

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2020-0576 (WRF-20-21)

NOVEMBER 4, 2020

Location: 0 Hardy Drive
Between Livingston Road and Windridge Court

Real Estate Number(s): 155767-0020

Waiver Sought: Reduce Minimum Required Road Frontage from 48 Feet to 0 Feet

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: 3-Southeast

Owner/Applicant: Javier Castro / Marines Castro
13504 Citicards Way, Apt. 1202
Jacksonville, Florida 32258

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2020-0576 (WRF-20-21)** seeks to reduce the required minimum road frontage from 48 feet to 0 feet in order to allow a single-family dwelling. Located on a 1.92-acre parcel in the Residential Low Density-60 (RLD-60) Zoning District, the property will be accessed via Hardy Drive and through a 20-foot wide recorded easement.

Staff notes that a similar waiver was approved for 4060 Hardy Drive (RE: 156305-0100) via **WRF-03-16**. The waiver reduced the road frontage requirement from 48 feet to 0 feet.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the

Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. Several of the existing dwellings units along Hardy Lane were developed without consideration for access along a public street or an approved private street. If contested, the lack of frontage on an approved private street or public road would render the lot undevelopable according to the strict letter of the regulation, as referenced in Sec. 656.704.

- (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 request is not based on exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (*Code of Subdivision Regulations*). The request being sought will allow for the construction of a single-family dwelling, which does not adhere to subdivision guidelines. Rather, the unique physical location and its lack of frontage along an approved right-of-way precludes development on the site unless a Waiver of Minimum Road Frontage is obtained.

- (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 waiver will not substantially diminish property values or alter the essential character of the surrounding area, nor interfere with the rights of others. Rather, the applicant plans to construct a single-family dwelling on the property, which Staff contends will be similar in size and character with the surrounding RLD-60 lots.

- (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 valid and effective easement for adequate vehicular access connected to a public street. This is evidenced by the attached Access Easement dated July 8, 2020, which indicates a 20-foot access easement for ingress and egress will be provided to Hardy Drive.

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

No. Staff finds the proposed waiver will not be detrimental to the public health, safety, or welfare. Given the general rural nature of Hardy Drive as well as the existing land use categories and zoning district contiguous to the site, the proposed waiver will not result in the creation of a nuisance. Furthermore, the development of the site still must comply with the Land Development Procedures and permitting requirements.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 27, 2020** by the Planning and Development Department the required Notice of Public Hearing signs were 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 2020-0576 (WRF-20-21) be **APPROVED WITH CONDITION**.

1. **The applicant shall provide a visible address for the subject property along Hardy Drive.**

Figure A:



Source: Planning & Development Dept, 10/20/20

Aerial view of the subject site and proposed easement, facing north.

Figure B:



Source: Planning & Development Dept, 10/27/20

View of Hardy Drive, a 20-foot wide recorded easement, facing east on Pine Acres Road.

Figure C:



Source: Planning & Development Dept, 10/27/20

View of the subject property, facing north on Hardy Drive.

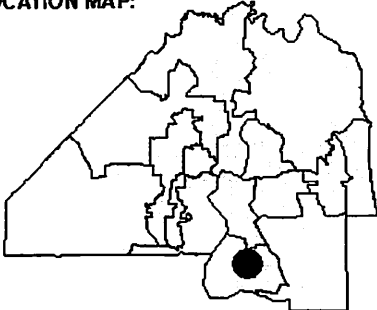

Figure D:



Source: Planning & Development Dept, 10/27/20

Adjacent home (4038 Hardy Drive) that was constructed in 2018.



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 48 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260 Feet</p> <p>COUNCIL DISTRICT: 6</p>
<p>ORDINANCE NUMBER ORD-2020-0576</p>	<p>TRACKING NUMBER WRF-20-21</p>	<p>EXHIBIT 3 PAGE 1 OF 1</p>

Date Submitted: 8-13-2020
Date Filed: 8-24-2020

Application Number: WRF 20-21
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-60	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:		
Notice of Violation(s):		
Neighborhood Associations: SouthEast		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee: \$	Zoning Asst. Initials: mladm

PROPERTY INFORMATION	
1. Complete Property Address: 0 HARDY RD. JACKSONVILLE FL 32257	2. Real Estate Number: 155767-0020 ✓
3. Land Area (Acres): 1.92	4. Date Lot was Recorded: JULY14TH 2020/ DEED # 19279/ PG.2402
5. Property Located Between Streets: LIVINGSTON RD. & WINDRIDGE 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 <u>48</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Javier Castro	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Javier Castro & Marines Castro	10. E-mail: javi00976@yahoo.com / marinesbirriel@hotmail.com
11. Address (including city, state, zip): 13504 Citicards Way Apt.1202 Jacksonville, Florida 32258	12. Preferred Telephone: (904) 566 0366 / (904) 535 4135

APPLICANT'S INFORMATION (if different from owner)	
13. Name: N/A	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.

i. There are practical or economic difficulties in carrying out the strict letter of the regulation?

- Yes. Hardy road is an unproved street that has been utilized by six property owners for years. The parcel of land is the fourth lot on the left when entering Hardy rd. The road is 20 feet wide and every lot owner owns 10 feet from the edge of the lot. The road cannot be widened without affecting other lots.

ii. The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?

- No. The request is not based on exclusively upon the desire to reduce the cost of developing the site or circumvent the requirements of Chapter 654 in that the parcel is situated in around other lots with existing structures and in use.

iii. The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver?

- No. If approved, the waiver will not substantially diminish property values in, or alter the essential character of, the surrounding the site nor interfere with or injure the rights of others. I am seeking the waiver to build a single-family structure which will be my primary residence which will also be retirement home. After being in the Navy for 25 years I purchased this lot due to the tranquility of where it is situated and the properties built around it. I am planning on building a property that will only increase the value of the surrounding homes.

iv. There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved Private Street?

- Yes. There is a valid and effective easement for adequate vehicular access connected to a public street. Hardy rd. is a road connected to Pine Acres rd. not maintained by the city. Each property owner owns 10 feet from the middle of the road to each lot.

v. The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.

No. If approved, the proposed waiver will not be detrimental to the public health, safety or welfare. Planned structure to be built will be a significant improvement as compared to existing structure.

ATTACHMENTS		
The following attachments must accompany each copy of the application.		
<input checked="" type="checkbox"/>	Survey	
<input checked="" type="checkbox"/>	Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger	
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)	
<input checked="" type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)	
<input checked="" type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)	
<input type="checkbox"/>	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 .	
<input checked="" type="checkbox"/>	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: Javier Castro-Martinez

Signature: 

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

Owner(s)

Print name: Marines Castro

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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Instructions for Completing an Application for Waiver of Road Frontage

business. When the use requires licensure or other approvals by the State or any other governmental entity, such as a liquor license approval, the waiver granted in connection with such use shall be granted to the applicant or the State license holder.

- **OWNER'S INFORMATION BOX**

Items 9-12

Please provide the full name, address, e-mail address, and preferred telephone number for the owner(s) of the property. Use a separate sheet of paper if necessary.

- **APPLICANT'S INFORMATION BOX**

Items 13-16

If the applicant is not the property owner, please provide the full name, address, e-mail address, and preferred telephone number for the applicant or authorized agent.

- **CRITERIA**

Item 17

Please read the criteria against which the request will be reviewed, and use the area on the application, or if needed a separate piece of paper, to provide as much detail as possible to describe the reason for the application. This is your opportunity to provide as much information as you can to assist the planner assigned to your application in understanding your request. This is critical and may impact the Planning Department's recommendation. Be specific about what you're trying to do or accomplish.

- **ATTACHMENTS**

All applications must consist of four (4) complete sets of the application and **all required attachments**. All required attachments should be provided on 8 ½" x 11" paper, with the exception of two (2) of the four (4) application sets, which will include site plans at 11" x 17" or larger.

- Survey, signed and sealed by a licensed surveyor within the last five (5) years or as required by the Current Planning Division
- Legal description, may be written as either lot and block, or metes and bounds (Exhibit 1)
- Site plan, drawn to scale
- Agent Authorization Letter is required if application is made by any person other than the property owner. (Exhibit B)
- Property Ownership Affidavit (Exhibit A)
- Proof of property ownership, may be a 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.

PLANNING AND DEVELOPMENT DEPARTMENT

Instructions for Completing an Application for Waiver of Road Frontage

A larger scale drawing may be required for commercially zoned property with an existing structure, or otherwise as required by the Planning and Development Department's Zoning Section. The same shall also show existing improvements on the property.

The following information must be shown on the site plan:

- Property dimensions and total land area
- Buildings (including dimensions and total lot coverage area)
- Parking spaces and dimensions (including handicap) – commercial only
- Loading and unloading area, if applicable, with turn-around area and dimensions – commercial only
- Landscape areas and dimensions – commercial only
- Ingress and egress (driveways, alleys and easements)
- Adjacent streets and rights-of-way
- North arrow, map scale, and date of drawing
- Signage (if any)
- Building setbacks per Zoning Code
- Adjacent zoning districts and property uses

All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being deferred or denied.

NOTIFICATIONS

- When your completed application is submitted and accepted as sufficient, a list of property owners (addressee) within a 350-foot radius of the property will be prepared by the Department. These property owners will be mailed a notice of public hearing.
- For all applications, except Administrative Deviations, the applicant will receive an invoice from the *Financial News & Daily Record* for the advertisement of their notice of public hearing. This invoice must be paid prior to the application being heard by the Land Use & Zoning Committee.
- The applicant will be provided with signs to post on their property. The required signs must be posted on the property within five (5) working days after the application is filed. Sign(s) must be visible and maintained until a final determination has been made on the application.

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/10/2017

EXHIBIT 1

Legal Description

PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: START AT THE SOUTHEAST CORNER OF SECTION FIVE (5), TOWNSHIP FOUR (4), SOUTH RANGE TWENTY-SEVEN (27) EAST; THENCE NORTH 1 DEGREE, 54 MINUTES WEST 300.6 FEET TO A STAKE ON THE SOUTH BOUNDARY OF A ROAD 60 FEET WIDE; THENCE SOUTH 89 DEGREES, 40 MINUTES WEST ALONG THE SOUTH BOUNDARY OF THE SAID ROAD 567 FEET TO A POINT; THENCE IN A SOUTH 00 DEGREES, 20 MINUTES EAST, 227.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES, 20 MINUTES EAST, 322.52 FEET; THENCE SOUTH 89 DEGREES, 40 MINUTES WEST, 259.2 FEET; THENCE NORTH 00 DEGREES, 20 MINUTES EAST, 322.52 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES EAST, 259.2 FEET TO THE POINT OF BEGINNING. AN EASEMENT OVER A STRIP OF LAND 10 FEET ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED LAND IS RESERVED FOR A ROAD

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 11 AUG 2020

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 HARDY RD. Jacksonville, FL 32258 RE#(s): 155767-0020

To Whom it May Concern:

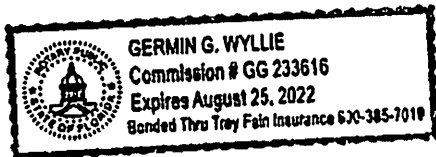
I Javier Castro hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Application for Waiver of Minimum Required Frontage submitted to the Jacksonville Planning and Development Department.

By Javier Castro

Print Name: Javier Castro

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 11th day of AUGUST 2020, by JAVIER CASTRO MARTINEZ, who is personally known to me or who has produced MILITARY AD ID as identification and who took an oath.

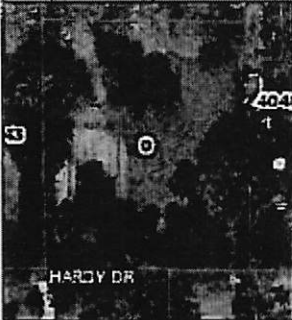
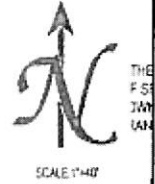


Germin G. Wyllie
(Signature of NOTARY PUBLIC)

GERMIN G. WYLLIE
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: AUGUST 25 2022

BOUNDARY SURVEY



PROPERTY ADDRESS:
- 0 HARDY RD, JACKSONVILLE, FL 32257

LEGAL DESCRIPTION:
THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

START AT THE SOUTHEAST CORNER OF SECTION FIVE (5), TOWNSHIP FOUR (4), SOUTH RANGE TWENTY-SEVEN (27) EAST, THENCE NORTH 1 DEGREE, 54 MINUTES WEST 300.60 FEET TO A STAKE ON THE SOUTH BOUNDARY OF A ROAD 60 FEET WIDE. THENCE SOUTH 89 DEGREES, 40 MINUTES WEST ALONG THE SOUTH BOUNDARY OF THE SAID ROAD 587 FEET TO A POINT. THENCE IN A SOUTH 00 DEGREES, 20 MINUTES EAST, 227.48 FEET. THENCE SOUTH 89 DEGREES, 40 MINUTES WEST, 259.2 FEET. THENCE NORTH 00 DEGREES, 20 MINUTES EAST, 322.52 FEET. THENCE SOUTH 89 DEGREES, 40 MINUTES WEST, 259.2 FEET. THENCE NORTH 00 DEGREES, 20 MINUTES EAST, 322.52 FEET. THENCE NORTH 89 DEGREES, 40 MINUTES EAST, 259.2 FEET TO THE POINT OF BEGINNING. AN EASEMENT OVER A STRIP OF LAND 10 FEET ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED LAND IS RESERVED FOR A ROAD.

FLOOD ZONE:
- 1203IC0501H
ZONE: X
EFF: 06/03/2013

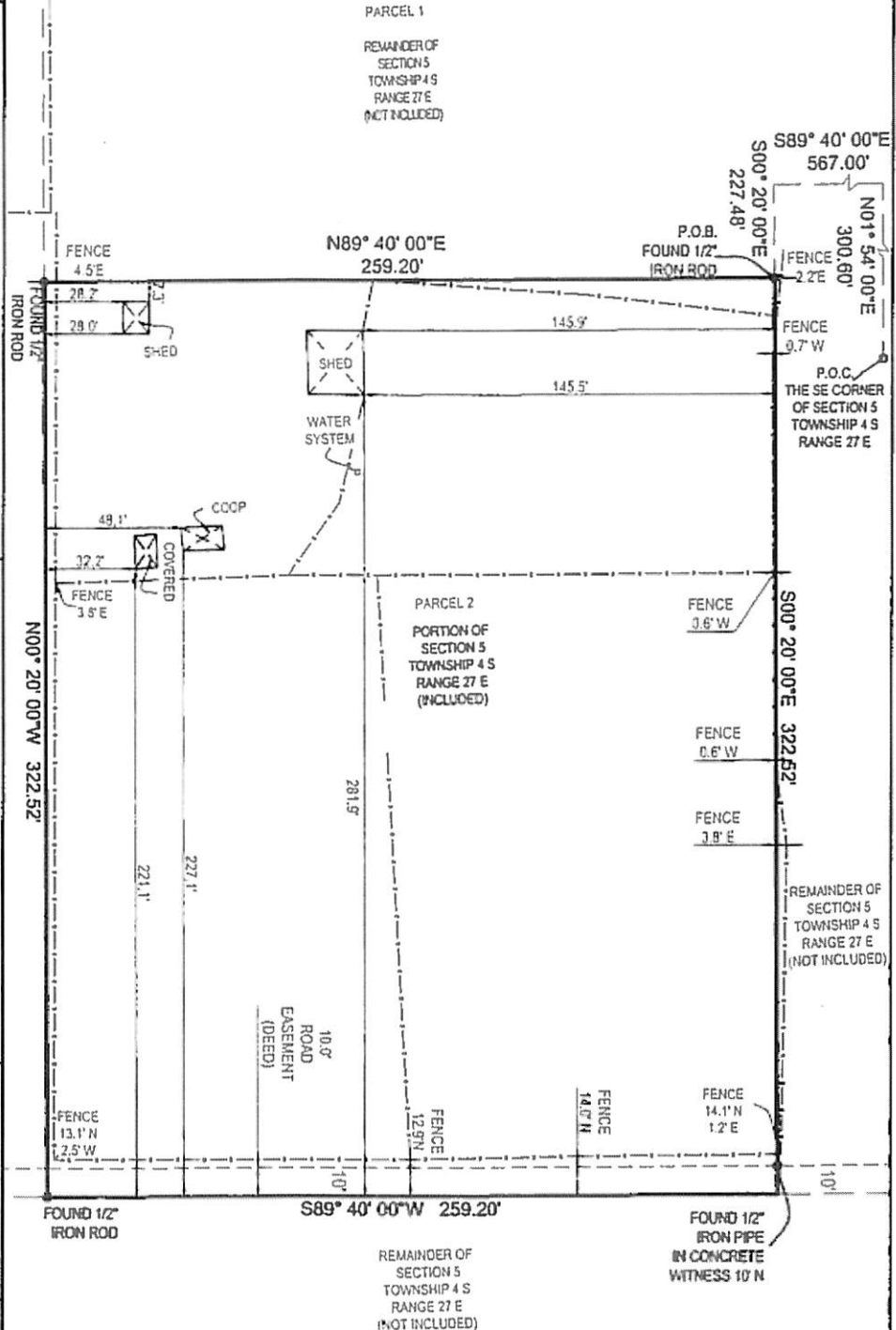
CERTIFIED TO:

LEGEND:

- A/C - AIR CONDITIONER
- AL - ARC LENGTH
- (C) - CALCULATED
- D.E. - DRAINAGE EASEMENT
- (M) - MEASURED
- P.B. - PLAT BOOK
- P.G. - PAGE
- P.U.E. - PUBLIC UTILITY EASEMENT
- R - RADIUS
- (R) - RECORD
- U.E. - UTILITY EASEMENT
- WM - WATER METER
- FENCE
- # - NUMBER
- ASPHALT
- CONCRETE
- PAVER/BRICK
- WOOD
- ☆ - LIGHT POLE
- ⊙ - WELL
- ⊕ - WATER VALVE
- ⊖ - CENTER LINE
- ⊗ - CATCH BASIN
- ⊘ - FIRE HYDRANT
- ⊙ - POLE
- ⊙ - MANHOLE
- 12.5' - TOPOGRAPHIC ELEVATION

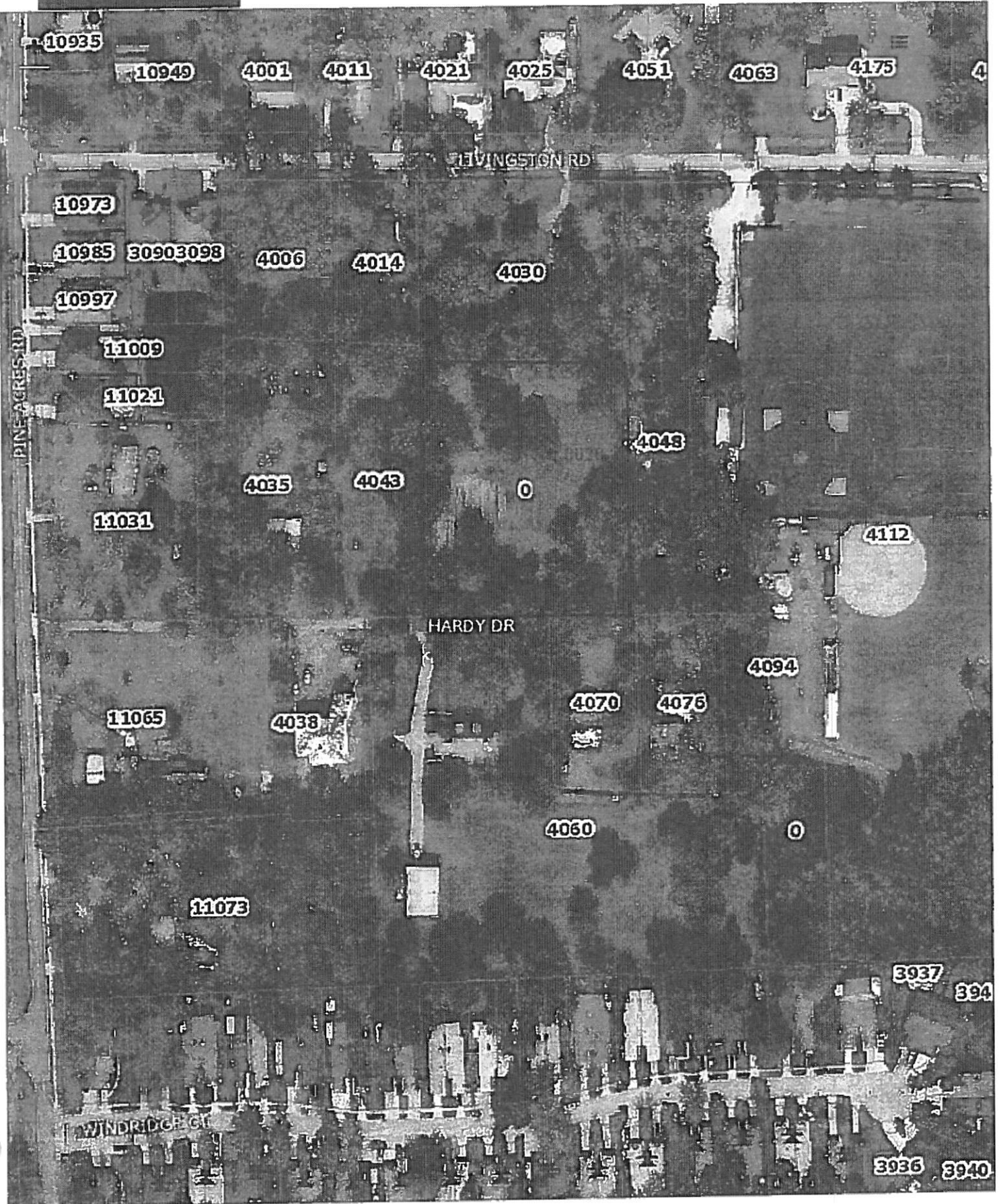


5601 CORPORATE WAY, SUITE 103
WEST PALM BEACH, FL 33407
NEXGENSURVEYING.COM
PHONE: 561.508.8272
FAX: 561.508.8309
LB 8111



SURVEY NOTES:
 - DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
 - FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
 - FENCES CROSS THE BOUNDARY LINES ON EASTERLY AND WESTERLY SIDES OF LOT AS SHOWN.
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.

PROPERTIES
DUVAL MAPS



PROPERTY ADDRESS: - 0 Hardy Dr, JACKSONVILLE, FL32257

LEGAL DESCRIPTION: THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: START AT THE SOUTHEAST CORNER OF SECTION FIVE (5), TOWNSHIP FOUR (4), SOUTH RANGE TWENTY-SEVEN (27) EAST; THENCE NORTH 1 DEGREE, 54 MINUTES WEST 300.6 FEET TO A STAKE ON THE SOUTH BOUNDARY OF A ROAD 60 FEET WIDE; THENCE SOUTH 89 DEGREES, 40 MINUTES WEST ALONG THE SOUTH BOUNDARY OF THE SAID ROAD 567 FEET TO A POINT; THENCE IN A SOUTH 00 DEGREES, 20 MINUTES EAST, 227.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES, 20 MINUTES EAST, 322.52 FEET; THENCE SOUTH 89 DEGREES, 40 MINUTES WEST, 259.2 FEET; THENCE NORTH 00 DEGREES, 20 MINUTES EAST, 322.52 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES EAST ALONG THE SAID BOUNDARY OF THE SAID ROAD 259.2 FEET TO THE POINT OF BEGINNING. AN EASEMENT OVER A STRIP OF LAND 10 FEET ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED LAND IS RESERVED FOR A ROAD

FLOOD ZONE: -12031C0561H ZONE: X EFF: 06/03/2013



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: **T39549**

Parcel ID#:155767-0020
SALE PRICE: \$190,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8th day of July, 2020 by

Richard A. Barkoskie and Sharon L. Barkoskie, Husband and Wife,

whose post office address is 108 Riverwalk Boulevard, St. Johns, FL 32259 herein called the Grantors, to

Javier Castro and Marines Castro, Husband and Wife

whose post office address is 4654 Silverthorn Dr., Jacksonville, FL 32258, hereinafter called the Grantees:
(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, 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, State of Florida, viz.:

That certain Piece, Parcel or Tract of land situate, lying and being in the City of Jacksonville, County of Duval and State of Florida, more particularly described as follows:

Start at the Southeast corner of Section 5, Township 4 South, Range 27 East; thence North 1 degrees 54 minutes West 300.6 feet to a stake on the South boundary of a Road 60 feet wide; thence South 89 degrees, 40 minutes West along the South boundary of the said Road 567 feet to a point; thence in a South 00 degrees, 20 minutes East, 227.48 feet to the Point of Beginning; thence continue South 00 degrees, 20 minutes East, 322.52 feet; thence South 89 degrees, 40 minutes West, 259.2 feet; thence North 00 degrees, 20 minutes East, 322.52 feet; thence North 89 degrees, 40 minutes East, 259.2 feet to the Point of Beginning. An easement over a strip of land 10 feet along the South boundary of the above described land is reserved for a road.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Steven Dale Kuhn, Sr.

Witness #1 Printed Name

[Signature]
Witness #2 Signature
Jennifer Gullett

Witness #2 Printed Name

Richard A. Barkoskie by Sharon Lynne Barkoskie as attorney in fact
Richard A. Barkoskie by Sharon Lynne Barkoskie, as attorney-in-fact

[Signature]
Sharon L. Barkoskie

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 8th day of July, 2020 by Sharon Lynne Barkoskie as attorney-in-fact for Richard A. Barkoskie and Sharon L. Barkoskie, individually, who () is personally known to me or () has produced Driver License as identification..

SEAL

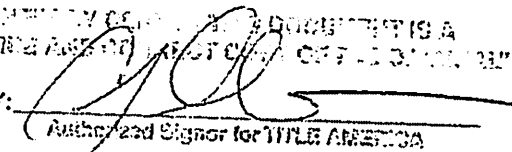


[Signature]
Notary Public
Steven Dale Kuhn, Sr.
Printed Notary Name

My Commission Expires:

Prepared by and return to:

Zachary Roth
Ansbacher Law
8818 Goodbys Executive Drive
Jacksonville, FL 32217
File No. 120134-20

TITLE AMERICA
TITLE ASSURANCE COMPANY OF FLORIDA, INC.
BY: 
Authorized Signor for TITLE AMERICA

ACCESS EASEMENT

THIS ACCESS EASEMENT (this "Easement") is made by **DAVID CLARENCE HARTLEY and ELLEN CAMERON HARTLEY**, a married couple ("Hartley"), whose address is 11031 Pine Acres Road, Jacksonville, Florida 32257; **KHALIL H. SAKAKINI**, a single man ("Sakakini"), whose address is 4035 Hardy Drive, Jacksonville, Florida 32257; **ALTI NDREKA**, joined by his spouse, Blerina Ndreka ("A. Ndreka"), whose address is 11065 Pine Acres Road, Jacksonville, Florida 32257; **EDUARD NDREKA**, joined by his spouse, Kristiana Vinjari Ndreka ("E. Ndreka"), whose address is 4038 Hardy Drive, Jacksonville, Florida 32257; **MARK V. JOHNS**, a single man ("Johns"), whose address is 4060 Hardy Drive, Jacksonville, Florida 32257; **RICHARD A. BARKOSKIE and SHARON L. BARKOSKIE**, married couple ("Barkoskie"), whose address is 108 Riverwalk Boulevard, St. Johns, Florida 32259; and Hartley, Sakakini, A. Ndreka, E. Ndreka, Johns, Barkoski, are collectively referred to as "Parties" and may be individually referred to as a "Party."

Recitals:

- A. Hartley is the owner of that certain parcel of land located in Duval County, Florida and more particularly described in Exhibit A (the "Hartley Property").
- B. Sakakini is the owner of certain parcels of land located in Duval County, Florida and more particularly described in Exhibit B (the "Sakakini Properties").
- C. A. Ndreka is the owner of that certain parcel of land located in Duval County, Florida and more particularly described in Exhibit C (the "A. Ndreka Property").
- D. E. Ndreka is the owner of that certain parcel of land located in Duval County, Florida and more particularly described in Exhibit D (the "E. Ndreka Property").
- E. Johns is the owner of that certain parcel of land located in Duval County, Florida and more particularly described in Exhibit E (the "Johns Property").
- F. Barkoskie is the owner of that certain parcel of land located in Duval County, Florida and more particularly described in Exhibit F (the "Barkoskie Property").
- G. Portions of the Hartley Property, the Sakakini Properties, the A. Ndreka Property, the E. Ndreka Property and the Johns Property, Property (collectively, the "Grantor Properties") are utilized by the Parties to access their respective properties.

H. The Parties (the "Grantees") have requested and Hartley, Sakakini, A. Ndreka, E. Ndreka, and Johns (the "Grantors") have agreed to memorialize an easement for ingress, egress, utilities, and municipal services over, through, and under a portion of the Grantor Properties as depicted on Exhibit G (the "Easement Property").

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, the following grants, agreements, and covenants and restrictions are made:

1. Recitals. The Recitals are incorporated by this reference thereto.
2. Grant of Easement. The Grantors hereby grant to the Grantees, and their respective employees, agents, guests, customers, invitees, mortgagees, tenants, lessees, subtenants, licensees, heirs, successors and assigns, as an easement appurtenant to the Hartley Property, the Sakatini Properties, the A. Ndreka Property, the E. Ndreka Property, the Johns Property, and the Barkoskie Property, Property, respectively, a non-exclusive perpetual easement for an access way for vehicular, pedestrian, and municipal service ingress and egress over, on and across portions of the Easement Property located on each of the Grantor Properties, and a non-exclusive perpetual easement for the construction, replacement, maintenance and operation of electric, water, sewer, gas, telecommunication, and data utilities and related facilities.
3. Use by Grantor. Each of the Grantors may utilize the portions of the Easement Property on their property for any purpose so long as such use does not unreasonably interfere with the Grantees' rights under this Easement.
4. Running of Benefits and Burdens. All provisions of this instrument, including the benefits and burdens, run with the lands described herein and are binding upon and inure to the heirs, successors and assigns of the parties hereto.
5. Enforcement. In the event of any default under this instrument, the party not in default shall be entitled to any and all remedies available at law or in equity, including but not limited to an injunction or specific performance.
6. No Third Party Beneficiaries. This Easement is granted only for the benefit of the Grantee Parcel, and is not intended for the use or benefit of any other real property, nor is it for the use or benefit of any person or entity other than those set forth above.
7. Entire Agreement; Amendment. The parties hereto agree that the entire agreement between the parties with respect to the easement is set forth in this instrument. This Easement may be amended only by an instrument in writing and signed by the persons who are the then owners of the fee simple title to the Grantor Parcel and the Grantee Parcel.
8. Waiver. No waiver of any of the provisions hereof shall be effective unless it is in writing and signed by the party against whom the waiver is asserted. Any such written waiver shall be applicable only to the specific instance to which it relates and shall not be deemed to be a continuing waiver or waiver of any future matter.

9. Indemnification. The owner of the Grantee Parcel agrees to indemnify, defend and hold harmless the Grantor, their respective successors and/or assigns, and their respective tenants, invitees and employees, from all costs, claims, obligations, liabilities, penalties and expenses, including reasonable attorneys' fees and costs incurred by any such indemnified party, arising from or in connection with the use of the easement granted herein.

10. Severability. If any provision of this Easement shall to any extent be found by a court of competent jurisdiction to be invalid or unenforceable, neither the remainder of this Easement nor the application of the provisions to other persons, entities or circumstances, shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law or equity.

11. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida without regard to any conflict of laws principles.

12. Notices. Any notice required or permitted by this Easement shall be delivered by certified mail, return receipt requested or overnight delivery to the address listed above or such alternate address as provided in writing in compliance with this paragraph by any Party. Such notices shall be deemed effective when sent unless they are returned to sender as unable to be delivered.

13. Attorneys' Fees and Costs. In the event of any litigation with respect to the rights and obligations of the parties to this Easement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party, whether incurred at trial, on appeal, or in any bankruptcy proceedings.

[Signatures appear on the following pages.]

Signed, sealed and delivered
in the presence of:


Printed: Steven Dale Kuhn, Sr.

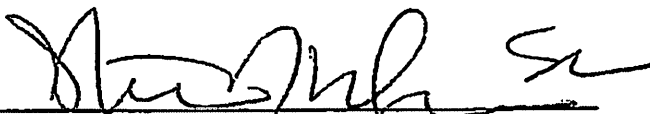
Richard A. Barkoskie by Sharon Lynne Barkoskie as attorney in fact
Richard A. Barkoskie
by Sharon Lynne Barkoskie as attorney in fact

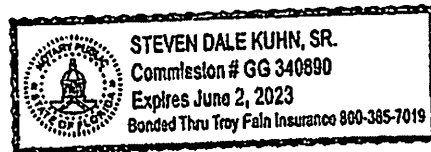
Printed: _____

Sharon L. Barkoskie
Sharon L. Barkoskie

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 08 day of July, 2020, by Sharon Lynn Barkoskie as attorney in fact for Richard A. Barkoskie and Sharon L. Barkoskie, individually, who is personally known to me or who has produced Driver License as identification.

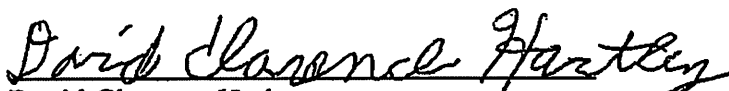

Notary Public
Print Name: Steven Dale Kuhn, Sr.
My Commission Expires: _____

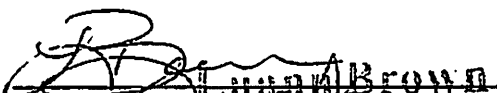


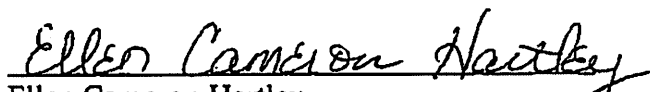
IN WITNESS WHEREOF, the parties hereunto have set their hands and seals this ____ day of _____, 2020.

Signed, sealed and delivered in the presence of:


Printed: Luann Brown


David Clarence Hartley

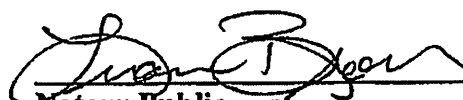

Printed: Luann Brown


Ellen Cameron Hartley

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 27 day of June, 2020, by David Clarence Hartley and Ellen Cameron Hartley, who is/are personally known to me or who has produced Drivers License as identification.

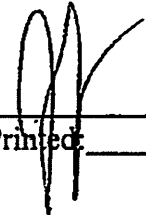
LUANN BROWN
Notary Public, State of Florida
My Comm. Expires 8/20/2020
Commission No. FF19313


Notary Public Luann Brown
Print Name: _____
My Commission Expires: _____

Signed, sealed and delivered
in the presence of:


Printed: Luann Brown



Khalil H. Sakakini


Printed: _____

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 30th day of June, 2020, by Khalil H. Sakakini, who is/are personally known to me or who has produced Drivers License as identification.

LUANN BROWN
Notary Public, State of Florida
My Comm. Expires 8/20/2020
Commission No. FF19318


Notary Public
Print Name: Luann Brown
My Commission Expires: _____

Signed, sealed and delivered
in the presence of:


Printed: LUANN BROWN

Alti Ndreka
Alti Ndreka


Printed: LUANN BROWN

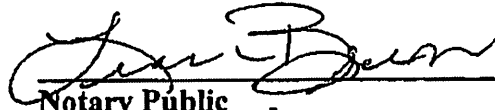
Blerina Ndreka
Blerina Ndreka

STATE OF FLORIDA

COUNTY OF Duval

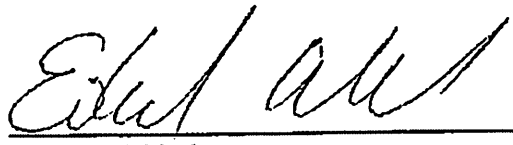
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 20th day of June, 2020, by Alti Ndreka and Blerina Ndreka, who is/are personally known to me or who has produced Drivers License as identification.

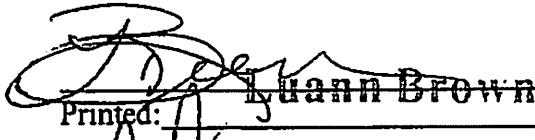
LUANN BROWN
Notary Public, State of Florida
My Comm. Expires 8/20/2020
Commission No. FF19318

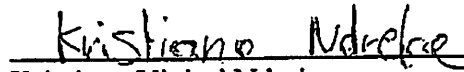

Notary Public
Print Name: Luann Brown
My Commission Expires: _____

Signed, sealed and delivered
in the presence of:


Printed: Luann Brown


Eduardo Ndreka



Printed: Luann Brown


Kristiana Vinjari Ndreka

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 27 day of June 2020, by Eduardo Ndreka and Kristiana Vinjari Ndreka, who is/are personally known to me or who has produced Drivers License as identification.

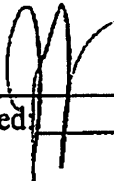
LUANN BROWN
Notary Public, State of Florida
My Comm. Expires 8/20/2020
Commission No. FF19318


Notary Public
Print Name: Luann Brown
My Commission Expires: _____

Signed, sealed and delivered
in the presence of:

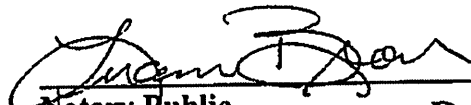

Printed: Luann Brown


Mark V. Johns


Printed: _____

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 27 day of June, 2020, by Mark V. Johns, who is/are personally known to me or who has produced Drivers License as identification.


Notary Public
Print Name: Luann Brown
My Commission Expires: _____

LUANN BROWN
Notary Public, State of Florida
My Comm. Expires 8/20/2020
Commission No. FF19318

EXHIBIT "A"

Hartley Property

A portion of Section 5 and Section 8, Township 4 South Range 27 East, Duval County, Florida, being more particularly described as follows:

Commence at the Southeasterly corner of said Section 5; thence South $01^{\circ} 54' 00''$ East, 253.00 feet; thence South $89^{\circ} 40' 00''$ West, 1115.20 feet to the point of beginning; thence continue South $89^{\circ} 40' 00''$ West, 190.00 feet, to a point situate on the Easterly right-of-way line of Pine Acres Road, (A 66 foot right-of-way, as now established); thence North $03^{\circ} 14' 25''$ West, along said Easterly right-of-way line 202.64 feet; thence North $01^{\circ} 15' 29''$ West, continuing along said Easterly right-of-way line, 47.36 feet; thence North $89^{\circ} 35' 26''$ East, departing from said Easterly right-of-way line, 201.04 feet; thence South $00^{\circ} 20' 00''$ East, 250.00 feet to the point of beginning.

EXHIBIT "B"

Sakakini Properties

PARCEL 1:

Start at the Southeast corner of Section 5, Township 4 South, Range 27 East. Thence North 1°54' West, 300.60 feet to the South right of way line of Livingston Road; thence South 89°40' West, 915.2 feet, thence South 2°30' West, 202.30 feet to the Point of Beginning; thence North 86°20' West 141.5 feet; thence South 1°27' East, 107.52 feet; thence South 88°33' West, 28 feet; thence South 1°27' East, 240 feet; thence North 88°33' East, 158.64 feet; thence North 00°18'30" East, 335.07 feet to the Point of Beginning. Further described as: Beginning at the Southeast corner of Section 5, Township 4 South, Range 27 East; thence North 1°54' West, 300.60 feet; thence South 89°40' West, 915.2 feet; thence South 2°30' West, 202.3 feet to the Point of Beginning; thence North 86°20' West, 141.5 feet; thence South 1°27' East, 107.52 feet; thence South 88°33' West, 28 feet; thence South 1°27' East, 240 feet; thence North 88°33' East, 158.64 feet; thence North 00°18'30" East, 335.07 feet to the Point of Beginning.

PARCEL 2:

A parcel of land in Sections 5 and 8, Township 4 South, Range 27 East, Duval County, Florida.

Said Parcel of land being more particularly described as follows: For Point of reference commence at the Southeast corner of said Section 5 and run North 1°26' West, along the East line of Section 5, a distance of 304.1 feet to a point of the Southerly right of way line of Livingston Road, having a 60 foot right of way; thence South 80°40' West, along said Southerly right of way line, 826.2 feet to an iron pie at the Northeast corner of lands described in Deed recorded in the Official Records of said County in Volume 2579, Page 14; thence South 0°11' East along the East line of said lands, 209.1 feet to an iron pipe for the Point of Beginning.

From the Point of Beginning thus described continue South 0°11' East, along the East line of said lands and along a fence, 340.90 feet to the Southeast corner of said lands; thence South 89°43' West along the South line of said lands, 114.96 feet to the Southeast corner of lands described in Deed recorded in said Official Records in Volume 2632, Page 13; thence North 1°19' East, 348.33 feet to the Northeast corner of last mentioned lands; thence South 86°20' East, 106.07 feet to the Point of Beginning.

EXHIBIT "C"

A. Ndreka Property

A PORTION OF THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 02°37'07"EAST, ALONG THE EAST LINE OF SAID SECTION 8, 245.68 FEET; THENCE SOUTH 89°32'40"WEST, 1095.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°27'20"EAST, 238.27 FEET; THENCE SOUTH 87°50'20"WEST, 200.81 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF PINE ACRES ROAD (A 66.00 FOOT RIGHT OF WAY); THENCE NORTH 03°05'29"WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINE ACRES ROAD 244.51 FEET; THENCE NORTH 89°32'40"EAST, 211.97 FEET TO THE POINT OF BEGINNING.

EXHIBIT "D"

E. Ndreka Property

A PORTION OF THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 02°37'07" EAST, ALONG THE EAST LINE OF SAID SECTION 8, 245.68 FEET; THENCE SOUTH 89°32'40" WEST, 906.52 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 11865, PAGE 938, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°32'40" WEST, 188.61 FEET; THENCE SOUTH 00°27'20" EAST, 238.27 FEET; THENCE SOUTH 87°50'20" WEST, 200.81 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PINE ACRES ROAD (A 66.00 FOOT RIGHT OF WAY) THENCE SOUTH 03°05'29" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 10.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3079, PAGE 1115, AS MONUMENTED; THENCE NORTH 87°50'20" EAST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS VOLUME 3079, PAGE 1115, AS MONUMENTED 288.65 FEET; THENCE SOUTH 00°22'27" EAST, 9.60 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 16979, PAGE 770, AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3079, PAGE 1115, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AS MONUMENTED; THENCE NORTH 88°43'47" EAST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS VOLUME 16979, PAGE 770, 103.97 FEET TO ITS INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 11865, PAGE 938, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°16'04" WEST, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS VOLUME 11865, PAGE 938, 253.80 FEET TO THE POINT OF BEGINNING.

EXHIBIT "E"

Johns Property

That certain piece, parcel or tract of land, situated, lying and being a part of the North 1/2 of Government Lot 1, Section 8, Township 4 South, Range 27 East, Duval County, Florida, more particularly described as follows:
Commencing at the Northeast corner of said Section 8, thence South 01 deg 54 min 00 sec East, along the East line of said Section 8, a distance of 245.88 feet; thence North 89 deg 44 min 13 sec West, a distance of 669.73 feet for a point of beginning, said point lying at the Northwest corner of those lands described in Official Records Volume 9394, Page 626 of the current public records of said County; thence South 00 deg 30 min 00 sec West along the West line of said lands, a distance of 212.75 feet; thence South 88 deg 11 min 06 sec East along the South line of said lands and along the South line of those lands described in Official Records Volume 8905, Page 218 to the Southeast corner thereof, a distance of 220.81 feet; thence North 86 deg 31 min 13 sec East, a distance of 44.64 feet; thence South 00 deg 25 min 15 sec West, along the West line of those lands described in Official Records Volume 8213, Page 1961 of said current public records, a distance of 216.63 feet; thence South 87 deg 33 min 37 sec West along the South line of said North 1/2 of Government Lot 1, a distance of 498.16 feet; thence North 00 deg 21 min 46 sec West, along the Easterly line of those certain lands described in Official Records Volume 3079, Page 1115 and in Official Records Volume 81, Page 247 of said current public records, a distance of 455.87 feet; thence South 89 deg 44 min 11 sec East, a distance of 238.79 feet to the point of beginning. Containing 3.77 acres, more or less.

EXHIBIT "F"

Barkoskie Property

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE SOUTHEAST CORNER OF SECTION FIVE (5), TOWNSHIP FOUR (4), SOUTH RANGE TWENTY-SEVEN (27) EAST; THENCE NORTH 1 DEGREE, 54 MINUTES WEST 300.6 FEET TO A STAKE ON THE SOUTH BOUNDARY OF A ROAD 60 FEET WIDE; THENCE SOUTH 89 DEGREES, 40 MINUTES WEST ALONG THE SOUTH BOUNDARY OF THE SAID ROAD 567 FEET TO A POINT; THENCE IN A SOUTH 00 DEGREES, 20 MINUTES EAST, 227.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES, 20 MINUTES EAST, 322.52 FEET; THENCE SOUTH 89 DEGREES, 40 MINUTES WEST, 259.2 FEET; THENCE NORTH 00 DEGREES, 20 MINUTES EAST, 322.52 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES EAST, 259.2 FEET TO THE POINT OF BEGINNING. AN EASEMENT OVER A STRIP OF LAND 10 FEET ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED LAND IS RESERVED FOR A ROAD.

EXHIBIT "G"

Easement Property

*20.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES
A PORTION OF THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY,
FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;*

*COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 02°37'07"EAST, ALONG THE EAST
LINE OF SAID SECTION 8, 255.69 FEET; THENCE SOUTH 89°32'40"WEST, 583.81 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 89°32'40"WEST, 723.21 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY
LINE OF PINE ACRES ROAD (A 66.00 FOOT RIGHT OF WAY); THENCE NORTH 03°05'39"WEST, ALONG SAID
EASTERLY RIGHT OF WAY LINE OF PINE ACRES ROAD 20.02 FEET; THENCE NORTH 89°32'40"EAST, 724.17 FEET;
THENCE SOUTH 00°27'20"EAST, 20.00 FEET TO THE POINT OF BEGINNING.*

