

Date Submitted:	<i>12/2/22</i>
Date Filed:	<i>12/29/22</i>

Application Number:	<i>SW-22-580</i>
Public Hearing:	

**Application for Sign Waiver**  
**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:	<i>CC 6-2</i>
Council District:	<i>7</i>
Previous Zoning Applications Filed (provide application numbers):	<i>none found</i>
Applicable Section of Ordinance Code:	<i>(i) General Criteria (z)</i>
Neighborhood Association(s):	<i>Heckscher DR Community Club, M.E.M. Bailey Inc.</i>
Overlay:	<i>The Eden Group Inc</i>
LUZ Public Hearing Date:	
Number of Signs to Post:	<i>2</i>
Amount of Fee:	<i>\$1264.</i>
Zoning Asst. Initials:	<i>cik</i>

PROPERTY INFORMATION	
1. Complete Property Address: <b>169 ZOO Parkway Jacksonville, FL</b>	2. Real Estate Number: <b>108799-0000</b>
3. Land Area (Acres): <b>.269</b>	4. Date Lot was Recorded: <b>January 20, 1950</b>
5. Property Located Between Streets:  <b>Zoo Parkway and Parker Avenue</b>	6. Utility Services Provider:  City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

**7. Waiver Sought:**

- Increase maximum height of sign from \_\_\_\_\_ to \_\_\_\_\_ feet (maximum request 20% or 5 ft. in height, whichever is less). \*Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from \_\_\_\_\_ sq. ft. to \_\_\_\_\_ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from \_\_\_\_\_ to \_\_\_\_\_ (not to exceed maximum square feet allowed)
- Allow for illumination or change from \_\_\_\_\_ external to \_\_\_\_\_ internal lighting
- Reduce minimum setback from 10 feet to 0 feet (less than 1 ft. may be granted administratively)

**8. In whose name will the Waiver be granted?**

San Marco Investments Of Jacksonville Inc

**9. Is transferability requested? If approved, the waiver is transferred with the property.**

Yes



No



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

10. Name: San Marco Investments Of Jacksonville Inc	11. E-mail:
12. Address (including city, state, zip): 169 Zoo Parkway Jacksonville, FL 32218	13. Preferred Telephone:

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

14. Name: Colleen Collins Petroimage	15. E-mail: <a href="mailto:Colleen@Petrogroupfl.com">Colleen@Petrogroupfl.com</a>
16. Address (including city, state, zip): 6432 SE 115th LN Bellevue, FL 34420	17. Preferred Telephone: 352.304.5500

## **CRITERIA**

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as "*a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction.*"

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" 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.

**169 Zoo Parkway Jacksonville, FL 32218**

*1. Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

The sign will be compatible with existing signage zoning and consistent with the general character of the area. The sign proposed is a stand dual pole sign system to display national fuel brand and fuel pricing.

*2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No, the layout of this specific property prohibits installation of pole sign in any other location, it would cause obstruction in a parking lot.

*3. Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

The approval of this waiver would not diminish property values in any negative way.

*4. Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

The waiver approval would prevent detrimental effect on vehicular traffic and parking conditions.

*5. Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

The waiver is not detrimental to the public health, safety, or welfare.

*6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes, the subject property sits between three roads, Zoo Parkway, Heckscher Dr, and Parker Ave. Zoo Parkway and Hecksher Dr has approximately 150'-175' of road frontage that is all used for customers to get in and out of the parking lot. There is no area along either frontage to place a pole sign that would be detrimental to traffic and parking conditions. Therefore, it is proposed to install at the far east point of the property.

*7. Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

**The request is not based on the desire to reduce cost, the existing dual pole sign will be removed and new footers will need to be poured.**

*8. Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*

**This request is not the result of a violation.**

*9. Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

**This request will no affect trees in any way.**

*10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

**No, strict compliance would prevent the site from having a price sign to display fuel cost.**

## 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>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
  - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
  - Any other information the applicant wished to have considered in connection to the waiver request.

## 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		

**NOTE:** City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

## 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: _____ Signature: _____	Applicant or Agent (if different than owner) Print name: <u>Coleen Collins</u> Signature: <u>Collins</u>
Owner(s) Print name: _____ Signature: _____	*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

**Property Ownership Affidavit - Corporation**

Date: 11/07/2022

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: 189 Zoo Parkway RE#(s): 108799-0000

To Whom it May Concern:

I, Essa Khaza, as Manager of  
San Marco Investments corporation, hereby certify that said  
corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s)  
for Sign Waiver submitted to the Jacksonville Planning and Development Department.

(signature) Evan K LF  
(print name) ESSA KHAZA

Please provide documentation illustrating that signature is an authorized representative of the corporation in the manner shown  
through corporate resolution, power of attorney, picture from website, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence  
er [ ] online notarization, this 15 day of November 2022 by  
ESSA KHAZA San Marco Investments as President and Manager of  
known to me or who has produced Florida corporation, who is personally  
took an oath.

(Signature of NOTARY PUBLIC)



Brett Isaac  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires:

9/9/25

### Agent Authorization – Individual

Date: 11/07/2022

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: 169 Zoo Parkway

RE#(s): 108799-0000

To Whom it May Concern:

You are hereby advised that ESSA KHAZAT as  
Manager of San Marco Investments

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Colleen Collins to act as agent to file application(s) for Sign Waiver 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:

Print Name: ESSA KHAZAT

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of [...] physical presence or [...] online notarization, this 15 day of November, 2022 by  
ESSA KHAZAT who is personally known to me or who has produced  
as identification and who took an oath.



(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large,

My commission expires: 9/9/25



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

**SAN MARCO INVESTMENTS OF JACKSONVILLE, INC.**

### Filing Information

**Document Number** P01000041526

**FEI/EIN Number** 59-3718178

**Date Filed** 04/23/2001

**State** FL

**Status** ACTIVE

### Principal Address

7167 CRANE AVE.  
JACKSONVILLE, FL 32216

Changed: 09/09/2005

### Mailing Address

7167 CRANE AVE.  
JACKSONVILLE, FL 32216

Changed: 09/09/2005

### Registered Agent Name & Address

KHAZAL, ESSA

9452 kells rd.  
JACKSONVILLE, FL 32257

Name Changed: 01/05/2006

Address Changed: 04/24/2014

### Officer/Director Detail

#### **Name & Address**

Title President

KHAZAL, ESSA

7167 CRANE AVE.  
JACKSONVILLE, FL 32216

Title VP

PREPARED BY AND RETURN TO:  
Robert V. Duss  
1050 Riverside Avenue  
Jacksonville, Florida 32204-4123

5 MIN. RETURN  
PHONE # 355-0668

Book 10307 Page 624

RE PARCEL ID #:108799-0000  
BUYER'S TIN:

## WARRANTY DEED

(Statutory Form-§689.02 F.S.)

This Indenture, Made this 10<sup>th</sup> day of January, 2002,  
Between

Doc# 2002009912  
Book: 10307  
Pages: 624 - 625  
Filed & Recorded  
01/10/2002 11:40:07 AM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND  
DEED DOC STAMP \$ 1.50  
RECORDING \$ 2,660.00  
\$ 9.00

JULIAN JACKSON PROPERTIES, LTD., a Florida limited partnership  
whose post office address is P. O. Box 24930, Jacksonville, Florida 32241-4930  
of the County of Duval, State of Florida, grantor\*, and

SAN MARCO INVESTMENTS OF JACKSONVILLE, INC., a Florida corporation,  
whose post office address is 498 Tabor Drive South, Jacksonville, Florida 32216  
of the County of Duval, State of Florida, grantee\*,

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

As described on Exhibit "A" attached hereto and by reference made a part hereof.

SUBJECT to Purchase Money Mortgage of even date herewith.

The land herein conveyed is not homestead property of the Grantors under Article X, Section 4,  
of the Florida Constitution.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all  
persons whomsoever.

\*\*["Grantor" and "grantee" are used for singular or plural, as context requires]

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

Signed, sealed and delivered in  
our presence:  
(Please print witnesses' names below signatures)

JULIAN JACKSON PROPERTIES LTD., a Florida  
limited partnership

Print Name: ROBERT V. DUSS

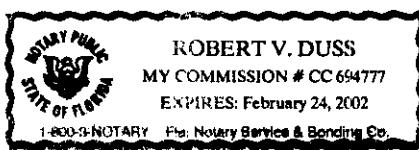
By: JACKSON REALTY MANAGEMENT GROUP, INC.  
Its General Partner

Print Name: SHEILA S. TISON

By: Julian E. Jackson (SEAL)  
Julian E. Jackson, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of January, 2002 by Julian E. Jackson,  
President of Jackson Realty Management Group, Inc., general Partner of Julian Jackson Properties, Ltd., a Florida limited  
partnership, who is personally known to me, and who executed the same on behalf of the partnership.



Robert V. Duss  
Notary Public (Please print name below signature)

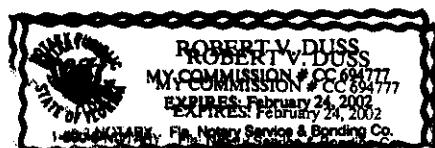


EXHIBIT "A"

Being a part of Lot 8, Block 1, Bon-Air as recorded in Plat Book 21 page 80 of current public records of Duval County, Florida and being more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way of Heckscher Drive, being a 100 foot right-of-way, and the existing property line of Jacksonville Expressway being 100 foot East of center line of Parker Ave, thence North 0 degrees 06 minutes 29 seconds East along the existing property line being 100 foot East of center line of Parker Ave, a distance of 116.37 feet to the Southerly right-of-way of Jacksonville Expressway being a 200 foot right-of-way; thence along said right-of-way being a curve, concave to the North, having a radius of 1054.93 feet, A chord bearing and distance of North 82 degrees 37 minutes 12 seconds West 29.24 feet; thence South 0 degrees 06 minutes 29 seconds West a distance of 143.57 feet to the Northerly right-of-way of Heckscher Drive; thence North 51 degrees 05 minutes 41 seconds East along said right of way a distance of 37.32 feet to the point of beginning.

AND

A portion of Lots 7 and 8, Block 1, Bon-Air as recorded in Plat Book 21 page 80 of current public records of Duval County, Florida, more particularly described as follows:

Begin at a point in the Southeasterly line of said Lot 7, said point being 12.98 feet Southwesterly from the Southeast corner of said Lot 7; thence South 51 degrees 05 minutes 41 seconds West along the Northwesterly right-of-way line of Heckscher Drive a distance of 174.36 feet to the new right-of-way line of Parker Avenue; thence North 0 degrees 06 minutes 29 seconds East along said right-of-way line a distance of 116.37 feet to the right-of-way line of Jacksonville Expressway; thence Easterly along said right-of-way line, said line being a curve, concave to the North, having a radius of 1054.93 feet, an arc distance of 136.03 feet to point of beginning.

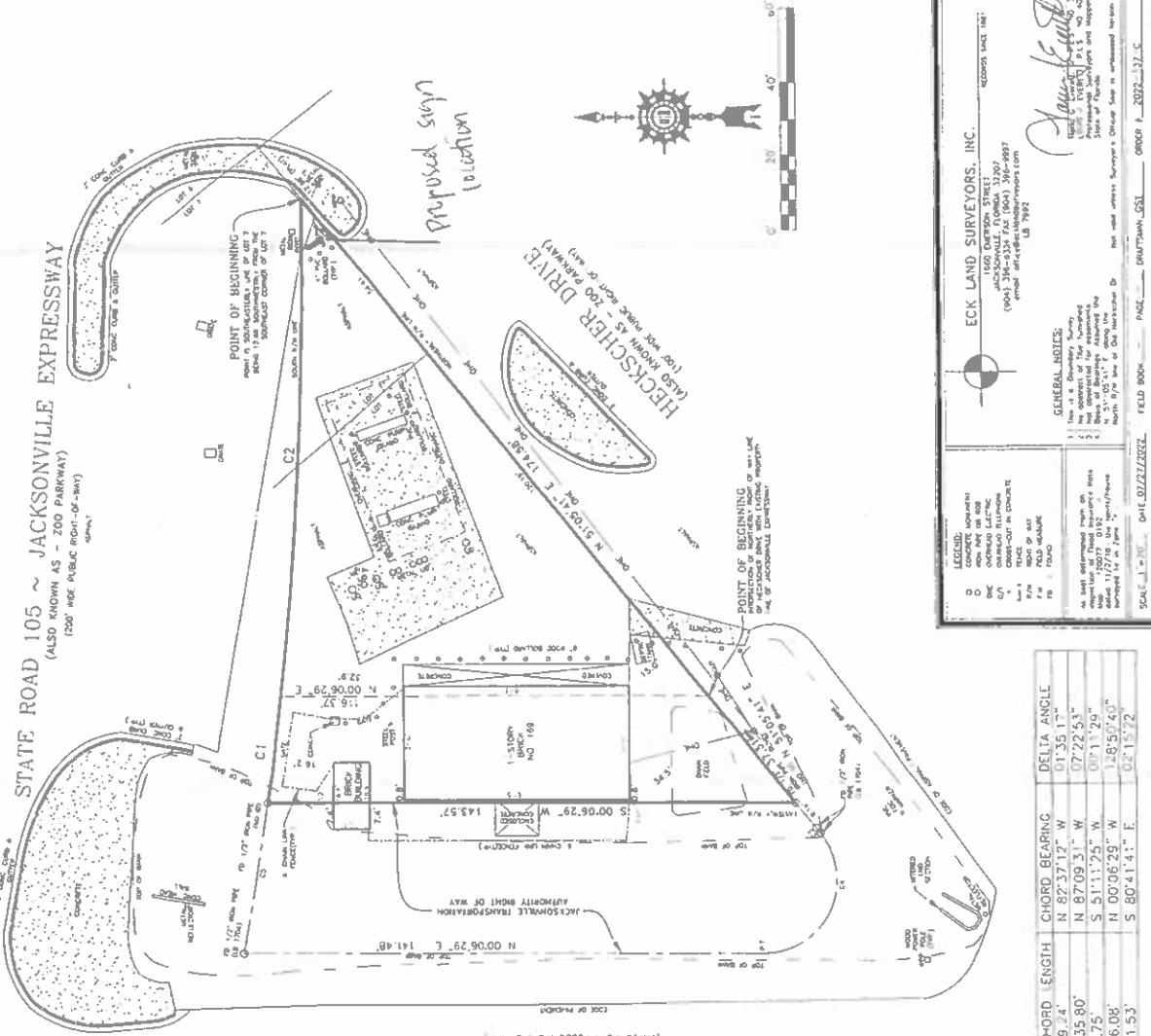
MAP SHOWING SURVEY OF

JACKSONVILLE TRANSPORTATION AUTHORITY PART #1  
A PORTION OF "LOT B, BLOCK 1, RON-AR" ACCORDING TO PLAT RECORDED IN  
PLAT BOOK 21, PAGE 80, ON THE CURRENT PUBLIC RECORDS OF DUVAL  
COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
NORTHWESTERN POINT OF -WAY LINE OF OLD HESCHER DRIVE (A 100 FOOT  
RIGHT-OF-WAY) WITH THE WESTERLY END BEARING 71° 15' EASTERLY OF  
THE CENTERLINE OF THE OLD HESCHER DRIVE AND HAVING A CHORD DISTANCE  
OF 100 FEET AND AN ARC DISTANCE OF 94.1 FEET, A POINT OF CURVATURE  
IN A LINE OF 9.4 FEET TO A POINT OF CURVATURE IN A LINE OF 10.4 FEET  
NORTHWESTERLY RIGHT-OF-WAY LINE, SAD, CURVE BEARING 104°  
NORTHWEST AND HAVING A RADIUS OF 52.69 FEET, AND ARC DISTANCE - OF  
1.75 FEET TO A POINT OF COMMON CURVE, AND BEING SUBTENDED BY A  
CHORD BEARING AND DISTANCE OF SOUTHS 5° 11' 25" WEST, 175 FEET, RUN  
THROUGH A NORTHERLY DIRECTION ALONG THE ARC ON A CURVE,  
BEING CONCAVE TO THE NORTH, AND HAVING A RADIAL OF 20.00  
FEET, AN ARC DISTANCE OF 4.87 FEET TO THE POINT OF ANGENCY OF  
CURVE, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  
16° 18' -17° 06' 00" WEST, 36.00 FEET, RUN NNE, NORTH 06° 05' 29" EAST,  
PARALLEL TO AND 30 FEET EASTLBY OF SAD, CENTERLINE OF PARNER  
AVENUE, WHEN MEASURED AT RIGHT ANGLES, BEING A CHORD OF 1:1.48  
ACCORDING TO A POINT ON THE SOUTHERN END OF THE LINE OF  
JACINTHORPE EXPRESSWAY (A 60 FOOT WIDE - ACCORDING TO A DIRECTION ALONG  
THE NORTHERLY RIGH OF THE SAD, RUN NNE, NORTH 06° 05' 29" WEST,  
BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  
45° 41' -41° 1 LAST, 41.51 FEET, RUN THE SAD, SOUTH 00° -05° 29" WEST  
ALONG PREVIOUSLY NAMED EASTERLY LINE OF JACKSONVILLE  
TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71 FEET EASTERLY OF  
SAID CENTERLINE OF MARGER AVENUE, A DISTANCE O 143.57 FEET TO THE  
POINT OF BEGINNING.

CERTIFIED TO: CHRIS KHAZAL  
FEET

ADDITIONAL GENERAL NOTES

- 5) DESCRIPTION: FUMIGATED OFFICIAL BOOK  
6) THIS IS A SURVEY COPY ONLY. THE LENDER AND UNDERWRITER  
7) UTILIZE A SURVEY AS AN APPRAISAL FOR FINANCIALLY SENSITIVE AGENTS.  
8) LANDS SUBJECT TO COVENANT 11-14200 SQUARE FEET AND NO. Q12345  
9) REFACT SURVEY BY RAY "DODGSON SURVEYING, INC."  
10) DATED AUGUST 3, 2004. JOHN G. CLARION AND ASSOCIATES, INC.



PLACE	DATE	CURVE	RADIUS	ANGLE
AT THE POINTS OF THE CIRCLE	1894	C.	1054 93'	21°
IN THE AREA, IF ANY, NOT DELIMITED		C2	1054 85'	1°
BY THE LINE AND BY THE LINE OF 1895		C3	523.69	...
ABOVE		C4	20.00	4°
ABOVE				...

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1054.9'3"	29.24'	.9.24'	N 82°17'.7" W	.0123.17"
C2	1054.8'3"	35.64'	.35.80'	N 87°09'.3" W	.0722.53"
C3	523.69'	1.75'	.75'	S 51°11'.25" W	.0111.39"
C4	44.97'	.08'	.08'	N 00°06'.29" W	.0251.43"
C5	1054.9'3"	41.54'	.41.53'	S 80°14'.1" W	.0215.72"

ECK LAND SURVEYORS, INC.		1600 DIXON STREET	RECEIVED 5453 1001 MAY 10 1987
		(404) 365-5100 FAX (404) 365-9807	
		email: <a href="mailto:eck@worldnet.att.net">eck@worldnet.att.net</a>	
		LB 7982	
			
ECKLAND SURVEYORS		GENERAL NOTES:	
D	DO NOT LOCATE	1. This is a Boundary Survey.	
O	DO NOT PAVE OR BUR-	2. The boundaries of the property are determined by the surveyor.	
C	OPENED LAND	3. A copy of the surveyor's notes and sketch will be provided to the client.	
G	OUTRIGHT ELIMINATED	4. A copy of the surveyor's notes and sketch will be provided to the client.	
T	TRUSTS IN CONTRACT	5. A copy of the surveyor's notes and sketch will be provided to the client.	
N	NOTICE OF ANY	6. A copy of the surveyor's notes and sketch will be provided to the client.	
P	PLAT SURVEY	7. A copy of the surveyor's notes and sketch will be provided to the client.	
F	TO	8. A copy of the surveyor's notes and sketch will be provided to the client.	
<p>As such determined from an inspection of the property or notes supplied by the surveyor, the property of <u>John &amp; Linda Eck</u> located at 1177 1/2 Tenth Street, Atlanta, Georgia 30318, is bounded as follows:</p> <p style="text-align: right;">John &amp; Linda Eck</p>			

DRAWING NO.

# MAP SHOWING SURVEY OF

BEING A PART OF LOT B, BLOCK 1, BON-AIR AS RECORDED IN PLAT BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF PROPERTY LINE OF JACKSONVILLE EXPRESSWAY, BEING 100 FEET EAST OF CENTER LINE OF PARKER AVENUE, THENCE NORTH 00°-06'-29" EAST, ALONG THE EXISTING PROPERTY LINE OF BEING 100 FEET EAST OF CENTER LINE OF PARKER AVENUE, A DISTANCE OF 116.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WAY OF JACKSONVILLE EXPRESSWAY, BEING A 200 FOOT RIGHT OF WAY, THENCE ALONG SAID RIGHT-OF-WAY BEING A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 1054.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 82°-37'-12" WEST 29.24 FEET; THENCE SOUTH 00°-06'-29" WEST A DISTANCE OF 143.57 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HECKSCHER DRIVE, THENCE NORTH 51°-05'-41" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 37.32 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOTS 7 AND 9, BLOCK 1, BON-AIR AS RECORDED IN PLAT BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY LINE OF SAID LOT 7, SAID POINT BEING 12.98 FEET SOUTH-WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 51°-05'-41" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE A DISTANCE OF 174.36 FEET TO THE NEW RIGHT-OF-WAY LINE OF PARKER AVENUE; THENCE NORTH 00°-06'-29" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 118.37 FEET TO THE RIGHT-OF-WAY LINE OF JACKSONVILLE EXPRESSWAY; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1054.93 FEET, AN ARC DISTANCE OF 136.03 FEET TO THE POINT OF BEGINNING.

AND

JACKSONVILLE TRANSPORTATION AUTHORITY PART -1:

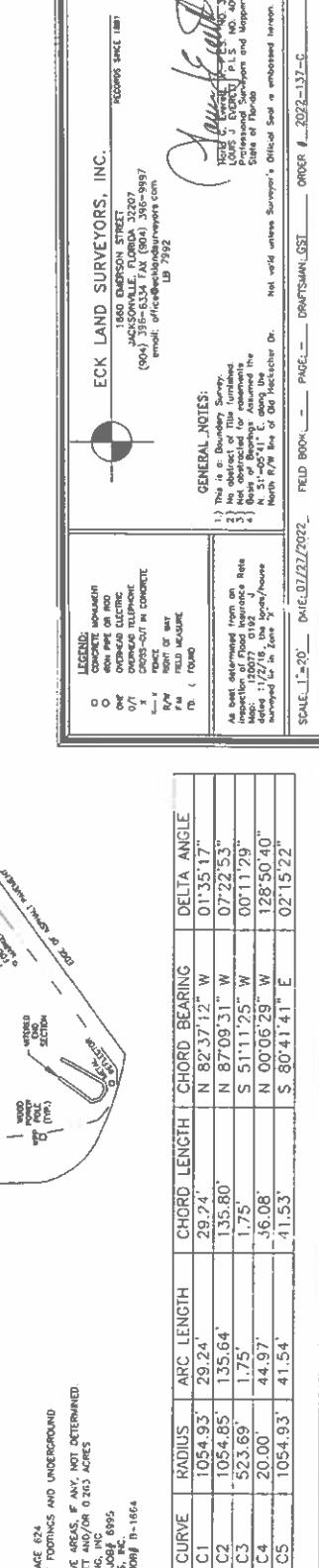
A PORTION OF LOT B, BLOCK 1, BON-AIR ACCORDING TO PLAT RECORDED IN PLAT BOOK 21, PAGE 80 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HECKSCHER DRIVE (A 100 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF A JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEET EASTERLY OF THE CENTERLINE OF PARKER AVENUE AND RUN SOUTH 51° 45'-41" WEST ALONG NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HECKSCHER DRIVE, A DISTANCE OF 9 FEET TO A POINT OF CURVATURE, RUN HENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 523.69 FEET, AN ARC DISTANCE OF 1.75 FEET TO A POINT OF COMPOUND CURVE, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51° 11'-25" WEST, 1.75 FEET, RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 44.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64° 15'-11" WEST, 36.08 FEET, RUN THENCE NORTH 00°-06'-29" EAST, PARALLEL TO AND 10 FEET EASTERLY OF SAID CENTERLINE OF PARKER AVENUE, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 141.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE JACKSONVILLE EXPRESSWAY (A 200 FOOT WIDE JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY) RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS 0.1054.93 FEET; AN ARC DISTANCE OF 41.54 FEET TO A POINT, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80° 41'-41" EAST, 41.53 FEET; RUN THENCE SOUTH 00°-06'-29" WEST ALONG PREVIOUSLY MENTIONED EASTERLY LINE OF JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEET EASTERLY OF SAID CENTERLINE OF PARKER AVENUE, A DISTANCE OF 143.57 FEET TO THE POINT OF BEGINNING, CONTAINING 6,309 SQUARE FEET.

CERTIFIED TO: CHRIS KHAZAL

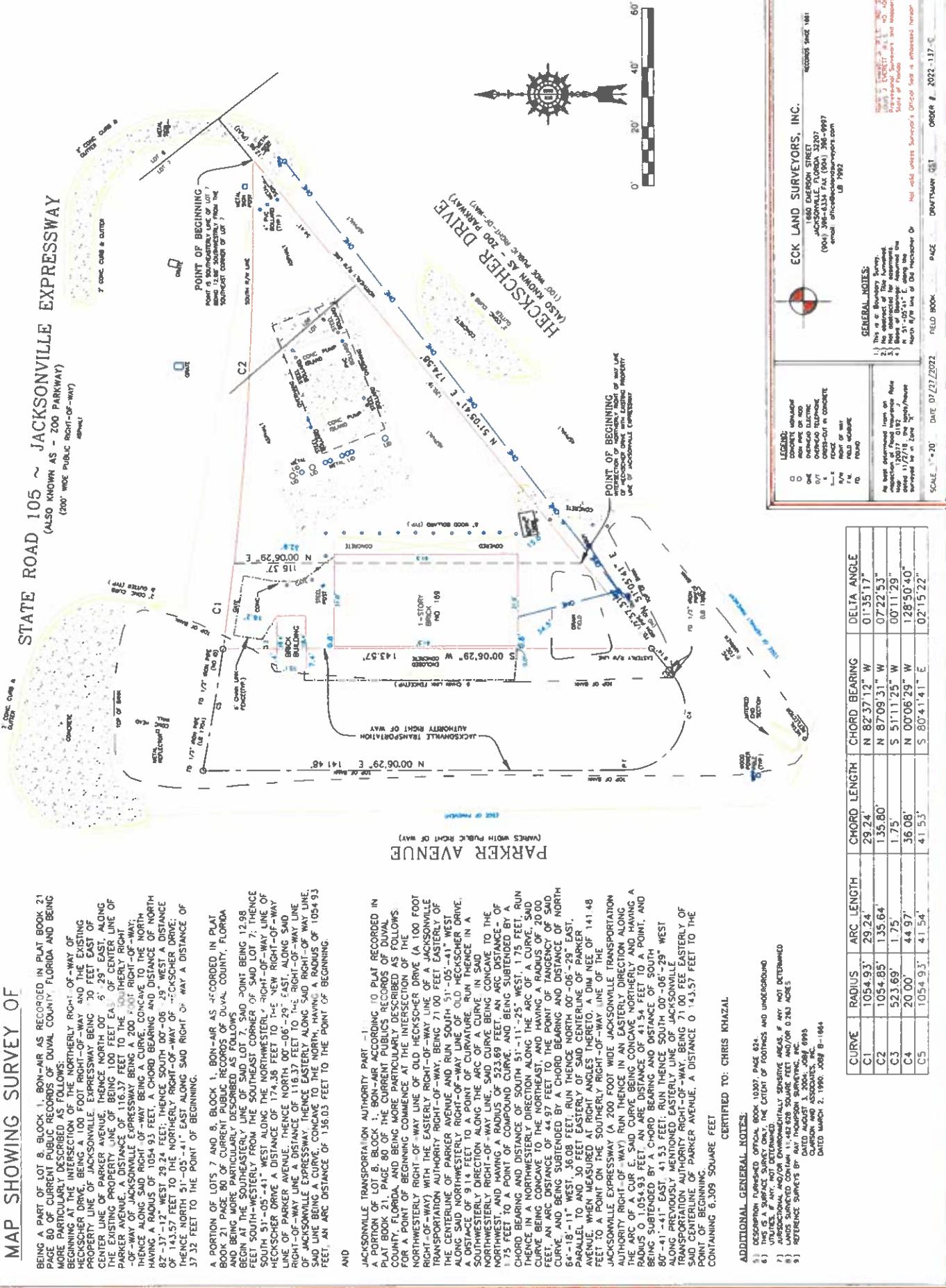
## ADDITIONAL GENERAL NOTES:

- 5.) DESCRIPTION FURNISHED, OFFICIAL BOOK 10307, PAGE 624
  - 6.) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOUNDATIONS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
  - 7.) LAND SURVEYOR FOR JACKSONVILLE TRANSPORTATION AUTHORITY
  - 8.) LAND SURVEYOR FOR CLAPSON AND ASSOCIATES, INC., 0.263 ACRES
  - 9.) REFERENCE SURVEYORS BY: Ray Thompson Surveying, Inc.
- CLAPSON AND ASSOCIATES, INC.  
DATED AUGUST 3, 2004, JOHN B. 6995  
CLAPSON AND ASSOCIATES, INC.  
DATED MARCH 2, 1990, JOHN B. 1864

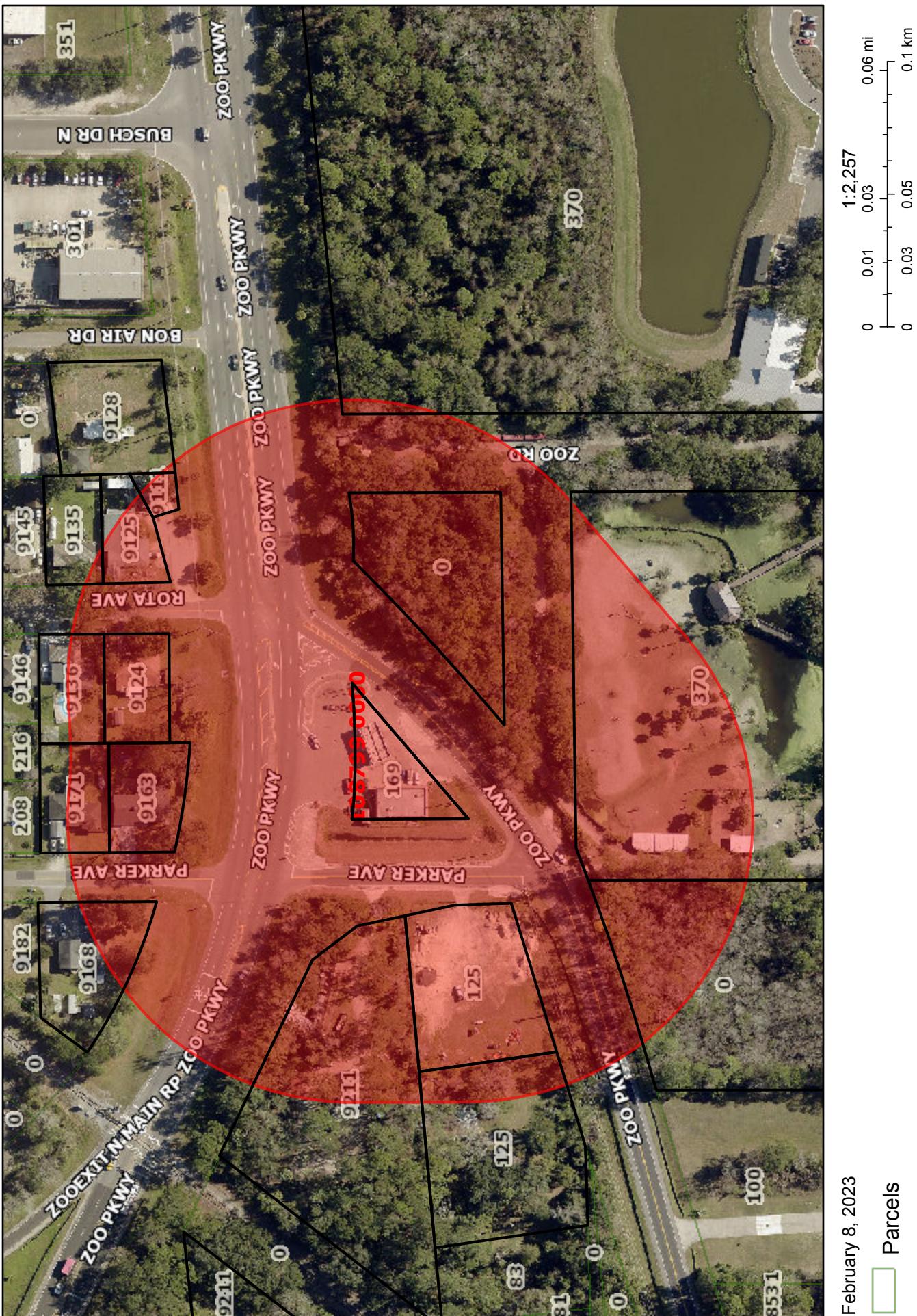


## MAP SHOWING SURVEY OF

### STATE ROAD 105 ~ JACKSONVILLE EXPRESSWAY (ALSO KNOWN AS - 200 PARKWAY) (200' wide Public Right-of-Way)



Land Development Review



February 8, 2023

## Parcels

On File  
Page 17 of 18

<u>RE</u>	<u>LNAME</u>	<u>MAIL ADDR1</u>	<u>MAIL ADDR2</u>	<u>MAIL ADD MAIL CITY</u>	<u>MAIL ZIP</u>
022170 0000	BLUME RONALD S	9211 N MAIN ST		JACKSONVILLE	FL 32218-5745
109439 0005	CITY OF JACKSONVILLE	C/O CITY REAL ESTATE DIV		JACKSONVILLE	FL 32202
108796 0000	GOMEZ CARLOS	9136 ROTA AVE		JACKSONVILLE	FL 32218
022128 0000	JACKSONVILLE ZOOLOGICAL SOCIETY INC	370 ZOO PKWY		JACKSONVILLE	FL 32218
108807 0050	LOPEZ CONSUELO GOMEZ	9135 ROTA AVE		JACKSONVILLE	FL 32218-5765
108800 0000	MACK WARREN	9163 PARKER AVE		JACKSONVILLE	FL 32218
108777 0000	MCCOY DOUGLAS A	410 JANELL DR		ORANGE PARK	FL 32703
108778 0000	MCCOY DOUGLAS A ET AL	410 JANELL DR		ORANGE PARK	FL 32073
108797 0000	MILLS GORDON M	9124 ROTA AVE		JACKSONVILLE	FL 32218-5766
108801 0000	SOUTHEAST NEW START TRANSITIONAL HOUSING INC	BOX 9		NEW CASTLE	VA 24127
022168 0000	SPAULDING DEWEY CHARLES ET AL	56002 SPAULDING LN		CALLAHAN	FL 32011-8385
022173 0000	THOMAS ENVIRONMENTAL INC	8116 CONCORD BLVD W		JACKSONVILLE	FL 32208
022167 0010	V M WHOLESALE TIRES INC	206 E 63RD ST		JACKSONVILLE	FL 32208
	HECKSCHER DR COMMUNITY CLUB	9364 HECKSCHER DR		JACKSONVILLE	FL 32226
	M & M DAIRY INC	12275 HOLSTEIN DR		JACKSONVILLE	FL 32226
	THE EDEN GROUP INC.	TERESA L. MOORE			
	NORTH CPAC	DICK BERRY			
		DR. DONALD GREEN			
		2940 CAPTIVA BLUFF RD S		JACKSONVILLE	FL 32226