

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2023-9 (WRF-22-29)

FEBRUARY 22, 2023

Location: 0 Tangelo Lane between Mandarin Forest Drive and Mandarin Terrace Road

Real Estate Number: 105833-0130

Waiver Sought: Reduce minimum required road frontage from 72 feet to 0 feet.

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Owner: Samuel D. Kredell
4325 Appleton Avenue
Jacksonville Florida 32210

Agent: Michele Norris
9382 Maidstone Mill Drive East
Jacksonville, Florida 32244

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance-2023-9 (WRF 22-01)** seeks to reduce the minimum required road frontage from 72 feet to 0 feet to permit a single family dwelling. The parcel is accessed via Tangelo Lane, which is a 60 foot wide unapproved private road. Tangelo Lane serves approximately 10 additional homes. The proposed project will meet all other minimum requirements for the RLD-90 Zoning District.

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 is land locked and is only accessible via Tangelo Lane a 60 foot wide easement. Acquiring property for access to a public right of way is both impractical and economically difficult.

- (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 1.1± acres. Tangelo Lane is an existing unproved private road. The request is not an attempt to reduce the cost of development, and instead, is based on the parcel having no access.

- (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 construct a single family dwelling. Surrounding the property on all sides are single family dwellings on the same size lot or smaller size lots. The proposed dwelling 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 60 foot wide easement which is Tangelo Lane. The easement goes from Mandarin Road to Varina Court, both of which are public maintained roads. .

- (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 1.1 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 January 31, 2023, 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 2023-9 (WRF 22-01)** be **APPROVED**.



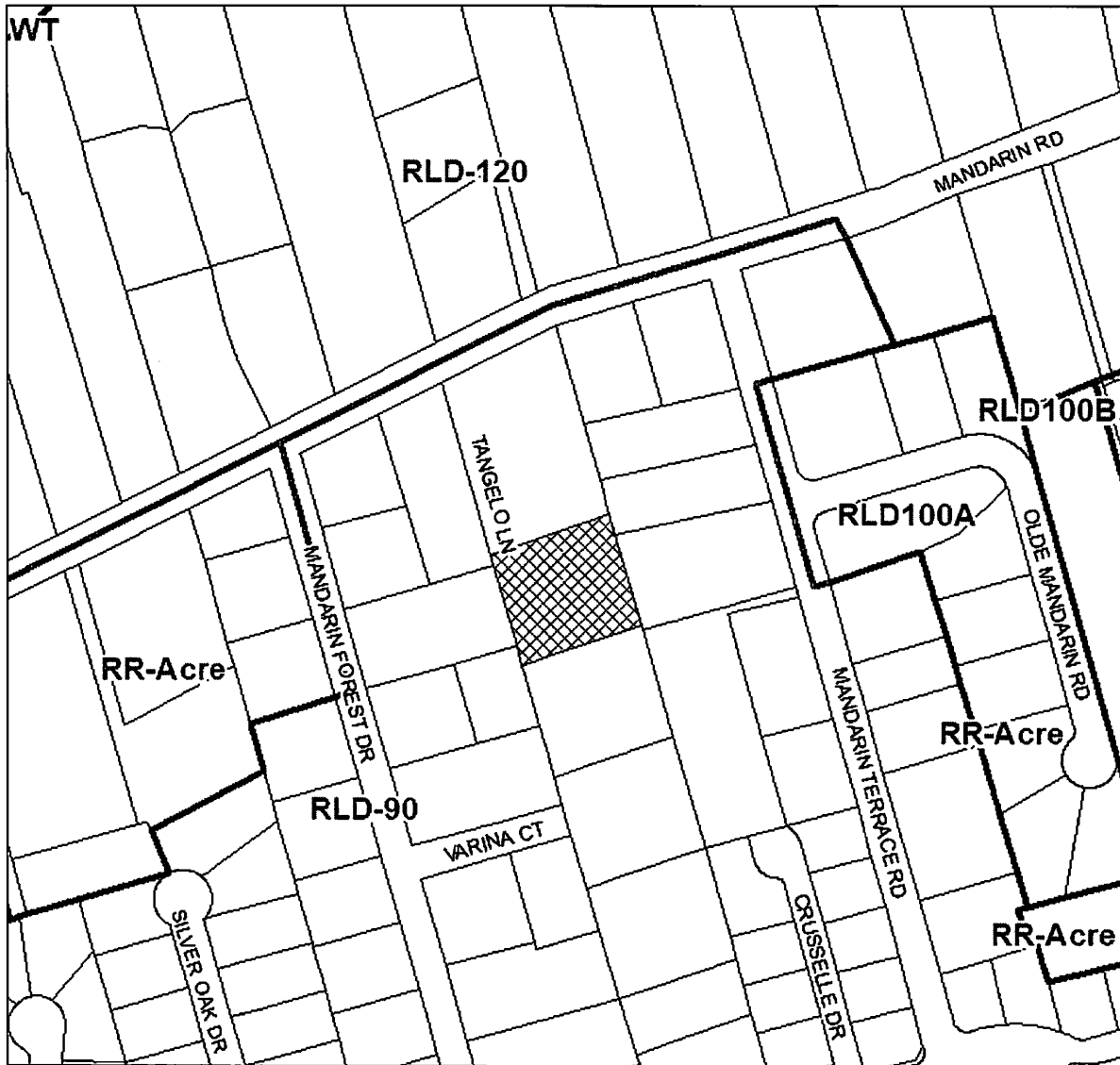
View of subject property

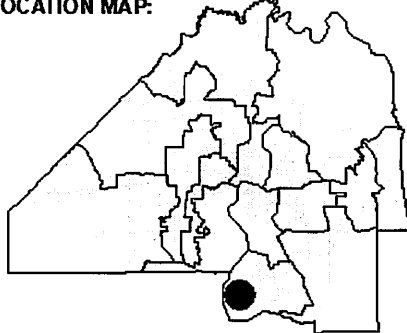
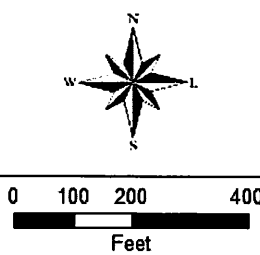


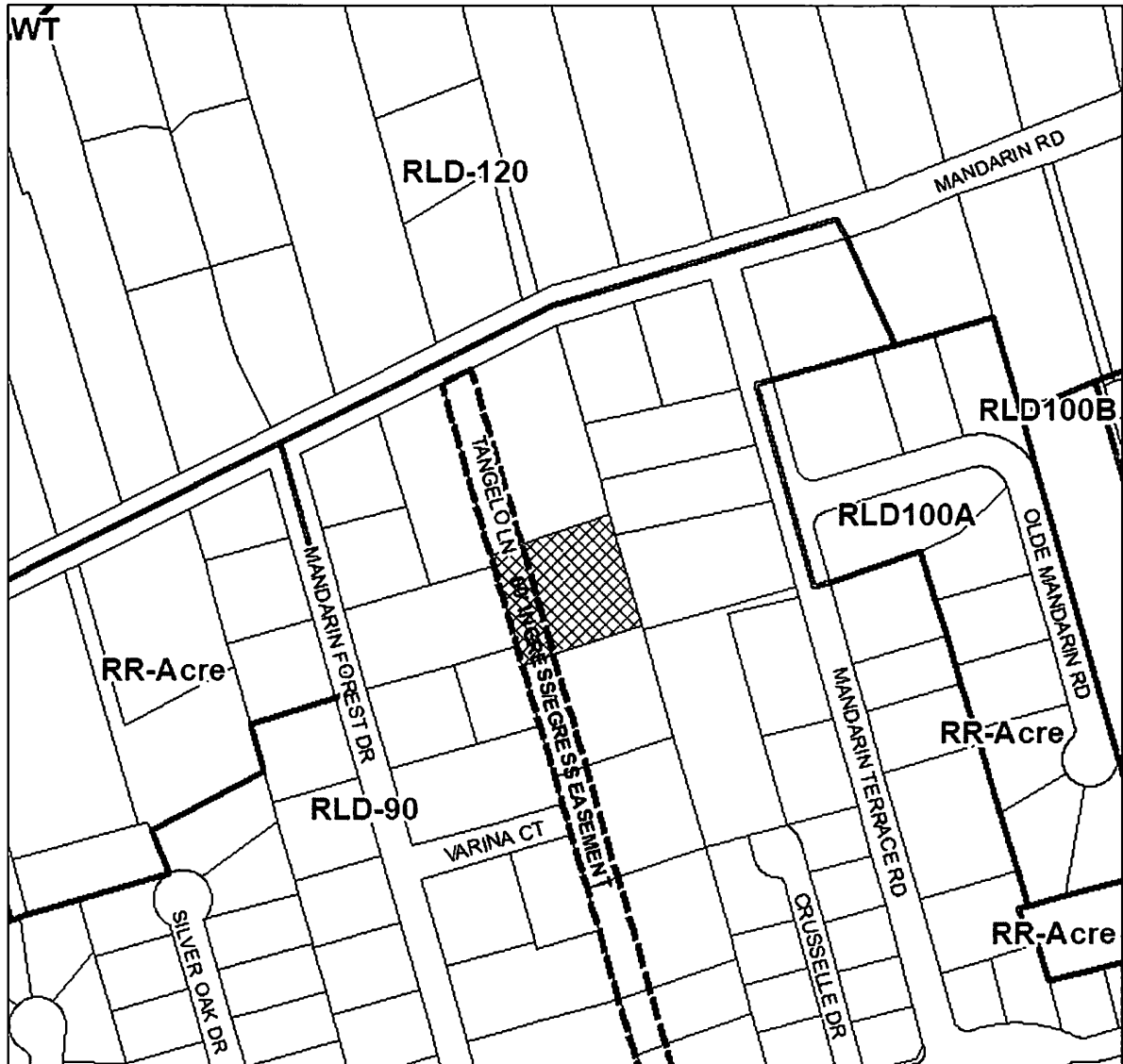
View of Tangelo Lane



Single family dwelling on Tangelo Lane



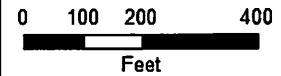
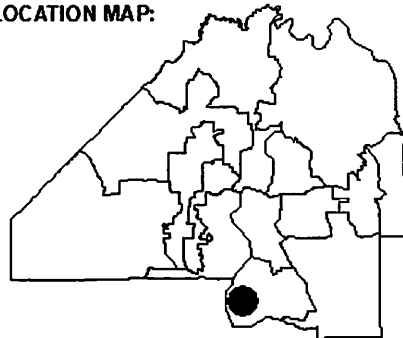
<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED FRONTAGE FROM 72 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>6</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0009</p>	<p>TRACKING NUMBER</p> <p>WRF-22-29</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



REQUEST SOUGHT:

**REDUCE REQUIRED
FRONTAGE FROM 72 FEET TO
0 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

6

ORDINANCE NUMBER

ORD-2023-0009

TRACKING NUMBER

WRF-22-29

**EXHIBIT 3
PAGE 1 OF 1**

Date Submitted:	10/25/22
Date Filed:	10/28/22

Application Number:	WRF-22-29
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: 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: 656133(d)	
Notice of Violation(s):	
Neighborhood Associations: Crusabelle Cove HOA; Hammock Oaks beautification com.; Mandarin Garden Club; Old Mandarin Ngh. Assoc; Southeast; Tangelo Private Rd	
Overlay: Mandarin	
LUZ Public Hearing Date:	City Council Public Hearing Date:
Number of Signs to Post: 1	Amount of Fee: \$1,329.00 Zoning Asst. Initials: AJ

PROPERTY INFORMATION	
1. Complete Property Address: Jacksonville 0 Tangelo Lane Pl. 32223	2. Real Estate Number: 105833-0130
3. Land Area (Acres): 47989 sq. Ft. 1.101 Acres	4. Date Lot was Recorded: 1/1/1976
5. Property Located Between Streets: Mandarin Road + Varina Ct.	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 72' feet to 0' feet.	
8. In whose name will the Waiver be granted? Samuel D Kredell Revocable Living Trust	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Samuel D. Kredell ^{Revocable Living Trust}	10. E-mail: Kredellsam@gmail.com
11. Address (including city, state, zip): 4325 Appleton Ave Jacksonville, FL 32210	12. Preferred Telephone: 904-666-4107

APPLICANT'S INFORMATION (if different from owner) Authorized Agent	
13. Name: Michelle Norris	14. E-mail: michelle@newatlanticbuilders.com
15. Address (including city, state, zip): 9382 Maidstone Mill Dr. E Jacksonville FL 32244	16. Preferred Telephone: 904 866 8295

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.

We are seeking a waiver for Mr. Kredell to build his home on his lot. We need an address in order to do so. His sister lives next door at 11651 Tangelo Lane. The road is a private road. Apparently, only the section in front of his lot has not been deemed approved however, (Street Master Registry as an Approved Private Road)
The north/south limits of the road from point 1170 feet south of Varina Ct. to a point 280 feet north of Varina Ct are approved.

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, 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: SAMUEL D. REDELL

Signature: [Handwritten Signature]

Applicant or Agent (if different than owner)

Print name: MICHELLE NORRIS

Signature: [Handwritten Signature]

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

Owner(s)

Print name: _____

Signature: _____

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, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

KREDELL LEGAL:

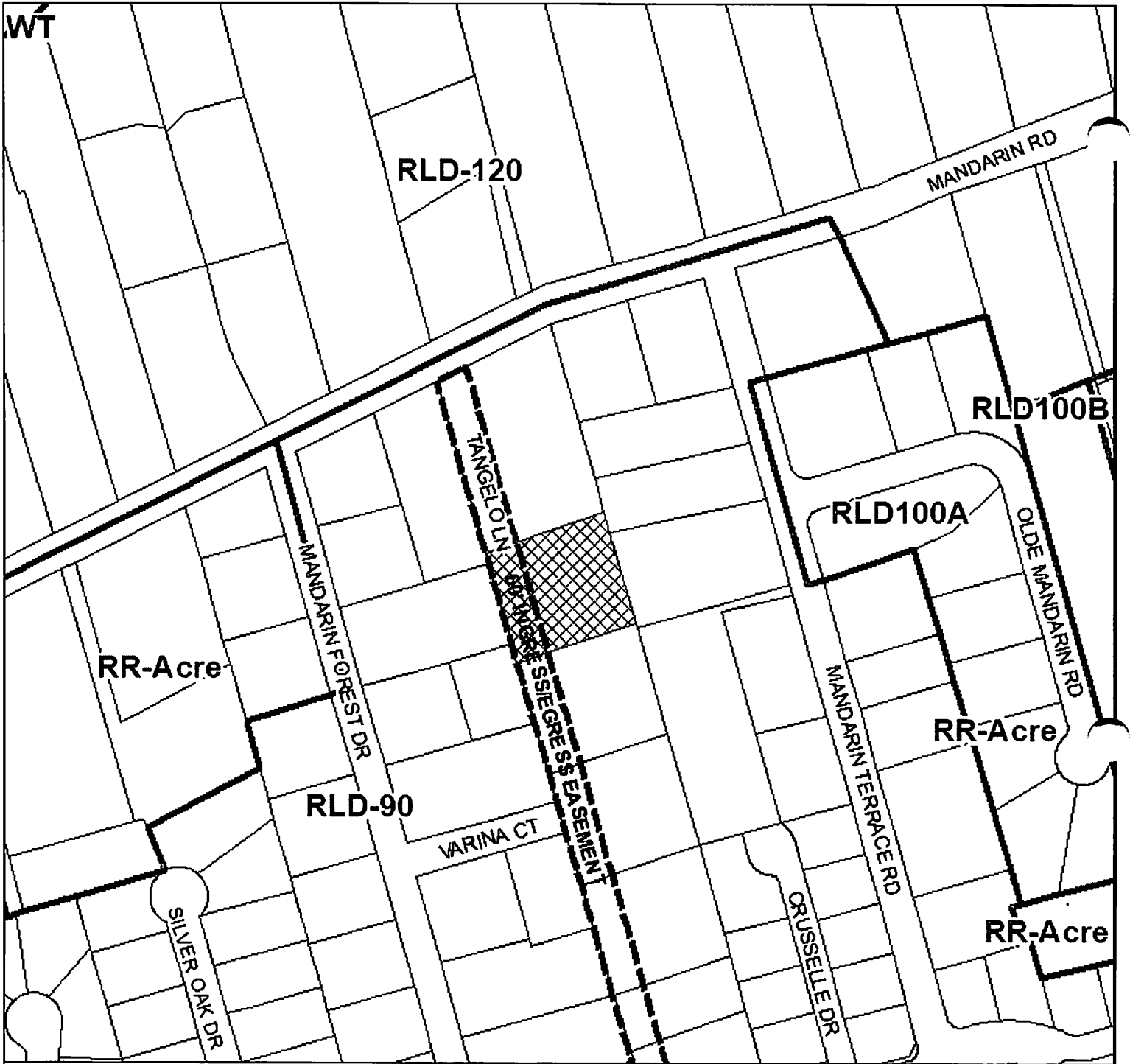
THAT CERTAIN PIECE, PARCEL OR TRACT, SITUATE, LYING AND BEING A PART OF THE MOSES BOWDEN GRANT, SECTION 23, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF MANDARIN FOREST UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 61 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 15°25'20" EAST ALONG THE NORTHEAST LINE OF SAID MANDARIN FOREST, UNIT 1, 328.24 FEET FOR A POINT OF BEGINNING; THENCE NORTH 69°20'40" EAST, 209.50 FEET TO A POINT SITUATE IN THE NORTHEASTERLY LINE OF THE LANDS OF J.H. VEREEN; THENCE SOUTH 15°33'32" EAST ALONG SAID LAST MENTIONED LINE, 210.00 FEET; THENCE SOUTH 69°20'40" WEST, 209.99 FEET TO SAID NORTHEASTERLY LINE OF MANDARIN FOREST, UNIT 1; THENCE NORTH 15°25'20" WEST ALONG SAID LAST MENTIONED LINE, 210.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE DESCRIBED IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 3764, PAGE 446, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINS: 8.563 SQUARE FEET / 2.12 ACRES MORE OR LESS

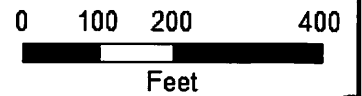
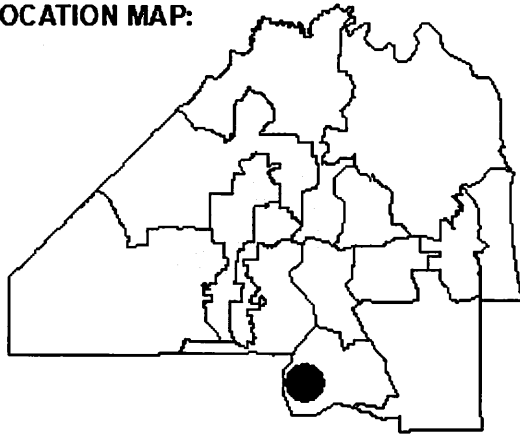




REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 72 FEET TO 0 FEET

LOCATION MAP:

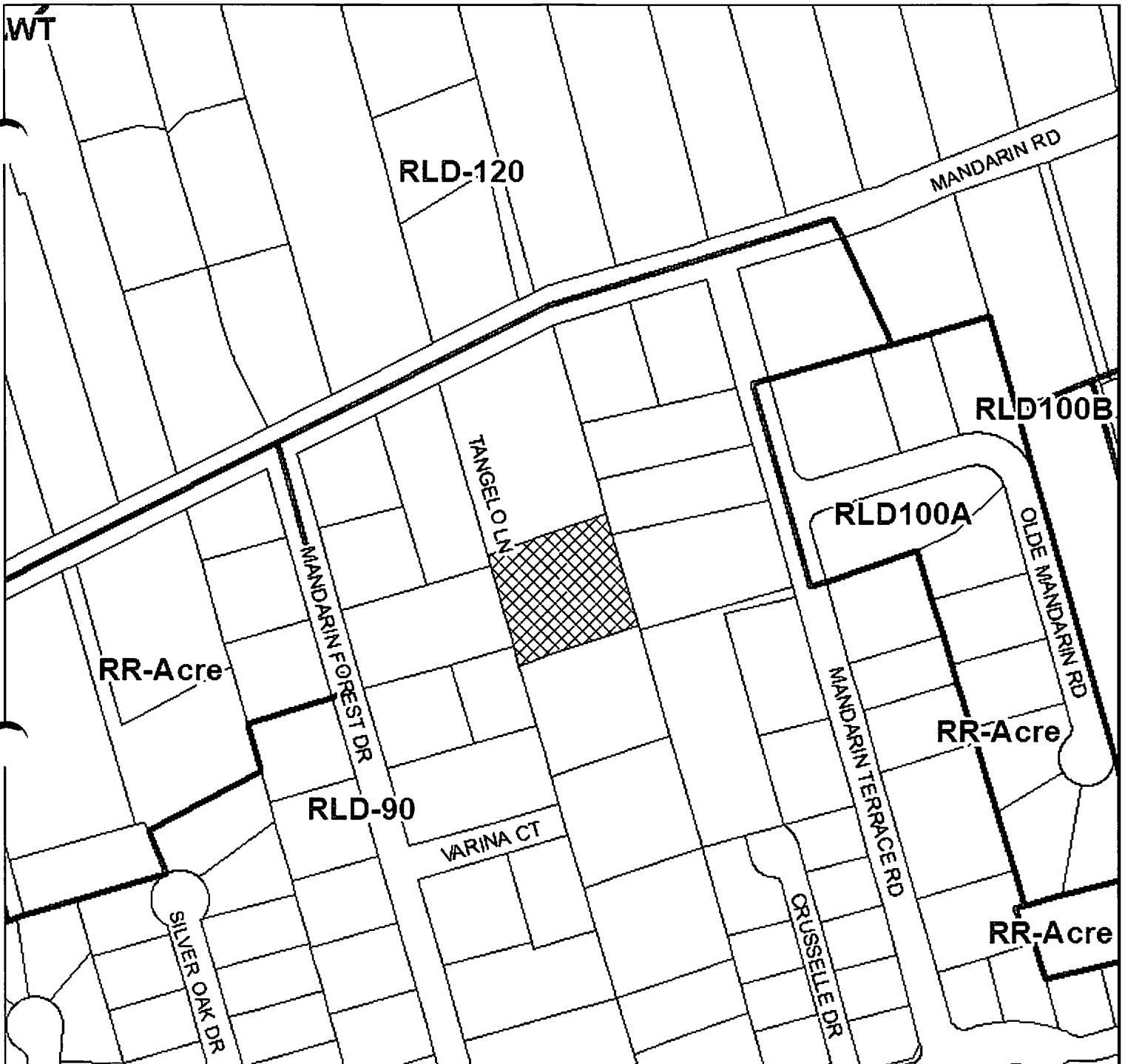


COUNCIL DISTRICT:
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TRACKING NUMBER

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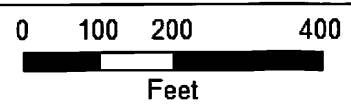
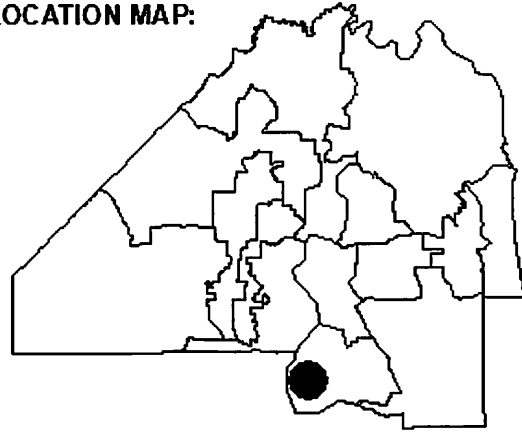
EXHIBIT 3
PAGE 1 OF 1



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LOCATION MAP:



COUNCIL DISTRICT:

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TRACKING NUMBER

WRF-22-29

**EXHIBIT 2
PAGE 1 OF 1**

Property Ownership Affidavit - Individual

Date: 12-06-2022

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: **0 Tangelo Lane**

RE#(s): **105833-0130**

To Whom it May Concern: **Samuel D. Kredell as Trustee of
Samuel D. Kredell Revocable Living**

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

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

By Samuel D. Kredell

Print Name: SAMUEL D. KREDELL

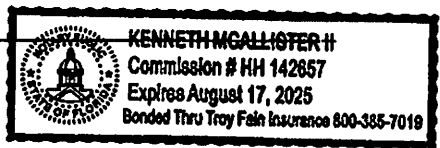
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 6 day of December 2022, by Samuel Kredell who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Kenneth McAllister
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:



Agent Authorization – Individual

Date: 12-06-2022

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 Tangelo Lane

RE#(s): 105833-0130

To Whom it May Concern:

You are hereby advised that Samuel D. Kredell, as Trustee of Samuel D. Kredell Revocable Living Trust hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Michelle Norris to act as agent to file application(s) for Waiver of Road Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: Samuel D. Kredell

Print Name: SAMUEL D KREDELL

STATE OF FLORIDA
COUNTY OF DUVAL

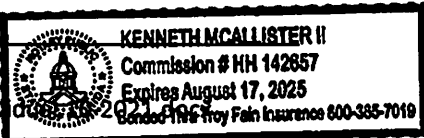
Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 6 day of December 2022, by Samuel Kredell, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Kenneth McAllister
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires:



SAMUEL D KREDELL REVOCABLE LIVING TRUST
 4325 APPLETON AVE
 JACKSONVILLE, FL 32210
 KREDELL SAMUEL D

Primary Site Address
 0 TANGELO LN
 Jacksonville FL 32223

Official Record Book/Page
 20386-01707

Tile #
 6614

0 TANGELO LN
 Property Detail

RE #	105833-0130
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	47989

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$106,250.00	\$106,250.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$106,250.00	\$106,250.00
Assessed Value	\$98,312.00	\$106,250.00
Cap Diff/Portability Amt	\$7,938.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$98,312.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20386-01707	7/29/2022	\$248,500.00	WD - Warranty Deed	Qualified	Vacant
12979-00152	12/28/2005	\$155,000.00	WD - Warranty Deed	Qualified	Vacant
09131-01331	10/19/1998	\$100.00	WD - Warranty Deed	Unqualified	Vacant
09131-01328	10/19/1998	\$100.00	WD - Warranty Deed	Unqualified	Vacant
09131-01325	10/19/1998	\$100.00	WD - Warranty Deed	Unqualified	Vacant
04131-00608	1/1/1976	\$100.00	QC - Quit Claim	Unqualified	Vacant
04131-00607	3/31/1976	\$3,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	RLD-90	0.00	0.00	Common	1.00	Lot	\$106,250.00	1	23-4S-26E 1.00
										2	BOWDEN GRANT
										3	PT RECD O/R 20386-1707

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$98,312.00	\$0.00	\$98,312.00	\$1,022.62	\$1,112.59	\$1,020.10
Public Schools: By State Law	\$106,250.00	\$0.00	\$106,250.00	\$356.00	\$343.83	\$332.63
By Local Board	\$106,250.00	\$0.00	\$106,250.00	\$224.80	\$238.85	\$210.05
FL Inland Navigation Dist.	\$98,312.00	\$0.00	\$98,312.00	\$2.86	\$3.15	\$2.82
Water Mgmt Dist. SJRWMD	\$98,312.00	\$0.00	\$98,312.00	\$19.56	\$19.41	\$19.41
Totals				\$1,625.84	\$1,717.83	\$1,585.01

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$100,000.00	\$89,375.00	\$0.00	\$89,375.00
Current Year	\$106,250.00	\$98,312.00	\$0.00	\$98,312.00

2022 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2022

2021

2020

2019

2018

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [+](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Prepared By and Return To:
Sam Stromberg
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 29th day of July, 2022, by Simon L. Newman and Pamela G. Newman, husband and wife, hereinafter called the Grantor, whose address is 2764 Via Baya Lane, Jacksonville, FL 32223 to Samuel D. Kredell, Trustee of Samuel D. Kredell Revocable Living Trust, whose post office address is: 4325 Appleton Avenue, Jacksonville, FL 32210, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

That certain piece, parcel or tract of land, situate, lying and being a part of the Moses Bowden Grant, Section 23, Township 4 South, Range 26 East, City of Jacksonville, Duval County, Florida and being more particularly described as follows: Commencing at the northeast corner of the plat of Mandarin Forest, Unit 1, as recorded in Plat Book 29, page 61 of the current public records of said county; thence South 15° 25' 20" East along the northeast line of said Mandarin Forest, Unit 1, 328.24 feet for a point of beginning; thence North 69° 20' 40" East, 209.50 feet to a point situate in the northeasterly line of the lands of J. H. Vereen; thence South 15° 33' 32" East along said last mentioned line, 210.0 feet; thence South 69° 20' 40" West, 209.99 feet to said northeasterly line of Mandarin Forest, Unit 1; thence North 15° 25' 20" West along said last mentioned line, 210.0 feet to the point of beginning.

Together with and subject to easement for ingress, egress, utilities and drainage described in Grant of Easement recorded in Official Records Volume 3764, page 446, of the current public records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 105833-0130

Subject to taxes accruing subsequent to December 31, 2021.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto 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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Samuel Stromberg
Witness 1 Printed Name

[Signature]
Simon L. Newman

[Signature]
Pamela G. Newman

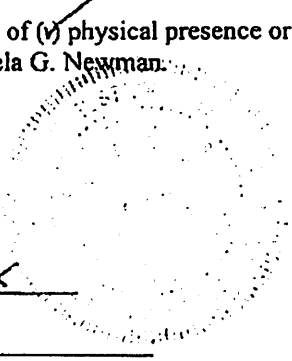
[Signature]
Witness 2 Signature

Rhonda S. Dye
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 29 day of July, 2022, by Simon L. Newman and Pamela G. Newman.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification Produced: Drivers License

LEGAL DESCRIPTION AND CERTIFICATION

THAT CERTAIN PIECE, PARCEL OF TRACT OF LAND, STATUE, LYING AND BEING A PART OF THE MOSES BOWDEN GRANT, SECTION 23, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF MANDARIN FOREST, UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 61 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 15°25'20" EAST ALONG THE NORTHEAST LINE OF SAID MANDARIN FOREST, UNIT 1, 328.24 FEET FOR A POINT OF BEGINNING; THENCE NORTH 69°20'40" EAST 209.50 FEET TO A POINT SITUATE IN THE NORTHEASTERLY LINE OF THE LANDS OF J.H. VEREEN; THENCE SOUTH 15°33'32" EAST ALONG SAID LAST MENTIONED LINE 210.0 FEET; THENCE SOUTH 69°20'40" WEST 209.99 FEET TO SAID NORTHEASTERLY LINE OF MANDARIN FOREST, UNIT 1; THENCE NORTH 15°25'20" WEST ALONG SAID LAST MENTIONED LINE 210.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE DESCRIBED IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 3764, PAGE 446, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120077 Panel: 0541 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 7/18/2022

Certified To:

SAMUEL D. KREDELL, TRUSTEE OF SAMUEL D. KREDELL REVOCABLE LIVING TRUST; RYAN, MARKS AND STROMBERG ATTORNEYS, LLP.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:

XXX TANGELO LANE
JACKSONVILLE, FL 32223














Survey Number: 551533

Client File Number: 22-4363

ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT	F.F. EL. FINISH FLOOR ELEVATION	O.R.B. OFFICIAL RECORDS BOOK
A/C AIR CONDITIONER	F.I.P. FOUND IRON PIPE	(P) PLAT
B.M. BENCH MARK	F.I.R. FOUND IRON ROD	P.B. PLAT BOOK
B.R. BEARING REFERENCE	F.P.K. FOUND PARKER-KALON NAIL	P.C. POINT OF CURVATURE
(C) CALCULATED	(L) LENGTH	P.C.C. POINT OF COMPOUND CURVE
Δ CENTRAL / DELTA ANGLE	L.A.E. LIMITED ACCESS EASEMENT	P.O.B. POINT OF BEGINNING
CH CHORD	L.M.E. LAKE MAINTENANCE EASEMENT	P.O.C. POINT OF COMMENCEMENT
(D) DEED / DESCRIPTION	(M) MEASURED / FIELD VERIFIED	P.R.C. POINT OF REVERSE CURVE
D.E. DRAINAGE EASEMENT	M.H. MANHOLE	P.T. POINT OF TANGENCY
D.H. DRILL HOLE	N&D NAIL & DISK	R/W RIGHT-OF-WAY
D/W DRIVEWAY	N.R. NOT RADIAL	(R) RADIAL / RADIUS
E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	S.I.R. SET IRON ROD
F.C.M. FOUND CONCRETE MONUMENT	O.H.L. OVERHEAD UTILITY LINES	T.O.B. TOP OF BANK
		U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN	 = MISC. FENCE
 = CENTERLINE ROAD	 = PROPERTY CORNER
 = COVERED AREA	 = UTILITY BOX
+ x.xx = EXISTING ELEVATION	 = UTILITY POLE
 = HYDRANT	 = WATER METER
 = MANHOLE	 = WELL
 = METAL FENCE	 = WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

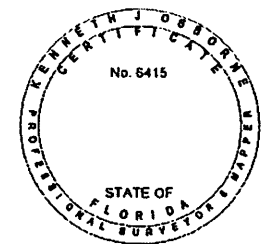
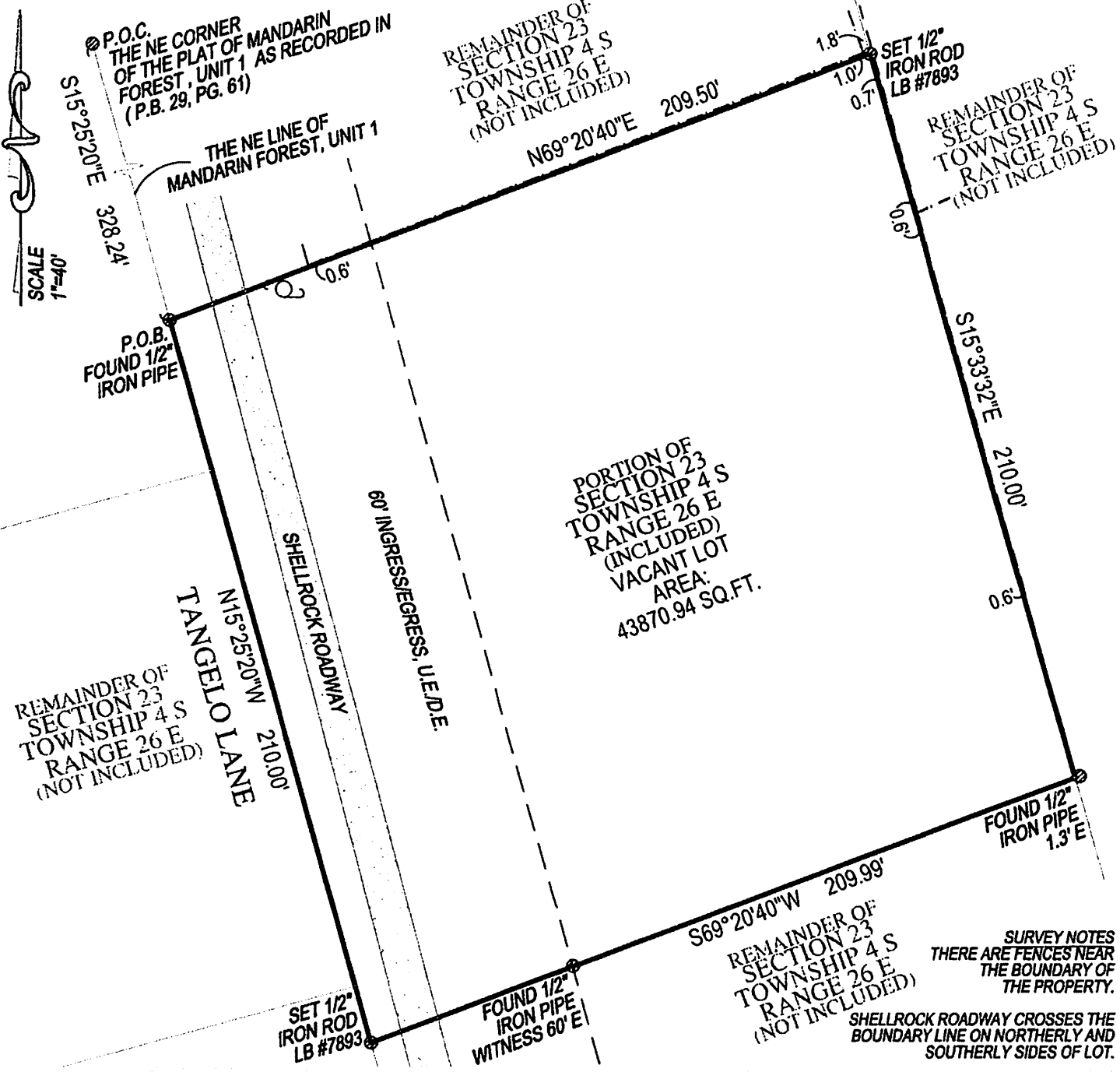


LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED ENBOSSSED SEAL AND SIGNATURE.

Kenneth Osborne

Digitally signed by Kenneth Osborne
Date: 2022.07.19 08:41:16 -05'00'

(SIGNED) **KENNETH J OSBORNE**
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

TARGET SURVEYING, LLC
LB #7893

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6250 N. MILITARY TRAIL, SUITE 102
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WEBSITE: <http://targetsurveying.net>

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
SHELLROCK ROADWAY CROSSES THE BOUNDARY LINE ON NORTHERLY AND SOUTHERLY SIDES OF LOT.

OFFICIAL RECORDS BOOK 1911, PAGE 1033

OFFICIAL RECORDS BOOK 737, PAGE 2310

OFFICIAL RECORDS BOOK 1448, PAGE 2310

OFFICIAL RECORDS BOOK 17016, PAGE 436

OFFICIAL RECORDS BOOK 6036, PAGE 152

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF WITH PLOT PLAN OF

THAT CERTAIN PLOTS PARTIAL OR TRACT SURVEY WHICH ARE BEING A PART OF THE ABOVE BOUNDARY SURVEY SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 WEST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

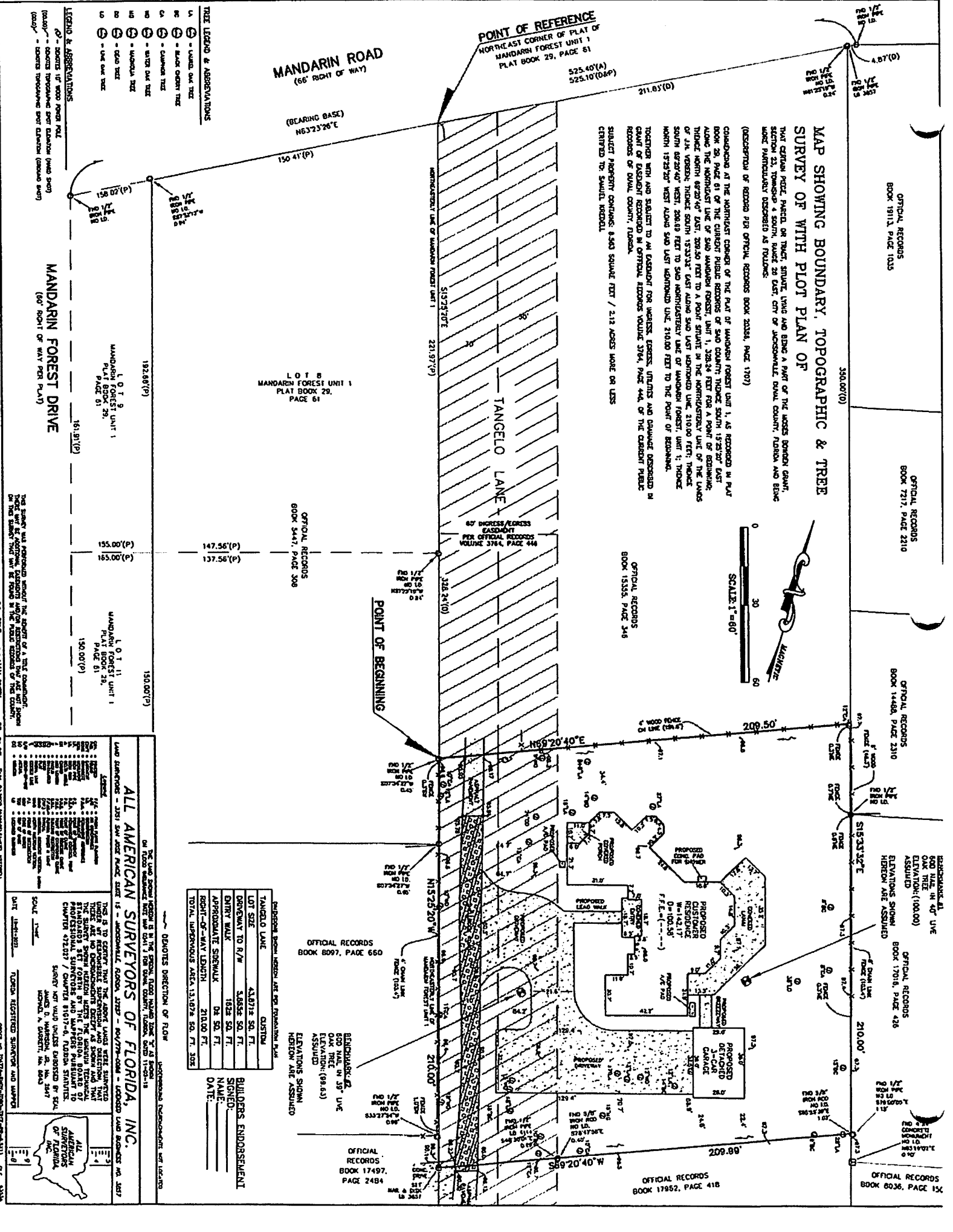
(RESPECITIVELY OF RECORD PER OFFICIAL RECORDS BOOK 2038A, PAGE 1107)

COMMENCED AT THE NORTHEAST CORNER OF THE PLAT OF MANDARIN FOREST UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 61 OF THE COUNTY PUBLIC RECORDS OF SAID COUNTY, TRACTED SOUTH 15°23'07" EAST ALONG THE NORTHEAST LINE OF SAID MANDARIN FOREST, UNIT 1, 208.54 FEET TO A POINT OF BEGINNING, THENCE NORTH 67°07'40" EAST, 208.50 FEET TO A POINT SURVEY IN THE NORTHEAST LINE OF THE LANDS OF JIM VERBERG, TRACTED SOUTH 15°23'07" EAST ALONG SAID EAST EXTENDED LINE, 210.00 FEET, THENCE SOUTH 67°07'40" WEST, 208.49 FEET TO SAID NORTHEAST LINE OF MANDARIN FOREST, UNIT 1, THENCE NORTH 15°23'07" WEST ALONG SAID EAST EXTENDED LINE, 210.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR WATER, SEWER, UTILITIES AND DRIVEWAY RECORDED IN CHAIN OF DEEDS AS RECORDED IN OFFICIAL RECORDS VOLUME 3784, PAGE 444, OF THE COUNTY PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINS 3,843 SQUARE FEET / 212 ACRES MORE OR LESS

OFFICIAL RECORDS BOOK 1535, PAGE 346



DESCRIPTION	BEARING	DISTANCE
TANGALO LANE	43.8712	50.00
LOT SIZE	3.8858	50.00
DRIVEWAY TO R/W	18.22	50.00
ENTRY WALK	0.8	50.00
APPROXIMATE SIDEWALK	210.00	50.00
RIGHT-OF-WAY LENGTH	210.00	50.00
TOTAL IMPROVED AREA	13,187.2	50.00

OFFICIAL RECORDS BOOK 8097, PAGE 660

OFFICIAL RECORDS BOOK 17497, PAGE 2484

OFFICIAL RECORDS BOOK 17952, PAGE 418

LEGEND & ABBREVIATIONS

1. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

2. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

3. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

4. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

5. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

6. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

7. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

8. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

9. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

10. 1" = 100' (P) - PLAT BOOK 29, PAGE 61

MANDARIN FOREST DRIVE
(60' RIGHT OF WAY PER PLAT)

MANDARIN FOREST UNIT 1
PLAT BOOK 29, PAGE 61

MANDARIN FOREST UNIT 1
PLAT BOOK 29, PAGE 61

MANDARIN FOREST UNIT 1
PLAT BOOK 29, PAGE 61

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

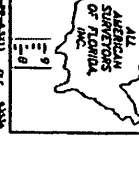
THE LAND SURVEY HESPER IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 1709 DUAL COUNTY, FLORIDA, DATED 11-20-18.

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER THE SUPERVISORSHIP AND DIRECTION OF THE SURVEYOR AND THAT THE SURVEY SHOWS ACCURATELY THE BOUNDARIES AND INTERESTS OF THE LANDS SURVEYED AND THAT THE SURVEY IS IN ACCORDANCE WITH THE STATUTES OF FLORIDA.

DATE: _____

SCALE: _____

FOR FURTHER INFORMATION CONTACT: JAMES D. WARDEN, JR., 2617 W. 10TH AVENUE, JACKSONVILLE, FL 32209



Equal Opportunity Employer



DEPARTMENT OF PUBLIC WORKS
Engineering Division

April 28, 2004

MEMORANDUM

TO: W. Monroe Hazen, P.L.S.
Topographic Survey Manager
Streets and Drainage Division

FROM: John P. Pappas, P. E., Chief 
Engineering Division

SUBJECT: Tangelo Lane
Approved Private Road Status

The Engineering Division has investigated the condition of Tangelo Lane and found the roadway has been surfaced and suitable access is being maintained from approximately 280 feet north of Varina Court to the south terminus of the roadway. We recommend that the Approved Private Road status be restored.

Please call David Hahn at 630-4733, if you have any questions concerning this matter.

JPP:ddh

cc: David D. Hahn, P. E., Manager
Contract Administration Section

RECEIVED

APR 29 2004

220 E. BAY STREET, ROOM 1207 • JACKSONVILLE, FLORIDA 32202

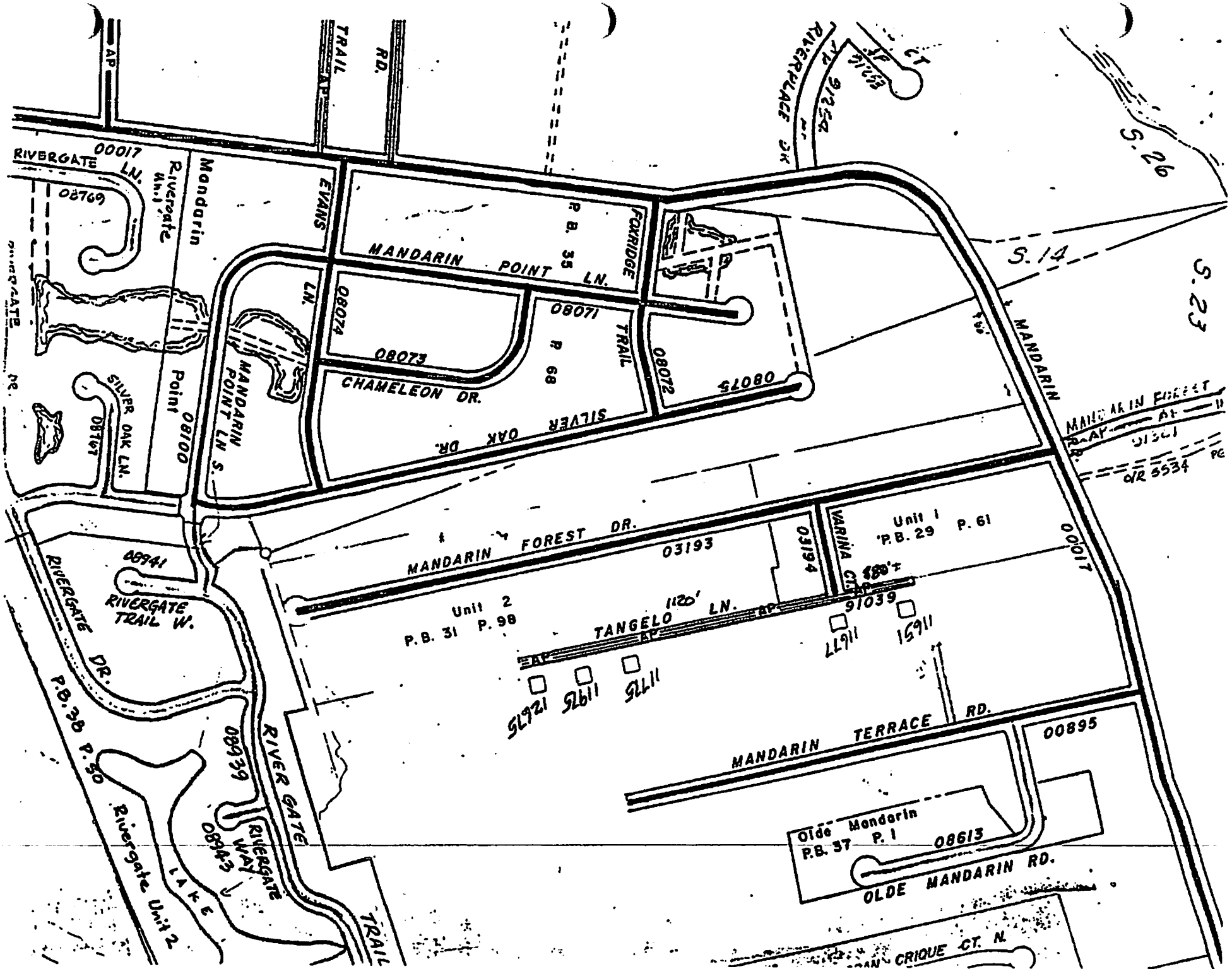
PHONE: 904 - 630-1620 • FAX: 904 - 630-2909 • www.coj.net

Recipient of the 2001 Governor's Sterling Award

STREETS & DRAINAGE



Q-9NE



S. 26
S. 14
S. 23

MANDARIN FOREST BAY
P. 5534

Unit 1
P.B. 29 P. 61

Unit 2
P.B. 31 P. 98

Olde Mandarin
P. 1
P.B. 37
08613

CRIQUE CT. N