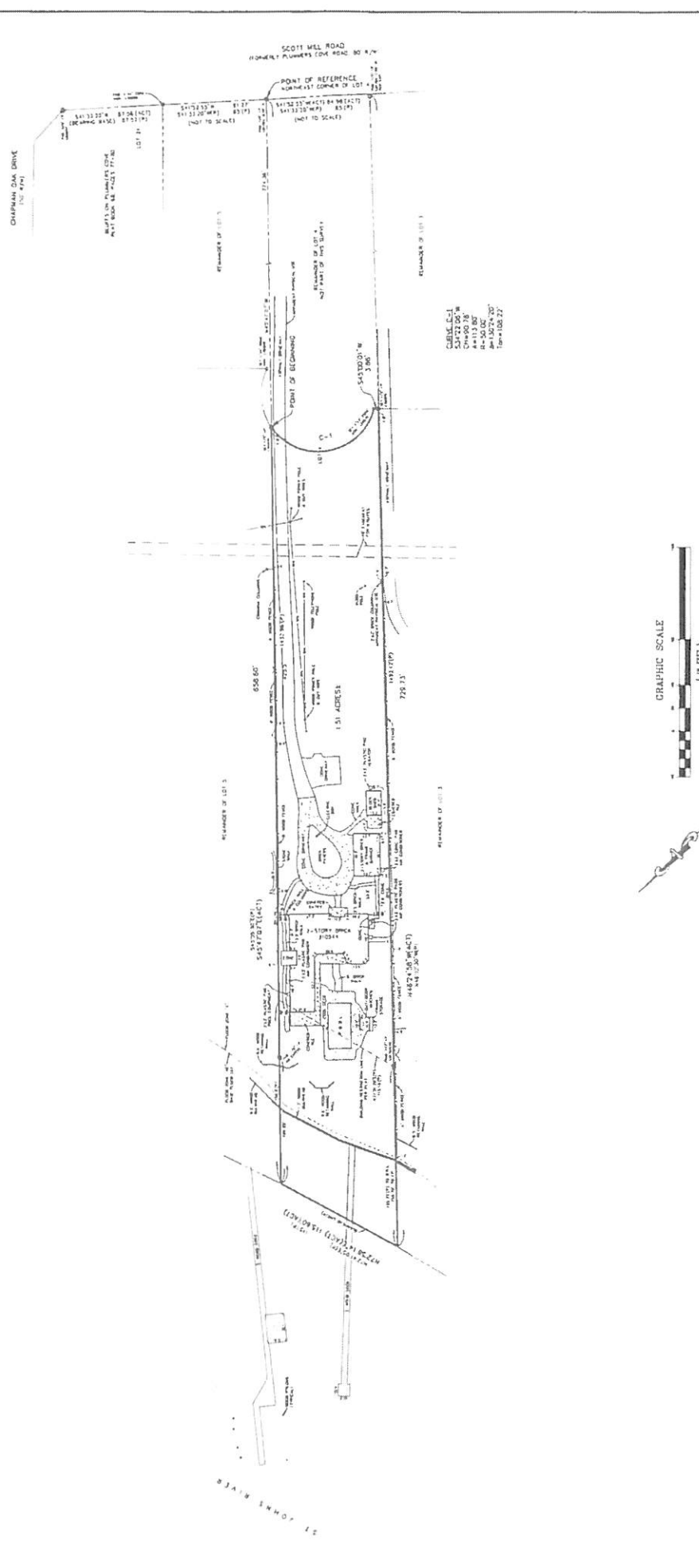


TABLE C-1

DATE	02/29/18
BY	ANTONIO GARRA
FOR	VICTORIA CREDIT UNION
PROJECT	BOUNDARY SURVEY
SCALE	1" = 40'
DATE	02/29/18
BY	ANTONIO GARRA
FOR	VICTORIA CREDIT UNION
PROJECT	BOUNDARY SURVEY
SCALE	1" = 40'

ANTONIO GARRA, INLAND SURVEYOR
 VICTORIA CREDIT UNION, FIDELITY NATIONAL TITLE INSURANCE COMPANY, CERRITOS TITLE SERVICE, LLC.

LEGEND
CM CONC. MON
IP IRON PIPE
RB REBAR
R/W RIGHT-OF-WAY
S/W SIDEWALK
O/W DRIVEWAY
COV. COVERED AREA
C CENTERLINE
A/C AIR CONDITIONING PAD
(R) RADIAL DISTANCE
CONC. CONCRETE
ESMT EASEMENT
B.R.L. BUILDING RESTRICTION
LINE
P.I. POINT OF TANGENCY

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

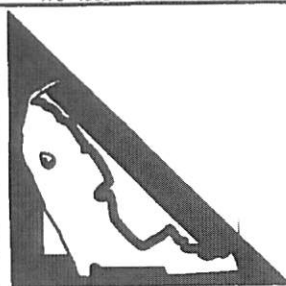
THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

GLENN M. BROADSTREET, P.S.M. NO. 5814

SCALE: 1"=100'

FIELD WORK DATE: 12-09-2021

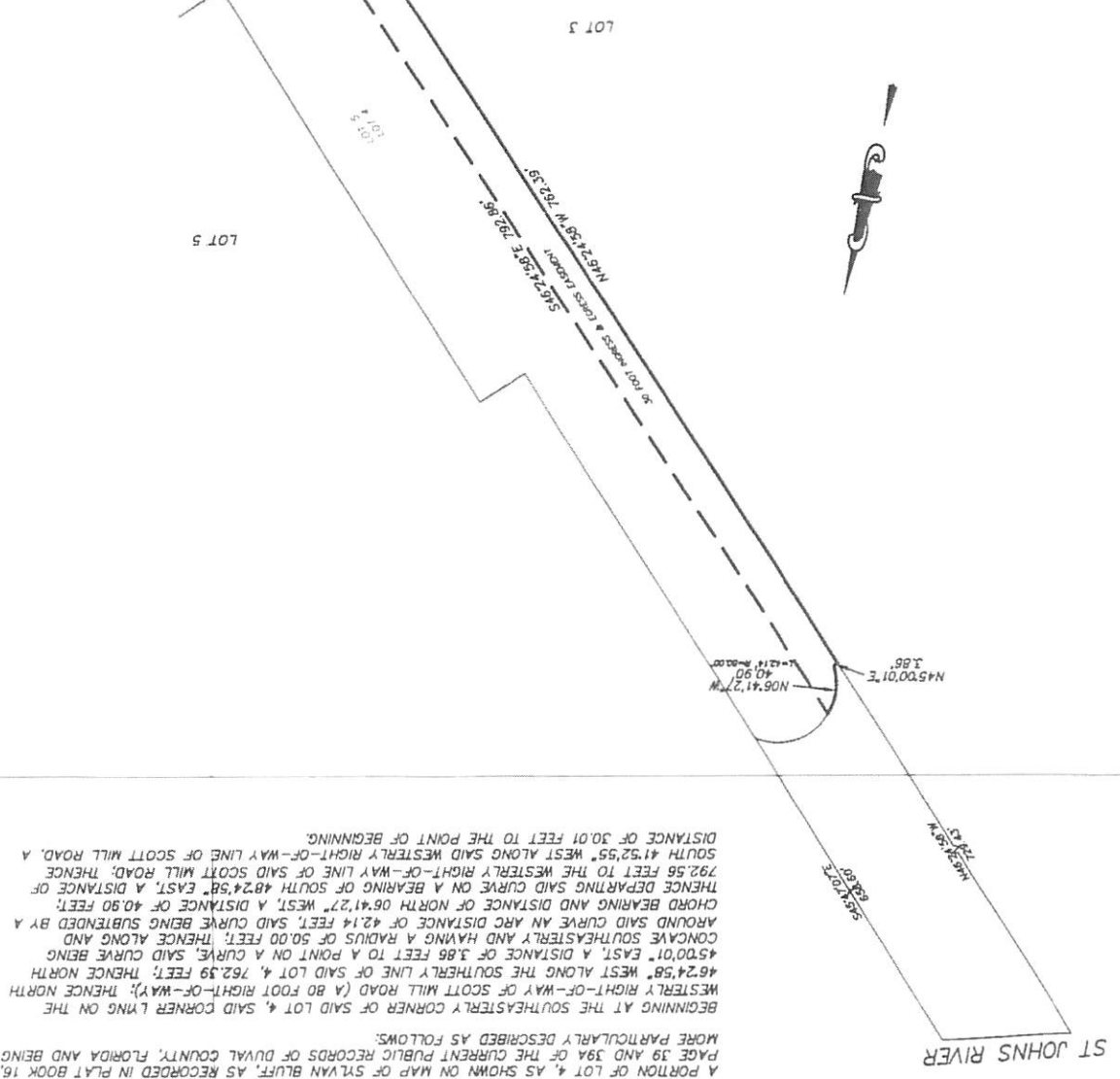
REGISTERED SURVEYOR AND MAPPER, STATE OF FLORIDA (LB #4921)



TRI-STATE LAND SURVEYORS, INC.
 5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

CERTIFIED FOR: ANYONE KASSIS.

SCOTT MILL ROAD
 (80 FOOT R/W)



PROPOSED 30 FOOT INGRESS & EGRESS EASEMENT

A PORTION OF LOT 4, AS SHOWN ON MAP OF SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGE 39 AND 39A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER LING ON THE WESTERLY RIGHT-OF-WAY OF SCOTT MILL ROAD (A 80 FOOT RIGHT-OF-WAY); THENCE NORTH 46°24'58" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4, 762.39 FEET; THENCE NORTH 45°00'01" EAST, A DISTANCE OF 3.86 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 42.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°41'27" WEST, A DISTANCE OF 40.90 FEET; THENCE DEPARTING SAID CURVE ON A BEARING OF SOUTH 48°24'58" EAST, A DISTANCE OF 792.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SCOTT MILL ROAD; THENCE SOUTH 41°52'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SCOTT MILL ROAD, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.

MAP SHOWING