

rec'd. 5/3/23
 Date Submitted: 4-25-23
 Date Filed: 5-11-23

Application Number: WRF-23-08
 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: IL	Current Land Use Category: LI	
Council District: 11	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: none found		
Notice of Violation(s): none found		
Neighborhood Associations: none		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$ 1285.	Zoning Asst. Initials: CLR

PROPERTY INFORMATION	
1. Complete Property Address: 0 DISTRIBUTION AVE East	2. Real Estate Number: 167826-0010
3. Land Area (Acres): 3.44 Ac.	4. Date Lot was Recorded:
5. Property Located Between Streets: OFF US-1	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> N/A Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 35' feet to 0' feet.	
8. In whose name will the Waiver be granted? TWIN TOWERS GROUP LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: AGAN PRAMESHUBER TWINTOWERS GROUP LLC	10. E-mail: RGMDOWNUNDER@COMCAST.NET
11. Address (including city, state, zip): 3653 EASTBURY DR JACKSONVILLE, FL 32224	12. Preferred Telephone: 904 814 7633

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

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

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

THIS STORAGE AREA IS OWNED BY THE SAME ENTITY. THE DRIVEWAY/ENTRANCE IS CURRENTLY ESTABLISHED AND MAINTAINED. THERE WILL NOT BE ANY EFFECT ON THE CURRENT FACILITY DUE TO THIS DRIVE BEING A STRAIGHT RUN TO THE PROPERTY TO BE USED AS STORAGE.

THE PROPERTY IS LOCATED DIRECTLY BEHIND THE EXISTING FACILITY AND THE STORAGE AREA DOES NOT HAVE A RIGHT OF WAY ON ANY OTHER LOCATION. THERE IS CURRENTLY AN EASEMENT ALLOWING ACCESS TO THIS PROPERTY

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: AGAN PRAMESHUBER

Signature: 

Applicant or Agent (if different than owner)

Print name: ROBERT MORGAN

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

Agent Authorization – Limited Liability Company (LLC)

Date: 3/9/23

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

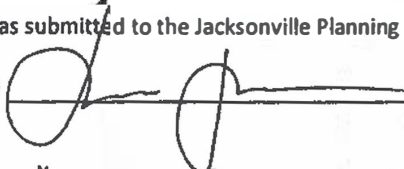
Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 DISTRIBUTION AVE. E RE#(s): 167826-0010

To Whom It May Concern:

You are hereby advised that Ajean Prameshuber as MANAGER of Twin Towers Group LLC hereby certify that the ABOVE is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers ROBERT C. MORGAN to act as agent to file application(s) for 4 BREEZE STORAGE 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.

(signature)



(print name)

AJEAN PRAMESHUBER

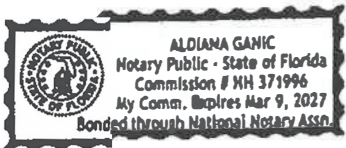
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 20th day of April 2023, by Ajean Prameshuber, as OWNER of Twin Towers Group LLC corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Alicia Garcia
(Signature of NOTARY PUBLIC)

Aldiana Granic
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 03/09/2027



Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 3/9/23

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 DISTRIBUTION AVE. E RE#(s): 167826-0010

To Whom it May Concern:

I, AGAN PRAMESHUBER ~~MANAGER~~ MANAGER of Twin Towers Group LLC
a Limited Liability Company organized under the laws of the state of FLORIDA, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for 4 BEESZES SINEAU submitted to the Jacksonville Planning and Development
Department.

(signature) [Handwritten Signature]

(print name) AGAN PRAMESHUBER

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online
notarization, this 26th day of April 2023 by Agan Prameshuber, as
owner of Twin Towers Group LLC corporation, who is
personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Aldiana Granic
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 03/09/2027



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

Detail by Entity Name

Florida Limited Liability Company
TWIN TOWERS GROUP LLC

Filing Information

Document Number	L21000232982
FEI/EIN Number	N/A
Date Filed	05/19/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/26/2022

Principal Address

3653 EASTBURY DR
JACKSONVILLE, FL 32224

Mailing Address

3653 EASTBURY DR
JACKSONVILLE, FL 32224

Registered Agent Name & Address

Law Office of Adam J. Dugan, P.A.
419 THIRD STREET N.
JACKSONVILLE BEACH, FL 32250

Name Changed: 09/26/2022

Address Changed: 09/26/2022

Authorized Person(s) Detail

Name & Address

Title MGR

PRAMESHUBER, ALAN
3653 EASTBURY DR
JACKSONVILLE, FL 32224

Title MGR

PRAMESHUBER, ALEC
3653 EASTBURY DR
JACKSONVILLE, FL 32224

Title MGR

PRAMESHUBER, AGAN
3653 EASTBURY DR
JACKSONVILLE, FL 32224

Title MGR

PRAMESHUBER, UNA
3653 EASTBURY DR
JACKSONVILLE, FL 32224

Title AR

Law Office of Adam J. Dugan, P.A.
419 Third Street N.
Jacksonville Beach, FL 32250

Annual Reports

Report Year	Filed Date
2022	09/26/2022
2023	02/17/2023

Document Images

02/17/2023 -- ANNUAL REPORT	View image in PDF format
09/26/2022 -- REINSTATEMENT	View image in PDF format
05/19/2021 -- Florida Limited Liability	View image in PDF format

Prepared by and Return to:
Sunshine Title Corporation

8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #116883
167826-0010

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Duval) **SPECIAL WARRANTY DEED**

THIS INDENTURE, made this September 22, 2021, between **Worth Properties K1 LLC, a Florida Limited Liability Company**, whose mailing address is: 2112 Jernigan Rd., Jacksonville, Florida 32207, party of the first part, and **Twin Towers Group LLC, a Florida Limited Liability Company**, whose mailing address is: 3653 Eastbury Dr., Jacksonville, Florida 32224, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

See Attached Exhibit "A" legal description

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

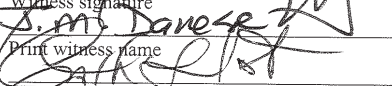
IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 22, 2021.

Signed, sealed and delivered
in the presence of

Worth Properties K1 LLC, a Florida Limited Liability Company

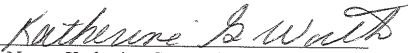


Witness signature
S.M. Danese III

Print witness name


Witness signature
Katherine G. Worth

Print witness name

By: 
Print Name: Katherine G. Worth
Title: Manager

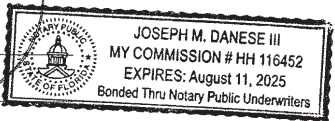
State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this September 22, 2021 by **Katherine G. Worth, Manager of Worth Properties K1 LLC, a Florida Limited Liability Company** who is personally known to me or who has produced a drivers license as identification.



Notary Public

Print Notary Name



My Commission Expires: _____

Notary Seal

Exhibit "A"

PARCEL 1:

A portion of Section 7, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence North 89°11'15" East along the Northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 300.00 feet; thence South 01°07'56" East, 500 feet; thence South 89°11'15" West, 300.00 feet to the Westerly line of the Southwest 1/4 of the Southeast 1/4; thence North 01°07'56" West along last described line, 500.00 feet to the Point of Beginning.

PARCEL 2:

TOGETHER WITH easement for Ingress and Egress and Underground Utilities as set out in Grant of Easement recorded in Official Records Book 6682, page 885, and being more particularly described as follows:

A portion of Lot 5, Block 6, Phillips Highway South Unit Three, as recorded in Plat Book 42, pages 22 through 22C, inclusively, of the current public records of Duval County, Florida, being more particularly described as follows:

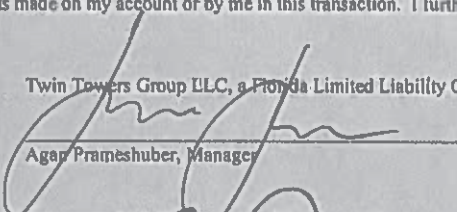
BEGIN at the Southeast corner of said Lot 5; thence South 88°51'46" West along the South line of said Lot 5, a distance of 260.00 feet; thence North 70°34'52" West, 42.72 feet to the West line of said Lot 5, also being the East right of way line of Distribution Avenue East (a 60 foot right of way as per said plat of Phillips Highway South Unit Three); thence North 01°08'14" West along last said line, 35.00 feet; thence South 70°34'52" East, 42.72 feet; thence North 88°51'46" East along a line 35 feet Northerly of and parallel with aforesaid Southerly line of said Lot 5, a distance of 260.00 feet to the East line of said Lot 5; thence South 01°08'14" East along last said line, 35.00 feet to the Point of Beginning

A. SETTLEMENT STATEMENT

Sunshine Title Corporation


8613 Old Kings Road South
Suite 100
Jacksonville, Florida 32217
(904)732-9394 fax: (904)732-9399

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

Buyer: 
Twin Towers Group LLC, a Florida Limited Liability Company
Agan Prameshuber, Manager

Seller: 
Worth Properties KI LLC, a Florida Limited Liability Company
Katherine G. Worth, Manager

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent: 

Date: September 22, 2021

Prepared by:
Clarence H. Houston, Jr., Esq.
Taylor, Stewart, Houston & Duss, P.A.
590 Oak Street
Jacksonville, FL 32204

Consideration: \$750,000.00

Corporate Warranty Deed

This Indenture, made October 4, 2021 between D. MILLER ENTERPRISE CORPORATION, INC., a Florida corporation f/k/a Aluminum Constructors of Jacksonville, Inc., whose mailing address is 588 Pine Forest Drive N., Fleming Island, FL 32003, Grantor and TWIN TOWERS GROUP LLC, a Florida limited liability company whose mailing address is 3653 Eastbury Drive, Jacksonville, Florida 32224, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Lot 5, Block 6, Phillips Highway South Unit Three, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 22, 22A, 22B and 22C, of the Public Records of Duval County, Florida.

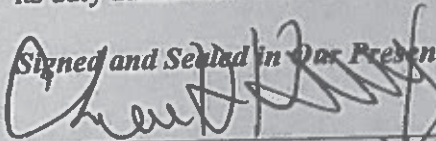
Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 167865-2112

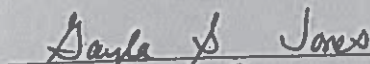
And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

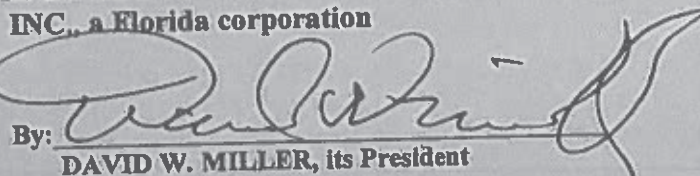


Witness Print Name: Clarence H. Houston, Jr.



Witness Print Name: Gayla S. Jones

D. MILLER ENTERPRISE CORPORATION,
INC., a Florida corporation


By: _____
DAVID W. MILLER, its President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 1st day of October, 2021, by DAVID W. MILLER, the President of D. Miller Enterprise Corporation, Inc.; a Florida corporation, on behalf of the corporation. He has produced FL driver's license as identification.

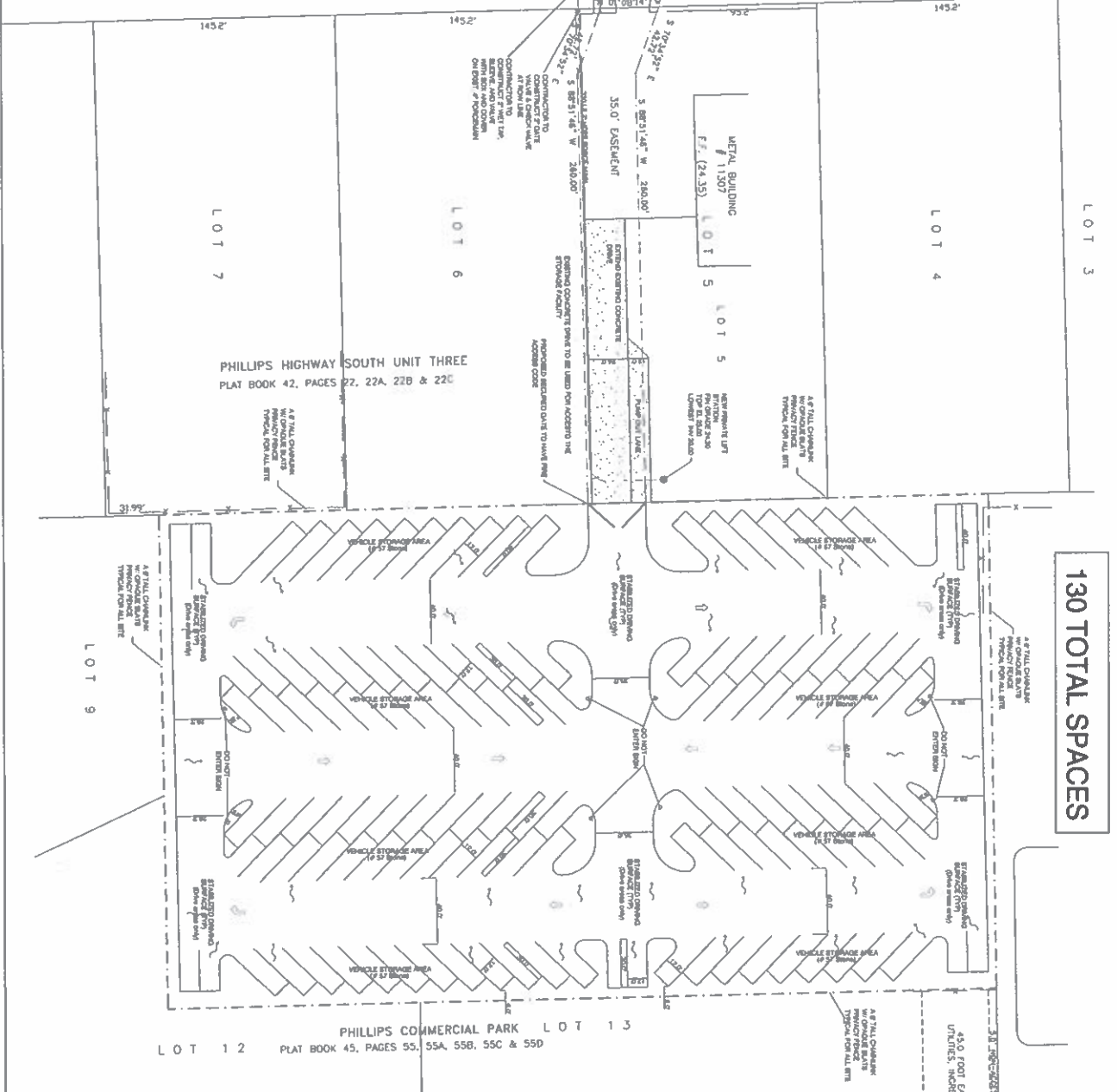


Notary Public
Notary Printed Name: Clarence H. Houston, Jr.
My Commission Expires: April 12, 2022

DISTRIBUTION AVENUE EAST

(60.0 FOOT RIGHT-OF-WAY) N 01°08'14" W

TO BUSINESS PARK BOULEVARD NORTH



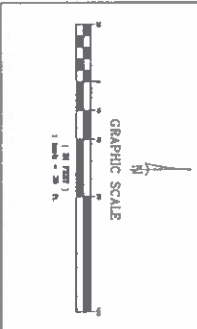
130 TOTAL SPACES

LANDSCAPE BEARING PAVING, TERRACE STAIRS OR CONCRETE PAVERS

SITE DATA TABLE FOR PROJECT LIMITS

TOTAL SITE		SITE DEVELOPMENT DATA	
COAST VEHICLE	5.0%	LAND	40%
COAST UNPAVED	5.0%	PAVED	60%
COAST PAVED	5.0%	LAND	10%
COAST TOTAL	15.0%	PAVED	50%

THESE WILL NOT BE ANY EXTENSION LIGHTING ADDED ON THIS PROJECT SITE AT THIS TIME IN THE EVENT IN THE ACCORDANCE WITH THE LIC.



1. ALL THE UTILITIES AND EXISTING OR THE PRE-EXISTING UTILITIES AND SERVICES SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL BE SHOWN ON THE SITE PLAN. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES AND SERVICES DAMAGED OR DESTROYED BY THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES AND SERVICES DAMAGED OR DESTROYED BY THE PROJECT.

2. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES AND SERVICES DAMAGED OR DESTROYED BY THE PROJECT.

3. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES AND SERVICES DAMAGED OR DESTROYED BY THE PROJECT.

4. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES AND SERVICES DAMAGED OR DESTROYED BY THE PROJECT.

5. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES AND SERVICES DAMAGED OR DESTROYED BY THE PROJECT.

MAP 多份图 多份图 多份图

PART OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1/4 OF THE SOUTHWEST CORNER OF SAID SECTION 7, COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, DISTANCE OF 300.00 FEET NORTHWEST 1/4, A DISTANCE OF 300.00 FEET, THENCE SOUTH 01°-08'-14" EAST, 500.00 FEET, THENCE SOUTH 01°-08'-14" WEST, 500.00 FEET, THENCE NORTH 01°-08'-14" WEST, ALONG LAST DESCRIBED LINE, 500.00 FEET TO THE POINT OF BEGINNING.

PART 71. AN EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES OVER A PART OF LOT 5, BLOCK 6, PHILLIPS HIGHWAY SOUTH UNIT THREE AS RECORDED IN PLAT BOOK 42, PAGES 22, 22A, 22B AND 22C OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°-51'-48" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 260.00 FEET; THENCE SOUTH 01°-08'-14" WEST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 260.00 FEET; THENCE SOUTH 01°-08'-14" WEST, ALONG THE WEST LINE OF DISTRIBUTION AVENUE EAST (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 01°-08'-14" WEST, ALONG LAST SAID LINE, 25.00 FEET; THENCE SOUTH 01°-08'-14" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 260.00 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 01°-08'-14" WEST, ALONG SAID EAST LINE A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

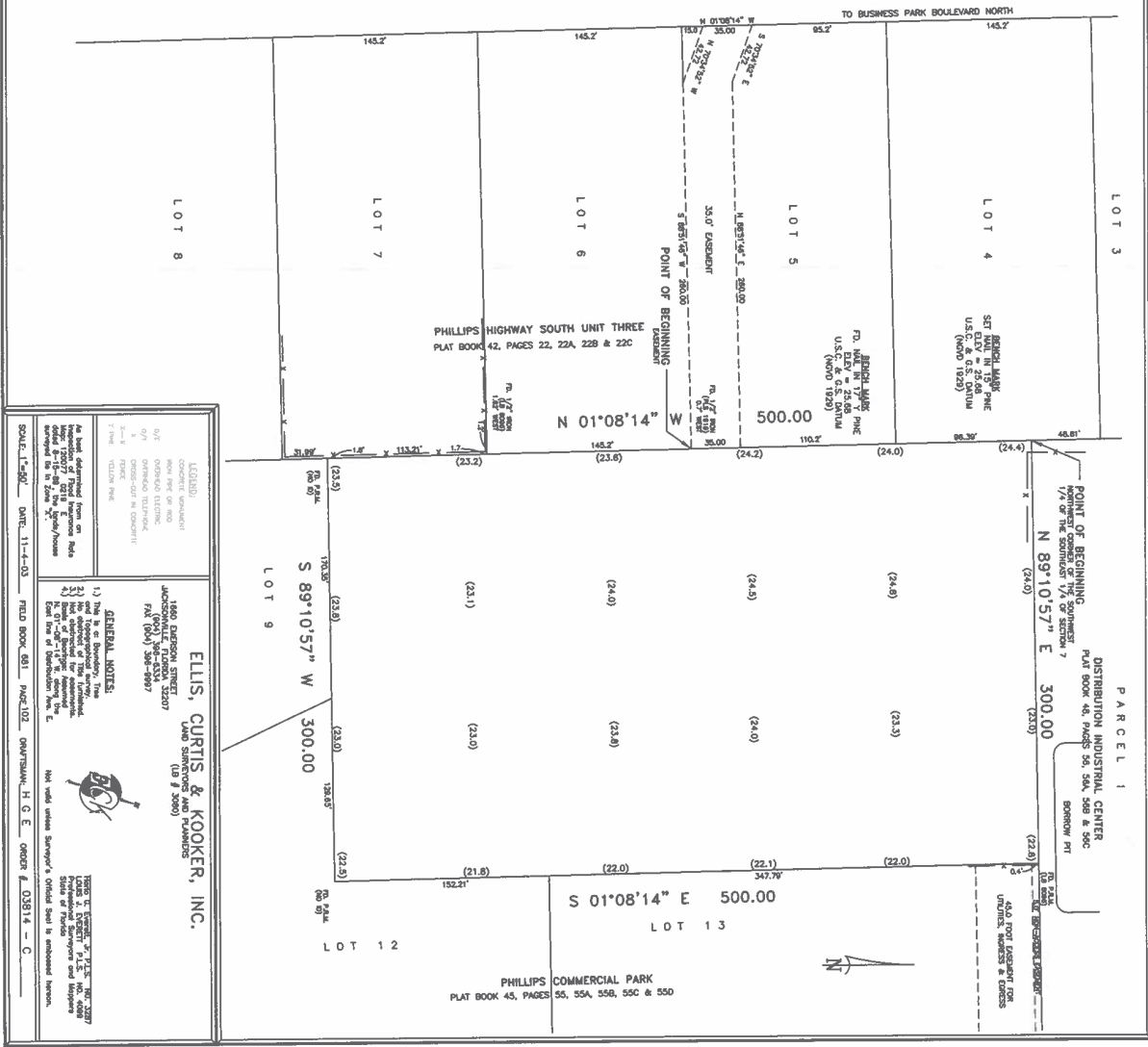
FOR: JOSEPH C. WORTH, III

ADDITIONAL GENERAL NOTES:

- 5.) DESCRIPTION AS FURNISHED.
- 6.) THIS IS A SURFACE SURVEY ONLY, THE EXIST OF ROOMS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- 7.) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
- 8.) LANDS SURVEYED CONTAIN:
- PARCEL "X" = 148,897 SQ. SQUARE FEET AND/OR 3,442 ACRES
- PARCEL "Y" = 10,500 SQUARE FEET AND/OR 0.241 ACRES.
- 9.) ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM (NAD 1983).
- BENCH MARKS ARE AS NOTED HEREON.

DISTRIBUTION AVENUE EAST

(60.0 FOOT RIGHT-OF-WAY)



ELLIS, CURTIS & KOOKER, INC.
 1400 S. GARDNER STREET
 JACKSONVILLE, FLORIDA 32207
 (904) 756-4333
 FAX (904) 756-8987

GENERAL NOTES:

- 1.) The survey was prepared by the undersigned and is based on the information furnished to the undersigned by the client.
- 2.) The survey was prepared in accordance with the Florida Statutes, Chapter 95, F.S., and the Florida Board of Surveying and Mapping, Rule 61G15-2.001, F.A.C.
- 3.) The survey was prepared in accordance with the Florida Statutes, Chapter 95, F.S., and the Florida Board of Surveying and Mapping, Rule 61G15-2.001, F.A.C.

Not valid unless Surveyor's Official Seal is enclosed hereon.

JOSEPH C. WORTH, III, P.L.S. No. 2287
 State of Florida
 Surveyor

SCALE: 1"=40'-0" DATE: 11-14-03 PLAT BOOK: 681 PAGE: 102 INSTRUMENT: H.C.E. ORDER # 03814 - C

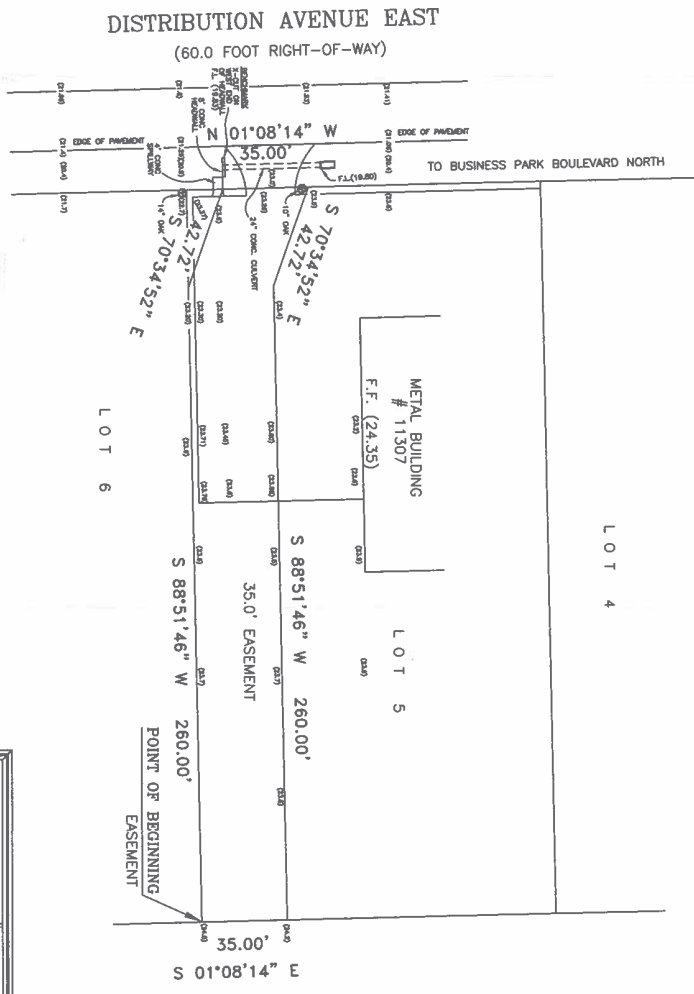
DRAWER NO. 139-A

MAP SHOWING SURVEY OF

AN EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES OVER A PART OF LOT 5, BLOCK 6, PHILLIPS HIGHWAY SOUTH UNIT THREE AS RECORDED IN PLAT BOOK 42, PAGES 22, 22A, 22B AND 22C OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 88°-51'-46" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 260.00 FEET; THENCE NORTH 70°-34'-52" WEST, 42.72 FEET TO THE WEST LINE OF SAID LOT 5, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF DISTRIBUTION AVENUE EAST (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 01°-08'-14" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF DISTRIBUTION AVENUE EAST, 42.72 FEET; THENCE NORTH 88°-51'-46" EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 260.00 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 01°-08'-14" WEST, ALONG SAID EAST LINE A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: KAY WORTH



<p>LEGEND:</p> <p>○ CONCRETE MONUMENT</p> <p>□ IRON PIPE OR ROD</p> <p>○/○ OVERHEAD TELEPHONE</p> <p>○/○ OVERHEAD TELEPHONE</p> <p>X CROSS-CUT IN CONCRETE</p> <p>— FENCE</p>	<p>GENERAL NOTES:</p> <p>1) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.</p> <p>2) THE DISTANCE OF THIS EASEMENT IS 260.00 FEET.</p> <p>3) THE POINT OF BEGINNING OF THIS EASEMENT IS AT THE SOUTHEAST CORNER OF SAID LOT 5.</p> <p>4) THE EAST LINE OF DISTRIBUTION AVENUE EAST IS 60.0 FEET WIDE.</p>
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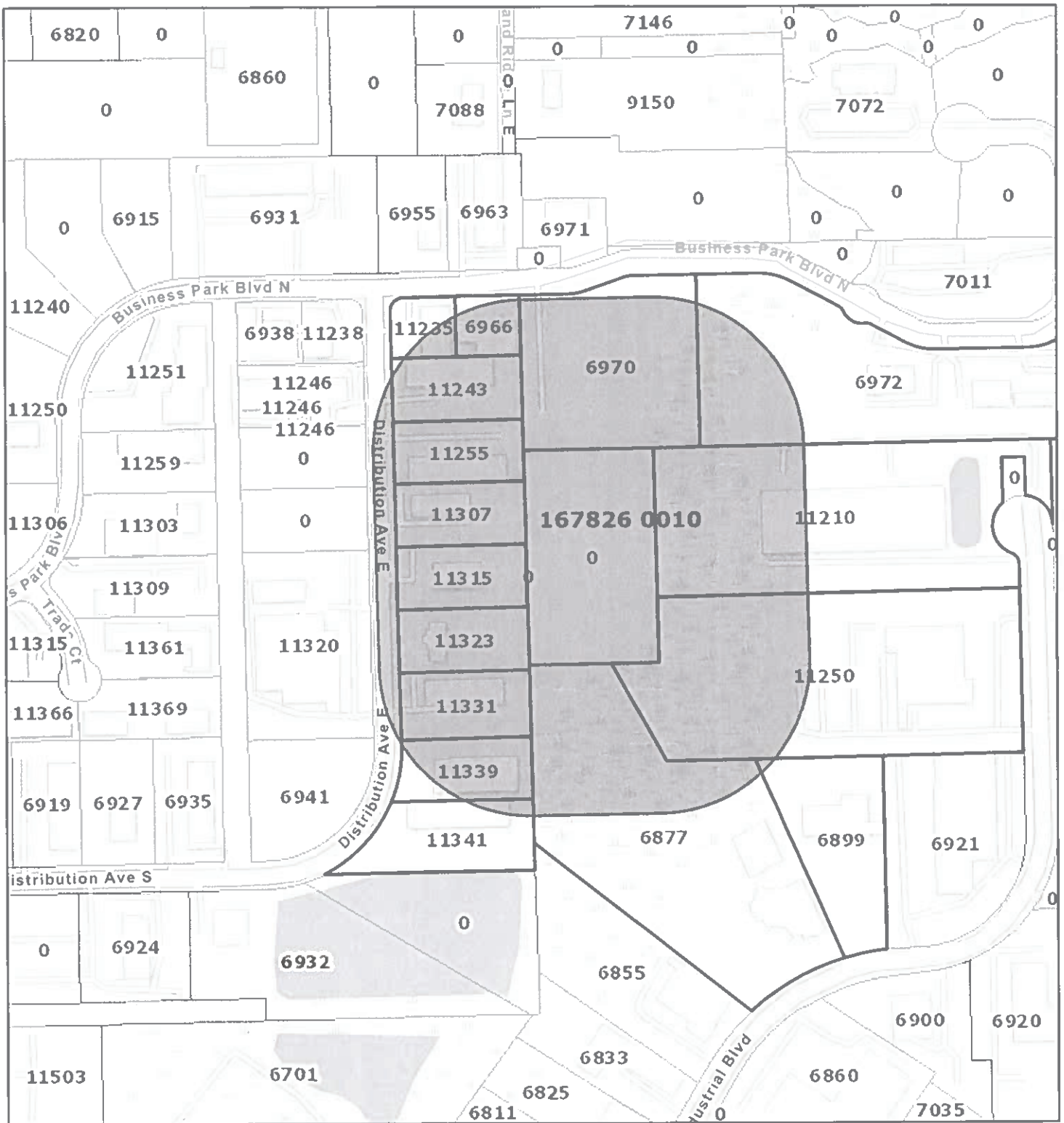
ELLIS, CURTIS & KOOKER, INC.
 1850 UNIVERSITY AVENUE
 SUITE 100
 TAMPA, FLORIDA 33606
 (813) 988-9999

Map made under Surveyor's Official Seal in enclosed envelope.

DATE: 11/11/2014
 TIME: 10:00 AM
 BY: J.A.B.
 ORDER # 04828 - C

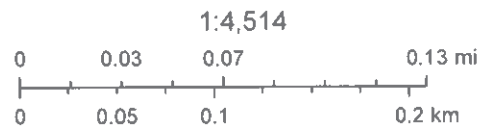
SCALE: 1"=30' DATE: 8-14-04 PLAT BOOK: L.L. PAGE: DWYTSMAK, J.A.B. ORDER # 04828 - C

11317 Distribution HV Land Development Review



May 5, 2023

 Parcels



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADE	MAIL_CITY	MAIL	MAIL_ZIP
2	167865 5077	SPADARO HOLDINGS I LLC		6899 PHILLIPS INDUSTRIAL BV			JACKSONVILLE	FL	32256
3	167865 2113	PRICE TURNER ASSOCIATES LLP		1400 PRUDENTIAL DR STE 7			JACKSONVILLE	FL	32207-8177
4	167865 5070	SWINGLE LLC		6877 PHILLIPS INDUSTRIAL BLVD			JACKSONVILLE	FL	32256
5	167865 2116	TRJ INC		11323 DISTRIBUTION AVE E			JACKSONVILLE	FL	32256
6	167865 2108	METAL WORKS INTERNATIONAL INC		11243 DISTRIBUTION AVE E			JACKSONVILLE	FL	32256
7	167865 6075	DUNES HIGHWAY LLC		7072 BUSINESS PARK BLVD			JACKSONVILLE	FL	32256
8	167865 6020	6970 BUSINESS PARK BV LLC		1400 PRUDENTIAL DR STE 7			JACKSONVILLE	FL	32207-8177
9	167865 5105	A B DISTRIBUTORS INC		1116 N EDGEWOOD AVE			JACKSONVILLE	FL	32254-2326
10	167865 2118	KMAR LLC		3232 GLENDYNE DR E			JACKSONVILLE	FL	32216-7157
11	167865 2110	11255 DISTRIBUTION L L C		1400 PRUDENTIAL DR STE 7			JACKSONVILLE	FL	32207-8177
12	167865 2123	KASSAB PAUL JEAN MARIE REVOCABLE TRUST		9362 PHILLIPS HWY			JACKSONVILLE	FL	32256
13	167865 5095	UNITED STATES POSTAL SERVICE		4000 DEKALB TECHNOLOGY PARKWAY	BUILDING 500 SUITE 550		ATLANTA	GA	30340-2766
14	167865 2120	ENFM L L C		6278 DUPONT STATION CT STE ONE			JACKSONVILLE	FL	32217
15	167865 2106	11235 DISTRIBUTION AVENUE L L C		1400 PRUDENTIAL DR STE 7			JACKSONVILLE	FL	32207-8177
16	167865 2104	6966 BUSINESS PARK LLC		6966 BUSINESS PARK BLVD N			JACKSONVILLE	FL	32256
17	167865 2114	EAST DISTRIBUTION AVE LLC		11315 DISTRIBUTION AVE E			JACKSONVILLE	FL	32256
18		SOUTHEAST CPAC	JOANNE PARKER GRIFFIN	4222 LAIOSA DR			JACKSONVILLE	FL	32217

$$\begin{array}{r}
 16 \\
 \times 7 \\
 \hline
 112 \text{ Notice} \\
 + 173 \text{ Fee} \\
 \hline
 1885 \text{ Total} \\
 \$ 1885. \text{ Total}
 \end{array}$$