

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**ORDINANCE 2022-255 (WRF 22-09)**

**MAY 17, 2022**

***Location:*** 01674 and 1680 Hilltop Boulevard on the west side  
of the terminus of Hilltop Boulevard

***Real Estate Number(s):*** 123072-0900, 123072-0930

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 96  
Feet to 0 Feet

***Present Zoning:*** Residential Low Density-60 (RLD-60)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** 2, Greater Arlington/Beaches

***Owner:*** Robin L. and Harry Howard  
1680 Hilltop Boulevard  
Jacksonville, Florida 32246

Bruce Simon  
1674 Hilltop Boulevard  
Jacksonville, Florida 32246

***Applicant:*** Harry Howard  
1680 Hilltop Boulevard  
Jacksonville, Florida 32246

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-255** (WRF 22-09) seeks to reduce the required minimum road frontage from 96 feet to 0 feet for two lots. A house has already been constructed on one lot, the other lot was created in June 2020. The subject property is the northern portion of Lot 8 in the Southside Estates Unit 1 Plat from 1945.

### **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 granted by the City Council pursuant to the criteria set forth in Section 656.133 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?*

No. The subject parcel meets the minimum lot area of the zoning district, it fronts on Hilltop Boulevard, which is a public unmaintained right of way. The owner would need to construct a road to City standards to meet the road frontage requirement.

- (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)?*

Yes. The waiver of road frontage, if granted, will reduce the cost of constructing a City approved road. As shown by the photos in this report, the applicant does not intend to clear the remaining right of way of trees or brush, but use an easement over one lot to access the other lot. This will create a de facto subdivision without adequate provision for access via an approved public or private road, effectively circumventing Chapter 654 (*Code of Subdivision Regulations*) as well as Section 656.407 (*Lot to have access*) of the Zoning Code.

- (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?*

Yes. The proposed waiver will allow the property owner to construct a single family home on a lot that does not meet the minimum lot width of the RLD-60 Zoning District and are substantially smaller than the other lots on Hilltop Blvd. The lack of development standards required by the Code of Subdivision Regulations, such as approved roads, and storm water retention will likely diminish property values or alter the character of the area surrounding the subject parcel.

- (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?*

No. The application will use a 25 foot wide easement over 1680 Hilltop Blvd to access the lot created in 2020. The easement will connect to Hilltop Boulevard which is unmaintained public right of way.

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

Yes. The Planning and Development Department has concerns that the waiver will create a public health, safety, and welfare concern in that the complete lack of an approved road frontage may make finding the lot difficult for fire, rescue, and public services. The lot is approximately 337 feet from Arnold Road, which is a public maintained road. Access may be very difficult for larger vehicles such as fire trucks and solid waste trucks. The photo in this staff report shows the intersection of Arnold Road and Hilltop Boulevard.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 22, 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 2022-255 (WRF 22-09)** be **APPROVED** with the following condition.

1. The waiver of road frontage for 1680 Hilltop Boulevard (RE 123072-0930) is approved, the waiver for RE 123072-0900) is denied.



Intersection of Arnold Road and Hilltop Boulevard. Hilltop Blvd is an unmaintained public right of way. The proposed lots are 337 feet from this intersection.



An existing house is built on one of the two lots.

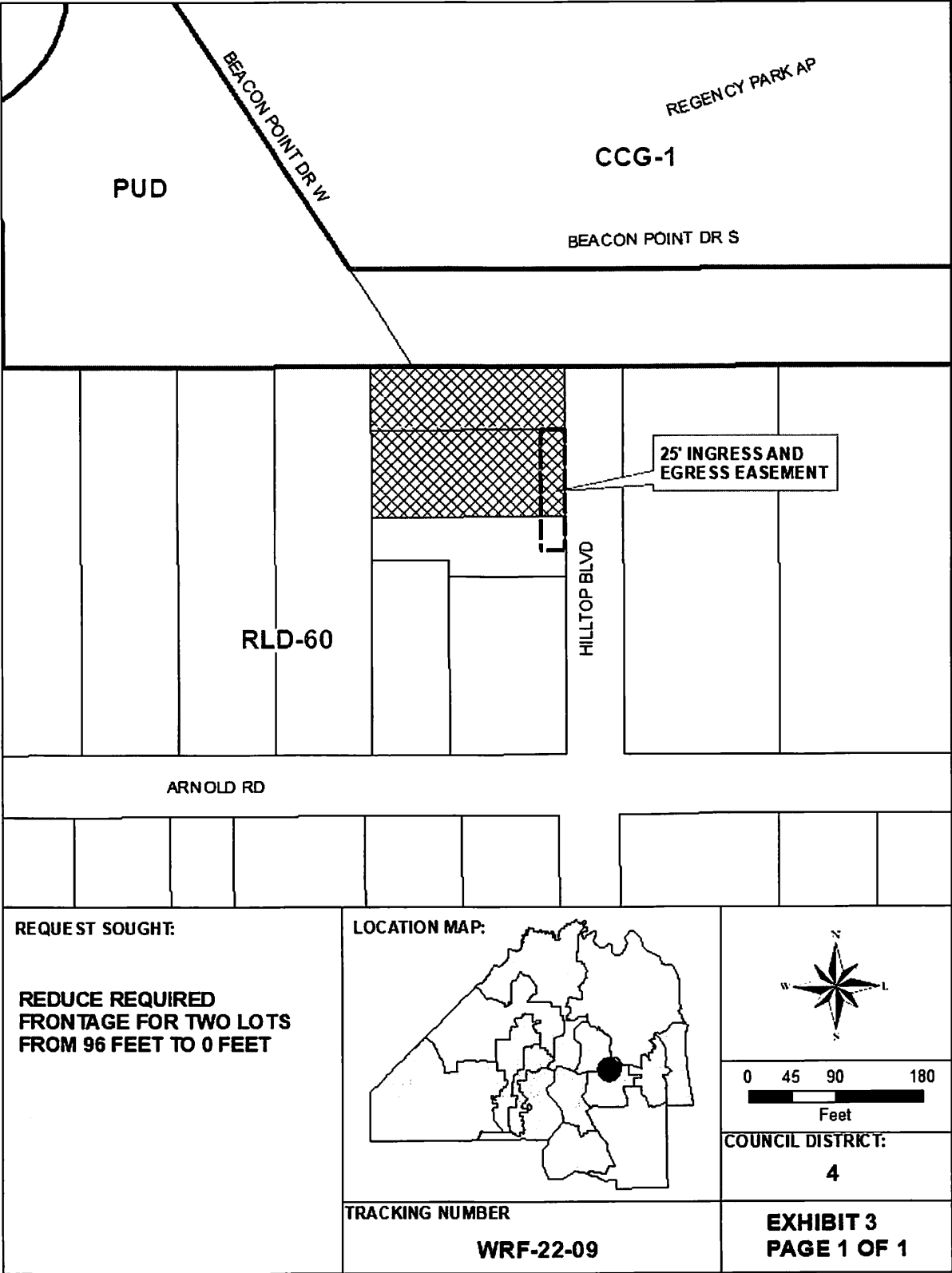


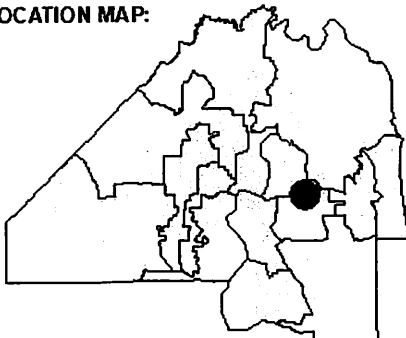
The right of way is not cleared to allow emergency vehicles access to the proposed lots.

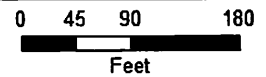


Aerial view of subject properties.





|   |  |   |  |
|---|--|---|--|
| <p>PUD</p> <p>BEACON POINT DR W</p> <p>CCG-1</p> <p>REGENCY PARK AP</p> <p>BEACON POINT DR S</p>  |  |   |  |
|   |  |   |  |
| <p>RLD-60</p>   |  | <p>HILLTOP BLVD</p>   |  |
| <p>ARNOLD RD</p>  |  |   |  |
| <p>REQUEST SOUGHT:</p> <p><b>REDUCE REQUIRED FRONTAGE FOR TWO LOTS FROM 96 FEET TO 0 FEET</b></p> |  | <p>LOCATION MAP:</p>  |  |
|   |  | <p>TRACKING NUMBER</p> <p><b>WRF-22-09</b></p>  |  |
|   |  | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>   |  |



COUNCIL DISTRICT:

4



|                 |         |
|-----------------|---------|
| Date Submitted: | 1/18/22 |
| Date Filed:     | 2/09/22 |

|                     |           |
|---------------------|-----------|
| Application Number: | WRF-22-09 |
| 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>RLD-60</b>   |                                 | Current Land Use Category: <b>LDR</b> |
| Council District: <b>4</b>   |                                 | Planning District: <b>2</b>           |
| Previous Zoning Applications Filed (provide application numbers):<br><b>none found</b> |                                 |                                       |
| Applicable Section of Ordinance Code:<br><b>656.407</b>                                |                                 |                                       |
| Notice of Violation(s): <b>none found</b>  |                                 |                                       |
| Neighborhood Associations: <b>Southside Estates Civic Association</b>                  |                                 |                                       |
| Overlay: <b>none</b>   |                                 |                                       |
| LUZ Public Hearing Date:   |                                 | City Council Public Hearing Date:     |
| Number of Signs to Post: <b>2</b>  | Amount of Fee: <b>\$1266.00</b> | Zoning Asst. Initials: <i>CM</i>      |

| PROPERTY INFORMATION   |   |
|--|---|
| 1. Complete Property Address:<br><b>1674/1680 Hilltop Blvd Jacksonville FL 32246</b>   | 2. Real Estate Number:<br><b>Re#123072-0900/Re#123072-0930</b>  |
| 3. Land Area (Acres):<br><b>0.41/0.28</b>  | 4. Date Lot was Recorded:<br><b>6-1-2020 / 6-16-2015</b>  |
| 5. Property Located Between Streets:<br><b>West of Hilltop Blvd, East of Southside Blvd, North of Arnold Road and South of Beacon Point Drive (which is rear utility road for the Regency Park Strip Mall off Atlantic Blvd.).</b> | 6. Utility Services Provider:<br>City Water / City Sewer <input type="checkbox"/><br>Well / Septic <input type="checkbox"/> |
| 7. Waiver Sought:<br>Reduce Required Minimum Road Frontage from <u><b>280' 96"</b></u> feet to <u><b>20' 0"</b></u> feet.  |   |
| 8. In whose name will the Waiver be granted?<br><b>Harry Howard and Bruce Simon</b>  |   |

| <b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>            |   |
|---|---|
| 9. Name:<br><b>Robin L Howard</b>   | 10. E-mail:<br><b>rhmar@hotmail.com</b>         |
| 11. Address (including city, state, zip):<br><b>1680 Hilltop Blvd Jacksonville FL 32246</b> | 12. Preferred Telephone:<br><b>352-238-9851</b> |

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

| <b>CRITERIA</b>  |
|--|
| <p>Section 656.101(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> |

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

|  |   |
|--|---|
| 9. Name:<br><b>Bruce Simon</b>   | 10. E-mail:<br><b>rhmar@hotmail.com</b>       |
| 11. Address (including city, state, zip):<br><b>1674 Hilltop Blvd Jacksonville Fl. 32246</b> | 12. Preferred Telephone:<br><b>2542898929</b> |

**APPLICANT'S INFORMATION (if different from owner)**

|  |   |
|--|---|
| 13. Name:<br><b>Harry Howard</b>   | 14. E-mail:<br><b>rhmar@hotmail.com</b>       |
| 15. Address (including city, state, zip):<br><b>1680 Hilltop Blvd Jacksonville Florida 32246</b> | 16. Preferred Telephone:<br><b>3522389851</b> |

**CRITERIA**

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."

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:

- i. *There are practical or economic difficulties in carrying out the strict letter of the regulation;*
- ii. *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);*
- iii. *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;*
- iv. *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;*
- v. *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.*

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.

To all whom it may concern, this request is for a road Frontage Easement waiver for properties Re# 123072-0900 and Re# 123072-0930 (1674 and 1680 Hilltop Blvd) this easement waiver is needed because of a unuseable nondeveloped public road which provides frontage to enter these properties without crossing the other family own properties. All original entry is own by the same family. The road easement will be crushed as suggested by Zoning to match the current driveway.

#### LEGAL DESCRIPTION OF AFFECTED PROPERTIES

1 18-55 24-2S-27E .3  
2 SOUTHSIDE ESTATES UNIT NO 1 S/D  
3 N 65FT LOT 8 BLK 1

1 18-55 24-2S-27E .41  
2 SOUTHSIDE ESTATES UNIT NO 1 S/D  
3 S 90FT OF N 155FT LOT 8 BLK 1

## ATTACHMENTS

The following attachments must accompany each copy of the application.

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

### Owner(s)

Print name: ROBIN L. HOWARD  
Signature: Robin L. Howard

### Applicant or Agent (if different than owner)

Print name: \_\_\_\_\_  
Signature: \_\_\_\_\_

### Owner(s)

Print name: HARRY A. HOWARD  
Signature: Harry A. Howard

*\*An agent authorization letter is required if the application is made by any person other than the property owner.*

## 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

## LEGAL DESCRIPTION

18-55 24-2S-27E .3

SOUTHSIDE ESTATES UNIT NO 1 S/D

N 65FT LOT 8 BLK 1

AND

18-55 24-2S-27E .41

SOUTHSIDE ESTATES UNIT NO 1 S/D

S 90FT OF N 155FT LOT 8 BLK 1



RICHARD T. MOREHEAD TITLE;  
ESROW INC

444 3RD ST, NEPTUNE BCH FL 32266 GRANT OF ACCESS EASEMENT

This Grant of Easement Agreement dated this 20th day of AUGUST, 2021, is made by Harry A. Howard and Robin L. Howard, husband and wife (Grantor) to Bruce W. Simon, Sr. (Grantee) who resides at 5004 James Loop, Killeen, Texas 76542.

Whereas Grantor is seized in fee simple and is the present owner of a certain real property described as follows:

The East 25 Feet of the South 125 Feet of the North 190 Feet of Lot 8, Block 1, Southside Estates Unit No. 1, according to the plat thereof as recorded in Plat Book 18, Pages 55 and 55A, of the current public records of Duval County, Florida, more particularly described on that certain survey dated August 4, 2021 by Melrose Surveying and Mapping, Inc., attached hereto as Exhibit "A".

(hereinafter referred to as "Access Easement Property"); and

Whereas Grantee is the present owner of a certain real property described as follows:

The Northerly 65 Feet of Lot 8, Block 1, Southside Estates Unit No. 1, according to plat thereof as recorded in Plat Book 18, Pages 55 and 55A, of the current public records of Duval County, Florida.

said property abutting and bordering the "Access Easement Property" known as "Grantee's Property"; and

Whereas, Grantor is agreeable to granting and Grantee is in need of use and access for ingress and egress to and from Grantee's property to and from Hamilton Street over the Access Easement Property;

Now therefore, for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, the parties agree as follows.

1. Grantor grants bargains, conveys and transfers to Grantee, his heirs assigns and successors in interest an unobstructed perpetual easement over that part of the Access Easement Property, described as:

The East 25 Feet of the South 125 Feet of the North 190

Feet of Lot 8, Block 1, Southside Estates Unit No. 1, according to the plat thereof as recorded in Plat Book 18, Pages 55 and 55A, of the current public records of Duval County, Florida.

2. This easement grant is exclusive to Grantee, his heirs, assigns, successors, tenants, employees, customers and invitees and is perpetual and shall run with the land.

3. This easement shall run only to the Grantee's land and shall not be connected to or by any other party outside of the Grantee's land. No third party beyond Grantees land shall tie into this easement access or be granted use or privileges by virtue hereof.

4. Grantor, his heirs, assigns or successors warrant to forever defend all rights to said easement unto Grantee against every person or claim to any part thereof.

5. Grantee, his heirs, assigns or successors in interest are to only use the easement for ingress and egress to and from Grantee's property and not to block, obstruct or otherwise impede traffic flow over the easement area.

6. Grantee, his heirs, assigns and successors, is to use his best efforts not to damage, destroy or cause unnecessary deterioration (except normal wear and tear) to the easement area and be responsible for any damage or unnecessary wear and tear to the easement area caused by Grantee with right of contribution for same with enforcement of lien rights and foreclosure of the easement rights for non-payment.

7. Grantee shall maintain and repair the Access Easement in a timely and workmanlike manner at Grantees expense. In the event Grantee fails to so maintain and repair the Access Easement such that Grantee's use of said easement is adversely affected, Grantee shall hold Grantor harmless for said needed repairs. Grantee shall not alter or change the grade or elevation thereon without Grantor's written consent, which consent shall be at Grantors sole discretion.

8. Grantor reserves the right to relocate or modify the Access Easement provided any such modification or relocation does not materially restrict or prevent ingress and egress to and from Grantee property or otherwise adversely affect Grantee's intended use of said easement.

9. Nothing contained herein shall be construed or interpreted to mean a grant to any public agency or governmental authority.

IN WITNESS WHEREOF the Grantor, Grantee and prior Grantee have executed this Agreement on the date first above-written.

Witness [Signature]  
Tim Kelly

Witness [Signature]  
[Signature]

Witness [Signature]  
Mayra Lasque

Witness [Signature]  
Sham Rene

[Signature]  
Harry A. Howard

[Signature]  
Robin L. Howard

[Signature]  
Bruce W. Simon, Sr.

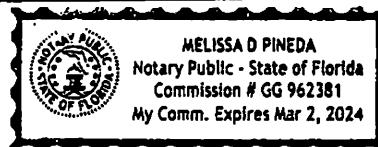
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of August, 2021 by Harry A. Howard and Robin L. Howard, who is personally known to me or who has produced driver's license as identification.

is military ID [initials]

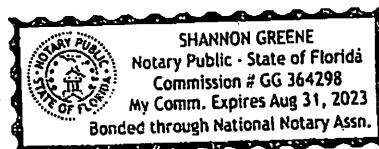
[Signature]  
Notary Public

STATE OF Florida  
COUNTY OF Duval



The foregoing instrument was acknowledged before me this 20th day of August, 2021 by Bruce W. Simon, Sr., who is personally known to me or who has produced driver's license as identification.

[Signature]  
Notary Public

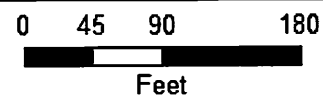
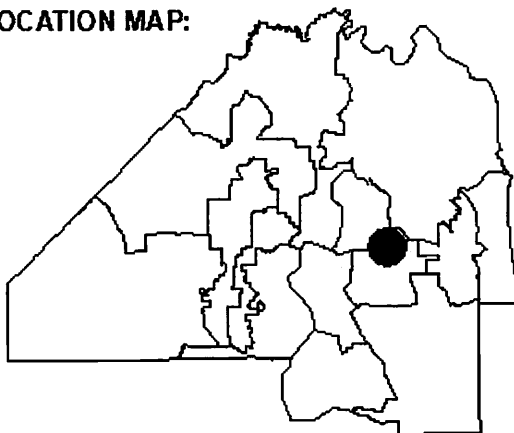




**REQUEST SOUGHT:**

**REDUCE REQUIRED  
FRONTAGE FOR TWO LOTS  
FROM 96 FEET TO 0 FEET**

**LOCATION MAP:**



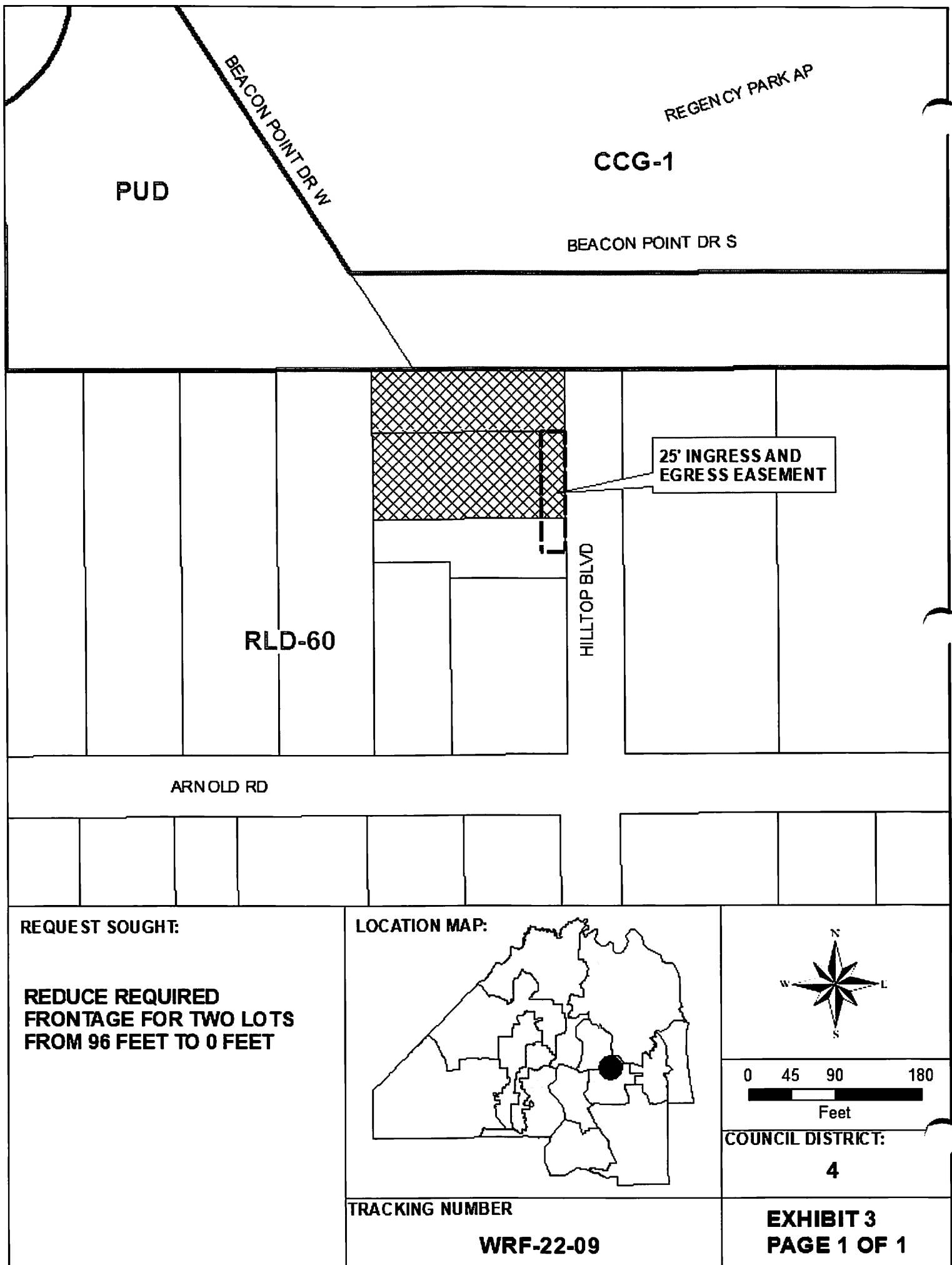
**COUNCIL DISTRICT:**

**4**

**TRACKING NUMBER**

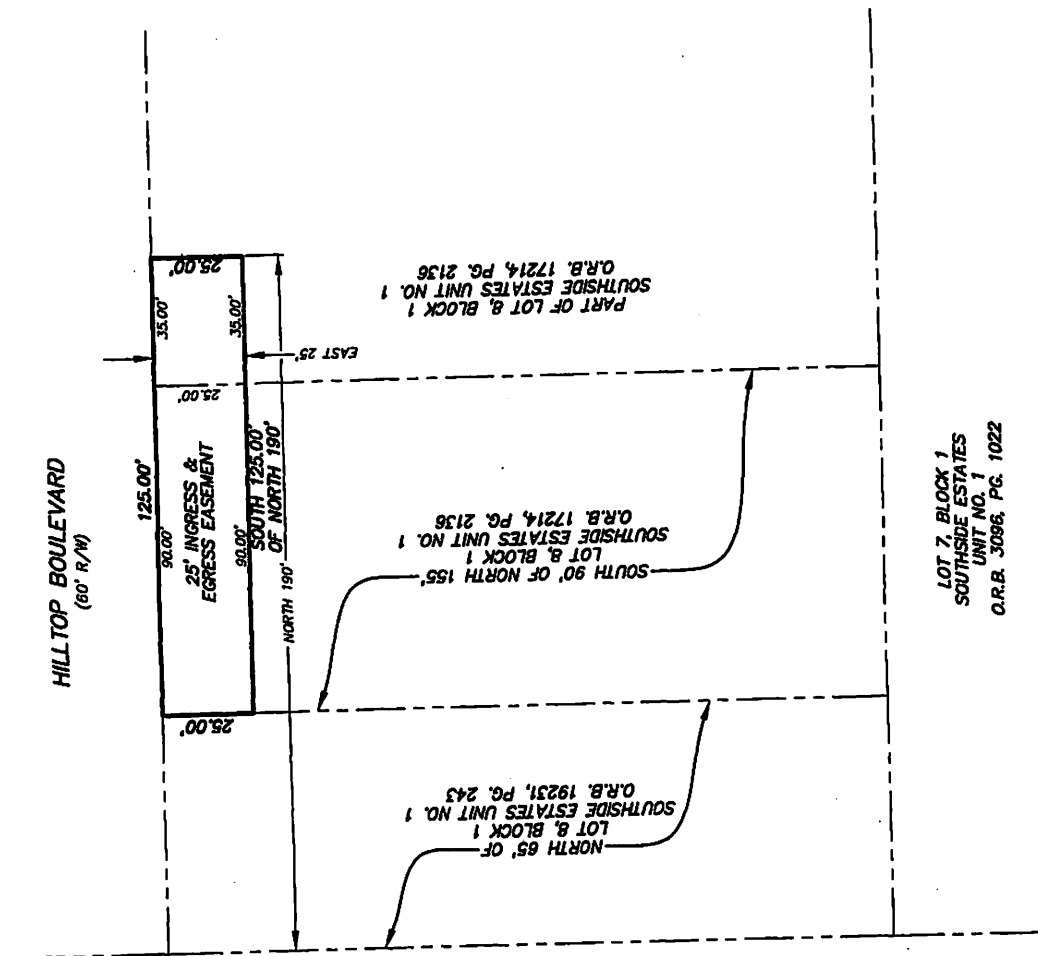
**WRF-22-09**

**EXHIBIT 2  
PAGE 1 OF 1**



MAP SHOWING SKETCH OF

A 25 FOOT INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS THE EAST 25 FEET OF THE SOUTH 125 FEET OF THE NORTH 190 FEET OF LOT 8, BLOCK 1, SOUTHSIDE ESTATES UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 55 AND 55A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS NOT INTENTIONAL BUSINESS ONLY AND IS NOT VALID.

## NOTES

1. Bearings are based on the East line of Lot 4, Block 1, as being 501'35'22".
2. This is not a Boundary Survey. No field work was performed.
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be restrictions or Easements of Record and/or other encumbrances on the property that have not been shown hereon.
5. There may be restrictions or Easements of Record evidenced by title examination that are not shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

[illegible]

**LEGEND**

- (NOTED)  
 CONOTES IRON PIPE FOUND  
 WITH CAP, L.B. 8285  
 CONOTES 1/2" IRON PIPE SET  
 CONOTES FENCE  
 CONOTES CONCRETE FOUNDMENT

2021-293-3  
F.B.  
Comp. File  
Drawn by  
DJH  
21-293.dwg

**MELROSE SURVEYING AND MAPPING, INC.**

11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
L.B. No. 8295  
Tel. (904) 721-1226

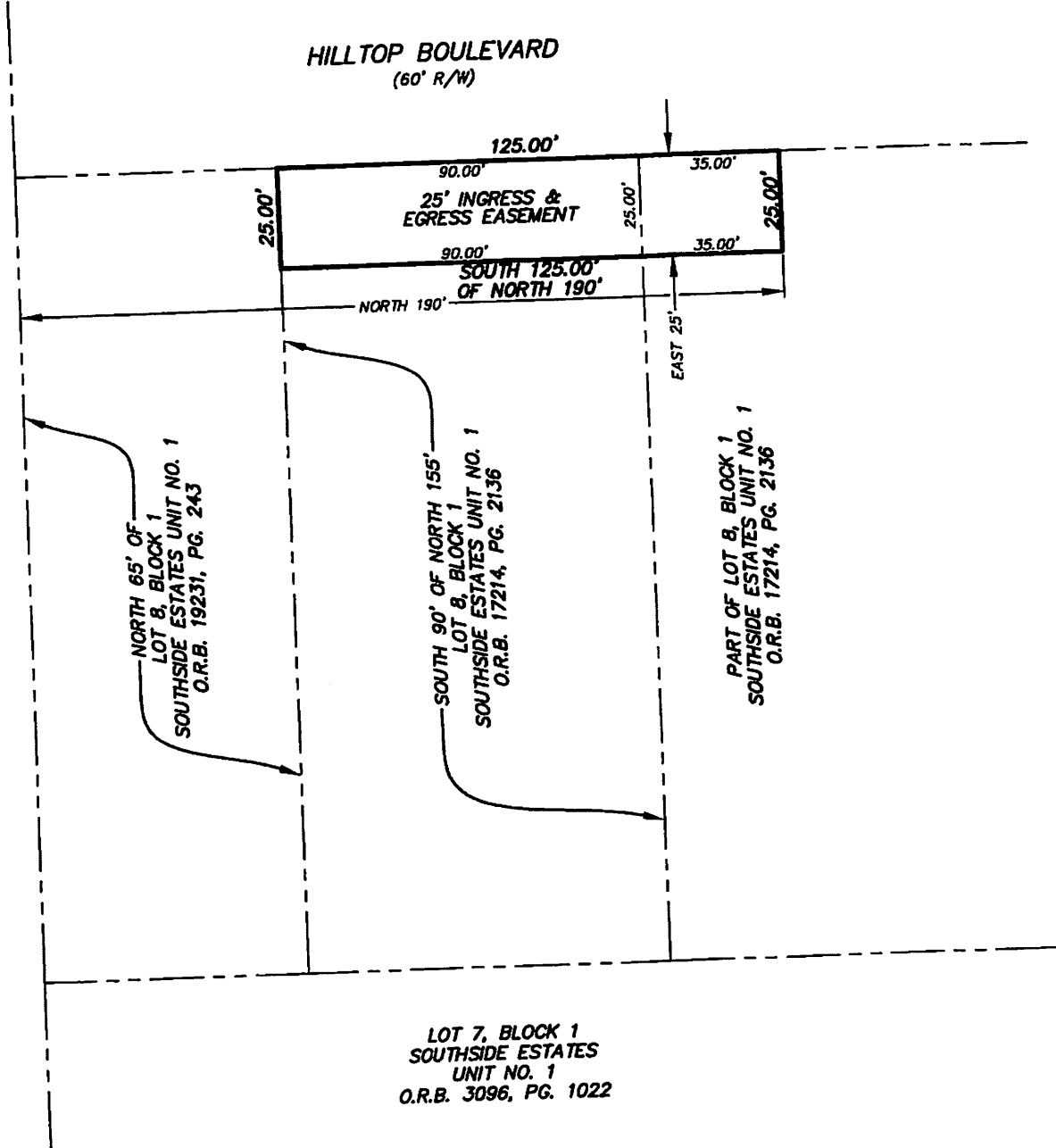
[illegible]

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED  
LAND SURVEYOR, CERTIFICATE NO. 5843





A 25 FOOT INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE EAST 25 FEET OF THE SOUTH 125 FEET OF THE NORTH 190 FEET OF LOT 8, BLOCK 1, SOUTHSIDE ESTATES UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 55 AND 55A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

## LEGEND

1. Bearings are based on the East line of Lot 8, Block 1 as being  $50^{\circ}13'52.2''$ E.
2. This is not a Boundary Survey. No field work was performed.
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.

|            |                |
|------------|----------------|
| DATE       | AUGUST 4, 2021 |
| SCALE      | 1" = 40'       |
| JOB No.    | 2021-293-3     |
| F.B.       | -              |
| page       | -              |
| Comp. File | 21-293.dwg     |
| Drawn by   | D.J.H          |